



**BLUFFDALE CITY COUNCIL
LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD AND
REDEVELOPMENT AGENCY BOARD
COMBINED MEETING AGENDA
Wednesday, May 25, 2016**

Notice is hereby given that the Bluffdale City Council will hold a meeting Wednesday, May 25, 2016 at the Bluffdale City Fire Station, 14350 South 2200 West, Bluffdale, Utah scheduled to begin promptly at **6:30 p.m.** or as soon thereafter as possible. Notice is further given that access to this meeting by the Mayor and or City Council may be by electronic means via telephonic conference call.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:30 P.M.

1. Roll Call, Invocation, Pledge of Allegiance*
2. **PUBLIC FORUM** – (4 minute maximum per person to bring items not already on the agenda before the Council. Participants are encouraged to submit a written statement (1 copy) for items that are complex or that may require more than 4 minutes to present).
3. **CONSENT AGENDA** –
 - 3.1 Approval of the April 27, 2016 meeting minutes.
4. Presentation and discussion on the FY2017 Final Budget for the Bluffdale Arts Advisory Board (BAAB), presenter, Laura Garner.
5. **PUBLIC HEARING** – Consideration and vote on amendments to the General Plan from Civic Institutional to Low Density Residential and amending the R-1-43 Zone to R-1-10 Infill Overlay Zone for approximately 10.57 acres of property, located at approximately 1654 West 14600 South, Kenneth Olsen, applicant, staff presenter, Grant Crowell.
6. Consideration and vote on various amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off Street Parking in the Bluffdale City Code, Bluffdale City, applicant, staff presenter, Jennifer Robison. **(Public Hearing previously held at the April 27, 2016 City Council meeting)**
7. Consideration and vote on a resolution authorizing the execution of an Interlocal Cooperation Agreement with Jordan School District for a trail easement and related improvements, staff presenter, Jennifer Robison.
8. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio.

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. Roll Call

2. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio. **(LBA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**
3. Adjournment

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. Roll Call
2. Presentation and discussion on the Final Budget for the 2016-2017 Fiscal Year, staff presenters, Blain Dietrich and Michael Fazio. **(RDA FY2017 Final Budget discussion held in conjunction with the Budget presentation and discussion)**
3. Adjournment

CONTINUATION OF BUSINESS MEETING

9. Mayor's Report
10. City Manager's Report and Discussion

PLANNING SESSION

Please Note: The planning session is for identifying future items and other council discussion in accordance with Utah Code § 52-4-201(2)(a). While the meeting may be open to the public, there will not be any opportunity for public input during the planning session.

11. Planning Session to discuss potential Special District (SD) zoning designation for Independence Park, located at approximately 14950 South Noell Nelson Drive, Dave Tolman & Steve McCutchan, applicants.
12. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).
13. Adjournment

Dated this 20th day of May, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



Wendy L. Deppe, CMC
City Recorder

Note: The Bluffdale City Council will take a recess at approximately 9:30 p.m. and will evaluate the time needed to complete items not yet heard on the evening's agenda. Items the Council determines may take the meeting past 10:00 p.m. may be removed from the agenda and re-scheduled for the next regularly scheduled meeting. In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1. *Contact the City Recorder if you desire to give the Invocation.

Agenda Item 3.1



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MEETING AGENDA
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3. **CONSENT AGENDA** –
 - 3.1 Approval of the March 23, 2016 meeting minutes.
 - 3.2 Approval of the April 13, 2016 meeting minutes.
4. Consideration and vote on a resolution establishing a Bluffdale Youth Council, staff presenter, Vaughn Pickell.
5. **PUBLIC HEARING** – Consideration and vote on a Plat Amendment of Cascade Cove Subdivision, which Vacates a Trail Easement at approximately 3100 West 15000 South, Rob Hughes, Newlyn Green and Blake & Angela Bush, applicants, staff presenter, Paul Douglass.
6. **PUBLIC HEARING** – Consideration and vote on various amendments to Title 11-12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off Street Parking in the Bluffdale City Code, Bluffdale City, applicant, staff presenter, Jennifer Robison.
7. Mayor's Report
8. City Manager's Report and Discussion

PLANNING SESSION

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9. Closed meeting pursuant to Utah Code § 52-4-205(1) to discuss the character, professional competence, or health of an individual, collective bargaining, pending or imminent litigation, strategies to discuss real property acquisition, including any form of a water right or water shares, security issues, or any alleged criminal misconduct (if needed).

10. Adjournment

Dated this 22nd day of April, 2016

I HEREBY CERTIFY THAT THE FOREGOING NOTICE AND AGENDA WAS FAXED TO THE SOUTH VALLEY JOURNAL, THE SALT LAKE TRIBUNE, AND THE DESERET MORNING NEWS; POSTED AT THE BLUFFDALE CITY HALL, BLUFFDALE CITY FIRE STATION, AND THE COMMUNITY BULLETIN BOARD AT THE BLUFFS APARTMENTS; EMAILED OR DELIVERED TO EACH MEMBER OF THE BLUFFDALE CITY COUNCIL; ON THE CITY'S WEBSITE AT WWW.BLUFFDALE.COM AND ON THE PUBLIC MEETING NOTICE WEBSITE, WWW.PMN.UTAH.GOV



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DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

- 1 **Present:** Mayor Derk Timothy
- 2 Alan Jackson (arrived at 7:25 p.m.)
- 3 Ty Nielsen
- 4 Boyd Preece
- 5 Justin Westwood
- 6 James Wingate
- 7
- 8 **Staff:** Mark Reid, City Manager
- 9 Vaughn Pickell, City Attorney
- 10 Grant Crowell, City Planner/Economic Development Director
- 11 Michael Fazio, City Engineer
- 12 Jennifer Robison, Senior Planner
- 13 Paul Douglass, Associate Planner
- 14 Natalie Hall, Emergency Program Manager
- 15 Sergeant Shane Taylor
- 16 Newlyn Green, Employee and Cascade Cove Resident
- 17 Wendy Deppe, City Recorder
- 18
- 19 **Others:** Canon Law, Youth City Council Presenter
- 20 Nancy Lord, Youth City Council Advisor
- 21 Rob Hughes, Cascade Cove Resident
- 22 Blake Bush, Cascade Cove Resident
- 23 Angela Bush, Cascade Cove Resident
- 24 Dave Tolman, Aclaime at Independence
- 25 Steve McCutchan, Aclaime at Independence
- 26

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING

27
28
29 Mayor Derk Timothy called the meeting to order at 6:30 p.m.

30
31 **1. Roll Call, Invocation, and Pledge.**

32
33 All Members of the City Council were present with the exception of Alan Jackson.

34
35 Ty Nielsen offered the invocation.

36
37 Scouts in attendance identified themselves as Chase Hughes, Kenneth Rollins, Clay Hughes, and
38 Christian Hughes. All were working on their Citizenship in the Community Merit Badges.

39
40 Ty Nielsen led the Pledge of Allegiance.

41

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**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1 **2. PUBLIC FORUM.**
2

3 Robert Bass gave his address as 1810 West Rock Hollow Road and asked what the City was
4 doing with the dirt from the City Hall Project. He stated that the trucks are not supposed to be
5 using Rock Hollow Road but they are leaving rocks behind and some have gotten onto his
6 property. He asked that the area be cleaned up. Mayor Timothy stated that it would be helpful
7 to know which company is using Rock Hollow Road since many are hauling dirt. City Manager,
8 Mark Reid, offered to have someone from the Streets Department take care of the situation.

9
10 **3. CONSENT AGENDA**
11

12 **3.1 Approval of the March 23, 2016 Meeting Minutes.**
13

14 **3.2 Approval of the April 13, 2016 Meeting Minutes.**
15

16 **Ty Nielsen moved to approve the consent agenda. James Wingate seconded the motion.**
17 **The motion passed with the unanimous consent of the Council. Alan Jackson was not**
18 **present for the vote.**

19
20 **4. Consideration and Vote on a Resolution Establishing a Bluffdale Youth Council,**
21 **Staff Presenter, Vaughn Pickell.**
22

23 City Attorney, Vaughn Pickell, reported that the above resolution was proposed by Canon Law
24 who drafted the resolution being considered tonight. The proposal is for the Youth Council to
25 draft a charter that would be presented to the City Council for adoption. They would also
26 recommend an advisor who would be approved by the City Council. A starting budget of \$200
27 was recommended with an ongoing annual budget as the Council sees fit.

28
29 Canon Law gave his address as 2644 West 14150 South and stated that in considering the
30 proposal they did not want it to impact the time of any City employees. As a result, they
31 proposed having an advisor appointed who is interested and passionate about helping youth.
32 Ideally the advisor should be someone who has been involved in the community before and
33 knows how government works. The name of Nancy Lord was suggested and Mrs. Lord
34 expressed an interest in serving in that capacity. He thought she would make a great mentor.

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1 Mrs. Lord would also help draft the charter. Mr. Law commented that the requested budget
2 amount was reduced since his last presentation to the Council. Mr. Law reported that they plan
3 to attend a Leadership Conference the following weekend and an advisor should be present.

4
5 James Wingate commended Canon for being so diligent in his efforts to organize the Youth
6 Council. He also commended Nancy Lord for her willingness to serve a great cause. He was
7 confident that she would be a great advisor. The Council expressed support for Mrs. Lord.
8 Nancy Lord stated that she was thrilled and honored to serve.

9
10 **Justin Westwood moved to pass a resolution establishing a Bluffdale Youth Council and**
11 **appointing Nancy Lord as an Advisor for the Bluffdale Youth Council. James Wingate**
12 **seconded the motion. Vote on motion: Ty Nielsen-Aye, Justin Westwood-Aye, James**
13 **Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Alan Jackson was not**
14 **present for the vote.**

15
16 Mr. Reid stated that when the resolution was drafted they wanted to avoid confusion with the
17 name and left out the word “City”. The organization will be known as the Bluffdale Youth
18 Council.

19
20 **5. PUBLIC HEARING – Consideration and Vote on a Plat Amendment of Cascade**
21 **Cove Subdivision, which Vacates a Trail Easement at approximately 3100 West**
22 **15000 South, Rob Hughes, Newlyn Green, and Blake and Angela Bush, Applicants,**
23 **Staff Presenter, Paul Douglass.**

24
25 Associate Planner, Paul Douglass, presented the staff report and stated that currently along the
26 west border of Lots 14, 15, and 16 in the Cascade Cove Subdivision, the rear property is affected
27 by a 10-foot public utility easement and a 10-foot trail easement. Tonight’s discussion should
28 focus on the vacation of the trail easement and not the public utility easement. The location of
29 the trail was identified on a site map displayed.

30
31 Mayor Timothy asked why they would not vacate the portion on the north side of 15000 South.

32 Mr. Douglass stated that the north side connects to many other trails and no request had been

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1 made. The Mayor recalled that at one time there was a small fire in the area and multiple
2 engines had to be called to fight the fire because there were so many fences to get over. He
3 stated that at the time it was obvious that no one uses the trail.

4
5 Mr. Douglass stated that he received a call from Pastoral Way resident, Jana Darby, who wanted
6 the trail to be vacated so that the property owners can use it. Staff had spoken to various
7 neighbors and found that the vacation of the easement would not block off other accesses that
8 might already be in use.

9
10 Mayor Timothy opened the public hearing.

11
12 Rob Hughes gave his address as 15112 South Pastoral Way and stated that the trail dead ends
13 into the Welby Jacob Canal, which is not part of the trail system. In terms of safety, it provides
14 security for the residents.

15
16 Newlyn Green gave his address as 15056 South Pastoral Way stated that the neighbors were
17 pleased that the City Council is considering the request. He stated that 82 public notices were
18 sent around the neighborhood to those who may be opposed. He stated that he had only seen one
19 person on the trail with livestock and they have since moved out of the City. He stated that if
20 approved, the area will be nicely maintained by the residents.

21
22 There were no further public comments. The public hearing was closed.

23
24 In response to a question raised by Boyd Preece, Mayor Timothy clarified that the existing trail
25 easement is not part of the Salt Lake County Trail System.

26
27 **Ty Nielsen moved to approve the Plat Amendment for the Cascade Cove Subdivision,**
28 **which would vacate a Trail Easement at approximately 3100 West 15000 South. Justin**
29 **Westwood seconded the motion. Vote on motion: Ty Nielsen-Aye, Justin Westwood-Aye,**
30 **James Wingate-Aye, Boyd Preece-Aye. The motion passed unanimously. Alan Jackson**
31 **was not present for the vote.**

32

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1 **6. PUBLIC HEARING – Consideration and Vote on Various Amendments to Title 11-**
2 **12 Parking Standards, Title 11-8E-12 R-MF Parking Standards, and 11-11G-17 Off-**
3 **Street Parking in the Bluffdale City Code, Bluffdale City, Applicant, Staff**
4 **Presenter, Jennifer Robison.**
5

6 Senior Planner, Jennifer Robison, presented the staff report and stated that as the City grows and
7 changes, the Planning Commission has gone through various developments that have been
8 approved in Independence. As they have gained different types of housing types, the Planning
9 Commission has asked staff to perform an analysis on parking standards to determine if the
10 current standards need to be updated. What is before the Council is a recommendation from the
11 Planning Commission with staff information for discussion.

12
13 A proposed ordinance was before the Council for possible adoption tonight. Mrs. Robison
14 commented on a discussion on the issue of how single-family homes treat parking as well as
15 attached units. The differences and variations were discussed. Other communities were also
16 studied and it was found that South Jordan has several varieties of housing in the Daybreak area.
17 Staff also looked at Saratoga Springs, Lehi, and the County. In studying the current ordinance,
18 what was shown in black is what they currently have in the definition for residential parking.
19 The current standard addresses residential development, which requires two parking spaces per
20 unit plus visitor parking where appropriate.

21
22 With regard to single-family detached housing, the Planning Commission indicated that two
23 parking spaces per dwelling should be enclosed in a garage. In addition, a 20-foot minimum
24 driveway would be required for all single-family dwelling units. Standards were also proposed
25 for townhome, condo, multi-family, and cluster housing.

26
27 In the past, there was only one project with apartments. There is a zone called the Residential
28 Multi-Family and in looking at guest parking standards they referred to that particular zone to
29 see what the ratio was. The Planning Commission recommended that requirement be increased.
30 They also provided a specific item for guest parking. The proposed changes were shown on the
31 document in red. What was suggested for townhomes, condominiums, attached units, or single-
32 family auto courts were two parking spaces for one or two-bedroom units, which would be

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1 similar to the single-family standard. Three parking spaces would be required for three or more
2 bedroom units.

3
4 Mrs. Robison stated that the Planning Commission felt it was important to provide a driveway
5 although it was recognized that there may be concerns with alley-loaded units. Apartment unit
6 standards were the same with two parking spaces for one or two-bedroom units and three parking
7 spaces for three or more bedroom units. It was noted that the requirement is exclusive of guest
8 parking. One guest parking space would be required for every three dwelling units. The
9 standards are important because they are a significant increase over the current standards. It was
10 noted that concerns about parking have been raised.

11
12 Mrs. Robison stated that a few other provisions need to be changed. For example, any multi-
13 family residential dwelling unit parking facilities shall be provided on the same lot as the use for
14 which the parking facilities are required except for approved common or guest parking facilities.
15 Staff had found that in projects with multi-family attached units, the lot consists only of the floor
16 plan of the home. Parking was provided in other areas of the various projects.

17
18 Public street parking was next addressed. Mrs. Robison stated that parking on public streets
19 shall not be allowed to satisfy the off-street parking or guest requirement for any residential
20 dwelling unit. The Planning Commission thought it was important that they not allow on-street
21 parking to be the standard.

22
23 Mrs. Robison indicated that all residential detached and attached units shall provide a driveway
24 that is a minimum of 20 feet in length in the front of any garage. She stated that there was some
25 concern expressed from developers who feel the proposed standard creates a hardship and
26 burden for them.

27
28 Mayor Timothy asked about parking off of alleys and asked if alleys are always private.
29 Mrs. Robison stated that thus far all of the alleys that have been approved have been private and
30 are maintained by the HOA or the homeowner. The Mayor asked if a situation where someone
31 blocks the alley would become a City issue. Mrs. Robison stated that staff feels that increasing

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1 the parking standard may meet the desired objective without having to construct a driveway.
2 Mayor Timothy stated he did not believe there was enough parking in Independence and that the
3 residents may feel that just because they purchased a home with a specific configuration with
4 insufficient parking that it is the City's responsibility to provide more parking.

5
6 Mrs. Robison brought up a type of product the Council had not discussed with has an alley in the
7 back involving cottages with detached garages. A decision was made to attach the garages to the
8 homes since the developer felt it would make the product be more sellable. This allowed for
9 additional parking in the back. Most have 20-foot driveways and areas next to the lot that can be
10 used for parking. One of the comments from residents and builders was that the additional area
11 provided can create a safety hazard. Children can play in the alleys and more than one car
12 traveling down the alley can create a safety concern.

13
14 Mayor Timothy spoke to South Jordan City about this very issue and noticed that their alley-
15 loaded properties are always very clean. He spoke to residents who informed him that the HOA
16 is very strict and tickets are issued for infractions. The Mayor spoke to the South Jordan Mayor
17 who reiterated that in situations where the HOA is stringent, the issues can be resolved. He did
18 not want the City to have to police situations where there is garbage in the back of properties.

19
20 Mrs. Robison stated that the units referenced have a rear alley but are single-family homes.
21 When the units were approved they were not required to provide additional guest parking. As a
22 result, guests typically park near the door on the public street.

23
24 Mrs. Robison next discussed the Field Stone Homes project also known as auto courts or
25 clustered units. The idea is very similar except that the homes face the alley instead of the public
26 street. The concept, however, is the same. There are 118 units of this type with two spaces in
27 the garage and all of the visitor parking on the street. Mayor Timothy stated that this is the
28 product that results in the most complaints. Mrs. Robison agreed. Mr. Reid stated that in the
29 summer the fronts of the alley-loaded homes are packed with cars because the homeowner finds
30 it more convenient to park in front than to go around to the alley and pull into the garage.

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1
2 Mrs. Robison stated that in the Marketplace, which has been approved, the areas shown in red
3 were identified in the Project Plan as no parking zones. Visitor parking areas were identified. It
4 was not yet known if it would be adequate. The mixed use ordinance at the time allowed for on-
5 street parking. D.R. Horton has 58 of these types of units with two spaces in the garage. All of
6 the visitor parking will have to be on the street or in a designated area near the park. It is a rear
7 alley-loaded product. The alleys are 25 feet. Renderings of two-story units were shown with
8 driveways with two spaces in the garage and two in the driveway.

9
10 The three-story products were next discussed. Each has an alley and a 10-foot approach. She
11 asked the builder about that and was told that they need space to place the utilities for the units.
12 The Westgate project was reviewed with the areas shown in red being no parking. The homes
13 are single-family rear alley-loaded units with the on-street parking being counted as the visitor
14 parking. The single-family alley-loaded units provide 45 on-street parking stalls. The projects
15 have not all been developed and it was not yet known what the behaviors will be.

16
17 Approaches to some of the Holmes products was photographed. Some were determined to be
18 slightly longer than 10 feet. They tend to alternate depending on the garage. The D.R. Horton
19 townhome project was next discussed. The units have driveways and staff was not aware of a
20 parking issue there. There are 20-foot driveways that can accommodate two cars as well as an
21 additional 46 parking spaces that are provided throughout the project. The Iron Horse project
22 was next discussed, which was one of the most recently approved. The units have driveways in
23 addition to more visitor parking. Mrs. Robison noted that the developer went beyond what was
24 required.

25
26 Sergeant Shane Taylor commented that the majority of complaints received have pertained to
27 parking on the road. Mayor Timothy did not object to having the guest parking be part of the
28 driveway and allowing tandem parking. With alley loaded units, he suggested they require
29 additional off-street parking. Mr. Reid stated that if guest parking and overnight parking are not
30 delineated between, there can be problems because streets are closed to overnight parking nearly

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1 half the year because of snow. Counting the on-street parking as part of the requirement should
2 not be allowed.

3
4 The Council supported the concept of a minimum 20-foot driveway when it pertains to parking
5 in front of a garage with public street access. Rear alley loaded driveways were dealt with
6 differently. The Mayor did not think that parking on driveways in those situations should be
7 counted because he doubted it would ever happen. With apartment units he supported two
8 parking spaces for one or two bedroom units and three parking spaces for three or more bedroom
9 units. He suggested the driveway requirement be defined.

10
11 City Planner/Economic Development Director, Grant Crowell, was asked about parking issues
12 he experienced when he worked for Draper City. Mr. Crowell stated that most of the issues
13 pertained to private streets in South Mountain. People renting out their basements was also an
14 issue.

15
16 Mayor Timothy opened the public hearing.

17
18 Steve McCutchan from Aclaime at Independence, made a Parking Ordinance Revisions
19 Presentation. He stated that he and his associates attended the previous week's Planning
20 Commission Meeting. He had the following three concerns with the proposed ordinance:

- 21
22 1. Parking studies do not support three parking spaces for three or more bedrooms in
23 attached or multi-family housing projects.
- 24
25 2. The alley garage Urban Townhome is valued as an affordable, for sale dwelling that
26 permits a balance of single-family detached and attached homes and additional open
27 space. The requirement for a 20-foot alley driveway would remove the value of these
28 units.
- 29
30 3. One guest space per four dwellings is the industry standard for attached and multi-family
31 housing.

32

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1 With regard to three-bedroom units, Mr. McCutchan contacted Ryan Hales, from Hales
2 Engineering and asked him about cars and the recommended number of parking spaces per unit.
3 Mr. Hales indicated that 85% of the time these are estimated as the number of parking spaces
4 needed for single-family detached units. Mr. McCutchan explained that single-family detached
5 homes require more parking. Town homes require less parking than apartments because they
6 tend to be occupied by single individuals or a couple. Apartments typically have a wide
7 diversity of people.

8
9 Mr. McCutchan commented on the alley loaded townhome project and stated that they build
10 them because they provide a lot of flexibility. He explained that the urban townhome product
11 has satisfied the entry level affordable unit need in the marketplace. It also allows for more open
12 space for parks and trails. He commented that in Westgate they have nearly twice as much
13 active park as is required. The urban townhome also replaces the need to build apartments to
14 develop vested units. He stated that it costs more to build urban townhomes than alley loaded
15 units. If the change is made they will choose to no longer build that product. Mr. McCutchan
16 suggested that the guest parking ratio remain at 1-to-4.

17
18 Mr. McCutchan stated that they are currently working on Day Ranch, which is the largest of the
19 Aclaime projects. Specifics of the project were described. Mr. McCutchan stated that something
20 they are doing successfully in Day Ranch is the smaller lot single-family cluster units and the
21 urban townhomes, which have a more than ample supply of off-street parking built into the units.
22 He looked at the design studies conducted and stated that they substantially exceed the 1-to-4
23 ratio. He agreed with Boyd Preece that they should show how they are providing adequate guest
24 parking for the units.

25
26 Mr. McCutchan stated that Marketplace was designed around the idea that on-street parking
27 would be considered guest parking. It was noted that on-street parking is an integral part of the
28 project. He commented that much of the concern about parking comes from the fact that the
29 street section is very narrow. They have tried to limit parking to one side of the street. That

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1 leaves 21 feet of drive aisle on the streets. He noted that the private streets are three-feet wider
2 from curb to curb than the public street section.

3
4 Mr. Reid stated that in Bluffdale there is no mass transit to alleviate the need for cars. In Utah,
5 typically everyone who has a license has a car, which creates a need for parking.

6
7 There were no further public comments. The public hearing was closed.

8
9 James Wingate preferred that if the Council feels that parking needs to be increased that they not
10 dictate to a developer how they provide it. He suggested they be specific mathematically rather
11 than in terms of the product created.

12
13 Alan Jackson clarified that if the parking is allocated for the 20-foot driveway, it would need to
14 be provided somewhere else that is acceptable. The Mayor liked the 20-foot driveway
15 requirement because if it is shorter than that cars will park on the street. He was not opposed to
16 20-foot driveways in association with townhomes. Alan Jackson preferred the single-family
17 units and was not necessarily opposed to moving from single-family to front loaded townhomes
18 with 20-foot driveways.

19
20 Possible procedural options were discussed.

21
22 **Ty Nielsen moved to table the matter and direct staff to email the Council asking that**
23 **comments be submitted and combine them into a single document. Alan Jackson seconded**
24 **the motion.**

25
26 The Council seemed to be in agreement with regard to the 20-foot minimum driveway in the
27 front. There was some question about the rear alley length but it seemed to the Mayor that if the
28 parking is provided elsewhere that it is less of a concern. He suggested that the existing
29 requirement for rear alley driveways remain as it is currently and include additional verbiage
30 dealing with guest parking. The Council should provide staff with feedback on the number of
31 guest parking stalls that should be provided for each unit type. All were in agreement that on-
32 street parking should not count toward the parking requirement. Mayor Timothy thought the

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1 major question in dealing with guest parking was how many stalls are required and where they
2 are located. The tandem parking issue should also be addressed.

3
4 Mrs. Robison stated that guest parking was suggested at a ratio of 1-to-3. The tandem parking
5 could be eliminated because it is required to be in other places. Mayor Timothy felt strongly
6 about not counting the on-street parking because one-third or more of the year it is not allowed.

7
8 **Vote on motion: Ty Nielsen-Aye, Justin Westwood-Nay, James Wingate-Aye, Boyd Preece-**
9 **Aye, Alan Jackson-Aye. The motion passed 4-to-1. Justin Westwood indicated that he**
10 **voted against the motion as he would not be present at the next meeting where a vote will**
11 **be taken on the matter.**

12
13 Dave Tolman asked that more demographic information be provided.

14
15 **7. Mayor's Report.**

16
17 Mayor Timothy reported that the Wasatch Front Regional Council recently held a meeting at
18 Riverton City Hall in the Council Chambers. The way it was organized was more interactive and
19 well done. At the next small area meeting the Mayor recommended Bluffdale have a stronger
20 presence.

21
22 The Mayor stated that some time ago the Jordan School District made a presentation at the
23 Jordan Coalition Meeting about the “Leader in Me” Program. He was impressed by the
24 presentation but stated that they were requiring the City to come up with funding to offer the
25 programs in schools. Ultimately, the Jordan School District funded Bluffdale’s “Leader in Me”
26 Program. In addition, the new principal is an expert in the “Leader in Me” program. The Mayor
27 was very impressed by the children involved in the program.

28
29 Mayor Timothy commented that he has been doing “Meet the Mayor” the third Wednesday of
30 every month for some time. He hoped there would be more participation considering that that is
31 the best way for him to solve problems. Despite low participation he intended to continue it.

32

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1 Mayor Timothy reported on the City Hall Training and invited those interested to participate in
2 the training.

3
4 **8. City Manager’s Report and Discussion.**

5
6 Mr. Reid commented on the Trex fencing issue. Mr. Pickell explained that he spoke to the
7 applicants who want to change to vinyl. He then received a call from their neighbor who doesn’t
8 want the change. He asked for direction from the Council and stated that the development
9 agreement specifies Trex of a specific color and style. Mayor Timothy’s opinion was that if they
10 plan to amend the development agreement it should be because the majority, if not all, of the
11 residents support it. He commented that every homeowner purchased their property knowing
12 that Trex fencing was required. Mr. Pickell stated that at least one person objects to the
13 requirement. He noted that there is already some Trex fencing installed. Mayor Timothy
14 considered that fact to make it a done deal. Previously it had been represented that there was no
15 Trex fencing installed.

16
17 Mrs. Robison stated that a portion of Trex fencing has been installed along Porter Rockwell and
18 around the City Park. She stated that from a planning standpoint, there is a project plan in place
19 and it is a smaller area of development. The fence was part of an aesthetic aspect of the site plan
20 approval. The continuity of having a fence throughout the development also looks better. Staff
21 had concerns with some of the architectural elements on the homes. She supported any effort to
22 enhance the aesthetic qualities of the neighborhood. She thought the fencing was important to
23 maintain as part of the project plan. The builders were aware of the requirement and should have
24 made the residents aware of it. Mrs. Robison stated that the City has not had much input on
25 architectural standards and has relied on the Technical Review Committee. The consensus of the
26 Council was to leave the requirement unchanged.

27
28 Mr. Reid reported on the City Hall project and stated that the basement has been dug as well as
29 the area for the footings. The steel rebar has been installed and the footings poured on the far
30 east end.

31

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1 Mr. Reid indicated that the previous Saturday was the Great Shake Out event. Due to weather,
2 the event took place inside the bay and went well. It was estimated that 200 people participated.
3 Mr. Reid expressed thanks to Ms. Hall for her work.

4
5 Mr. Reid reported that currently the City’s police vehicles are black and white. The City recently
6 purchased six all black vehicles. When the logo was designed, they began with a dark blue but
7 felt it would not look good on a black car. A rendering was shown of the logo in cyan on the
8 black car. Once a badge is designed the Chief would like to put an image of the badge on the car
9 as well. Mr. Reid thought it would be a very distinctive look. Mayor Timothy personally did not
10 like the look of the badges on the cars. The decision was made to leave the badge off of the cars
11 and let the future Police Chief make the final decision.

12
13 Mr. Reid reported that the Police Awards Banquet was held recently where several Bluffdale
14 officers received awards. Alan Jackson was thanked for attending. The Major Accident Team
15 was singled out as being the unit of the year.

16
17 Mr. Reid addressed the budget and stated that at the first meeting in May a preliminary budget
18 will be presented. Normally at that meeting an overview of the budget is given with very little
19 discussion. He expected to propose a 3% increase for staff that includes a 2% cost of living
20 increase and 1% merit increase. Mr. Reid stated that a cost of living increase has not been given
21 in some time. Without it employees can top out and never have the ability to get an increase.
22 Three scheduled meetings will be held before the budget has to be approved. In the past, Special
23 Meetings have been conducted as needed. Mayor Timothy asked to be provided with the budget
24 in Excel separate from the packet. Mr. Reid agreed to make it available in that format to the City
25 Council as well.

26
27 Mr. Reid reported that the Rodeo improvements are underway. The schedule is to have it done
28 by June 1.

29
30 The following week website training will be conducted to train staff on how to add and
31 manipulate items on the website.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1
2 Mr. Reid reported that stop signs were installed on 2700 West and 4000 West and 13800 South.

3
4 With regard to VECC, Mr. Reid indicated that dispatch is provided by Valley Emergency
5 Communications Center in West Valley. They dispatch all agencies in Salt Lake County except
6 for Salt Lake City, Sandy City, the UPD, the Granite School District, the Highway Patrol, and
7 the Airport. Since Bluffdale contracts with Saratoga Springs, they are dispatched out of the Utah
8 Valley Dispatch Center (UVDC). Mr. Reid approached VECC and asked them for a 50%
9 discount on fees. They agreed to the reduction, which saved the City \$25,000 per year. He
10 explained that the UVDC charges the City 100% of the 911 fees to dispatch police and they will
11 not reduce the fees like VECC did. They want to get as much money out of the City as possible
12 because Bluffdale has no power or say in long term matters.

13
14 Mr. Reid was troubled by the fact that they have proposed to make VECC a taxing district
15 similar to UFA and UPD. This would mean that every household would be assessed an amount
16 of property tax to fund VECC. Mr. Reid informed VECC that if they need more money, they
17 have a County-wide program from which to collect money and he recommended that be used
18 rather than collecting property taxes. Mr. Reid explained that under the property tax scenario,
19 residents would be assessed based on their property tax valuation. In addition, large non-profits
20 that are not taxed would pay nothing for 911.

21
22 **PLANNING SESSION**

23
24 Boyd Preece referenced the Radon presentation made at a recent meeting. He spoke with a
25 representative from IHC who clarified that they purchased 100 kits for Riverton and they went
26 quickly. Mayor Timothy recommended the City have a major campaign to get as many homes
27 tested as possible. He also recommended that new homes be required to have a mitigation
28 system. He hoped someone would take charge and see what other entities will donate kits so that
29 as many homes as possible can be tested.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
MEETING MINUTES
Wednesday, April 27, 2016**

1 It was reported that Justin Westwood and James Wingate would not be in attendance at the
2 May 11 City Council Meeting. Council Member Wingate asked to participate via
3 teleconference. It was noted that it is difficult to hear when Council Members participate via
4 teleconference. Mayor Timothy preferred no teleconference.

5
6 **9. Closed Meeting Pursuant to Utah Code §52-4-205(1) to Discuss the Character,**
7 **Professional Competence, or Health of an Individual, Collective Bargaining,**
8 **Pending or Imminent Litigation, Strategies to Discuss Real Property Acquisition,**
9 **Including Any Form of a Water Right or Water Shares, Security Issues, or any**
10 **Alleged Criminal Misconduct.**

11
12 **Ty Nielsen moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to discuss**
13 **land acquisition and pending litigation. Alan Jackson seconded the motion. The motion**
14 **passed with the unanimous consent of the Council.**

15
16 The City Council was in closed session from 9:15 p.m. to 10:00 p.m.

17
18 James Wingate asked how to address questions relating to negotiations for the jurisdictional
19 transfer. Mayor Timothy stated that it was postponed because he wants to try to get another \$1.5
20 million for land acquisition before the trade is made. Mr. Reid stated that currently it is to
21 \$200,000. UDOT should pay for it because it is their road.

22
23 **10. Adjournment.**

24
25 The City Council Meeting adjourned at 10:03 p.m.

26
27
28
29 _____
30 Wendy L. Deppe, CMC
31 City Recorder:

32
33 Approved: _____

DRAFT - FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
CLOSED MEETING MINUTES
Wednesday, April 27, 2016**

1 **Present:** Mayor Derk Timothy
2 Alan Jackson
3 Ty Nielsen
4 Boyd Preece
5 Justin Westwood
6 James Wingate
7

8 **Staff:** Mark Reid, City Manager
9 Vaughn Pickell, City Attorney
10 Grant Crowell, City Planner/Economic Development Director
11 Michael Fazio, City Engineer
12 Jennifer Robison, Senior Planner
13 Wendy Deppe, City Recorder
14

15 At approximately 9:15 p.m. Mayor Derk Timothy called the meeting to order.
16

17 **Motion:** Ty Nielsen moved to go into Closed Meeting pursuant to Utah Code §52-4-205(1) to
18 discuss land acquisition and pending litigation.
19

20 **Second:** Alan Jackson seconded the motion.
21

22 **Vote on Motion:** The motion passed with the unanimous consent of the Council.
23

24 Land acquisition and pending litigation issues were discussed.
25

26 The City Council returned to the City Council chambers to resume the open portion of the meeting
27 at 10:00 p.m.
28
29
30

31 _____
32 Wendy L. Deppe, CMC
33 City Recorder
34

35 Approved: _____

Agenda Item 4

BLUFFDALE ARTS PROJECTED BUDGET 2016-2017

Mar 30, 2016

EXPENSES	estimate	per show
Costumes / props / sets	8500	3500 / 3500 / 1500
Tech	1100	450 / 350 / 300
Publicity / printing	9750	2500 / 2500 / 2500
2 concerts		1500
Band Festival		750
Performance space rental	6900	2100 / 2100 / 2100
2 Concerts		600
Rehearsal space	2200	900 / 900 / 500
Orchestra	1500	500 / 500 / 500
Royalties / script rental	6600	2200 / 2200 / 2200
Battle of the Bands	750	
Concerts	200	
T shirts	2000	
Utah State Taxes	1000	
<u>Storage units</u>	<u>1560</u>	
TOTAL	42060	

INCOME

From previous year	3910
Admissions	15000
Fundraiser (Pix in the park)	400
Bluffdale City	9000
Pix of productions	250
T shirt Sales	1000
Concessions	500
<u>ZAP</u>	<u>12000</u>
TOTAL	42060

Agenda Item 5

REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Paul Douglass, Associate Planner
Date: 19 May 2016
Business Date: 25 May 2016
Subject: The Preserve @ Springview Farms General Plan/Zoning Map Changes
Staff Presentation: Grant Crowell
Applicant Presentation: Kenneth Olson

RECOMMENDATION: To approve an ordinance amending the City of Bluffdale General Plan Land Use Map from Civic Institutional to Low Density Residential and the Official Zoning Map from R-1-43 Residential to R-1-10 I-O (Infill Overlay) Residential for the Preserve at Springview Farms, as recommended by the Planning Commission. The Planning Commission forwarded the findings and conditions listed below in their recommendation:

1. That the proposed change is consistent with the General Plan's density recommendations.
2. That these changes facilitate further appropriate mixes of residential land uses in Bluffdale.
3. That no subdivision approval is granted as part of this zone change and General Plan amendment application.
4. The proposed changes will not be detrimental to the health, safety, or general welfare of the persons or property within the area.
5. The specific I-O zone conditions will be adopted as part of the official ordinance.
6. That the proposed I-O text is amended in the following ways:
 - a. 16 lots instead of the proposed 18 lots.
 - b. Trail easement to be recorded with plat.
 - c. Add requirement for The Preserve at Springview Farms Architectural Review Committee approval as a condition of City building permit acceptance. (*Staff has made these changes in the attached Exhibit B to the Ordinance*).

BACKGROUND AND FINDINGS:

The proposed Preserve at Springview Farms subdivision is a 10.57 acre parcel at approximately 1654 W 14600 S. The applicant desires to facilitate development in this area of the community by changing the zoning from R-1-43 residential to R-1-10 I-O (Infill Overlay) residential. In order to accomplish this, a series of legislative decisions need to be made by the City Council. First, the land use map of the General Plan needs to be modified to facilitate zoning changes to facilitate the applicant's proposal. Second, the zoning map needs to be amended from R-1-43 residential to R-1-10. Finally, as part of the zoning change, the I-O (Infill Overlay) with associated zoning text is being proposed to supplement typical R-1-10 zoning requirements.

PREVIOUS LEGISLATIVE/CITY ACTION

-5/18/16: Planning Commission recommended approval of the proposed changes, 5-0.

SUPPORTING DOCUMENTS

-Planning Commission Staff Report
-Proposed Ordinance, with exhibits

CITY OF BLUFFDALE, UTAH

Ordinance No. 2016-xx

AN ORDINANCE AMENDING THE BLUFFDALE CITY GENERAL PLAN LAND USE MAP AND OFFICIAL ZONING MAP BY CHANGING THE LAND USE DESIGNATION OF APPROXIMATELY 10.57 ACRES OF LAND LOCATED WITHIN BLUFFDALE CITY, STATE OF UTAH, FROM CIVIC INSTITUTIONAL TO LOW DENSITY RESIDENTIAL, AND AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATION OF APPROXIMATELY 10.57 ACRES FROM R-1-43 RESIDENTIAL TO R-1-10 I-O (INFILL OVERLAY) RESIDENTIAL, OTHERWISE KNOWN AS THE PRESERVE AT SPRINGVIEW FARMS GENERAL PLAN AND ZONE CHANGE.

WHEREAS Kenneth Olson (the “Applicant”) has initiated an application to amend the Bluffdale City General Plan Land Use Map and Official Zoning Map by changing the General Plan Land Use designation from Civic Institutional to Low Density Residential, and changing the Official Zoning Map from R-1-43 Residential to R-1-10 I-O (Infill Overlay) Residential, for approximately 10.57 acres of property located at approximately 1654 West 14600 South; and

WHEREAS the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed changes to the General Plan Land Use Map and Official Zoning Map of Bluffdale City and that these changes facilitate further appropriate mixes of residential land uses in Bluffdale and found that the proposed changes are consistent with the General Plan’s density recommendations; and

WHEREAS the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed changes to the General Plan Land Use Map and Official Zoning Map of Bluffdale City pursuant to the Bluffdale City Land Use Ordinance and the Utah State Code, and the City Council has found the proposed amendments to be warranted and not detrimental to the public health, welfare and safety of the City of Bluffdale; and

WHEREAS the Planning Commission has reviewed and made a recommendation to the City Council concerning the proposed changes to the General Plan Land Use Map and Official Zoning Map of Bluffdale City and the specific I-O zone conditions will be adopted as part of the official ordinance more particularly illustrated and described in Exhibit B; and

WHEREAS the proposed amendments to the General Plan Land Use Map and Official Zoning Map set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law to obtain public input regarding the proposed revisions to the General Plan Land Use Map and Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, AS FOLLOWS:

Section 1. General Plan Land Use Map Amendment. The Bluffdale City General Plan Land Use Map is hereby amended to change the future land use designation from Civic Institutional to Low Density Residential for approximately 10.57 acres of property within the City of Bluffdale, located at approximately 1654 West 14600 South, more particularly illustrated and described in Exhibit A1, attached hereto and incorporated herein by this reference.

Section 2. Zoning Map Amendment. The Bluffdale City Official Zoning Map is hereby amended to change the zoning designation from R-1-43 Residential to R-1-10 I-O (Infill Overlay) Residential for approximately 10.57 acres of property within the City of Bluffdale, located at approximately 1654 West 14600 South, more particularly illustrated and described in Exhibit A1, attached hereto and incorporated herein by this reference.

Section 3. Infill Overlay (I-O) Zoning Adoption and Conditions. The subject property described in attached Exhibit A1, is subject to the conditions and restrictions found in the attached Exhibit B.

Section 4. Effective Date. This Ordinance shall take effect upon publication or posting, or thirty (30) days after passage, whichever occurs first.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, STATE OF UTAH, THIS 25th DAY OF May, 2016.

BLUFFDALE CITY

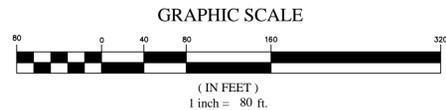
Mayor

ATTEST:

City Recorder

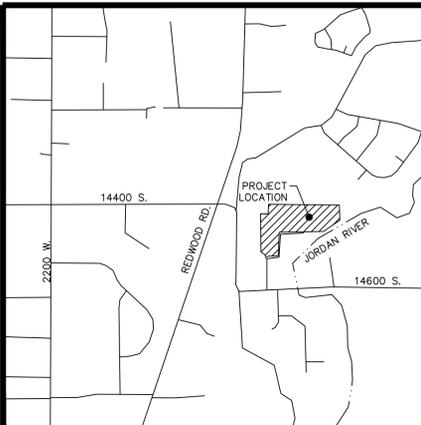
Council members	Voting:	
	AYE	NAY
Alan Jackson	_____	_____
Ty Nielsen	_____	_____
Boyd Preece	_____	_____
Justin Westwood	_____	_____
James Wingate	_____	_____

EXHIBIT A1



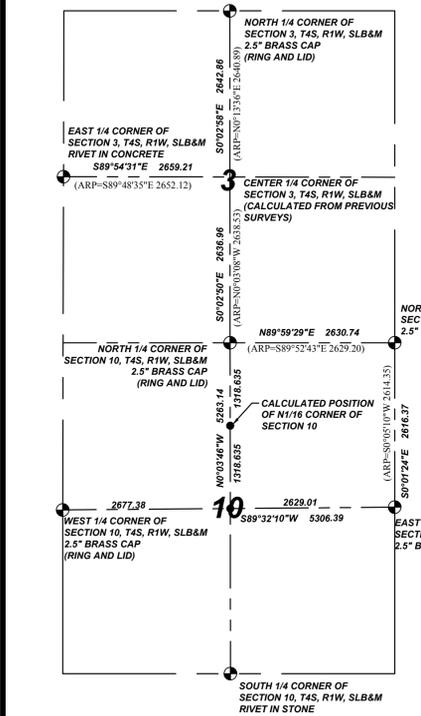
NOTES

- The purpose of this Survey is to provide a Boundary & Topographical Survey & Certification for the parcels shown and described hereon. The boundary shown hereon follows deeds, and fences. The fences are either followed to honor Boundary Line Agreements, or are followed because of conversations between our client and adjacent land owners in which the adjacent land owners claimed that their property went to certain fences. (See note #10)
- Title Commitments prepared by Founders Title Company, Salt Lake City, Utah, Order No. 4981966, Effective Dates: January 7, 2015 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of said documents, and is not liable for errors and omissions based on the reliance of said Title Reports. Unless noted otherwise, all record parcels and easements noted on this Survey are referenced from said documents.
- The Basis of Bearing for this Survey is N0°03'46"W along the 1/4 Section line from the South 1/4 Corner to the North 1/4 Corner of Section 10, T4S, R1W, SLB&M as shown hereon. All deeds and plats of record utilized in this Survey have been rotated to match the aforementioned basis of bearing, or to other Section/monument lines relative to said basis of bearing per measured lines shown hereon.
- Vertical data (contours and spot elevations) shown hereon is based on the NAVD88 foot equivalent elevation of 4434.58 published by the Salt Lake County Surveyor on the East 1/4 Corner of Section 10, T4S, R1W, SLB&M.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the exclusive use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
- Due to the confusion of boundary line locations in the area, several agreements have been made between adjoining land owners. These agreements have been held as the boundary of this survey. The north line of this survey follows an ancient fence that has been located, and is described in Boundary Line Agreement dated Feb. 4, 1957 Book 1387 Page 121. The location of the fence does not match the mathematical location of the description. Portions of the west boundary follow a fence and SWEET Subdivision per an affidavit recorded Dec. 17, 1996 in Deed Book 7558 Page 0112. The title report referenced above excepts any portion of the deed of the subject property claimed by Dennis R. and Janice B. Nichols. In a discussion between our client and Mr. Nichols, Mr. Nichols told him that he claims to the fence. The fence was held as the boundary between the Subject Property and land claimed by Mr. Nichols. The fence along the south line of said deed appears to lie between 1 to 2 feet south of said deed.
- Portions of the properties shown hereon lie within the following three zones according to FEMA (Federal Emergency Management Agency) F.I.R.M. (Flood Insurance Rate Map) #49033C0581G, Map Revised: September 25, 2009.
 - Zone X (areas determined to be outside the 0.2% annual chance floodplain)
 - Zone AE (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot of water with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) - shaded hereon
 - Zone X AE (base flood elevations determined)



VICINITY MAP

N.T.S.



SECTIONAL DETAIL

N.T.S.

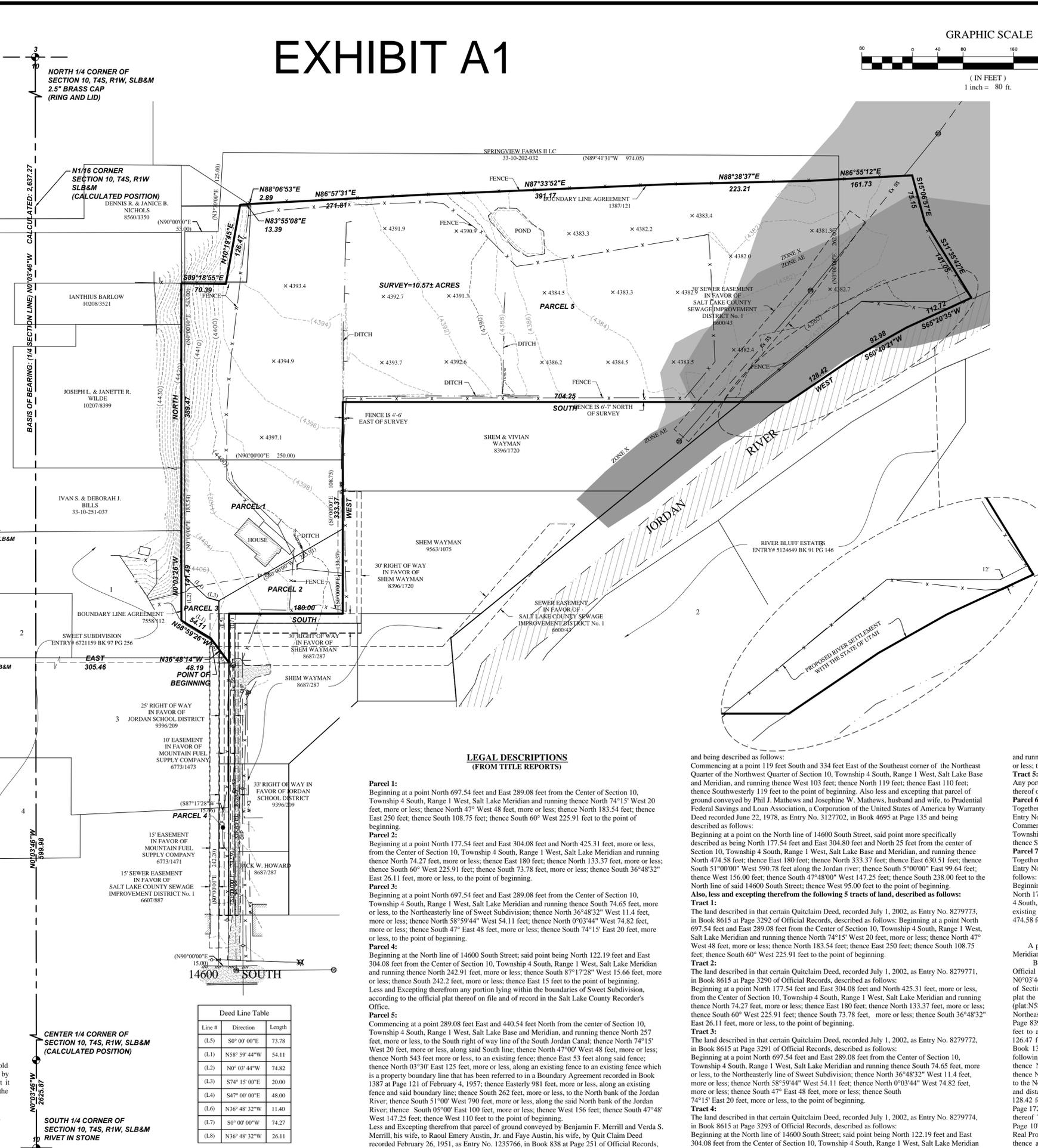
LEGEND

- (XXXX)--- EXIST. CONTOUR MAJOR
- (XXXX)--- EXIST. CONTOUR MINOR
- Ex SD--- EXIST. STORM DRAIN
- Ex SS--- EXIST. SANITARY SEWER
- Ex W--- EXIST. CULINARY WATER
- Ex IRR--- EXIST. IRRIGATION
- X--- EXIST. DITCH
- X--- EXIST. FENCE
- X--- SECTION MONUMENT
- S--- EXIST. SEWER MH
- S--- EXIST. WATER VALVE & WATER METER
- S--- EXIST. FIRE HYDRANT
- S--- EXIST. POWER POLE
- S--- EXIST. SPOT ELEVATION
- (XXXX)--- DEED BOOK/PAGE PER SALT LAKE COUNTY RECORDS
- (XXXX)--- PARCEL SERIAL NO. PER SALT LAKE COUNTY RECORDER
- (XXXX)--- REFERS TO PARCELS IN THE TITLE REPORT REFERENCED IN NOTE #2

SURVEYOR'S CERTIFICATE

"I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have made a Survey of the lands shown on this plan and that it correctly represents the existing conditions as shown. This Plan does not represent a certification to the title or ownership of the lands shown hereon."

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675



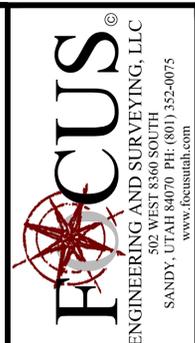
LEGAL DESCRIPTIONS (FROM TITLE REPORTS)

- Parcel 1:** Beginning at a point North 697.54 feet and East 289.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence North 74°15' West 20 feet, more or less; thence North 47° West 48 feet, more or less; thence North 183.54 feet, thence East 250 feet; thence South 108.75 feet; thence South 60° West 225.91 feet to the point of beginning.
- Parcel 2:** Beginning at a point on the North line of 14600 South Street, said point more specifically described as being North 177.54 feet and East 304.08 feet and North 25 feet from the center of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 74.27 feet, more or less; thence East 180 feet; thence North 133.37 feet, more or less; thence South 60° West 225.91 feet; thence South 73.78 feet, more or less; thence South 36°48'32" East 26.11 feet, more or less, to the point of beginning.
- Parcel 3:** Beginning at a point North 697.54 feet and East 289.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence South 74.65 feet, more or less, to the Northeastly line of Sweet Subdivision; thence North 36°48'32" West 11.4 feet, more or less; thence North 58°59'44" West 54.11 feet; thence North 0°03'44" West 74.82 feet, more or less; thence South 47° East 48 feet, more or less; thence South 74°15' East 20 feet, more or less, to the point of beginning.
- Parcel 4:** Beginning at the North line of 14600 South Street; said point being North 122.19 feet and East 304.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence North 242.91 feet, more or less; thence North 87°17'28" West 15.66 feet, more or less; thence South 242.2 feet, more or less; thence East 15 feet to the point of beginning. Less and Excepting therefrom any portion lying within the boundaries of Sweet Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.
- Parcel 5:** Commencing at a point 289.08 feet East and 440.54 feet North from the center of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 257 feet, more or less, to the South right of way line of the South Jordan Canal; thence North 74°15' West 20 feet, more or less, along said South line; thence North 47°00' West 48 feet, more or less; thence North 543 feet more or less, to an existing fence; thence East 53 feet along said fence; thence North 03°30' East 125 feet, more or less, along an existing fence to the point of beginning. Less and Excepting therefrom any portion lying within the boundaries of Sweet Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.

Line #	Direction	Length
(L5)	S0° 00' 00"E	73.78
(L1)	N58° 59' 44"W	54.11
(L2)	N0° 03' 44"W	74.82
(L3)	S74° 15' 00"E	20.00
(L4)	S47° 00' 00"E	48.00
(L6)	N36° 48' 32"W	11.40
(L7)	S0° 00' 00"W	74.27
(L8)	N36° 48' 32"W	26.11

- and being described as follows:
Commencing at a point 119 feet South and 334 feet East of the Southeast corner of the Northeast Quarter of the Northwest Quarter of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 103 feet; thence North 119 feet; thence East 110 feet; thence Southwesterly 119 feet to the point of beginning. Also less and excepting that parcel of ground conveyed by Phil J. Mathews and Josephine W. Mathews, husband and wife, to Prudential Federal Savings and Loan Association, a Corporation of the United States of America by Warranty Deed recorded June 22, 1978, as Entry No. 3127702, in Book 4695 at Page 135 and being described as follows:
Parcel 1: Beginning at a point on the North line of 14600 South Street, said point more specifically described as being North 177.54 feet and East 304.08 feet and North 25 feet from the center of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 74.27 feet, more or less; thence East 180 feet; thence North 133.37 feet; thence East 630.51 feet; thence South 51°00'00" West 590.78 feet along the Jordan river; thence South 5°00'00" East 99.64 feet; thence West 156.00 feet; thence South 47°48'00" West 147.25 feet; thence South 238.00 feet to the North line of said 14600 South Street; thence West 95.00 feet to the point of beginning.
Tract 1: The land described in that certain Quitclaim Deed, recorded July 1, 2002, as Entry No. 8279773, in Book 8615 at Page 3292 of Official Records, described as follows: Beginning at a point North 697.54 feet and East 289.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence North 74°15' West 20 feet, more or less; thence North 183.54 feet, more or less; thence North 47° East 48 feet, more or less; thence North 133.37 feet, more or less; thence South 60° West 225.91 feet; thence South 73.78 feet, more or less; thence South 36°48'32" East 26.11 feet, more or less, to the point of beginning.
Tract 2: The land described in that certain Quitclaim Deed, recorded July 1, 2002, as Entry No. 8279771, in Book 8615 at Page 3290 of Official Records, described as follows: Beginning at a point North 177.54 feet and East 304.08 feet and North 25 feet, more or less, from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence North 74.27 feet, more or less; thence East 180 feet, more or less; thence North 133.37 feet, more or less; thence South 60° West 225.91 feet; thence South 73.78 feet, more or less; thence South 36°48'32" East 26.11 feet, more or less, to the point of beginning.
Tract 3: The land described in that certain Quitclaim Deed, recorded July 1, 2002, as Entry No. 8279772, in Book 8615 at Page 3291 of Official Records, described as follows: Beginning at a point North 697.54 feet and East 289.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian and running thence South 74.65 feet, more or less, to the Northeastly line of Sweet Subdivision; thence North 36°48'32" West 11.4 feet, more or less; thence North 58°59'44" West 54.11 feet; thence North 0°03'44" West 74.82 feet, more or less; thence South 47° East 48 feet, more or less; thence South 74°15' East 20 feet, more or less, to the point of beginning.
Tract 4: The land described in that certain Quitclaim Deed, recorded July 1, 2002, as Entry No. 8279774, in Book 8615 at Page 3293 of Official Records, described as follows: Beginning at the North line of 14600 South Street; said point being North 122.19 feet and East 304.08 feet from the Center of Section 10, Township 4 South, Range 1 West, Salt Lake Meridian

- and running thence North 242.91 feet, more or less; thence South 87°17'28" West 15.66 feet, more or less; thence South 242.2 feet, more or less; thence East 15 feet to the point of beginning.
Tract 5: Any portion lying within the boundaries of Sweet Subdivision, according to the official plat thereof on file and of record in the Salt Lake County Recorder's Office.
Parcel 6: (Right of Way) Together with a right of way disclosed in that certain Warranty Deed recorded June 22, 1978, as Entry No. 3127701, in Book 4695 at Page 133 of Official Records and being described as follows: Commencing at a point 289.08 feet East and 440.54 feet North from the center of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence East 33 feet; thence South 238 feet; thence West 33 feet; thence North 238 feet to the point of beginning.
Parcel 7: (Right of Way) Together with a right of way disclosed in that certain Warranty Deed recorded June 22, 1978, as Entry No. 3127702, in Book 4695, at Page 135 of Official Records, and being described as follows: Beginning on the North line of 14600 South Street, said point more specifically described as being North 177.54 feet and East 304.08 feet and North 25 feet from the center of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, and running thence West 15.00 feet to an existing fence line; thence North 474.58 feet along said fence; thence East 25.00 feet; thence South 474.58 feet; thence West 10 feet to the point of beginning.
COMPOSITE SURVEY DESCRIPTION
A portion of the NE 1/4 of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:
Beginning at a point on the Northeastly line of SWEET Subdivision according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder, said point located N0°03'46"W along the 1/4 Section line 599.98 feet and East 305.46 feet from the Center 1/4 Corner of Section 10, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said plat the following 3 courses: N36°48'14"W (plat:N36°48'32"W) 48.19 feet; thence N58°59'26"W (plat:N58°59'44"W) 54.11 feet; thence N0°03'26"W (plat:N0°03'44"W) 141.49 feet to the Northeast corner of said plat; thence North along that real property described in Deed Book 10207 Page 8399 and Deed Book 10208 Page 3521 of the Official Records of Salt Lake County 389.47 feet to a fence line; thence S89°18'55"E along said fence line 70.39 feet; thence N10°19'45"E 126.47 feet to an ancient fence line described in a Boundary Line Agreement recorded in Deed Book 1387 Page 121 of the Official Records of Salt Lake County; thence along said fence the following 7 (seven) courses and distances: N83°59'08"E 13.39 feet; thence N88°06'53"E 2.89 feet; thence N86°57'1"E 271.81 feet; thence N87°33'32"E 391.17 feet; thence N88°38'37"E 223.21 feet; thence N86°55'12"E 161.73 feet; thence S15°06'57"E 75.15 feet; thence S31°35'42"E 141.05 feet to the Northerly Bank of the Jordan River; thence along said Bank the following 3 (three) courses and distances: S65°20'35"W 112.72 feet; thence S60°40'21"W 92.98 feet; thence S56°01'55"W 128.42 feet to an extension of the North line of that Real Property described in Deed Book 8396 Page 1720 of the Official Records of Salt Lake County; thence West along said deed and extension thereof 704.24; thence South along said deed and that Real Property described in Deed Book 9563 Page 1075 of the Official Records of Salt Lake County 333.37 feet to the Northerly line of that Real Property described in Deed Book 8687 Page 287 of the Official Records of Salt Lake County; thence along said deed the following 2 (two) courses and distances: West 180.00 feet; thence South 77.14 feet to the point of beginning.



BOUNDARY/TOPOGRAPHY SURVEY
LOCATION: NE 1/4 SECTION 10, T4S, R1W, SLB&M
BLUFFDALE, UTAH
PROPERTY OF: THE BOARD OF EDUCATION
JORDAN SCHOOL DISTRICT
PREPARED FOR: KEN OLSON

REVISION BLOCK	#	DATE	DESCRIPTION
	1	5/20/15	UPDATED PER COMMENTS FROM TITLE COMPANY
	2	5/27/15	UPDATED PER COMMENTS FROM TITLE COMPANY
	3	9/29/15	SHOW ONLY PHYSICAL LOCATION OF NORTH LINE
	4		
	5		
	6		

Scale: 1"=80' Drawn: SWL
Date: 5/5/2015 Job #: 15-057
Sheet: 1 OF 1

Exhibit B.

The Preserve At Springview Farms – INFILL OVERLAY ZONING REQUIREMENTS

A. Developer Obligations

1. The design guidelines and covenants proposed by the developer will be recorded at time of recording of the subdivision and be administered by the developer or homeowner's association design review committee, as the case may be.
 - a. Ramblers will have a minimum of 2,400 sq. feet finished on the main floor.
 - b. Two Story dwellings will have a minimum of 3,000 sq. feet finished above grade, 2,200 sq. ft. minimum on the main floor.
 - c. All homes will be custom designed and meet the design guidelines for exteriors, garages, roof, placement, etc. as outlined in the design guidelines and covenants, as administered by the developer or homeowner's association design review committee, as the case may be.

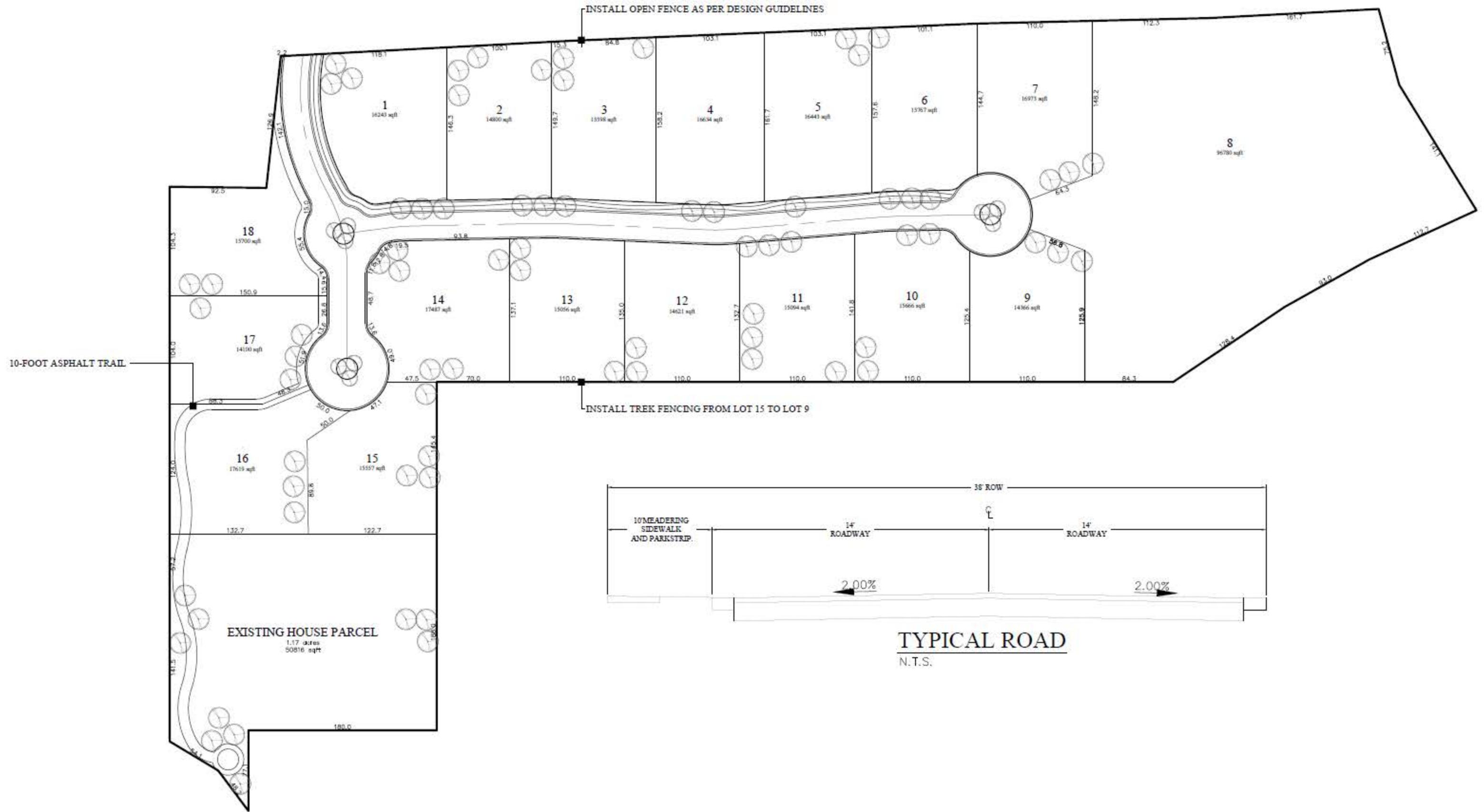
2. The subdivision concept plan attached (Exhibit D) will be the general design of the subdivision (excluding remainder parcel) and shall be revised for 16 lots maximum.
 - a. The community will be private with a Homeowners' Association (HOA) to be formed prior to the recording of the subdivision.
 - b. The private roads including asphalt, sub grade, sidewalks, curb & gutter, island planters, trail, etc. will be maintained by the HOA.
 - c. The street cross section allowed is the typical cross section as outlined on the concept plan.
 - d. Sidewalks and Trail will be installed as per the concept plan.
 - e. Perimeter fences will be installed as per the concept plan.
 - f. Bluffdale City shall have an easement for access to the streets, water lines culinary & secondary.
 - g. A 10 foot wide trail with 6 inches of base and 2 inches of asphalt will stub to the south for future pedestrian connectivity. This trail will be open to the public with an easement (daylight hours only).
 - h. Developer will install street lights based on the street light design sample attached, spacing/location to be determined with final subdivision approval.

B. Lot Standards

1. Minimum lot area: 10,000 sq. ft.
2. Minimum lot width: 100 ft., except for lots located on an approved radius.
3. Minimum setbacks:
 - a. Front setback: 25 ft.
 - b. Side setbacks: 10 feet on each side.
 - c. Rear setback: 25 ft.
4. Public utility easements: To be determined at time of subdivision approval.
5. The remainder parcel to the south of the 16 lots will not be part of the HOA, design guidelines and will be subject to Bluffdale City R-1-10,000 sq. foot lot zoning requirements.

C. Architectural Guidelines

1. All architectural guidelines will be strictly enforced according to The Preserve At Springview Farms Architectural Guidelines & Covenants, by the developer or homeowner's association design review committee, as the case may be.





THE CITY OF BLUFFDALE

14350 South 2200 West • Bluffdale, Utah 84065 • (801) 254-2200 • Fax (801) 253-3270

STAFF REPORT

13 May 2016

To: City of Bluffdale Planning Commission

Prepared By: Paul Douglass, Associate Planner

Re: The Preserve at Springview Farms General Plan and Zoning Map Amendments

Application No.: 2016-13

Applicant: Kenneth Olson

Location: Approximately 1654 W 14600 S

Zoning: Residential R-1-43; Proposed R-1-10 I-O (Infill Overlay)

General Plan: Civic Institutional; Proposed Low Density Residential

Requests: 1. To amend the Land Use Element of the General Plan from Civic Institutional to Low Density Residential; 2. To amend the Official Zoning Map from R-1-43 Residential to R-1-10 I-O (Infill Overlay) Residential;

SUMMARY & BACKGROUND

The proposed Preserve at Springview Farms subdivision is a 10.57 acre parcel at approximately 1654 W 14600 S. The applicant desires to facilitate development in this area of the community by changing the zoning from R-1-43 residential to R-1-10 I-O (Infill Overlay) residential. In order to accomplish this, a series of legislative decisions need to be made by the City Council, after a recommendation from the Planning Commission. First, the land use map of the General Plan needs to be modified to facilitate zoning changes to facilitate the applicant's proposal. Second, the zoning map needs to be amended from R-1-43 residential to R-1-10 I-O (Infill Overlay) residential.

Ken Olson previously applied for the General Plan and Zone change and appeared before the Planning commission on March 16th and City Council on March 23rd. The application was denied at City Council because of the potential subdivision layout which would stub a road at the south portion. Discussion among City Council members concluded that this road could potentially go through to 14600 S and create an unwanted shortcut through Wood Duck Hollow and The Preserve.

While the applicant has provided a new illustration of a potential subdivision layout, this application does not constitute an official preliminary and final plat subdivision application and hasn't gone through full Staff review in that regard; that will be a subsequent process if this application is successful. This review of the I-O will function as concept subdivision acceptance, however; the

General Plan and Zoning decisions before the Council are policy based and relate to land use and zoning compatibility and the goals and objectives of the City. Broad discretion is allowed by the Council when making zoning and general plan decisions.

The use of the I-O overlay zone is a request for additional considerations or increased intensity in the permitted uses of the underlying zone. The specifics of the additional considerations for this I-O zone may be unique and will supplement the underlying zone (Exhibit B).

ANALYSIS

General Plan. The existing land use designation in the General Plan for the subject property is Civic Institutional. This category includes public, educational, and service uses, such as schools, libraries, police and fire stations, public works, and government facilities. It typically does not contain residential uses but should be located in a way to support and complement residential neighborhoods. The property was formerly owned by Jordan School District.

The surrounding areas on the General Plan include Low Density Residential and Commercial to the west, Cluster Residential to the north and Very Low Residential to the south.

To facilitate the City's goal of having zoning be in accordance with the General Plan, a change to Low Density Residential on the General Plan is suggested, which would facilitate a rezoning to R-1-10 I-O Residential. Low Density Residential has a recommended density range of 1-4 dwellings units per acre in the adopted general plan.

Existing Zoning Map. The existing zoning on the subject property is R-1-43 Residential a residential zone that requires a minimum lot size of 1.0 acre. The stated purpose of the zone is to provide areas within the city for single-family dwellings on relatively large lots. Higher density development is discouraged in this zone due to lack of infrastructure and services. This area often borders agricultural areas where traditional agricultural pursuits can be encouraged and supported. Rezoning of land in the R-1-43 zone should be accomplished in an orderly manner to avoid undue and inefficient extension of city infrastructure and "leap frog" development patterns.

To facilitate a proposed subdivision development that does not consider agriculture or equestrian as a primary driver, the applicant is seeking R-1-10 I-O zoning designation on the entire property which is consistent with lot sizes in Wood Duck Hollow and Sage Estates to the north and homes along Redwood Road that include both R-10 and Infill Overlay Zones; such as 14399 S 1690 W with a parcel size of 0.27 or 11,761 sq. ft.

The Infill Overlay was adopted in 2000 in order to encourage "infill development that is compatible and consistent with existing uses" (Bluffdale Land Use Ordinance 11-11C-1). The adoption of the I-O allows for increased intensity of the underlying and special zone requirements. There is no minimum or maximum size for the I-O area, but it may only be used in the R-1-10 Zone. The purpose of the zone is to foster community pride and promote development that will enhance and protect existing structures.

The Infill Overlay Requirement proposal for The Preserve have unique requirements that are listed out in Exhibit B; i.e. front and rear setbacks of 25' with side setbacks of 10'.

Site Layout, Access, Utilities. The subject property is located south of a public road stub, and will benefit from the Wood Duck Hollow Subdivision to the north which will allow connectivity to Loumis Pkwy. To the south of the property there is an existing dirt private drive access. The boundary line will also border the Jordan River on the east.

Additional lateral lines can be constructed for lot utilities from the Wood Duck Hollow Subdivision.

As stated, the surrounding zoning is mostly residential and the General Plan indicates a commercial aspect along Redwood Road to the West.

The road which is proposed to be private will include asphalt, sub grade, one sided meandering sidewalk, curb and gutter, island planters, trail, etc. will be maintained by the HOA. The street cross section is a unique cross section as outlined on the concept plan with 28' of roadway and 10' of sidewalk and parkstrip for a total of 38' ROW. This differs from the City's standards and the approved street section in Wood Duck Hollow.

The Preserve will not have a future stub to 14600 South and will end in The Preserve subdivision. The proposed subdivision layout contains 18 lots. With the addition of 14 lots from the Wood Duck Hollow subdivision the road will be accessing a total of 32 lots. As per the City Code 12-5 Improvements: Any Subdivision, or portion of a subdivision, which cannot provide two (2) points of ingress and egress in a practical manner shall be limited to no more than thirty (30) residential lots or units.

Criteria for Approval. Proposed changes to the land use ordinances of Bluffdale, modifications to the General Plan, and Official Zoning Map are discretionary approvals, have no required findings. Broad discretion in interpreting the General Plan and the community's goals are given to the legislative body in amending the plan and ordinances. Public hearings are required at both the Planning Commission and City Council, before the Council decides to formally approve, deny, or modify the requests. Findings are always suggested so that the record can reflect the context of the decision.

RECOMMENDATION ON PROPOSED MAP CHANGES

Staff recommends that if the proposal is acceptable and for good cause the Planning Commission should forward a positive recommendation to the City Council for the Preserve at Springview Farms General Plan and Zoning Map amendments, application 2016-13, based on the following findings:

1. That the proposed change is consistent with the General Plan's density recommendations.
2. That these changes facilitate further appropriate mixes of residential land uses in Bluffdale.
3. That no subdivision approval is granted as part of this zone change and General Plan amendment application.
4. The proposed changes will not be detrimental to the health, safety, or general welfare of the persons or property within the area.
5. The specific I-O zone conditions will be adopted as part of the official ordinance.
6. That the proposed I-O text is amended in the following ways:
 - a. 16 lots instead of the proposed 18 lots.
 - b. Trail easement to be recorded with plat.

- c. Add requirement for The Preserve at Springview Farms Architectural Review Committee approval as a condition of City building permit acceptance.

MODEL MOTIONS FOR MAP CHANGES

This application includes two separate items. The Planning Commission should first make a recommendation to change the General Plan for the subject property from the Civic Institutional to Low Density Residential. Then, The Planning Commission should make a recommendation to change the zoning for the subject property from the R-1-43 zone to the R-1-10 zone and apply the I-O (Infill Overlay) to the subject property.

Sample Motion for a Positive Recommendation – “I move we forward a positive recommendation to the City Council for the Preserve at Springview Farms General Plan and Zoning Map amendments, application 2016-13, based on the findings presented in the staff report dated May 11, 2016, *(and as modified by the additional or revised findings):*”

1. List any additional findings...

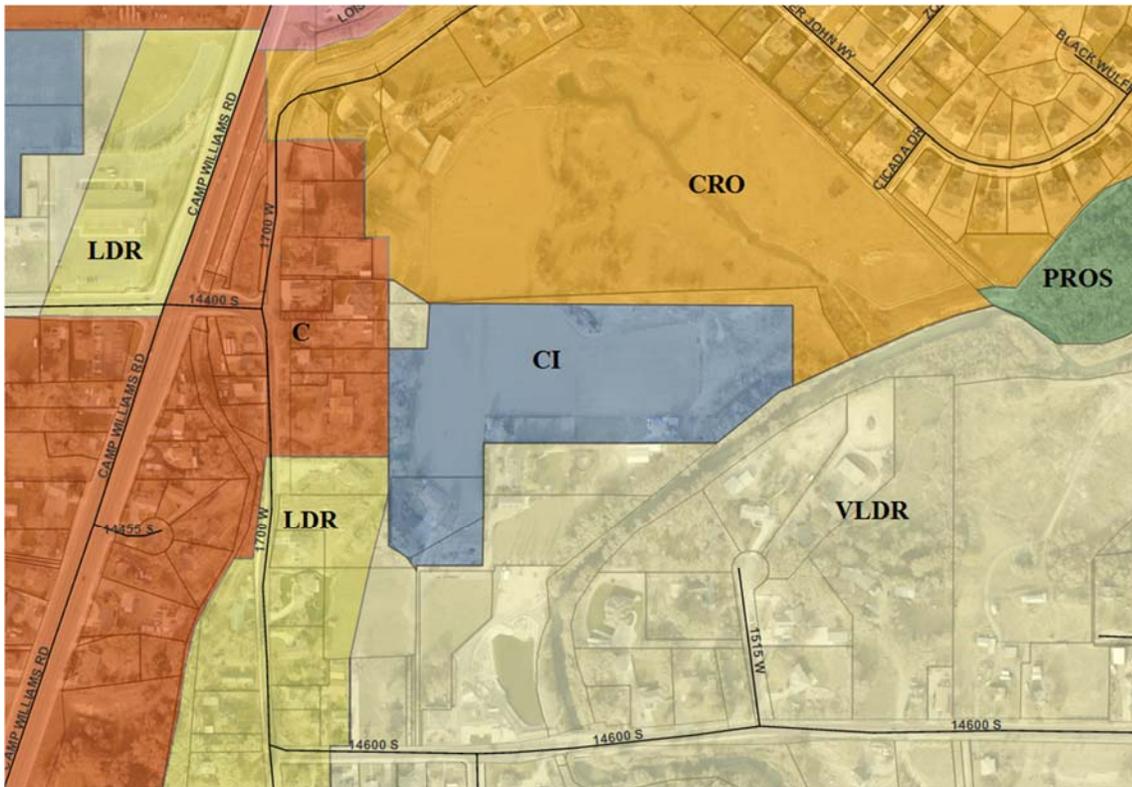
Sample Motion for a Negative Recommendation – “I move we forward a negative recommendation to the City Council for the Preserve at Springview Farms General Plan and Zoning Map amendments, application 2016-13, based on the following findings:”

1. List all findings...

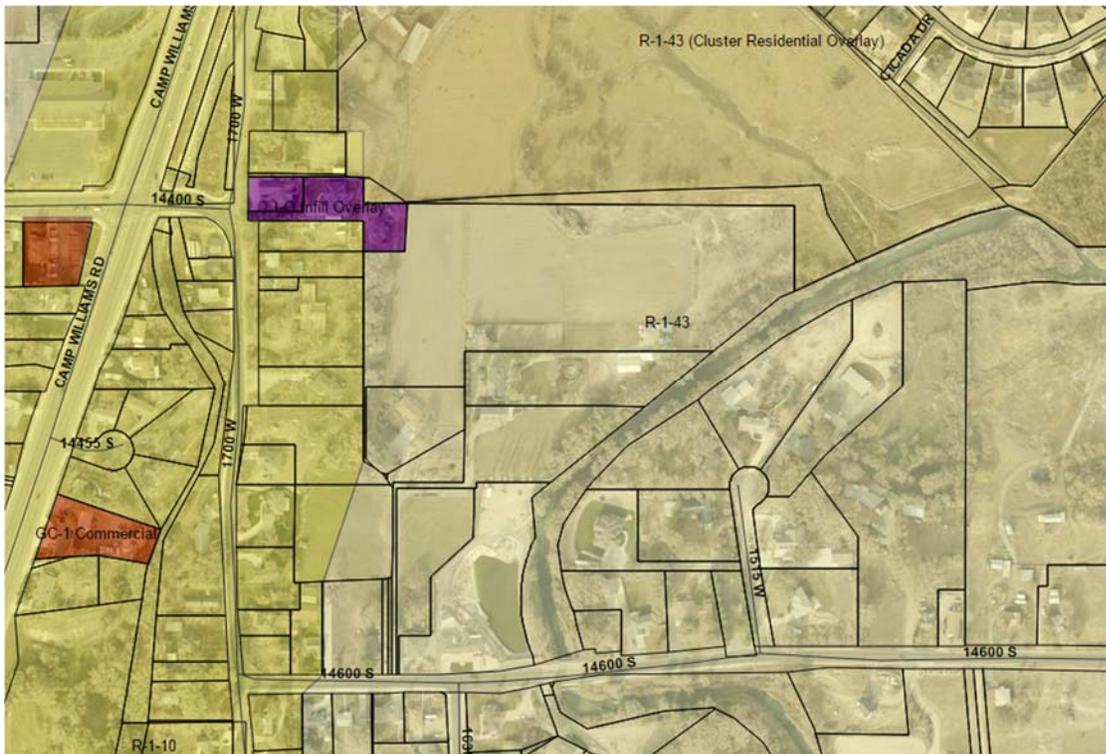
SITE PLAN



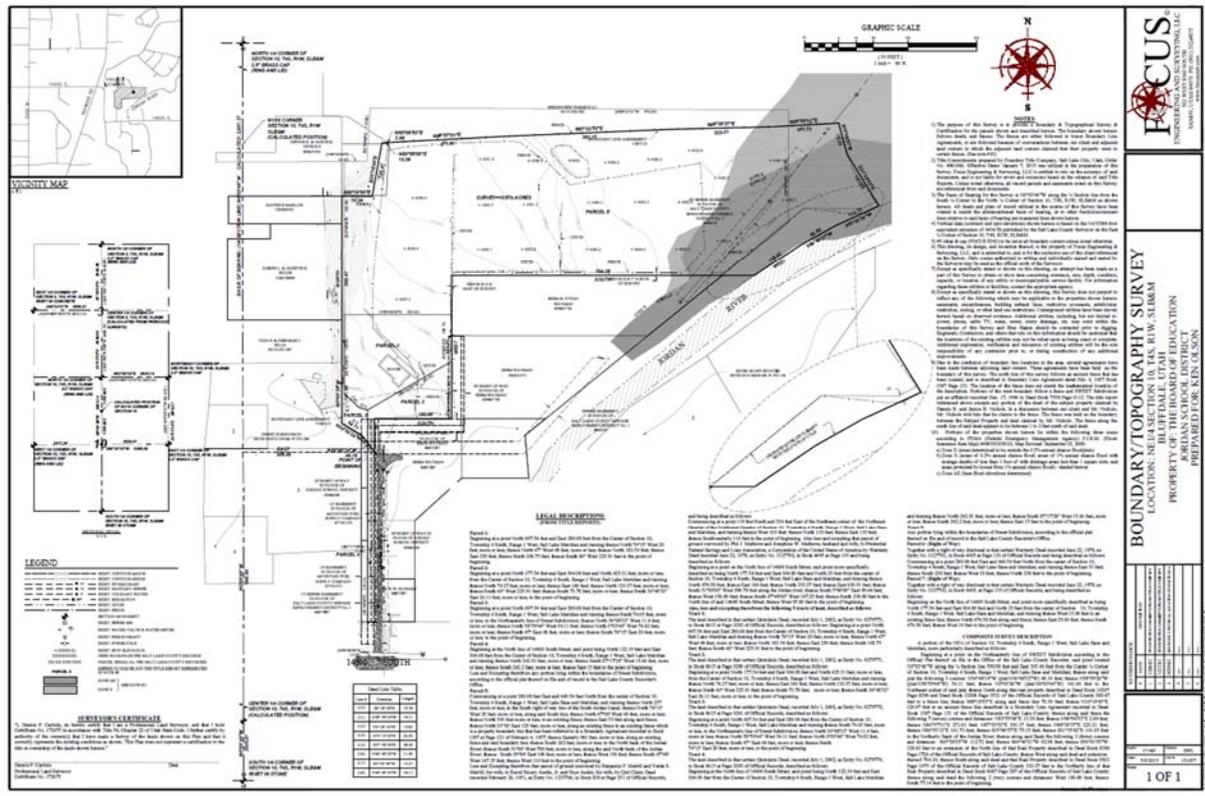
GENERAL PLAN



ZONING MAP



SUBDIVISION PLAT



CONCEPT SUBDIVISION (EXHIBIT D)

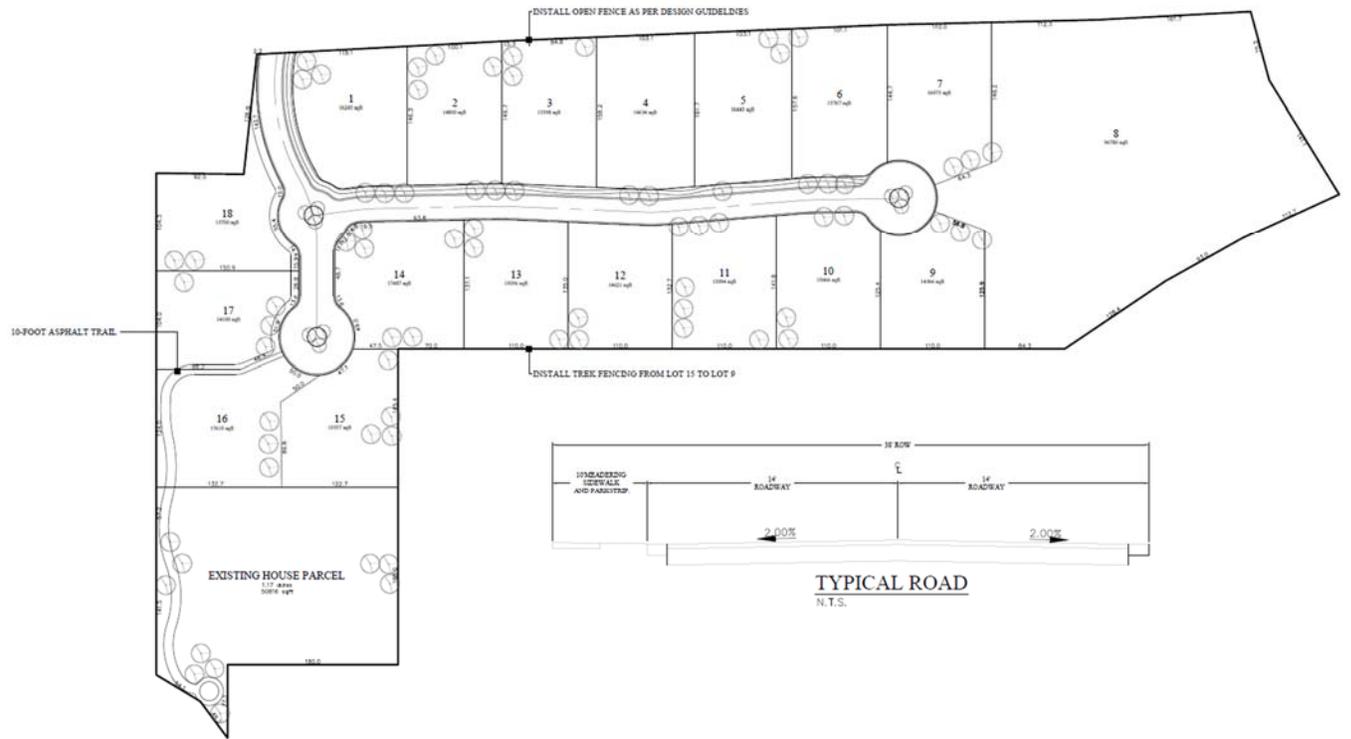


Exhibit B.

The Preserve at Springview Farms – INFILL OVERLAY REQUIREMENTS

A. Developer Obligations

1. The design guidelines and covenants (exhibit C) will be recorded at time of recording of the subdivision and be part of the infill overlay.
 - a. Rambler will have a minimum of 2,400 sq. feet finished on the main floor.
 - b. Two Story will have a minimum of 3,000 sq. feet finished above grade, 2,200 sq. ft. minimum on the main floor.
 - c. All homes will be custom designed and meet the design guidelines for exteriors, garages, roof, placement, etc. as outlined in the design guidelines and covenants as part of this infill overlay.
2. The concept attached (Exhibit D) will be the general design of the subdivision (excluding remainder parcel) for 18 lots maximum.
 - a. The community will be private with an HOA to be formed prior to the recording of the subdivision.
 - b. The private roads including asphalt, sub grade, sidewalks, curb & gutter, island planters, trail, etc. will be maintained by the HOA.
 - c. The street cross section allowed is the typical cross section as outlined on the concept plan.
 - d. Sidewalks and Trail will be installed as per the concept plan.
 - e. Perimeter fences will be installed as per the concept plan.
 - f. Bluffdale City shall have an easement for access to the streets, water lines culinary & secondary.
 - g. A 10 foot trail 6 inches of base 2 inches of asphalt will stub to the south for future pedestrian connectivity. This trail will be open to the public with an easement (daylight hours only) .
 - h. Developer will install street lights based on the street light design sample attached, spacing/location to be determined with final subdivision approval.

B. Lot Standards

1. Minimum lot area: 10,000 sq. ft.
2. Minimum lot width: 100 ft., except for lots located on an approved radius.
3. Minimum setbacks:
 - a. Front setback: 25 ft.
 - b. Side setbacks: 10 feet on each side.
 - c. Rear setback: 25 ft.
4. Public utility easements: To be determined at time of subdivision approval.
5. The remainder parcel to the south of the 18 lots will not be part of the HOA, design guidelines and will be subject to Bluffdale City R-1-10,000 sq. foot lot zoning requirements.

C. Architectural Guidelines

All architectural guidelines will be strictly enforced according to The Preserve at Springview Farms Architectural Guidelines & Covenants.

Agenda Item 6



REQUEST FOR CITY COUNCIL ACTION

To: Mayor and City Council
From: Jennifer Robison, Senior Planner
Date: 19 May 2016
Business Date: 25 May 2016
Subject: Various Text Amendments for Residential Parking Standards in the Bluffdale City Code
Staff Presentation: Jennifer Robison

BACKGROUND:

Staff presented the Planning Commission recommendation to amend the residential parking standards on April 27, 2016 and a public hearing was held on the text amendments. Following the public hearing and discussion by the City Council, the action was to table the text amendments to have staff provide additional recommendations and the City Council to provide input by email. I did not receive additional direction from the City Council; but a parking analysis has been prepared for consideration as suggested by Councilman Preece.

The analysis shows how many parking spaces is currently existing with specific housing types within the Independence project, what the number of spaces would have been with the recommendations from the Planning Commission, and a staff recommendation of standards applied to the existing projects and what is recommended for future residential development. The ordinance for the text amendments has been revised as directed by the City Council and includes staff recommendations.

PREVIOUS ACTIONS

- April 27, 2016: City Council conducted a public hearing and tabled action.
- April 20, 2016: Planning Commission conducted public hearing and recommended approval of the text amendments 4-1.
- April 6, 2016: Staff discussed with Planning Commission the proposed text amendments.
- March 2, 2016: Staff discussed with Planning Commission the parking analysis comparison and current parking ratios in projects.

SUPPORTING DOCUMENTS

- Parking Analysis of Existing Projects
- Ordinance 2016-xx Amending the Residential Parking Standards

Parking Analysis of Existing Projects

	Existing					PC Recommendation					Staff Recommendation			
	Units	Garage	20' Drive	Guest	TOTAL	Garage	20' Drive	3 Beds	Guest 1/3	TOTAL	Garage	20' Drive	Guest 1/4	TOTAL
Single-family (driveway)	All	2	2	0	4	2	2	0	0	4	2	2	0	4
Townhomes (driveway)														
DR Horton - IND	152	2	2	46	4	2	2	1	51	5	2	2	38	4
Solis - Marketplace	27	2	2	0	4	2	2	1	9	5	2	2	7	4
Iron Horse - IND	97	2	2	49	4	2	2	1	33	5	2	2	25	4
Single-family (rear alley)														
DR Horton Cottages - IND	35	2	0	0	2	2	2	1	12	5	2	0	12	2
Chocolate Homes - Westgate	40	2	0	0	2	2	2	1	14	5	2	0	14	2
Townhomes (rear alley)														
Solis - Marketplace	56	2	0	19	2	2	2	1	19	5	2	0	19	2
DR Horton - Marketplace	58	2	0	0	2	2	2	1	20	5	2	0	20	2
Holmes - Westgate	103	2	0	24	2	2	2	1	35	5	2	0	35	2
Liberty - Westgate	52	2	0	19	2	2	2	1	18	5	2	0	18	2
Single-family (auto-courts)														
Fieldstone	118	2	0	0	2	2	2	1	40	5	2	0	40	2

CITY OF BLUFFDALE, UTAH

ORDINANCE NO. 2016-xx

AN ORDINANCE AMENDING VARIOUS RESIDENTIAL PARKING STANDARDS IN BLUFFDALE LAND USE ORDINANCE TITLE 11-12-3, 11-12-5, 11-8E-12, AND 11-11G-17 TO PROVIDE STANDARDS FOR A VARIETY OF HOUSING TYPES INCLUDING OFF-STREET AND GUEST PARKING REQUIREMENTS.

WHEREAS the City of Bluffdale Land Use Ordinance sets forth residential parking standards for all residential development applications;

WHEREAS the City has approved a variety of different housing types including single – family, two-family, multi-family, apartments, condominiums, townhomes, and single-family on a shared driveway (auto courts) where adequate parking is desired by the City for residents and guests; and

WHEREAS the proposed text amendments set forth herein have been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held and public notice given in accordance with Utah law and local ordinance to obtain public comment regarding the proposed amendments to the Land Use Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH:

Section 1. Text Amendments. The City Council hereby adopts the following amendments to Title 11 of the Bluffdale City Code, as indicated below in this section (All parts of these sections and subsections not specifically listed as changed shall remain unaffected):

11-12-3: PARKING SPACES REQUIRED:

Off-street parking shall be provided as follows for all new buildings and structures, or enlargement of any existing buildings or structures. Should the required parking stalls as calculated using the following standards end in a fraction, the standard shall be rounded up to the next whole number.

TABLE A

Residential Dwellings:	
Single-Family/Two-Family	2 parking spaces per dwelling unit enclosed in garage. plus visitor parking where appropriate. 20' minimum driveway required
Single-Family on shared driveway (Auto Court)	2 parking spaces per dwelling unit enclosed in garage. Guest Parking: 1 guest parking space per 3 dwelling units.
Multi-Family/Condominium/Townhome With a Driveway	2 parking spaces per dwelling unit enclosed in garage. 20' minimum driveway required. Guest Parking: 1 guest parking space per 4 dwelling units.
Multi-Family/Condominium /Townhome Without a Driveway	2 parking spaces per dwelling unit enclosed in garage. Guest Parking: 1 guest parking space per 3 dwelling units.
Apartments	2 parking spaces per 1 or 2 bedroom units 2.5 parking spaces per 3 or more bedroom units

If a use not indicated above is proposed, the amount of off street parking may be determined by the city council following a recommendation from staff.

11-12-4: HANDICAPPED PARKING SPACES REQUIRED:

Any building which is required to have adaptations in accordance with the international building code, American National Standard Institute or the Americans with disabilities act (ADA) shall also provide handicapped parking stalls as per the specifications of the foregoing.

11-12-5: GENERAL PROVISIONS:

The following general provisions apply to all off-street parking requirements of this chapter:

A. ~~**Location:** The location of off-street parking facilities shall be as follows: and shall not be located within the public right of way:~~

1. **Location:** For all **residential dwelling units**, ~~single family, duplex and multi-family residential dwelling units~~, required parking shall be located on the same lot as the building that they are

~~required to serve.~~ parking facilities shall be provided on the same lot as the use for which the parking facilities are required, except for approved common or guest parking facilities.

2. Guest Parking: Provide parking spaces as identified in Table A. Parking spaces shall be scattered throughout the project, so as to minimize the walking distance to the dwelling units. This requirement may be modified by the Land Use Authority, if the applicant can show that the design of the project makes this requirement unnecessary.
3. Public Street Parking: Parking on public streets shall not be allowed to satisfy the off-street parking or guest parking requirements for any residential dwelling unit.
4. Driveways: All residential units providing a driveway shall be a minimum of 20' in length.
- 5.4. For all other uses, including commercial and industrial uses, required parking shall be located on the same lot or on an abutting lot. ~~6. Off-street parking shall not be located within twenty feet (20') of the front property line off a public street.~~ In no case shall require parking be located across a public street without written approval of the City Council.
6. If parking is located on a lot or parcel under different ownership, a perpetual easement must be recorded in the office of the Salt Lake County Recorder prior to final approval.
- ~~7. Tandem parking will shall not be allowed to satisfy the off-street or guest parking requirements found herein.~~

- B. Lighting: Any lights provided or required to illuminate a parking area shall be arranged in a manner that will reflect light away from adjacent properties.
- C. Joint Use of Lot or Facility: The city council may approve the joint use of a parking lot or facility; provided that, the applicant can show that conflict between the different users can be effectively eliminated. For instance, willing parties such as a church and a commercial business may share parking facilities if typical heavy use parking times allow. Any arrangement to share parking must be recorded in the office of the Salt Lake County recorder.
- D. Commercial or Industrial Zones; Agreements: In commercial or industrial zones, the owners of several businesses may be allowed to work together to provide off street parking in a lot or structure. Participants must be able to adequately show agreements to the city council for long term maintenance and ownership.
- E. Construction Plans Submitted: Construction plans for any lot or structure, or the expansion of any lot or structures, shall be submitted to the city for review and comment and shall be approved by the city council. A parking lot or structure may be approved as part of the project approval. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE E. R-MF MULTI-FAMILY HOUSING ZONE
11-8E-12: PARKING, LOADING AND ACCESS:

- A. Requirements: Each unit in the R-MF zone shall have on the premises two (2) off-street parking spaces, one of which shall be covered. Additionally, there shall be one guest parking space for each ~~four (4)~~ **three (3)** dwelling units. The spaces shall be hard surfaced with asphalt or concrete and be accessed from a public road by a hard surfaced, composed of asphalt or concrete, drive approach.
- B. Recreational Vehicle Area: Each project may also have a recreational vehicle parking area not to exceed two thousand (2,000) square feet per acre of the project secured by a six foot (6') sight obscuring fence. The recreational vehicle parking area may be placed in the rear or side setback area of the project.
- C. Additional Parking: The parking requirements found listed above represent the minimum and maximum parking requirements. Any additional parking, beyond that required above, must be approved by the city council due to a loss in the amount of landscaping in the project. (Ord. 10-24-00-1, 10-24-2000)

ARTICLE G. MU MIXED USE ZONE

Development Requirement	Proposed Use		
	Commercial/Light Industrial Uses	Residential Uses	Mixed Uses
Off street parking requirements	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods and which references city parking regulations.	All residential uses shall provide off street parking as required by chapter 12 11-12-3 Table A of this title. except that the city land use authority may approve an alternative on a street parking plan that permits on street parking but allows for emergency access in accordance with city code.	Total required off street parking spaces shall be determined by the review and acceptance by the city of a shared parking analysis, conducted using accepted information and analysis methods.

11-11G-17: OFF-STREET PARKING AREAS:

- A. In commercial, light industrial, and multi-family areas, where parking areas are located adjacent to a street, landscaping, berms, low walls, open fencing, or a combination thereof shall be used to

partially hide the parking area from the street. Parking areas adjacent to a public street shall be set back a minimum of twenty feet (20') from the right of way and the setback area shall be landscaped.

B. In considering project plan approval, the location of all parking areas will be considered understanding the visual and pedestrian amenity impacts of surface off street parking areas unless otherwise approved in a project plan. The relationships and placement of buildings, open spaces, vehicle and pedestrian facilities and off street parking areas is a critical design element in mixed use areas and shall be considered by the city prior to project plan approval. A project plan shall be accompanied by an analysis of the influence off street parking areas may have on the attractiveness and amenities of the mixed use area. Shared parking arrangements may be required in order to reduce unnecessary parking areas and to encourage pedestrian activity.

~~C. On street parking shall be provided adjacent to all developments, and a share of such on street parking may be used to satisfy parking requirements. Parallel or angle parking may be approved based upon the overall design and width of the street, as part of project plan approval. (Ord. 2013-20, 12-17-2013)~~

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

Section 3. Effective Date. This Ordinance shall take effect upon recording in the office of the City Recorder, publication, posting, or thirty (30) days after passage, whichever occurs first.

APPROVED, ADOPTED AND PASSED and ordered published by the Bluffdale City Council, this 25th Day of May, 2016.

CITY OF BLUFFDALE

Mayor

ATTEST: [SEAL]

Wendy Deppe
Bluffdale City Recorder

Council members

Voting:
AYE NAY

Alan Jackson

Ty Nielsen

Boyd Preece

Justin Westwood

James Wingate

stevemplan, llc

Stephen G. McCutchan

land planning urban design

1750 East Janella Way

Sandy, UT 84093

801-557-6945

stevemplan@gmail.com

May 19, 2016

Honorable Mayor and Members of the City Council

Bluffdale City

14350 South 2200 West

Bluffdale, Utah 84065

Re: Additional Information – Parking Requirements Ordinance Revisions

We appreciate the Mayor and City Council's consideration of our April 27, 2016 presentation on the City's revisions to its parking requirements. In response to your comments, we provide the following information.

Unequal Effect of Proposed Parking Revisions Ordinance

If the proposed parking ordinance revisions were approved as proposed, it would create a substantially unequal set of standards between the development of Day Ranch and remaining portions of Independence at the Point. In our discussions about the proposed parking revisions ordinance with City Staff and DAI, it is our understanding that the ordinance will only effect The Aclaime Group's upcoming submittal of the Day Ranch revised Development Agreement / Project Plan and any future single family attached or multi-family developments. With their approved Development Agreement, it will not have any effect on continuing development in DAI's Independence at the Point who will use the parking ordinance as it exists today. As said, this creates a substantially unequal set of standards that would allow Independence at the Point to develop more dwelling units at less cost.

Progression of Tools to Improve Parking in The Aclaime Group Independence Neighborhoods

As we have developed The Aclaime Group properties, we have progressed in the design of more livable neighborhoods. Our first neighborhood, The Marketplace, was a type of "incubator" design where different ideas – based upon the original Independence at Bluffdale Development Agreement concepts --, were implemented. Some were successful and some required reconsideration.

Using the combination of Independence at Bluffdale's emphasis on street parking and the City's minimal parking standards, we relied on street parking to address parking needs beyond what could be provided in each unit's two car garage. We saw the situation in Independence at the Point with the narrow public street curb to curb section that permitted parking on both sides of the street. In The Marketplace, we proposed a 3 foot wider private street curb to curb section and limit parking to a single side of the street. We believed that this would provide adequate improvements. The Marketplace is still developing – especially the townhomes --, so we can't be sure that the improvements alone were enough.

Progressing into the Westgate neighborhood, we saw the need to take the positive aspects of The Marketplace – the 3 foot wider private street and limiting parking to a single street side --, and improve again by adding more off-street parking spaces. The Marketplace has 23 off-street parking spaces. Westgate has 57, or 2.4 times more spaces. The off-street parking spaces in Westgate are also more evenly distributed around the Urban Townhome neighborhoods.

In our design of Day Ranch, we have taken the need for off-street guest parking for the alley loaded Urban Townhomes and the Shared Driveway Single Family Detached a considerable step further. Along with the wider private streets, off-street parking areas spaced around the Urban Townhome and Shared Driveway neighborhoods will provide more than the minimum of 1 space for every 4 units.

Number of Parking Spaces per Single Family Attached, Shared Driveway and Multi-Family Unit

The City has proposed that single family attached (townhomes), shared driveway and multi-family units require 3 parking spaces for 3 or more bedrooms. We presented evidence at the meeting that this requirement is not supported by facts and is counters statistical information from the Institute of Transportation Engineers (ITE), the leading industry organization in estimating transportation and traffic. ITE states that 85% of the time the parking needed per housing unit type is:

Single family detached	2.14 spaces per unit
Townhomes	1.52 spaces per unit
Apartments	1.94 spaces per unit.

In addition, we presented further evidence that traffic generation rates for different types of residential units show that single family attached and multi-family homes generate less trips per day (7-8 trips per day) than single family detached homes (10-11 trips per day). We believe that the evidence clearly states that the City's proposed requirement for 3 parking spaces for 3 or more bedrooms in single family attached units is not based in fact and not justified by evidence.

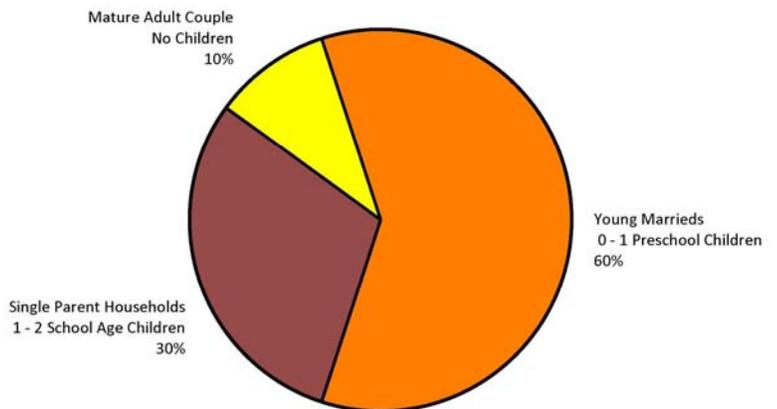
Comments made by City Council members in support of the 3 spaces requirement stated that Bluffdale is different than the ITE standards. We agree that Bluffdale is different because it is the nature of a national standard that every City is going to vary to some degree from a national standard. A national standard is a very broad cross section of data that is collected from an equally broad cross section of communities. An organization like ITE purposely collects data from a very broad cross section to create a national standard that is representative for all communities with a small degree for local adjustment based upon unique local conditions.

To what degree is Bluffdale different enough to warrant an increase from the national standard of 1.52 spaces per unit to 3 spaces per unit, an increase of 2 times the national standard? There is no evidence to warrant an increase of twice ITE's national standard.

Demographic Profile of Bluffdale Urban Townhome Buyers

We felt that the best indication whether the buyers of new townhomes in The Marketplace and Westgate may need 3 parking spaces for 3 or more bedroom units was to take a look at who is buying these units. To improve and advance their sales and marketing, home builders keep thorough records and profiles of the families purchasing their homes. We asked our townhome builders – Holmes Homes, Liberty Homes and Marketplace at Independence Townhomes --, what is the profile of the families buying the townhomes in The Marketplace and Westgate.

In aggregate, the information from the builders says that 60% of the buyers are young families who may or may not have one, preschool age child, 30% are single parent households with one or two teenage children and 10% are mature adult couples or singles. We believe that most families will have two autos, which is typical today, but some may have only one because only one adult works or they carpool to work together. Furthermore, we believe that few, if any, will have three autos. The proposed requirement that townhomes units have 3 parking spaces for 3 or more bedrooms has no foundation looking at the families who are buying our Bluffdale townhomes.



Holmes Homes is building both two story and three story alley loaded townhomes in Westgate. Their buyer profile is 80% new or recently married couples with either no children or one preschool age child. The other buyer that makes up most of the remaining 20% is a single parent head of household who are downsizing from a single family detached home. The single parent head of household may have children who are generally older, but not driving age.

Holmes Homes further said that in either case, the families generally have two cars, but some have only one. They felt that the average number of autos per unit was probably around 1.7 or 1.8.

Liberty Homes is building two story alley loaded townhomes in Westgate. They said that they have a mix of three young families with no children (50%), one young family with a single preschool age child (16.6%), a mature couple with two children – one middle school and one high school (16.6%) --, and a single parent head of household with one middle school age child (16.6%).

The Marketplace at Independence Townhomes has sold 30 units. 17 of the units, or 56% have been purchased by young families, 9 of which have preschool age children and 8 do not. 9 units, or 30% have been purchased by single adults who are living alone. 3 units, or 10%, have been purchased by investors and are being rented to families with children. 1 unit was purchased by a mature couple. Similar to the others, most of these residents will have two autos and some may have one.

We agree that overall Bluffdale is unique, but we believe that this townhome buyer demographic information proves that families buying Bluffdale townhomes are similar to the typical, Wasatch Front townhome owner. Furthermore, we believe that few, if any, will have three autos. The proposed requirement that townhomes units have 3 parking spaces for 3 or more bedrooms has no foundation looking at the families who are buying our Bluffdale townhomes.

Parking Standards for Surrounding Cities

Staff stated that they had surveyed surrounding cities and that the 3 spaces for 3 or more bedrooms was representative of the requirements of these cities. We surveyed several surrounding cities and found the following.

City	SFD Standard Spaces per Unit	SFA Standard Spaces per Unit	MF Standard Spaces per Unit	Guest Parking Spaces/Unit
Riverton	Two spaces per dwelling unit, enclosed in garage.	Two spaces per dwelling unit with one enclosed.	<u>Efficiency unit</u> One and one-fourth spaces per dwelling unit. <u>One-bedroom units</u> Two spaces per dwelling unit for the first five units. One and one-half spaces per dwelling unit thereafter. <u>Two or more bedroom units</u> Two and one-half spaces per dwelling unit for the first five units. Two spaces per dwelling unit thereafter.	0
South Jordan	2 per dwelling	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 or more bedroom unit	1.5 per 1 bedroom unit 2 per 2 bedroom unit 2.5 per 3 or more bedroom unit	0
Herriman	2 spaces for each dwelling unit	2 spaces for each dwelling unit	2 spaces for each dwelling unit	0
Draper	No accessory dwelling 2 spaces With accessory dwelling 3 spaces	Studio and 1 bedroom units 2 spaces per unit 2 bedroom units 2 spaces per unit 3 or more bedroom units 2 spaces per unit	Studio and 1 bedroom units 2 spaces per unit 2 bedroom units 2 spaces per unit 3 or more bedroom units 2 spaces per unit	1 space for every 4 units

Lehi	2 stalls per dwelling unit (not in tandem configuration) to be within a fully enclosed garage.	2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking space per 3 dwelling units. 1 space per unit to be within a fully enclosed garage or underground parking structure.	<u>Multi-Family Dwellings – One bedroom or less</u> 1 stall per dwelling unit + 1 guest parking stall per 3 dwelling units. 1 stall per unit to be within a fully enclosed garage or parking structure <u>Multi-Family Dwellings – Two or more Bedrooms</u> 2 stalls per dwelling unit (not in tandem configuration) + 1 guest parking stall per 3 dwelling units. 1 stall per unit must be within an enclosed garage or parking structure.	
Saratoga Springs	2 stalls per dwelling enclosed in garages. Driveways are to be 20' in length.	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit.	1 stall per bedroom or 2 stalls per unit, whichever is lower, one of which must be covered, plus 0.25 guest stalls per unit.	0.25 per unit

Of the six cities surveyed, none required 3 spaces for 3 or more bedrooms in either single family attached or multi-family residential. Riverton required 2.5 spaces for the first 5 units and 2 spaces all units above the first 5. South Jordan required 2.5 spaces for 3 or bedroom units. Lehi required 1 guest space for every 3 units and Saratoga Springs required 1 guest space for every 4 units. All other requirements were for 2 parking spaces per unit.

The survey of these six neighboring cities shows that there is no precedent for the proposed requirement for 3 spaces for 3 or more bedrooms and that Bluffdale’s proposed requirement would be more per unit than surrounding cities. Surrounding cities support ITE’s national standard.

20’ Driveways for Alley Loaded Townhomes

The City’s proposed parking ordinance includes requirements for 20 foot driveways on all single family detached and attached units. We presented evidence that the imposition of the 20 foot driveway on an alley loaded unit would remove the value of the unit by lowering the average density from roughly 16 dwelling units per acre to 12 dwelling units per acre. At 12 dwelling units per acre, the alley loaded townhome’s value to a neighborhood is gone and developing front loaded townhomes at 12 dwelling units per acre is a much smarter choice. The front loaded townhome is less expensive to develop (less street construction) and is a higher priced unit by roughly 10 to 15%.

The value of the Urban Townhome developed at an average of 16 dwelling units per acre is the following.

- The original Independence at Bluffdale Development Agreement vested the number of dwelling units that can be constructed and specified the required acres of Active Open Space.

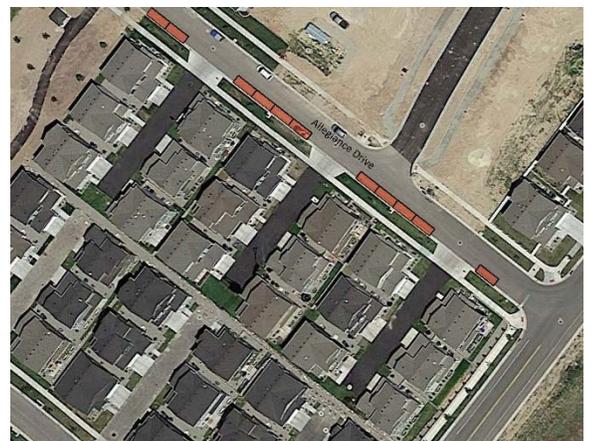
- Within the range of for sale residential product types that are available today, the Urban Townhome allows the highest density at the most affordable cost and price.
- Developing with the Urban Townhome at an average of 16 dwelling units per acre, permits the clustering of for sale affordable homes.
- Clustering the Urban Townhomes allows the further development of more single family detached lots.
- In Day Ranch, we are anticipating a ratio of 47.5% single family detached and 52.5% single family attached.
- If we were required to build only front loaded townhomes as a result of the requirement for a 20' alley driveway, we would anticipate a ratio of 16.4% single family detached and 83.6% single family attached.
- Clustering the Urban Townhomes at 16 units per acre allows provides for more Active Open Space.
- Urban Townhomes provide a more attractive and pedestrian-friendly neighborhood street where front porches and patios replace the garages, driveways and parked autos that are typical of front loaded townhomes.



The summary of the City Council's comments and direction to Staff was to revise the proposed ordinance to not require the 20' alley driveway for the Urban Townhome type unit and prepare provisions in the ordinance to provide sufficient parking in off-street parking areas not including street parking. We support this approach.

20' Driveways for Shared Driveway Units

Regarding shared driveway single family detached units, we believe that the situation created by Fieldstone Homes' shared driveway unit needs a remedy. A design that only places multiple units on a shared driveway with a 5 foot driveway approach is not a workable design. Even the amount of street parking adjacent to the shared driveway collection of homes provides insufficient parking. The exhibit shown at right shows the Fieldstone Homes' neighborhood in Independence at the Point along Allegiance Drive. The figure shows 18 single family detached shared driveway homes and the 11 on-street parking spaces available on Allegiance Drive.



Fieldstone Homes

Over the years, we have designed several single family detached shared driveway neighborhoods for Woodside Homes. While the design of Woodside Homes' shared driveway neighborhoods is similar, they take a very different approach to parking. The exhibit shown at right shows Woodside Homes' Stonehaven neighborhood in Foxboro North, North Salt Lake City.



Woodside Homes

Woodside Homes provides off-street parking areas with 9 spaces including a handicapped space. On the average, the 9 spaces serve 14 units. The approach taken by Woodside Homes is a clearly superior and provides guest parking in the best way possible.

Woodside Homes' approach to providing off-street parking for shared driveway units illustrates that, like the alley loaded Urban Townhome, a 20 foot driveway is one solution to providing additional parking, but not the only one. Off-street parking areas can be more accessible and effective.

The Number of Guest Parking Spaces

The City is proposing to require 1 guest parking space for every 3 dwelling units. Currently, the City requires 1 space for every 4 units and that is only in the R-MF Zone. Our six city survey found that three of the cities didn't require additional guest parking, one city required 1 space for every 4 units and one city required 1 space for every 3 units. Given the results of the survey, there is precedent for leaving the requirement at 1 space for every 4 units and little precedent for 1 space for 3 units.

Summary

We believe the following to be based upon facts and evidence about the proposed parking requirements ordinance.

- If the proposed parking ordinance revisions were approved as proposed, it would create a substantially unequal set of standards between the development of Day Ranch and remaining portions of Independence at the Point.
- The Aclaime Group has consistently improved the design of its neighborhoods to provide for adequate parking for both residents and guests.
- Bluffdale's proposal to require 3 spaces for single family attached and single family detached shared driveway units is twice the amount considered needed by the Institute of Transportation Engineers (ITE).
- Buyer demographic information from our townhome builders shows that most of the homebuyers are young families that may have a single preschool age child and that other buyers are mature families that may have one or two middle to high school age child.

- In either case, the overwhelming majority of families, will have no more two autos and some may have only one.
- Six cities that surround Bluffdale – Riverton, South Jordan, Herriman, Draper, Lehi and Saratoga Springs --, generally require 2 spaces per unit regardless of the number of bedrooms and some require 2.5 for 3 or more bedrooms.
- 20' driveways at the rear of alley loaded townhomes will make them not a viable dwelling unit. This will lead an large majority of front loaded townhomes, fewer single family detached homes and the minimum amount of open space as property owners seek to develop their vested number of dwelling units.
- Single family detached shared driveway units need off-street guest parking. Other home builders have included off-street parking areas as part of the design of their neighborhoods.
- Studies have shown that 1 guest parking space for every 4 units, the City's current multi-family housing standard is appropriate.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Stephen McCutchan', with a long horizontal flourish extending to the right.

Stephen McCutchan

Agenda Item 7

Interlocal Cooperation Agreement

THIS INTERLOCAL COOPERATION AGREEMENT (this “*Agreement*”) is made effective _____, 2016 (“*Effective Date*”), by and between the **BOARD OF EDUCATION OF JORDAN SCHOOL DISTRICT** (“*District*”), and **THE CITY OF BLUFFDALE**, a Utah municipal corporation and political subdivision of the State of Utah (the “*City*”). The District and the City are individually referred to herein sometimes as a “*Party*” and collectively as the “*Parties*.”

RECITALS:

A. UTAH CODE ANN. § 11-13-202 and other provisions of the Interlocal Cooperation Act (codified as UTAH CODE ANN. § 11-13-101, *et seq.*) (the “*Act*”) provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

B. The District and the City are public agencies for purposes of the Act.

C. The District owns and operates the Bluffdale Elementary School located at 14323 South 2700 West in Bluffdale, Utah (“*School*”).

D. The City owns a park with trails, play fields, and a rodeo arena, that is located directly east of the School (“*City Park*”).

E. The School is situated immediately adjacent to and west of the City Park.

F. The Wardle Fields Regional Park, owned by Salt Lake County, is located west of the School, across 2700 West.

G. The District and the City desire to share facilities to allow the construction of a trail along the northern boundary of the School property, to allow a gate in the school’s eastern fence to allow the School to access the City Park, and to allow parents and guardians at approved times to use the City Park as a drop-off and pick up location for their children attending the School.

H. The District Board at its meeting on _____, duly considered and approved this Agreement.

AGREEMENT:

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

ARTICLE 1 IMPROVEMENTS

Section 1.1 **Grant of Easement.** Upon satisfactory installation of the improvements set forth in Section 1.2, the District shall convey a trail, storm drain and public utility easement (“Trail Easement”) to the City in the form set forth in **Exhibit A**.

Section 1.2 **Improvements.** The City shall construct at its sole cost and expense the improvements shown in **Exhibit B** (“Improvements”). The City shall coordinate the timing of the Improvements’ construction with the District.

Section 1.3 **Access.** The District shall grant access to the City to construct and maintain the improvements set forth in Section 1.2. The new 10-foot walking path to be constructed within the Trail Easement granted by the District pursuant to this Agreement, shall remain open at all times. The gate to be constructed pursuant this Agreement in the location of the new asphalt driveway between the District and City properties shall only be opened at times agreed upon by the Parties, but provided that school is not in session shall at least include the week of Old West Days, the City’s annual community celebration, typically held in the first full week in August.

ARTICLE 2 ADDITIONAL PROVISIONS

Section 2.1 **Duration and Termination.** This Agreement shall take effect upon execution and terminate upon the performance by the Parties of all the obligations described herein. The Trail Easement granted pursuant to this Agreement shall be perpetual and shall endure beyond the term of this Agreement. Any provision of this Agreement which contemplates performance subsequent to the expiration or earlier termination of this Agreement shall survive such expiration or termination and shall continue in full force and effect until fully satisfied, but in no event shall this Agreement have a term longer than 50 years. The Parties may agree to mutually terminate this Agreement in writing.

Section 2.2 **Interlocal Act Provisions.** In compliance with the requirements of the Act and other applicable law:

(a) **No Interlocal Entity.** The Parties agree that they do not by this Agreement create an interlocal entity.

(b) **Joint Board.** The Parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the District’s Administrator of Auxiliary Services or designee and the City’s Manager or designee.

(c) **Financing Joint Cooperative Undertaking and Establishing Budget.** There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(d) Attorney Review. This Agreement shall be reviewed as to proper form and compliance with applicable law by the authorized attorneys for the District and the City in accordance with UTAH CODE ANN. § 11-13-202.5(3).with the keeper of records of each Party, pursuant to UTAH CODE ANN. § 11-13-209.

(e) Copies. Duly executed original counterparts of this Agreement shall be filed with the keeper of records of each Party, pursuant to Utah Code Ann. § 11-13-209.

(f) Manner of Acquiring, Holding or Disposing of Property. The easement described in Exhibit A is the only property interest to be conveyed pursuant to this Agreement.

Section 2.3 **General Provisions.** The following provisions are also integral parts of this Agreement:

(a) Binding Agreement. This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.

(b) Captions. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

(c) Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

(d) Severability. The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.

(e) Waiver of Breach. Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.

(f) Cumulative Remedies. The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy or priority allowed by law.

(g) Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

(h) Time of Essence. Time is the essence of this Agreement.

(i) Interpretation. This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, postage prepaid and certified and addressed to the parties at their respective addresses.

(k) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(l) Liability and Indemnification. Both Parties are governmental entities under the Governmental Immunity Act of Utah, §§ 63G-7-101 to -904 (2011), as amended (the “*Immunity Act*”). There are no indemnity obligations between these Parties. Subject to and consistent with the terms of the Immunity Act, the District and the City shall be liable for their own negligent acts or omissions, or those of their authorized employees, officers, and agents while engaged in the performance of the obligations under this Agreement, and neither the District nor the City shall have any liability whatsoever for any negligent act or omission of the other Party, its employees, officers, or agents. Neither Party waives any defenses or limits of liability available under the Immunity Act and other applicable law. Both Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.

(m) Ethical Standards. The Parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other party hereto; (b) retained any person to solicit or secure this Agreement upon any contract, agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; or (c) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or City ordinances.

(n) Third Parties. Nothing herein expressed or implied is intended or shall be construed to confer upon or give any person, board, or entity, other than the Parties hereto and their successors and assigns, any right or remedies by reason of this Agreement, as a third party beneficiary or otherwise.

(o) Costs. Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action done pursuant to this Agreement, and for any financing of such costs.

(p) Integration. This Agreement, including exhibits, constitutes the entire agreement of the Parties and supersedes all prior understandings, representations or agreements of the Parties regarding the subject matter in this document.

IN WITNESS WHEREOF, the City caused this Agreement to be signed by its Mayor and attested by its City Recorder; and the District caused this Agreement to be signed by the Board President or designee.

JORDAN SCHOOL DISTRICT

By: _____
Board President Susan Pulsiper

Approved As To Form:

Paul D. Van Komen
Burbidge & White
Attorney for Jordan School District
Date: _____

CITY OF BLUFFDALE

By: _____
Derk Timothy, Mayor

ATTEST

City Recorder

Approved As To Form:

Vaughn R. Pickell
Bluffdale City Attorney
Date: _____

**EXHIBIT A
TRAIL EASEMENT**

WHEN RECORDED, MAIL TO:
Bluffdale City Attorney
14350 South, 2200 West
Bluffdale, Utah 84065

Trail Easement

Affecting Parcel Nos. 33-09-201-017-0000
33-09-201-019-0000

Board of Education of Jordan School District, Grantor, hereby GRANTS AND CONVEYS to the City of Bluffdale, a Utah municipal corporation, at 14350 South 2200 West, Bluffdale, Utah 84065, Grantee, for the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, a perpetual easement upon part of an entire tract of land, situate in the W. 1/2 N.E. 1/4 of Section 9, Township 4 South, Range 1 West, SLB&M for the installation, operation, maintenance, repair and replacement of a pedestrian trail, underground storm drain facilities, public utilities, and all appurtenant facilities in, across, and through a tract of land located in Salt Lake County, State of Utah, and more particularly described as follows:

A parcel of land located in the Northwest Quarter of the Northeast Quarter of Section 9, Township 4 South, Range 1 West, Salt Lake Base and Meridian, Bluffdale City, Salt Lake County, Utah, and, more particularly described as follows:

BEGINNING at the northwest corner of that certain property as described in the Record of Survey map recorded as S95-07-0396 in the Office of the Salt Lake County Surveyor which is 33.01 feet South 89°51'37" East along the section line and 331.13 feet South 00°22'39" West from the Salt Lake County Survey Monument marking the North Quarter corner of said Section 9. Said corner of property also being on the East right-of-way line of 2700 West Street (basis of bearings is North 89°51'37" West between the Northeast corner and the North Quarter corner of said Section 9), and running thence South 89°51'45" East 635.15 feet to Northwest corner of that certain Bluffdale City property recorded as Parcel No. 33-09-201-020 in the Office of the Salt Lake County Recorder; thence along said boundary line South 17°49'30" East 14.72 feet; thence North 89°51'45" West 601.23 feet; thence South 60°06'03" West 22.15 feet; thence North 89°59'00" West 19.39 feet to a point on said right-of-way line; thence along said right-of-way line North 00°22'39" East 25.13 feet to the POINT OF BEGINNING
Contains 9,246 square feet or 0.212 Acres.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its proper officers thereunto duly authorized, this ____ day of _____, 2016.

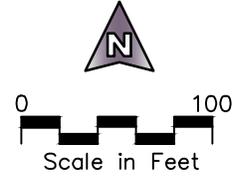
N. ¼ COR. SEC. 9
T4S, R1W, SLB&M

NE COR. SEC. 9
T4S, R1W, SLB&M

14200 SOUTH
BASIS OF BEARINGS
N89°51'37"W

33.01'

S00°22'39"W 331.13'



2700 WEST

P.O.B.

Board of Education of
Jordan School District
Tax ID# 33-09-201-017

Bluffdale City
Tax ID# 33-09-201-020

Board of Education of
Jordan School District
Tax ID# 33-09-201-019



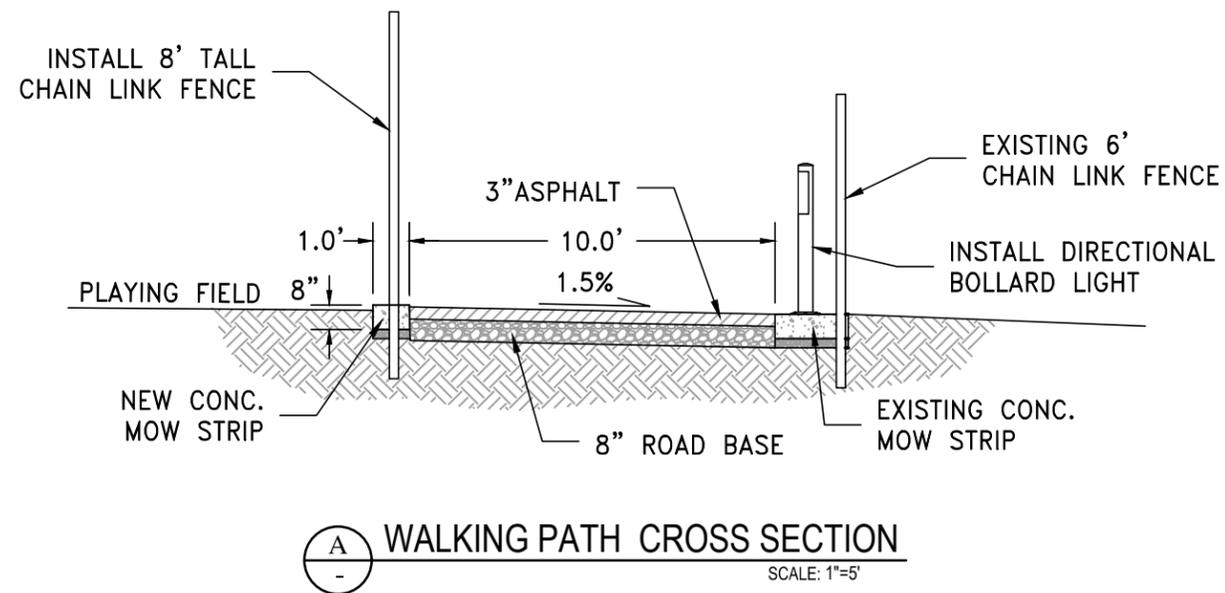
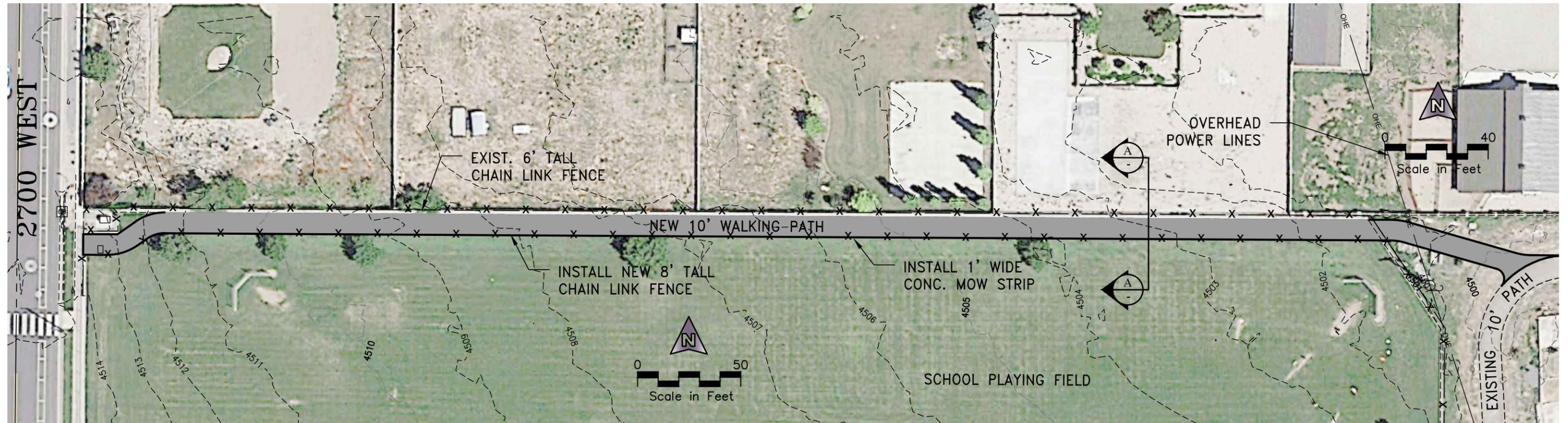
TRAIL EASEMENT

EXHIBIT "A"

DESIGNED	KT	DATE	04/21/16	PROJECT NO.	N/A
DRAWN	KT	DATE	04/21/16	SHEET NO.	1 OF 1
CHECKED	MF	DATE	04/21/16	DRAWING NO.	N/A

EXHIBIT B
IMPROVEMENTS

Path: G:\Projects\ACTIVE\FY 2016\City Arena School Access and Bypass\Design\SCHOOL PATH.dwg | plot date: May 06, 2016 | plotted by: kthompson

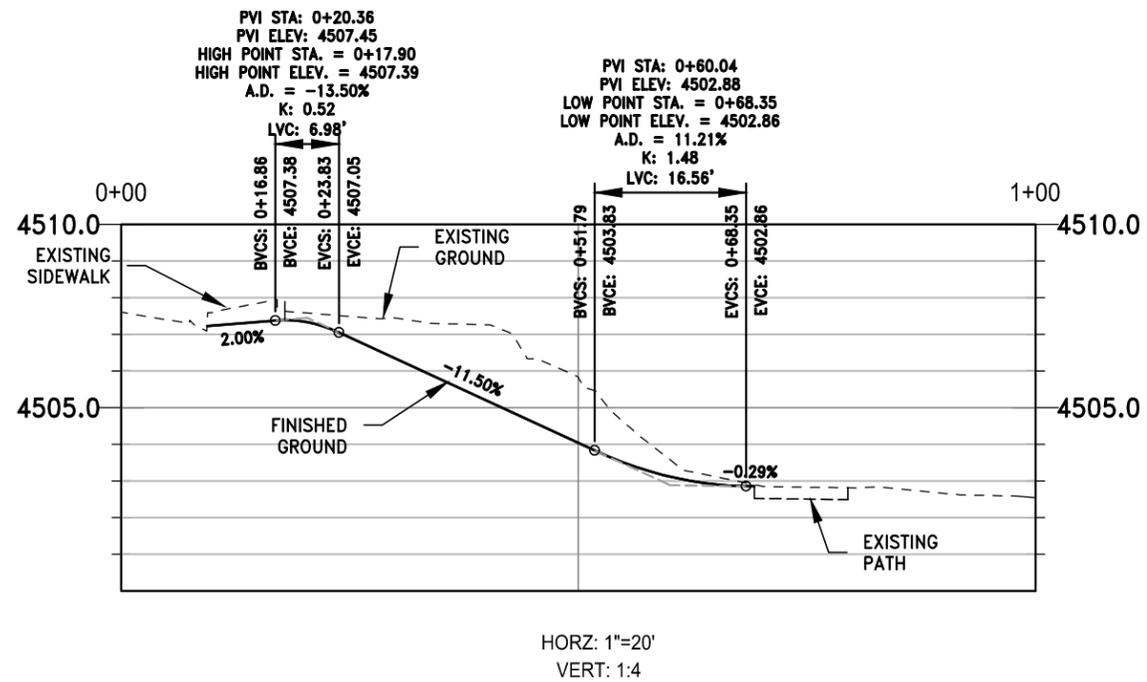
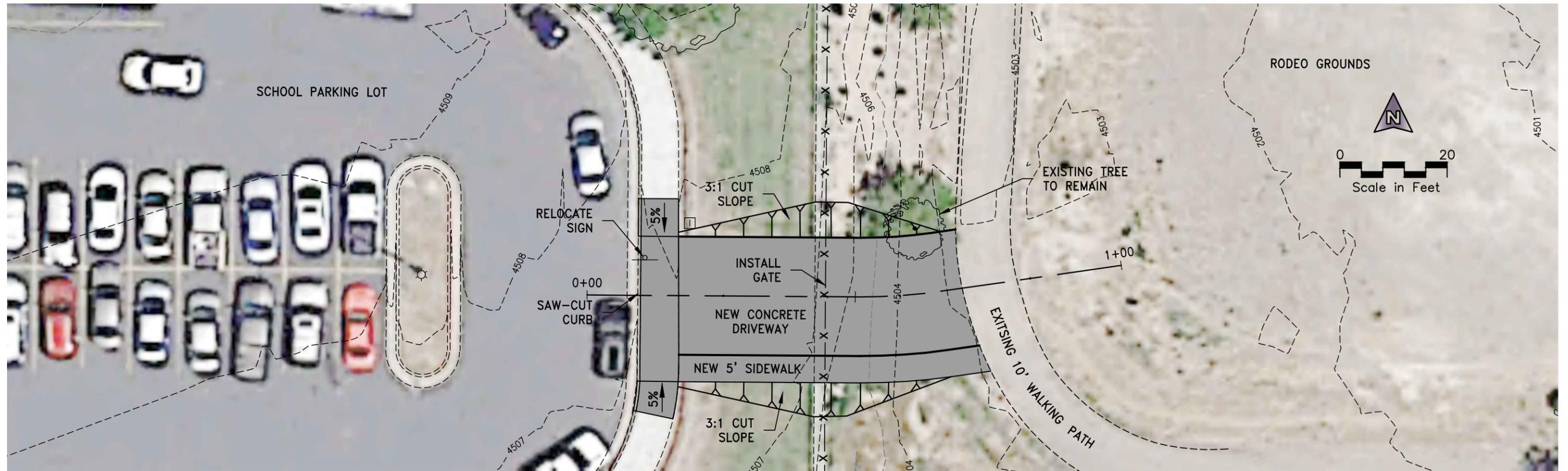


SCHOOL PATH & DRIVEWAY

PLAN VIEW

REVISIONS			DESIGNED	DATE	PROJECT NO.
REV	DATE	BY	KT	04/19/16	N/A
1	05/06/16	KT	KT	04/19/16	1 OF 2
			MF	04/19/16	N/A

Path: G:\Projects\ACTIVE\FY 2016\City Arena School Access and bypass\Design\SCHOOL_PATH.dwg | plot date: May 06, 2016 | plotted by: kthompson



CALL BLUESTAKES
@ 1-800-862-4111 AT LEAST 48
HOURS PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



SCHOOL PATH & DRIVEWAY

PLAN & PROFILE

REVISIONS				DESIGNED	DATE	PROJECT NO.
REV	DATE	BY		KT	04/19/16	N/A
1	05/06/16	KT	MOVED DRIVEWAY SOUTH	KT	04/19/16	2 OF 2
				CHECKED	DATE	DRAWING NO.
				MF	04/19/16	N/A

CITY OF BLUFFDALE, UTAH

RESOLUTION No. 2016-

A RESOLUTION AUTHORIZING EXECUTION OF AN INTERLOCAL COOPERATION AGREEMENT WITH JORDAN SCHOOL DISTRICT FOR A TRAIL EASEMENT AND RELATED IMPROVEMENTS.

WHEREAS the Jordan School District (“District”) owns and operates the Bluffdale Elementary School located at 14323 South 2700 West in Bluffdale, Utah (“School”);

WHEREAS the City of Bluffdale (“City”) owns a park with trails, play fields, and a rodeo arena, that is located directly east of the School (“City Park”);

WHEREAS the School is situated immediately adjacent to and west of the City Park;

WHEREAS the Wardle Fields Regional Park, owned by Salt Lake County, is located west of the School, across 2700 West; and

WHEREAS the District and the City desire to share facilities to allow the construction of a trail along the northern boundary of the School property, to allow a gate in the school’s eastern fence to allow the School to access the City Park, and to allow parents and guardians at approved times to use the City Park as a drop-off and pick up location for their children attending the School; and

WHEREAS the Board of Education of Jordan School District and the City Council have duly considered the proposed agreement, and find that it furthers the public health, safety, and general welfare;

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Authorization to Execute Interlocal Cooperation Agreement. The City Council hereby authorizes and directs the Mayor to execute the Interlocal Cooperation Agreement in substantially the same or similar form attached hereto.

Section 2. Effective Date. This Resolution shall become effective immediately upon passage.

PASSED AND APPROVED: May 25, 2016.

CITY OF BLUFFDALE

Mayor

ATTEST:

[seal]

City Recorder

Voting by the City Council:	Yes	No
Councilmember Jackson	_____	_____
Councilmember Nielsen	_____	_____
Councilmember Preece	_____	_____
Councilmember Westwood	_____	_____
Councilmember Wingate	_____	_____

Agenda Item 8



BLUFFDALE

— EST. 1848 —



ANNUAL BUDGET

Fiscal Year 2017

CITY OF BLUFFDALE, UTAH

TENATIVE BUDGET Year Ended June 30, 2017

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GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Taxes						
Current property taxes	\$ 940,190	\$ 866,029	\$ 884,823	\$ 925,000	\$ 925,000	\$ 925,000
General sales tax	1,138,644	1,100,000	875,190	1,110,000	1,315,000	1,315,000
Fee in Lieu	-	-	-	-	100,000	100,000
Cable TV	121,298	120,000	48,936	100,000	75,000	75,000
Franchise taxes	699,642	750,000	627,390	760,000	800,000	800,000
Telecom Tax	138,682	120,000	141,869	160,000	140,000	140,000
Total Taxes	\$ 3,038,457	\$ 2,956,029	\$ 2,578,208	\$ 3,055,000	\$ 3,355,000	\$ 3,355,000
License and Permits						
Business Licenses	\$ 66,045	\$ 65,000	\$ 66,956	\$ 68,000	\$ 65,000	\$ 65,000
Building Permits	919,128	1,100,000	902,537	1,100,000	1,100,000	1,100,000
State Surcharges	6,859	6,500	6,482	6,500	6,500	6,500
Animal Licenses	13,987	12,000	12,082	12,500	12,000	12,000
Street Excavation Permits	35,363	30,000	15,522	22,500	20,000	20,000
Development Fees	284,795	150,000	85,264	125,000	114,500	114,500
Maps & Copies	1,611	1,500	571	1,000	1,500	1,500
Total License and Permits	\$ 1,327,787	\$ 1,365,000	\$ 1,089,414	\$ 1,335,500	\$ 1,319,500	\$ 1,319,500
Intergovernmental Revenue						
Grants	\$ 45,376	\$ 36,000	\$ 8,537	\$ 15,000	\$ 10,000	\$ 10,000
Liquor Fund Allotment	7,204	7,000	8,382	8,382	8,000	8,000
CDGB	-	-	-	-	-	-
Total Intergovernmental	\$ 52,580	\$ 43,000	\$ 16,918	\$ 23,382	\$ 18,000	\$ 18,000
Charges For Service						
General Government Services	\$ 1,400	\$ 1,500	\$ 909	\$ 1,500	\$ 1,500	\$ 1,500
Inspection Fees	55,278	90,000	13,459	50,000	50,000	50,000
Street Lighting Charges	168,751	145,000	168,098	180,000	175,000	175,000
Storm Water Charges	174,570	170,000	163,662	175,000	170,000	170,000
Ambulance fees	118,275	100,000	137,610	165,000	135,000	135,000
Garbage Collection Charges	458,393	450,000	410,199	475,000	450,000	450,000
Green Waste Collection Charges	51,920	50,000	44,539	60,000	50,000	50,000
Sale of Assets	-	15,500	21,296	22,000	-	-
Town Days	-	-	1,950	-	-	-
Burial Fees	5,900	5,000	3,700	5,000	5,000	5,000
Total Charges for Service	\$ 1,034,486	\$ 1,027,000	\$ 965,422	\$ 1,133,500	\$ 1,036,500	\$ 1,036,500
Fines and Forfeitures						
Court fines & forfeitures	\$ 214,726	\$ 220,000	\$ 189,391	\$ 225,000	\$ 220,000	\$ 220,000
Miscellaneous	525	5,000	817	1,000	5,000	5,000
Total Fines and Forfeitures	\$ 215,252	\$ 225,000	\$ 190,208	\$ 226,000	\$ 225,000	\$ 225,000

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Miscellaneous Revenues						
Interest Earnings	\$ 4,568	\$ 20,000	\$ 127,060	\$ 20,000	\$ 20,000	\$ 20,000
Parks Rental	3,870	5,000	2,970	4,500	5,000	5,000
Recreation Events	3,063	5,000	5,560	7,500	5,000	5,000
Miscellaneous Revenue	63,943	55,000	68,909	75,000	55,000	55,000
Total Miscellaneous Revenues	\$ 75,443	\$ 85,000	\$ 204,499	\$ 107,000	\$ 85,000	\$ 85,000
Contributions & Transfers						
Appropriate Fund Balance	\$ -	\$ 96,244	\$ -	\$ 96,244	\$ 104,000	\$ 104,000
Eastern Bluffdale EDA Admin Fee	140,000	163,000	135,833	180,000	150,000	150,000
Gateway RDA Admin Fee	26,500	23,000	19,167	30,000	23,000	23,000
Jordan Narrows EDA Admin Fee	14,400	43,000	35,833	19,000	43,000	43,000
Total Contributions & Transfers	\$ 180,900	\$ 325,244	\$ 190,834	\$ 325,244	\$ 320,000	\$ 320,000
Total General Fund Revenues	\$ 5,924,905	\$ 6,026,273	\$ 5,235,503	\$ 6,205,626	\$ 6,359,000	\$ 6,359,000

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
City Council	\$ 50,721	\$ 60,500	\$ 53,788	\$ 62,500	\$ 54,500	\$ 54,500
Mayor	25,411	32,540	21,993	31,500	33,500	33,500
Administration	519,403	590,360	447,641	560,000	759,000	759,000
Legal	156,056	225,300	135,789	205,000	278,000	278,000
Facilities	66,714	90,500	55,718	85,000	90,500	90,500
Planning	210,780	273,600	182,728	265,000	269,500	269,500
Risk Management	88,524	101,500	91,325	101,500	101,500	101,500
Ambulance	257,033	296,750	228,440	290,000	311,500	311,500
Court	173,217	180,000	141,389	176,000	175,000	175,000
Fire	567,302	659,750	499,783	650,000	695,000	695,000
Law Enforcement	1,044,269	1,165,409	1,081,947	1,200,000	1,330,500	1,330,500
Building	143,834	175,100	122,365	160,000	179,500	179,500
Animal control	91,197	114,600	81,059	107,500	124,500	124,500
Streets	310,227	460,850	316,167	440,000	492,500	492,500
Sanitation	321,460	320,000	269,541	320,000	340,000	340,000
Engineering	351,290	478,700	371,984	465,000	512,000	512,000
Parks & Recreation	341,399	419,135	245,067	400,000	468,500	468,500
Recreation & Culture	38,861	52,000	38,117	52,000	52,000	52,000
Cemetery	3,361	15,500	1,455	15,500	15,500	15,500
Transfers, Loans & Reserves	1,524,276	314,179	272,283	314,179	76,000	76,000
Total General Fund Expenditures	\$ 6,285,333	\$ 6,026,273	\$ 4,658,578	\$ 5,900,679	\$ 6,359,000	\$ 6,359,000
Surplus/(Deficit)	\$ (360,428)	\$ -	\$ 576,925	\$ 304,947	\$ -	\$ -

Beginning Cash Balance	\$ 1,161,815
Reserves (Appropriation of Cash Balance)	(104,000)
Ending Cash Balance	<u>\$ 1,057,815</u>

Cash Balance Percentage: State law limit between 5% to 25% 0.166349269

CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Part-time Salaries & Wages	\$ 31,200	\$ 30,000	\$ 26,000	\$ 32,000	\$ 30,000	\$ 30,000
Employee Benefits	4,065	2,000	3,012	2,000	2,000	2,000
Books, Subscriptions, Memberships	1,134	1,500	1,664	1,500	1,500	1,500
Travel & Training	3,379	5,000	234	5,000	5,000	5,000
Office Supplies	248	500	357	500	500	500
Professional & Technical	10,695	8,000	10,113	8,000	8,000	8,000
Miscellaneous	-	2,500	2,508	2,500	2,500	2,500
Equipment	-	11,000	9,900	11,000	5,000	5,000
Total Expenditures	\$ 50,721	\$ 60,500	\$ 53,788	\$ 62,500	\$ 54,500	\$ 54,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Professional & Technical - Transcribing	2017	\$ 8,000
Equipment	2017	5,000

COMMENTS

MAYOR

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Part-time Salaries & Wages	\$ 14,400	\$ 15,000	\$ 12,500	\$ 15,000	\$ 15,000	\$ 15,000
Employee Benefits	5,734	3,740	3,045	3,700	4,000	4,000
Books, Subscriptions, Memberships	1,134	2,000	1,324	2,000	2,000	2,000
Travel & Training	1,760	2,500	1,721	2,500	3,000	3,000
Office Supplies	113	500	-	500	500	500
Telephone	780	1,000	650	1,000	1,000	1,000
Professional & Technical	-	800	-	800	1,000	1,000
Miscellaneous	1,489	5,000	752	4,000	5,000	5,000
Equipment	-	2,000	2,000	2,000	2,000	2,000
Total Expenditures	\$ 25,411	\$ 32,540	\$ 21,993	\$ 31,500	\$ 33,500	\$ 33,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Travel & Training - Wasatch Front Regional Council (COG)	2017	\$ 500
Equipment - Computer	2017	2,000

COMMENTS

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 257,488	\$ 284,800	\$ 221,228	\$ 284,800	\$ 400,000	\$ 400,000
Employee Benefits	89,244	101,900	83,830	101,900	155,000	155,000
Books, Subscriptions, Memberships	2,798	3,000	2,504	3,000	3,000	3,000
Public Notices	9,958	9,100	5,843	9,100	9,000	9,000
Travel & Training	3,869	9,500	3,705	9,500	9,500	9,500
Office Supplies	10,224	10,000	5,697	10,000	10,000	10,000
Telephone	762	1,560	715	1,560	2,000	2,000
Professional & Technical	99,471	130,000	83,482	108,640	130,000	130,000
Miscellaneous	28,912	13,500	26,002	13,500	13,500	13,500
Primary & General Election	38	17,000	7,514	8,000	17,000	17,000
Equipment	16,638	10,000	7,122	10,000	10,000	10,000
Total Expenditures	\$ 519,403	\$ 590,360	\$ 447,641	\$ 560,000	\$ 759,000	\$ 759,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Add Full-time Finance Director	2017	\$ 88,000
Additional Crossing Guard (potential)	2017	12,000
Miscellaneous Equipment	2017	10,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

LEGAL

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 102,331	\$ 118,100	\$ 89,517	\$ 118,100	\$ 152,000	\$ 152,000
Employee Benefits	39,877	47,400	36,961	47,400	61,000	61,000
Books, Subscriptions, Memberships	4,208	5,500	3,590	5,500	5,500	5,500
Travel & Training	3,310	5,000	2,962	5,000	6,000	6,000
Office Supplies	1,181	2,000	891	2,000	2,000	2,000
Telephone	1,117	1,800	998	1,800	2,000	2,000
Professional & Technical	1,033	42,000	575	21,700	46,000	46,000
Miscellaneous	1,000	1,000	296	1,000	1,000	1,000
Equipment	2,000	2,500	-	2,500	2,500	2,500
Total Expenditures	\$ 156,056	\$ 225,300	\$ 135,789	\$ 205,000	\$ 278,000	\$ 278,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Increase Asst. City Attorney/Prosecutor to full-time @ \$26/hr.	2017	\$ 30,000
Increase Travel & Training for (2) two Attorneys	2017	1,000
Prof & Tech - Move Public Defender from Court to Legal	2017	4,000
Assistant City Attorney	2018	60,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

FACILITIES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Supplies & Maintenance	\$ 3,084	\$ 3,000	\$ 2,822	\$ 3,000	\$ 3,000	\$ 3,000
Buildings & Grounds	10,170	22,000	7,732	22,000	22,000	22,000
Utilities	33,351	35,000	31,658	35,000	35,000	35,000
Telephone	18,203	17,000	13,106	17,000	17,000	17,000
Professional & Technical	1,906	13,500	400	8,000	13,500	13,500
Equipment	-	-	-	-	-	-
Total Expenditures	\$ 66,714	\$ 90,500	\$ 55,718	\$ 85,000	\$ 90,500	\$ 90,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
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COMMENTS

PLANNING

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 133,490	\$ 152,700	\$ 112,213	\$ 152,700	\$ 158,000	\$ 158,000
Employee Benefits	63,077	75,700	59,127	75,700	81,000	81,000
Books, Subscriptions, Memberships	2,471	5,000	2,188	3,000	5,000	5,000
Public Notices	1,100	3,000	1,891	3,000	3,000	3,000
Travel & Training	3,948	6,000	3,762	6,000	6,000	6,000
Office Supplies	1,897	4,500	2,038	3,100	4,500	4,500
Telephone	849	1,500	585	1,500	1,500	1,500
Professional & Technical	913	17,000	-	17,000	2,000	2,000
Miscellaneous	286	3,000	139	1,000	3,000	3,000
Equipment	2,750	5,200	784	2,000	5,500	5,500
Total Expenditures	\$ 210,780	\$ 273,600	\$ 182,728	\$ 265,000	\$ 269,500	\$ 269,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Miscellaneous Equipment	2017	\$ 5,500
Intern	2018	10,000
Vehicle	2018	30,000
Zoning & Subdivision Re-write (Consultant)	2018	60,000
GIS Tech	2018	60,000
Executive Secretary	2018	60,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

RISK MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Employee Drug Testing	\$ 1,266	\$ 1,500	\$ 834	\$ 1,500	\$ 1,500	\$ 1,500
Insurance	87,258	100,000	90,492	100,000	100,000	100,000
Total Expenditures	\$ 88,524	\$ 101,500	\$ 91,325	\$ 101,500	\$ 101,500	\$ 101,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
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COMMENTS

AMBULANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Part-Time Salaries & Wages	\$ 196,981	\$ 235,350	\$ 179,534	\$ 228,600	\$ 247,000	\$ 247,000
Employee Benefits	21,318	25,000	19,246	25,000	25,000	25,000
Supplies & Maintenance	14,118	12,000	11,232	12,000	15,000	15,000
Shop Charges	3,563	6,000	2,450	6,000	6,000	6,000
Telephone	2,452	2,400	1,375	2,400	2,500	2,500
Professional & Technical	18,601	14,000	14,604	14,000	14,000	14,000
Equipment	-	2,000	-	2,000	2,000	2,000
Total Expenditures	\$ 257,033	\$ 296,750	\$ 228,440	\$ 290,000	\$ 311,500	\$ 311,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Salary Increase 5%/Medic/Hr	2017	\$ 11,650
Ambulance - see Capital Projects	2018	150,000

COMMENTS

COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 57,089	\$ 63,800	\$ 50,764	\$ 63,800	\$ 66,000	\$ 66,000
Employee Benefits	12,234	14,000	11,010	14,000	14,000	14,000
Books, Subscriptions, Memberships	687	700	644	700	1,000	1,000
Travel & Training	1,417	2,000	1,966	2,000	4,000	4,000
Office Supplies	2,327	2,500	1,766	2,500	2,500	2,500
State Surcharges	82,594	70,000	63,832	70,000	70,000	70,000
Professional & Technical	11,198	21,000	7,288	17,000	15,000	15,000
Miscellaneous	182	500	-	500	500	500
Equipment	5,489	5,500	4,118	5,500	2,000	2,000
Total Expenditures	\$ 173,217	\$ 180,000	\$ 141,389	\$ 176,000	\$ 175,000	\$ 175,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Move \$2k from Professional & Technical to Travel & Training	2017	\$ -
Prof & Tech - Move Public Defender from Court to Legal	2017	(4,000)
Miscellaneous Equipment	2017	2,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%

FIRE DEPARTMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 74,900	\$ 84,500	\$ 66,484	\$ 84,500	\$ 87,000	\$ 87,000
Part-Time Salaries & Wages	319,295	372,450	289,701	362,700	391,000	391,000
Employee Benefits	69,022	81,200	59,597	81,200	85,000	85,000
Books, Subscriptions, Memberships	815	1,800	1,715	1,800	2,000	2,000
Travel & Training	6,815	12,900	1,372	12,900	13,000	13,000
Office Supplies	164	1,000	1,110	1,000	1,500	1,500
Supplies & Maintenance	10,167	9,000	8,844	9,000	9,500	9,500
Shop Charges	32,089	25,000	20,657	25,000	26,000	26,000
Telephone	7,990	8,500	5,250	8,500	8,500	8,500
VECC	5,062	12,000	9,670	12,000	15,000	15,000
Professional & Technical	10,358	14,000	4,661	14,000	14,000	14,000
CERT	6,877	4,000	1,305	4,000	4,000	4,000
Emergency Preparation	4,863	8,000	3,714	8,000	8,000	8,000
Protective Equipment	16,073	20,000	25,499	20,000	25,000	25,000
Miscellaneous	2,608	5,400	-	5,400	5,500	5,500
Equipment	205	-	205	-	-	-
Total Expenditures	\$ 567,302	\$ 659,750	\$ 499,783	\$ 650,000	\$ 695,000	\$ 695,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
3% Salary Increase for Fire Chief & Emergency	2017	\$ 3,000
Salary Increase 5%/Fire Fighter/ Hr	2017	18,550
Station 2 @ Independence (see Public Safety Impact Fees)	2017	2,500,000
Engine (see Capital Projects)	2018 <i>Lease Option</i>	400,000
Ladder Truck (see Capital Projects)	2018 <i>Lease Option</i>	1,000,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

ISO says Engine 92 needs to be replaced since it's over 10-years old. They also stated we should have 3 pieces of Fire equipment to respond with Engine & Ladder combinations.

LAW ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Office Supplies	\$ 1,643	\$ 2,000	\$ 991	\$ 2,000	\$ 2,000	\$ 2,000
Supplies & Maintenance	1,851	1,000	695	1,000	1,000	1,000
Shop Charges	52,742	70,000	26,658	70,000	70,000	70,000
Telephone	4,374	5,000	3,993	5,000	5,000	5,000
D.A.R.E. Program	-	2,500	-	2,500	2,500	2,500
Professional Services	884,422	999,909	989,228	1,034,500	1,200,000	1,200,000
Equipment	99,236	85,000	60,382	85,000	50,000	50,000
Total Expenditures	\$ 1,044,269	\$ 1,165,409	\$ 1,081,947	\$ 1,200,000	\$ 1,330,500	\$ 1,330,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Miscellaneous Self Provide	2017	\$ 50,000
Self Provide	2018	1,500,000

COMMENTS

2013/2014 Contractually added 1/2 time detective in 3rd Q; and a Rsrv Officer in 4th Q

2014/2015 Reserve Program--add a Rsrv Officer at 7/1/2014 and Rsrv Detective in Jan 2015

2015/2016 Contractually added a 5th Officer; Increased hours for Records Clerk; Promotion of Corporal to Sergeant.

BUILDING

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 46,841	\$ 56,500	\$ 42,752	\$ 56,500	\$ 58,500	\$ 58,500
Employee Benefits	15,305	16,500	14,211	16,500	19,000	19,000
Books, Subscriptions, Memberships	228	750	135	750	500	500
Travel & Training	-	2,000	-	2,000	2,000	2,000
Office Supplies	3,011	3,000	1,884	3,000	3,000	3,000
Shop Charges	240	2,000	379	2,000	2,000	2,000
Telephone	91	350	-	250	500	500
Professional & Technical	72,630	85,000	58,714	70,000	85,000	85,000
Miscellaneous	5,487	8,000	4,290	8,000	8,000	8,000
Equipment	-	1,000	-	1,000	1,000	1,000
Total Expenditures	\$ 143,834	\$ 175,100	\$ 122,365	\$ 160,000	\$ 179,500	\$ 179,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Full time Building Official	2019	\$ 100,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 57,149	\$ 64,700	\$ 53,124	\$ 64,700	\$ 67,000	\$ 67,000
Employee Benefits	18,378	19,200	17,716	19,200	22,000	22,000
Books, Subscriptions, Memberships	-	200	-	100	500	500
Travel & Training	285	1,500	447	1,500	1,500	1,500
Office Supplies	725	1,000	362	1,000	1,000	1,000
Supplies & Maintenance	1,731	2,000	1,506	2,000	2,000	2,000
Shop Charges	4,748	7,000	3,429	7,000	7,000	7,000
Telephone	1,272	1,500	1,144	1,500	1,500	1,500
Professional & Technical	6,810	12,000	3,057	5,000	12,000	12,000
Miscellaneous	98	1,000	274	1,000	1,000	1,000
Equipment	-	4,500	-	4,500	9,000	9,000
Total Expenditures	\$ 91,197	\$ 114,600	\$ 81,059	\$ 107,500	\$ 124,500	\$ 124,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Equipment increase to outfit new animal control trucks 2 @ \$4500 ea.		\$ 9,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 102,977	\$ 153,100	\$ 92,114	\$ 153,100	\$ 174,000	\$ 174,000
Employee Benefits	73,168	89,800	50,836	89,800	90,000	90,000
Books, Subscriptions, Memberships	-	-	340	-	-	-
Travel & Training	2,113	2,250	357	2,250	2,500	2,500
Office Supplies	-	500	-	500	500	500
Supplies & Maintenance	1,108	7,000	292	7,000	7,000	7,000
Shop Charges	27,529	61,000	23,007	40,150	61,000	61,000
Telephone	1,049	2,500	848	2,500	2,500	2,500
Street Lighting	72,212	70,000	79,172	70,000	70,000	70,000
Road Maintenance	23,050	60,000	63,100	60,000	70,000	70,000
Protective Equipment	633	1,700	752	1,700	2,000	2,000
Miscellaneous	6,389	12,000	5,350	12,000	12,000	12,000
Equipment	-	1,000	-	1,000	1,000	1,000
Total Expenditures	\$ 310,227	\$ 460,850	\$ 316,167	\$ 440,000	\$ 492,500	\$ 492,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Add Part-time Fleet Manager	2017	\$ 20,000
Increase Road Maintenance	2017	10,000
Miscellaneous Equipment	2017	1,000
Tires	2018	8,000
1 Personnel	2018	50,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

SANITATION

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Professional & Technical	\$ 321,460	\$ 320,000	\$ 269,541	\$ 320,000	\$ 340,000	\$ 340,000
Miscellaneous	-	-	-	-	-	-
Total Expenditures	\$ 321,460	\$ 320,000	\$ 269,541	\$ 320,000	\$ 340,000	\$ 340,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
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COMMENTS

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 170,981	\$ 248,000	\$ 209,894	\$ 248,000	\$ 275,000	\$ 275,000
Employee Benefits	79,605	116,000	89,386	116,000	125,000	125,000
Books, Subscriptions, Memberships	1,424	6,000	1,373	6,000	7,500	7,500
Travel & Training	5,153	9,000	7,123	9,000	7,000	7,000
Office Supplies	3,089	5,000	1,953	5,000	5,000	5,000
Supplies and Maintenance	686	600	590	600	2,000	2,000
Shop Charges	1,375	2,000	1,332	2,000	2,500	2,500
Telephone	3,292	3,600	2,085	3,600	3,500	3,500
Professional & Technical	53,956	65,000	41,060	51,300	65,000	65,000
Rent Office Space	13,708	15,000	12,698	15,000	15,000	15,000
Miscellaneous	1,205	1,500	269	1,500	1,500	1,500
Equipment	16,815	7,000	4,221	7,000	3,000	3,000
Total Expenditures	\$ 351,290	\$ 478,700	\$ 371,984	\$ 465,000	\$ 512,000	\$ 512,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Miscellaneous Equipment	2017	\$ 3,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

Books & Memberships: \$200 Price Increase on Auto Desk Renewal; \$1,000 ESRI Arc GIS; \$100 Increase Misc. Associations
 Training & Travel: \$1,000 added Assistant Construction Manager; \$500 Corridor and Pipe Network Training (Civil 3D)
 Supplies & Maintenance: \$1,400 Increase for copier maintenance, safety clothing, misc. tools
 Shop Charges: \$300 Increase for additional vehicle (new but will need general maintenance)

PARKS & RECREATION

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Salaries & Wages	\$ 155,544	\$ 158,100	\$ 128,479	\$ 158,100	\$ 193,000	\$ 193,000
Part-Time Salaries	27,467	61,400	10,876	61,400	61,500	61,500
Temporary Employees	676	1,000	1,049	1,000	1,000	1,000
Employee Benefits	62,757	74,735	52,045	74,735	82,000	82,000
Books, Subscriptions, Memberships	175	200	310	200	500	500
Travel & Training	1,901	3,500	3,171	3,500	5,500	5,500
Office Supplies	330	500	567	500	1,000	1,000
Supplies & Maintenance	1,547	2,000	927	2,000	2,000	2,000
Buildings & Grounds	48,802	63,000	24,499	43,865	63,000	63,000
Shop Charges	12,942	15,000	7,701	15,000	15,000	15,000
Telephone	1,322	5,000	636	5,000	9,000	9,000
Professional & Technical	24,555	30,000	13,004	30,000	30,000	30,000
Protective Equipment	2,668	2,700	1,537	2,700	3,000	3,000
Miscellaneous	159	1,000	266	1,000	1,000	1,000
Equipment	555	1,000	-	1,000	1,000	1,000
Total Expenditures	\$ 341,399	\$ 419,135	\$ 245,067	\$ 400,000	\$ 468,500	\$ 468,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Additional Full-time Parks Employee	2017	\$ 30,000
Increase Education	2017	2,000
Increase Office Supplies	2017	500
Telephone - Increase for Security/Camera System	2017	4,000
Miscellaneous Equipment	2017	1,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

RECREATION & CULTURE

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Other Recreation Events	\$ 13,430	\$ 25,000	\$ 18,117	\$ 25,000	\$ 25,000	\$ 25,000
Riverton Senior Citizen fee	20,000	22,000	20,000	22,000	22,000	22,000
Float	5,431	5,000	-	5,000	5,000	5,000
Community Support	-	-	-	-	-	-
Total Expenditures	\$ 38,861	\$ 52,000	\$ 38,117	\$ 52,000	\$ 52,000	\$ 52,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
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COMMENTS

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Buildings & Grounds	\$ 391	\$ 10,500	\$ 95	\$ 10,500	\$ 10,500	\$ 10,500
Professional & Technical	2,970	5,000	1,360	5,000	5,000	5,000
Total Expenditures	\$ 3,361	\$ 15,500	\$ 1,455	\$ 15,500	\$ 15,500	\$ 15,500

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Improvements	2017	\$ 10,500
Trees	2017-2019	3,000

COMMENTS

TRANSFERS, LOANS & RESERVES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Transfer to Capital Projects	\$ 1,461,476	\$ 251,379	\$ 209,483	\$ 251,379	\$ -	\$ -
Increase Fund Balance	-	-	-	-	-	-
Reserve City Hall Transfer to CP	-	-	-	-	-	-
Transfer to Old West Days	30,800	30,800	30,800	30,800	40,000	40,000
Transfer to BAAB	9,000	9,000	9,000	9,000	13,000	13,000
Transfer to Miss Bluffdale	7,500	7,500	7,500	7,500	7,500	7,500
Transfer to Rodeo	15,500	15,500	15,500	15,500	15,500	15,500
Loan to Porter Rockwell	-	-	-	-	-	-
Total Expenditures	\$ 1,524,276	\$ 314,179	\$ 272,283	\$ 314,179	\$ 76,000	\$ 76,000

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Request to Increase Transfer to Old West Days	2017+	\$ 9,200
Request to Increase Transfer to BAAB	2017+	4,000

COMMENTS

CLASS C ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Interest Earnings	\$ 2,325	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Class "C" Road Allotment	315,312	425,000	202,187	380,000	425,000	425,000
Appropriate Fund Balance	-	113,500	-	233,500	-	-
Total Revenues	\$ 317,637	\$ 541,000	\$ 202,187	\$ 616,000	\$ 427,500	\$ 427,500
Expenditures						
Slurry Seal	\$ 26,054	\$ 125,000	\$ 93,794	\$ 125,000	\$ 125,000	\$ 125,000
Crack Seal	38,578	75,000	76,302	80,000	80,000	80,000
Spot Fixes	-	-	-	-	-	-
2700 West	450,738	161,000	160,279	161,000	-	-
14865 S Resurfacing	-	-	-	-	-	-
Saddleback Road Slurry	-	-	-	-	-	-
Loumis Parkway	16,809	180,000	180,988	300,000	-	-
Equipment	-	-	-	-	-	-
Reserve	-	-	-	-	222,500	222,500
Total Expenditures	\$ 532,180	\$ 541,000	\$ 511,363	\$ 666,000	\$ 427,500	\$ 427,500
Surplus/(Deficit)	\$ (214,542)	\$ -	\$ (309,176)	\$ (50,000)	\$ -	\$ -
Beginning Cash Balance						\$ 156,108
Reserves (Appropriation of Cash Balance)						222,500
Ending Cash Balance						<u>\$ 378,608</u>

FUTURE PROJECTS

DESCRIPTION	FISCAL YEAR	AMOUNT
150000 S 2200 - 3200 W Rotomill & Overlay	2017	\$ 200,000
Slurry Seal	2017	50,000
Crack Seal	2017	50,000
Truck	2018	45,000
14400 South Widening	2018	300,000
13800 South	2019	250,000

COMMENTS

Street Sweeper (see Capital Projects)	260,000
Paint Sprayer for Striping (see Capital Projects)	5,000
Crack Seal Machine (see Capital Projects)	40,000

OLD WEST DAYS

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Sponsors	\$ 44,050	\$ 30,000	\$ 24,357	\$ 20,000	\$ 20,000	\$ 20,000
3 on 3	55	50	103	100	50	50
Race	571	500	1,742	2,000	1,000	1,000
Buckaroo	476	200	669	1,000	200	200
ATV Rodeo	631	400	279	200	200	200
Vendors	2,050	1,000	895	1,000	800	800
Games	-	-	1,000	-	-	-
Attractions	3,716	5,000	6,093	7,500	5,000	5,000
Trading Post	4,131	4,000	4,089	4,250	3,000	3,000
Concessions	1,782	1,500	1,785	2,000	1,000	1,000
Senior Dinner	682	500	621	1,000	500	500
Miscellaneous	94	-	-	50	-	-
Transfer from General Fund	30,800	30,800	30,800	30,800	40,000	40,000
Appropriate Fund Balance	-	-	-	15,000	19,750	19,750
Total Revenues	\$ 89,037	\$ 73,950	\$ 72,432	\$ 84,900	\$ 91,500	\$ 91,500
Expenditures						
Advertising	\$ 9,577	\$ 12,000	\$ 10,442	\$ 10,500	\$ 12,000	\$ 12,000
Attractions	20,313	19,000	24,090	25,000	25,000	25,000
Trading Post	2,238	3,000	3,052	3,100	3,200	3,200
Awards & Appreciation	3,412	4,000	3,992	4,300	4,000	4,000
Concessions	1,112	2,500	968	1,000	1,500	1,500
Game Show & Concerts	1,534	2,000	2,032	1,100	2,500	2,500
Youth Night	420	800	453	500	800	800
Rentals	4,492	5,000	5,130	5,200	6,000	6,000
Shows	250	600	250	250	500	500
Race	1,107	1,200	1,022	1,100	1,400	1,400
Family Fun Rodeo (Buckaroo)	266	400	786	800	1,000	1,000
ATV Rodeo	291	400	286	300	400	400
Concert & Entertainment	7,600	10,000	19,838	20,000	20,000	20,000
Parade	1,276	1,350	509	600	1,200	1,200
Cook-off	-	-	-	-	-	-
3 on 3 Basketball	-	500	-	-	500	500
Senior Dinner	1,080	2,000	962	1,000	2,000	2,000
Special Activities	-	-	928	1,000	1,000	1,000
Miscellaneous	3,093	3,800	2,194	2,200	3,500	3,500
Buildings	498	2,000	4,012	4,100	2,000	2,000
Game Booths	3,041	3,000	1,978	2,000	3,000	3,000
Reserves	-	400	-	850	-	-
Total Expenditures	\$ 61,601	\$ 73,950	\$ 82,923	\$ 84,900	\$ 91,500	\$ 91,500
Surplus/(Deficit)	\$ 27,437	\$ -	\$ (10,491)	\$ -	\$ -	\$ -

Beginning Cash Balance	\$ 81,879
Reserves (Appropriation of Cash Balance)	(19,750)
Ending Cash Balance	<u>\$ 62,129</u>

BLUFFDALE ARTS ADVISORY

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Zap Tax	\$ 7,000	\$ 7,000	\$ 4,200	\$ 7,000	\$ 12,000	\$ 12,000
Ticket Sales	14,860	14,500	11,093	14,500	15,000	15,000
Photo Sales	512	650	70	650	650	650
Concessions	1,599	500	1,094	1,100	500	500
T-Shirt Sales	1,422	1,000	242	1,000	1,000	1,000
Sponsors	-	-	500	-	-	-
Miscellaneous	323	1,000	1,653	1,000	-	-
Transfer from General Fund	9,000	9,000	9,000	9,000	13,000	13,000
Appropriate Fund Balance	-	3,850	-	3,850	-	-
Total Revenues	\$ 34,716	\$ 37,500	\$ 27,853	\$ 38,100	\$ 42,150	\$ 42,150
Expenditures						
Advertising	\$ 4,534	\$ 4,200	\$ 3,808	\$ 4,200	\$ 9,750	\$ 9,750
Photo Sales	387	-	-	-	-	-
Props & Set	5,504	5,000	5,452	6,000	5,600	5,600
Costumes	5,531	5,000	5,839	6,000	5,500	5,500
Facilities	4,628	11,200	7,153	11,200	9,100	9,100
Music & Script	6,492	6,600	5,653	6,600	6,600	6,600
Shirts	2,190	2,000	1,176	2,000	2,000	2,000
Battle of the Bands	979	1,000	-	1,000	750	750
Concerts	545	500	1,100	1,200	200	200
Concessions	247	-	501	500	-	-
Christmas Festival	-	-	-	-	-	-
Miscellaneous	2,360	2,000	2,155	2,500	2,650	2,650
Total Expenditures	\$ 33,397	\$ 37,500	\$ 32,836	\$ 41,200	\$ 42,150	\$ 42,150
Surplus/(Deficit)	\$ 1,319	\$ -	\$ (4,983)	\$ (3,100)	\$ -	\$ -

Beginning Cash Balance	\$ (1,800)
Reserves (Appropriation of Cash Balance)	-
Ending Cash Balance	<u>\$ (1,800)</u>

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Zap Tax Revenue - Increase Grant request (pending actual monies awarded).		\$ 5,000
Advertising Expenditure - South Valley Journal is under new ownership and now charges for advertising.		5,000

COMMENTS

MISS BLUFFDALE PAGEANT

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Application Fees	\$ 360	\$ 400	\$ 280	\$ 400	\$ 400	\$ 400
Ticket Sales	1,657	1,500	985	1,500	1,500	1,500
Fund Raising	2,459	900	5,346	5,500	900	900
Sponsors	900	1,000	400	1,000	1,000	1,000
Transfer from General Fund	7,500	7,500	7,500	7,500	7,500	7,500
Appropriate Fund Balance	-	1,000	-	1,000	1,000	1,000
Total Revenues	\$ 12,876	\$ 12,300	\$ 14,511	\$ 16,900	\$ 12,300	\$ 12,300
Expenditures						
Scholarships	\$ 3,750	\$ 6,250	\$ 4,500	\$ 6,250	\$ 6,250	\$ 6,250
Advertising	-	-	-	500	-	-
Workshops	31	500	31	2,500	500	500
Pageant	2,012	3,000	1,758	2,000	3,000	3,000
Fund Raising	901	1,000	3,210	3,800	1,000	1,000
Awards	461	550	-	-	550	550
Miscellaneous	1,342	1,000	1,095	1,500	1,000	1,000
Total Expenditures	\$ 8,496	\$ 12,300	\$ 10,595	\$ 16,550	\$ 12,300	\$ 12,300
Surplus/(Deficit)	\$ 4,380	\$ -	\$ 3,917	\$ 350	\$ -	\$ -

Beginning Cash Balance	\$ 14,961
Reserves (Appropriation of Cash Balance)	(1,000)
Ending Cash Balance	\$ 13,961

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Current		
Queen Scholarship	2017	\$ 2,500
1st Attendant Scholarship	2017	2,000
2nd Attendant Scholarship	2017	1,750
Scholarships Total	2017	<u>\$ 6,250</u>

COMMENTS

RODEO FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Ticket Sales	\$ 9,868	\$ 10,000	\$ 11,483	\$ 11,483	\$ 10,000	\$ 10,000
Sponsors	3,500	2,500	-	2,500	2,500	2,500
Concessions	1,595	1,000	-	1,000	-	-
Vendors	-	-	350	-	100	100
Mutton Bustin	210	150	130	150	150	150
Fees	1,125	1,000	-	1,000	800	800
Miscellaneous	-	-	-	-	-	-
Transfer from General Fund	15,500	15,500	15,500	15,500	15,500	15,500
Appropriate Fund Balance	-	-	-	-	-	-
Total Revenues	\$ 31,798	\$ 30,150	\$ 27,463	\$ 31,633	\$ 29,050	\$ 29,050
Expenditures						
Advertising	\$ 3,600	\$ 4,150	\$ 3,108	\$ 4,150	\$ 4,150	\$ 4,150
Stock	11,600	14,000	11,636	14,000	14,000	14,000
Entertainment	800	1,500	1,100	1,500	1,500	1,500
Concessions	963	2,500	-	2,500	-	-
Rentals	390	500	1,076	1,100	2,000	2,000
Awards	265	500	223	500	1,000	1,000
Miscellaneous	1,533	1,500	736	1,500	1,500	1,500
Reserves	-	5,500	-	5,500	4,900	4,900
Total Expenditures	\$ 19,151	\$ 30,150	\$ 17,879	\$ 30,750	\$ 29,050	\$ 29,050
Surplus/(Deficit)	\$ 12,647	\$ -	\$ 9,584	\$ 883	\$ -	\$ -

Beginning Cash Balance	\$ 58,286
Reserves (Appropriation of Cash Balance)	4,900
Ending Cash Balance	<u>\$ 63,186</u>

PORTER ROCKWELL CDA

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Earnings	-	-	-	-	-	-
Transfer from General Fund	-	10,000	-	10,000	10,000	10,000
Appropriate Fund Balance	-	-	-	-	-	-
Total Revenues	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Expenditures						
Professional & Technical	\$ 8,799	\$ 10,000	\$ 13,750	\$ 15,000	\$ 10,000	\$ 10,000
Land Purchase	-	-	-	-	-	-
Affordable Housing	-	-	-	-	-	-
Pony Express Curb	-	-	-	-	-	-
Incentives	-	-	-	-	-	-
Porter Rockwell	-	-	-	-	-	-
Administrative Charge	-	-	-	-	-	-
Total Expenditures	\$ 8,799	\$ 10,000	\$ 13,750	\$ 15,000	\$ 10,000	\$ 10,000
Surplus/(Deficit)	\$ (8,799)	\$ -	\$ (13,750)	\$ (5,000)	\$ -	\$ -

Beginning Cash Balance	\$ (28,674)
Reserves (Appropriation of Cash Balance)	-
Ending Cash Balance	<u>\$ (28,674)</u>

EASTERN BLUFFDALE EDA

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Property Taxes	\$ 1,635,522	\$ 1,630,000	\$ 1,783,460	\$ 1,783,460	\$ 1,750,000	\$ 1,750,000
Interest Earnings	16,945	-	-	-	-	-
Transfer from Roads Impact--PRB	-	-	-	2,000,000	-	-
Transfer from General Fund	-	-	-	-	-	-
Appropriate Fund Balance	-	2,000,000	-	-	-	-
Total Revenues	\$ 1,652,467	\$ 3,630,000	\$ 1,783,460	\$ 3,783,460	\$ 1,750,000	\$ 1,750,000
Expenditures						
Professional & Technical	\$ 122,831	\$ 175,000	\$ 12,663	\$ 175,000	\$ 175,000	\$ 175,000
Land Purchase	-	-	-	-	-	-
Affordable Housing	-	280,000	-	280,000	-	-
Pony Express Curb	-	-	-	-	-	-
Incentives	4,250	1,965,000	10,825	1,965,000	1,050,000	1,050,000
Porter Rockwell	321,412	1,047,000	72,402	1,047,000	375,000	375,000
Loan to Jordan Narrows	-	-	-	-	-	-
Administrative Charge	140,000	163,000	135,833	163,000	150,000	150,000
Total Expenditures	\$ 588,493	\$ 3,630,000	\$ 231,723	\$ 3,630,000	\$ 1,750,000	\$ 1,750,000
Surplus/(Deficit)	\$ 1,063,974	\$ -	\$ 1,551,737	\$ 153,460	\$ -	\$ -

Beginning Cash Balance	\$ 1,885,956
Reserves (Appropriation of Cash Balance)	-
Ending Cash Balance	<u>\$ 1,885,956</u>

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
14400 S Widening	2018	\$ 450,000

GATEWAY RDA

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Property Taxes	\$ 233,335	\$ 230,000	\$ 237,082	\$ 237,082	\$ 237,000	\$ 237,000
Interest Earnings	2,244	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-	-
Appropriate Fund Balance	-	-	-	-	-	-
Total Revenues	\$ 235,579	\$ 230,000	\$ 237,082	\$ 237,082	\$ 237,000	\$ 237,000
Expenditures						
Professional & Technical	\$ -	\$ -	\$ 4,746	\$ 4,800	\$ 5,000	\$ 5,000
Land Purchase	-	-	-	-	-	-
Affordable Housing	51,914	53,000	46,667	53,000	53,000	53,000
Pony Express Curb	-	-	-	-	-	-
Incentives	-	154,000	-	154,000	156,000	156,000
Porter Rockwell	-	-	-	-	-	-
Loan to Jordan Narrows	-	-	-	-	-	-
Miscellaneous	98,423	-	-	-	-	-
Administrative Charge	26,500	23,000	19,167	23,000	23,000	23,000
Total Expenditures	\$ 176,837	\$ 230,000	\$ 70,579	\$ 234,800	\$ 237,000	\$ 237,000
Surplus/(Deficit)	\$ 58,742	\$ -	\$ 166,503	\$ 2,282	\$ -	\$ -

Beginning Cash Balance	\$ 482,000
Reserves (Appropriation of Cash Balance)	-
Ending Cash Balance	<u>\$ 482,000</u>

JORDAN NARROWS EDA

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Property Taxes	\$ 431,007	\$ 430,000	\$ 919,599	\$ 920,000	\$ 920,000	\$ 920,000
Interest Earnings	2,204	-	-	-	-	-
Loan from Eastern Bluffdale	-	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-	-
Appropriate Fund Balance	-	150,000	-	150,000	-	-
Total Revenues	\$ 433,211	\$ 580,000	\$ 919,599	\$ 1,070,000	\$ 920,000	\$ 920,000
Expenditures						
Professional & Technical	-	-	-	-	-	-
Land Purchase	-	-	-	-	-	-
Affordable Housing	-	30,000	-	30,000	30,000	30,000
Pony Express Curb	-	-	-	-	-	-
Incentives	-	507,000	-	507,000	247,000	247,000
Porter Rockwell	-	-	-	-	600,000	600,000
Loan to Jordan Narrows	-	-	-	-	-	-
Administrative Charge	14,400	43,000	35,833	43,000	43,000	43,000
Total Expenditures	\$ 14,400	\$ 580,000	\$ 35,833	\$ 580,000	\$ 920,000	\$ 920,000
Surplus/(Deficit)	\$ 418,811	\$ -	\$ 883,766	\$ 490,000	\$ -	\$ -

Beginning Cash Balance	\$ 669,126
Reserves (Appropriation of Cash Balance)	-
Ending Cash Balance	<u>\$ 669,126</u>

SPECIAL IMPROVEMENT FUND GATEWAY (SID)

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
SID Assessments	\$ 208,539	\$ 200,000	\$ 150,163	\$ 200,000	\$ 200,000	\$ 200,000
RDA Increment	98,423	185,000	-	185,000	185,000	185,000
Interest Earnings	3,020	5,000	2,026	5,000	5,000	5,000
Transfer from General Fund	-	-	-	-	-	-
Appropriate Fund Balance	-	-	-	-	-	-
Total Revenues	\$ 309,982	\$ 390,000	\$ 152,189	\$ 390,000	\$ 390,000	\$ 390,000
Expenditures						
SID Debt Service	\$ 388,860	\$ 390,000	\$ 388,874	\$ 390,000	\$ 390,000	\$ 390,000
Administrative Charge	-	-	-	-	-	-
Total Expenditures	\$ 388,860	\$ 390,000	\$ 388,874	\$ 390,000	\$ 390,000	\$ 390,000
Surplus/(Deficit)	\$ (78,878)	\$ -	\$ (236,685)	\$ -	\$ -	\$ -
Beginning Cash Balance						\$ 209,699
Reserves (Appropriation of Cash Balance)						-
Ending Cash Balance						<u>\$ 209,699</u>

PARK IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Impact Fees	\$ 1,544,400	\$ 1,500,000	\$ 1,486,350	\$ 1,550,000	\$ 1,500,000	\$ 1,500,000
Interest Earnings	12,658	-	-	-	-	-
Appropriate Fund Balance	-	840,000	-	820,000	2,801,000	2,801,000
Total Revenues	\$ 1,557,058	\$ 2,340,000	\$ 1,486,350	\$ 2,370,000	\$ 4,301,000	\$ 4,301,000
Expenditures						
Professional & Technical	\$ 1,234	\$ -	\$ 983	\$ 1,500	\$ 1,000	\$ 1,000
Transfer to Capital Projects	-	-	-	-	-	-
Main Park Imprv-Pavillion & Parking	3,959	225,000	124,896	225,000	100,000	100,000
Rodeo Grds Bleachers/Parking Impv.	5,000	400,000	5,500	400,000	850,000	850,000
Parry Farms Park Improvements	-	200,000	124,962	200,000	450,000	450,000
Loumis Parkway Trail	-	90,000	90,862	100,000	-	-
Vintage Park (design)	-	25,000	-	25,000	500,000	500,000
Main Independence Park	-	-	-	-	1,000,000	1,000,000
Park Purchases & Improvement	594,620	1,400,000	166,904	1,400,000	1,400,000	1,400,000
Total Expenditures	\$ 604,813	\$ 2,340,000	\$ 514,106	\$ 2,351,500	\$ 4,301,000	\$ 4,301,000
Surplus/(Deficit)	\$ 952,245	\$ -	\$ 972,244	\$ 18,500	\$ -	\$ -

Beginning Cash Balance	\$ 2,847,678
Reserves (Appropriation of Cash Balance)	(2,801,000)
Ending Cash Balance	<u>\$ 46,678</u>

FUTURE PROJECTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Main Park Improvements	2017	\$ 1,000,000
Trail Way 1, 2, and 3	2017	805,000
Porter Rockwell Trail	2017	260,000
PRB Segment 3 Trail	2017	150,000
North Pocket Parks	2017	95,000
Marketplace Park	2017	75,000
Mt Jordan Park	2017	15,000
Total Park Improvements at Independence		\$ 2,400,000

PUBLIC SAFETY IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Impact Fees	\$ 290,070	\$ 300,000	\$ 346,050	\$ 400,000	\$ 400,000	\$ 400,000
Interest Earnings	-	-	-	-	-	-
Appropriate fund balance	-	-	-	-	2,300,500	2,300,500
Total Revenues	\$ 290,070	\$ 300,000	\$ 346,050	\$ 400,000	\$ 2,700,500	\$ 2,700,500
Expenditures						
Professional & Technical	\$ 617	\$ -	\$ 491	\$ 500	\$ 500	\$ 500
Transfer to Capital Projects	-	-	-	-	-	-
Fire Station 2 @ Independence	-	-	-	-	2,500,000	2,500,000
Debt Service	170,051	200,000	-	200,000	200,000	200,000
Reserves	-	100,000	-	100,000	-	-
Total Expenditures	\$ 170,668	\$ 300,000	\$ 491	\$ 300,500	\$ 2,700,500	\$ 2,700,500
Surplus/(Deficit)	\$ 119,402	\$ -	\$ 345,559	\$ 99,500	\$ -	\$ -

Beginning Cash Balance	\$ (1,016,580)
Reserves (Appropriation of Cash Balance)	(2,300,500)
Ending Cash Balance	<u>\$ (3,317,080)</u>

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Fire-Station 2 @ Independence	2017	\$ 2,500,000

ROADS & BRIDGES IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Impact Fees	\$ 394,319	\$ 1,300,000	\$ 690,584	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000
Impact Fees - PRB	678,571	-	379,215	-	-	-
14600 S from UDOT	-	-	-	-	1,500,000	1,500,000
Interest Earnings	19,830	-	-	-	-	-
Appropriate Fund Balance	-	3,373,000	-	3,168,000	4,042,000	4,042,000
Total Revenues	\$ 1,092,720	\$ 4,673,000	\$ 1,069,799	\$ 4,468,000	\$ 6,842,000	\$ 6,842,000
Expenditures						
2200 West	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Professional & Technical	2,468	-	1,966	1,957	2,000	2,000
Update to IFFP	-	-	-	-	50,000	50,000
Bethany Hills Cove Landscape	-	-	-	-	40,000	40,000
13970 Improvements	-	-	-	50,000	1,600,000	1,600,000
Loumis Parkway	1,142,714	905,000	913,026	950,000	-	-
2700 W 14400 S to Bangerter	607,221	18,000	17,799	38,000	-	-
PRB Segment 3	-	3,750,000	68,365	3,700,000	3,000,000	3,000,000
Noell Nelson	-	-	-	-	1,900,000	1,900,000
Traffic Signal @ Tressle	-	-	-	-	250,000	250,000
Reimburse EDA for PRB	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-
Total Expenditures	\$ 1,752,403	\$ 4,673,000	\$ 1,001,156	\$ 4,739,957	\$ 6,842,000	\$ 6,842,000
Surplus/(Deficit)	\$ (659,682)	\$ -	\$ 68,643	\$ (271,957)	\$ -	\$ -

Beginning Cash Balance	\$ 3,440,000
Reserves (Appropriation of Cash Balance)	(4,042,000)
Ending Cash Balance	<u>\$ (602,000)</u>

CURRENT & FUTURE REQUESTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Roundabout @ 14400 S	2018	\$ 500,000
14400 S Widening	2018	550,000

STORM DRAIN IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Impact Fees	\$ 164,822	\$ 85,000	\$ 157,733	\$ 175,000	\$ 125,000	\$ 125,000
Interest Earnings	1,445	-	-	-	-	-
Appropriate Fund Balance	-	130,000	-	90,000	205,500	205,500
Total Revenues	\$ 166,267	\$ 215,000	\$ 157,733	\$ 265,000	\$ 330,500	\$ 330,500
Expenditures						
14400 S 3200 -3600W	-	-	-	-	-	-
Professional & Technical	617	-	491	500	500	500
Jones Regional Pond	-	-	-	-	-	-
14400 South	-	-	-	-	-	-
Woodhollow	101,643	105,000	34,971	105,000	-	-
2700 West Widening & Repaving	234,821	3,000	2,322	3,000	-	-
Storm Drain on Road Project	-	-	-	-	240,000	240,000
PRB Segment 3	-	-	-	-	50,000	50,000
Reimbursements	154,484	-	-	-	-	-
JVWCD Storm Drain Pipe Project	69,002	67,000	-	67,000	-	-
Storm Water Master Plan	-	40,000	-	-	40,000	40,000
Total Expenditures	\$ 560,566	\$ 215,000	\$ 37,785	\$ 175,500	\$ 330,500	\$ 330,500
Surplus/(Deficit)	\$ (394,299)	\$ -	\$ 119,948	\$ 89,500	\$ -	\$ -

Beginning Cash Balance	\$ 158,152
Reserves (Appropriation of Cash Balance)	(205,500)
Ending Cash Balance	<u>\$ (47,348)</u>

CAPITAL PROJECTS

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Community Block Grant	\$ 16,837	\$ -	\$ -	\$ -	\$ -	\$ -
Sale of Land	29,140	-	-	43	-	-
Salt Lake County Park Improvmts	-	-	-	-	-	-
Impact Fee - Storm Drain	(5,148)	-	-	-	-	-
Grants	-	-	-	-	100,000	100,000
Interest Earnings	14,369	1,000	528	1,000	1,000	1,000
Corridor Preservation Funds	1,197,820	670,000	1,041,366	1,041,366	1,500,000	1,500,000
Sale of PRB Curve	-	-	-	-	700,000	700,000
Developer Improvements Noell Nelson	-	2,060,000	-	2,060,000	-	-
Transfer from General Fund	1,461,476	251,379	209,483	251,379	-	-
Appropriate Fund Balance	-	1,501,421	-	1,370,421	2,420,000	2,420,000
Bond Proceeds	-	1,220,000	1,036,637	1,220,000	-	-
Total Revenues	\$ 2,714,494	\$ 5,703,800	\$ 2,288,013	\$ 5,944,209	\$ 4,721,000	\$ 4,721,000
Expenditures						
Street Lighting LED Conversion	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 300,000	\$ 300,000
2200 West Storm Drain	-	-	-	-	-	-
Noell Nelson Drive	-	2,060,000	412,098	2,060,000	100,000	100,000
1300 West - Hidden Valley Rd	50,556	10,000	-	10,000	10,000	10,000
Woodhollow Drainage	-	50,000	30,681	50,000	10,000	10,000
Loumis Parkway	-	30,000	28,265	30,000	-	-
PRB Grading	-	20,000	16,150	20,000	-	-
Erickson Drainage	-	300,000	-	300,000	300,000	300,000
Truck-Subdivision Inspector	-	40,000	35,143	40,000	-	-
Mid-Block Crossing Alert	-	12,000	-	12,000	12,000	12,000
UDOT Redwood Pond Transfer	-	55,000	-	55,000	75,000	75,000
Veterans Memorial	12,203	35,000	28,262	35,000	-	-
Corridor Preservation Purchases	1,296,664	670,000	1,308,358	1,308,358	1,500,000	1,500,000
Reimbursement of PRB Curve	-	-	-	-	750,000	750,000
Law Equipment	-	220,000	150,000	220,000	-	-
Water Filter-Fire Station/EmPrep	-	2,500	-	2,500	2,500	2,500
City Website	-	40,000	25,262	40,000	15,000	15,000
Streets Truck - Panel	-	42,000	41,483	47,000	-	-
Debt Service Interest	-	-	11,111	-	-	-
Radar Signs/Portable Trailer	-	30,000	14,538	30,000	-	-
Capital Improvements	69,544	100,000	7,791	100,000	100,000	100,000
Parks Open Master Plan	44,192	21,000	20,435	26,000	5,000	5,000
ADA ramps	-	20,000	-	20,000	-	-
Redwood & Bangarter - 13970	-	200,000	57,445	200,000	-	-
SCBA Masks	14,742	15,000	-	15,000	15,000	15,000
PRB Environmental assessment	282,482	100,000	35,004	100,000	-	-
Parks Aerator	3,506	3,300	3,300	3,300	-	-
Server Replacement	-	12,000	-	12,000	70,000	70,000
Camera System	-	90,000	4,549	90,000	85,000	85,000
Parks Truck - Panel	40,047	39,000	38,411	42,000	-	-
2700 West Widening	-	50,000	-	50,000	-	-
Porter Rockwell	33,685	-	45,000	45,000	-	-
Fencing Secured Storage Area	-	15,000	-	15,000	-	-
Carport	-	-	-	-	40,000	40,000

CAPITAL PROJECTS-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
City Hall Reserve (Furniture)	-	-	6,473	6,500	300,000	300,000
GIS Maintenance Tool	-	-	-	-	20,000	20,000
Fire Station Bldg. Improvements	-	-	-	-	20,000	20,000
PRB Segment 3 (Gas)	-	-	-	-	100,000	100,000
PRB Segment 5 - Canal Property	-	-	-	-	250,000	250,000
14000 S Sidewalk School Connect	-	-	-	-	100,000	100,000
Parks Tractor	39,755	-	-	-	-	-
Park Mule & 2 Plows	10,891	-	-	-	-	-
Access Master Plan	29,799	-	-	-	-	-
SCBA Compressor	32,900	-	-	-	-	-
Lockers	3,499	-	-	-	-	-
1Ton Mini Dump-Streets-ReP 2007	55,513	-	-	-	-	-
Salter for 2009 Sterling Bobtail	13,172	-	-	-	-	-
Sound Trailer	3,399	-	-	-	-	-
Street Sweeper	-	-	-	-	260,000	260,000
Paint Sprayer for Striping	-	-	-	-	5,000	5,000
Salter for Streets Truck	-	-	-	-	7,000	7,000
Mini Ex for Parks	-	-	-	-	28,500	28,500
Snow Blower	-	-	-	-	30,000	30,000
Mule	-	-	-	-	10,000	10,000
Gas Line & Heaters-Parks Bldg.	-	-	-	-	15,000	15,000
Sterling (replacement w/trade-in)	-	-	-	-	180,000	180,000
Tilt Trailer (replacement)	-	-	-	-	6,000	6,000
Debt Service Principal	-	1,295,000	1,295,000	1,220,000	-	-
Debt Service Interest	-	27,000	26,448	1,321,448	-	-
Bond Issuance Cost	-	-	21,597	26,448	-	-
Reserves	-	-	-	-	-	-
Total Expenditures	\$ 2,036,549	\$ 5,703,800	\$ 3,662,805	\$ 7,652,554	\$ 4,721,000	\$ 4,721,000
Surplus/(Deficit)	\$ 677,946	\$ -	\$ (1,374,792)	\$ (1,708,345)	\$ -	\$ -
Beginning Cash Balance						\$ 2,840,000
Reserves (Appropriation of Cash Balance)						(2,420,000)
Ending Cash Balance						\$ 420,000

FUTURE PROJECTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Mobile Information Board	2017-2020	\$ 35,000
Transport Trailer	2017-2020	25,000
Bucket Truck	2017-2020	25,000
2200 W Paving, Curb and Gutter	2018	600,000
Fire-Engine	2018 <i>Lease Option</i>	400,000
Fire-Ladder Truck	2018 <i>Lease Option</i>	1,000,000
Ambulance	2018	150,000
13800 South	2019	125,000

COMMENTS

WATER OPERATIONS FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Connection Fees	\$ 152,384	\$ 140,000	\$ 157,419	\$ 185,000	\$ 200,000	\$ 200,000
Water Sales	2,075,608	1,800,000	2,184,555	2,300,000	2,500,000	2,500,000
Secondary Water Sales	16,109	15,000	12,006	15,000	15,000	15,000
Hydrant Meter Rental	67,185	65,000	32,395	65,000	65,000	65,000
Water Share Assessments	15,225	13,000	19,416	20,000	20,000	20,000
Repairs & Maintenance	1,036	2,000	-	2,000	2,000	2,000
Re-Connect Charges	897	500	1,425	2,000	2,000	2,000
Interest Income	10,504	2,000	1,576	2,000	2,000	2,000
Bond Proceeds	-	1,220,000	24,920	1,220,000	-	-
Miscellaneous	171,385	50,000	51,735	52,000	52,000	52,000
Water Grant	-	40,000	-	40,000	-	-
Narrows Road Projects	2,616,613	-	-	-	-	-
Appropriate fund balance	955,145	932,200	-	1,559,700	655,000	655,000
Total Revenues	\$ 6,082,091	\$ 4,279,700	\$ 2,485,447	\$ 5,462,700	\$ 3,513,000	\$ 3,513,000
Expenses						
Salaries & Wages	\$ 439,733	\$ 440,000	\$ 372,829	\$ 440,000	\$ 479,500	\$ 479,500
Employee Benefits	220,060	200,000	181,321	200,000	210,000	210,000
Books, Subscriptions, Memberships	1,761	2,500	1,125	2,500	2,500	2,500
Public Notices	-	2,000	740	2,000	2,000	2,000
Travel & Training	5,148	4,000	3,336	4,000	4,000	4,000
Protective Equipment	1,011	1,000	465	1,000	1,000	1,000
Office Supplies	18,496	18,000	13,799	18,000	18,000	18,000
Supplies & Maintenance	7,353	2,000	791	2,000	2,000	2,000
Shop Charges	16,560	20,000	19,753	20,000	20,000	20,000
Utilities	22,447	25,000	22,173	25,000	25,000	25,000
Telephone	3,917	6,000	2,872	6,000	6,000	6,000
Professional & Technical	61,996	100,000	8,594	100,000	100,000	100,000
Water Purchased	934,159	925,000	791,781	957,500	1,100,000	1,100,000
Bond Issuance Cost	-	-	24,750	-	-	-
Debt Service	155,827	1,520,000	377,344	1,520,000	-	-
System Maintenance	31,708	95,000	56,930	95,000	95,000	95,000
System Improvements	103,159	100,000	153,464	100,000	150,000	150,000
Miscellaneous	3,579	5,000	4,391	5,000	5,000	5,000
Irrigation Water Assessment	20,771	22,000	19,817	22,000	22,000	22,000
Equipment	(0)	92,200	72,031	92,200	-	-
Lease Equipment	-	-	-	-	6,000	6,000
Service Body Truck	-	-	-	-	55,000	55,000
Dump Body w/ Salter & Plow	-	-	-	-	80,000	80,000
Trailer for Backhoe	-	-	-	-	25,000	25,000
Vac Trailer	-	-	-	-	85,000	85,000
Depreciation	1,122,616	-	-	-	-	-
Narrows Road Water System	4,692	30,000	7,632	30,000	20,000	20,000
2700 West	-	200,000	-	200,000	-	-
2200 West	-	-	-	200,000	-	-
Loumis Parkway 8" Water Line	(4,692)	30,000	30,027	31,000	-	-
13970 Improvements	-	-	-	-	200,000	200,000
PRB Segment 3	-	-	-	-	350,000	350,000
GIS Maps Maintenance	-	-	-	-	10,000	10,000

Water Master Plan	-	40,000	-	40,000	40,000	40,000
Water Deficiencies Project	-	400,000	913	400,000	400,000	400,000
Total Expenses	\$ 3,170,301	\$ 4,279,700	\$ 2,166,877	\$ 4,513,200	\$ 3,513,000	\$ 3,513,000
Surplus/(Deficit)	\$ 2,911,790	\$ -	\$ 318,571	\$ 949,500	\$ -	\$ -

WATER OPERATIONS FUND-CONTINUED

Beginning Cash Balance	\$ 1,683,051
Reserves (Appropriation of Cash Balance)	(655,000)
Ending Cash Balance	<u>\$ 1,028,051</u>

FUTURE PROJECTS

DESCRIPTION	FISCAL YEAR	AMOUNT
Full time employee	2018	85,000
2200 W Paving, Curb and Gutter	2018	600,000
14400 S Widening - Water Lines	2018	400,000
Culinary Storage Capacity	2018	2,000,000
13800 S	2019	125,000

COMMENTS

Salaries and Wages: COLA +1.8% Merit +1.2%
 Benefits: Medical +7.00% Dental +3.01% Vision +4.89%

WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Impact Fees	\$ 398,540	\$ 250,000	\$ 373,306	\$ 425,000	\$ 350,000	\$ 350,000
Interest Earnings	3,959	-	-	-	-	-
Appropriate Fund Balance	-	689,500	-	834,500	586,000	586,000
Total Revenues	\$ 402,499	\$ 939,500	\$ 373,306	\$ 1,259,500	\$ 936,000	\$ 936,000
Expenditures						
Wells & Water Shares	\$ -	\$ 225,000	\$ 73,250	\$ 225,000	\$ 225,000	\$ 225,000
Loumis Parkway	(0)	65,000	61,182	210,000	-	-
Master Plan GIS collection	-	10,000	7,727	10,000	20,000	20,000
12 Inch Meter-3150 W 14400 S	-	125,000	-	125,000	125,000	125,000
2700 West Widening & Repaving	0	4,000	3,370	4,000	-	-
Water Master Plan	-	10,000	13,045	15,000	15,000	15,000
138th South Water Line Connection	-	-	-	-	-	-
PRB Segment 3	-	300,000	-	300,000	350,000	350,000
Noell Nelson Drive	-	150,000	-	150,000	200,000	200,000
Professional & Technical	-	500	983	1,000	1,000	1,000
Bond Issue Costs	-	50,000	-	50,000	-	-
Reserves	-	-	-	-	-	-
Total Expenses	\$ (0)	\$ 939,500	\$ 159,558	\$ 1,090,000	\$ 936,000	\$ 936,000
Surplus/(Deficit)	\$ 402,499	\$ -	\$ 213,748	\$ 169,500	\$ -	\$ -

Beginning Cash Balance	\$ (163,064)
Reserves (Appropriation of Cash Balance)	(586,000)
Ending Cash Balance	<u>\$ (749,064)</u>

LOCAL BUILDING AUTHORITY

ACCOUNT DESCRIPTION	ACTUAL FY 2015	BUDGET FY 2016	ACTUAL TO DATE FY 2016	YEAR END PROJECTION FY 2016	DEPT REQ BUDGET FY 2017	FINAL BUDGET FY 2017
Revenues						
Bond Proceeds	\$ -	\$ 6,200,000	\$ 6,866,494	\$ 6,866,494	\$ -	\$ -
Interest Earnings	-	-	11,197	30,000	-	-
Lease	-	-	-	-	-	-
Appropriate Fund Balance	-	-	-	-	6,217,000	6,217,000
Total Revenues	\$ -	\$ 6,200,000	\$ 6,877,691	\$ 6,896,494	\$ 6,217,000	\$ 6,217,000
Expenditures						
Part-Time Salaries and Wages	\$ -	\$ 14,000	\$ 1,058	\$ 14,000	\$ 15,000	\$ 15,000
Employee Benefits	-	1,000	107	1,000	1,000	1,000
Telephone	-	-	65	1,000	1,000	1,000
Professional & Technical	-	275,000	331,387	40,000	5,950,000	5,950,000
Debt Service	-	-	29,057	30,000	250,000	250,000
City Hall	-	5,910,000	210,964	500,000	-	-
Cost of Issuance	-	-	87,570	87,570	-	-
Reserves	-	-	-	-	-	-
Total Expenditures	\$ -	\$ 6,200,000	\$ 660,208	\$ 673,570	\$ 6,217,000	\$ 6,217,000
Surplus/(Deficit)	\$ -	\$ -	\$ 6,217,482	\$ 6,222,924	\$ -	\$ -

Beginning Cash Balance	\$ 6,222,924
Reserves (Appropriation of Cash Balance)	<u>(6,217,000)</u>
Ending Cash Balance	<u><u>\$ 5,924</u></u>

Agenda Item 2

LBA

Agenda Item 2

RDA

Agenda Item 11

Independence Park SD Zone Work Session

City Council Presentation
May 25, 2016





Industrial

East Jordan Canal

34.58 Gross Acres

Noell Nelson Drive (1000 West)

Understand Car Use (Approx. Location)

Powerline Corridor

Industrial Park

Powerline Corridor

Independence at the Point SFD Homes





Independence Park
Property Area (Acres): 34.6

Urban Townhomes No. of Units:	117
50'x90' Front Loaded SFD	63
40'x102" Front Loaded SFD	54
Total	242
Open Space:	
Public Active (Acres):	3.7
Private Passive (Acres):	4.4
Total (Acres):	8.1
Private Yards	

Designed & Drawn by: Steve Miller
805.271.4444
www.stevemiller.com

biu **conceptual site plan**

March 4, 2014

Figure 6
Alternative Two



Independence Park
Gross Property Area (Acres): 34.58

50'x95' SFD	109
40'x90" SFD	72
Total	181
Density (DU/Acre)	5.23
Park	1.73
Trails	0.38
Canal Area	1.98
Total Open Space	4.09
% of Total Area:	11.8%

steveplan 2701 East Lincoln Way
Suite 100, Lincoln Park, CA 94025
www.stevemiller.com
August 27, 2015

April 2014

Independence Park

Property Area (Acres): 34.6

Urban Townhomes No. of Units:	117
50'x90' Front Loaded SFD	63
40'x102" Front Loaded SFD	64
Total	242
Open Space:	
Public Active (Acres):	3.7
Private Passive (Acres):	4.4
Total (Acres):	8.1
Private Yards	

October 2015

Independence Park

Gross Property Area (Acres): 34.58

50'x95' SFD	109
40'x90" SFD	72
Total	181
Density (DU/Acre)	5.23
Park	1.73
Trails	0.38
Canal Area	1.98
Total Open Space	4.09
% of Total Area:	11.8%



Canal Area: 2.0 Acres

Fire Station
1.25 Acres

Independence Park

Proposed Rezoning
Special Development (SD) Zone

Gross Property Area (Acres):	34.58
 Minimum 50'x95' SFD	83
Minimum SF:	4,750
Average SF:	5,830
 Minimum 40'x90' SFD	99
Minimum SF:	3,600
Average SF:	4,420
Total SFD Lots:	182
Density (DU/Acre)	5.26
Fire Station	1.15
HOA Park	1.43
Trails	0.66
Canal Area	1.99
Total Open Space	4.08
% of Total Area:	11.80%
1000 West Dedication (Acres):	0.80

Plan is conceptual and design and acres shown are subject to minor change based upon surveying and civil engineering.

stevemplan 1750 East Janella Way
Sandy, UT 84093
Stephen G. McCutchan (801) 557-6945
land planning urban design stevemplan@gmail.com



March 17, 2016



1.15 Acre Fire Station Site

Donated to City

Independence Park

- All Public Streets (55' ROW)
- All Single Family Detached Lots
- Donation of 1.15 Acre Property to City for Fire Station
- Neighborhood Park
 - HOA Owned and Maintained
 - Park Fee Not Used to Construct Park
 - 1.43 Acres
 - Estimated Park Fee: \$980,300
- Trail System Connects to Independence Trail System
 - HOA Owned and Maintained
 - Park Fee Not Used to Construct Trail
 - 0.66 Acres
 - Connection to Independence at the Point
 - Connection to Westgate (Partially Via Sidewalks)
- Architectural Design Guidelines and Review Committee
 - Enhanced Design with Requirements for Stucco, Masonry and Fiber Cement Siding
 - Enhanced Design on End Units and Rear Units Facing Noell Nelson Drive, Park and Trail
 - Thematic Enhanced Fencing (TREX Brand)
 - Front Yard Landscaping