



**CITY COUNCIL MEETING
OF THE CITY OF CEDAR HILLS
Tuesday, May 3, 2016 7:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, May 3, 2016, beginning at 7:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting and anyone is invited to attend.

COUNCIL MEETING

1. Call to Order, Invocation given by C. Rees and Pledge led by C. Zappala
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

PUBLIC HEARING

4. Amendments to the General Plan of the City of Cedar Hills
5. Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects
6. Amendments to the City Code, Title 10, Chapter 5 Related to Conditional Use Permits

CITY REPORTS AND BUSINESS

7. City Manager
8. Mayor and Council

SCHEDULED ITEMS

9. Review/Action on Amendments to the General Plan of the City of Cedar Hills
10. Review/Action on Amendments to the City Code, Title 10, Chapter 6 Related to Planned Commercial Development Projects
11. Review/Action on Amendments to the City Code, Title 10, Chapter 5 Related to Conditional Use Permits
12. Review/Action to Adopt the Tentative Fiscal Year 2017 Budget (July 1, 2016 to June 20, 2017)
13. Review/Action on a Resolution Notifying the Utah County Commission of the City's Intent to Submit to the Voters an Opinion Question Regarding a Possible Imposition of a CARE Tax
14. Discussion on the City's Participation with the Utah League of Cities and Towns

ADJOURNMENT

15. Adjourn

Posted this 29th day of April, 2016

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city's website at www.cedarhills.org.
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- An Executive Session may be called to order pursuant to Utah State Code 54-4-204 & 54-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

City Council Agenda Item

SUBJECT:	Review/Action on Amendments the General Plan of the City of Cedar Hills
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Changes to the City's Land Use Element are being proposed that would update the document from its original form. Changes include updating the established zones within the City, removing density thresholds under the definitions, and other smaller typographical changes. The vision and goals that were established by the original document remain largely intact. Additionally, the Planning Commission recommends removing the Economic Element, as the goals and vision are found elsewhere, and the Economic Element is not a required element.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made a recommendation to approve on 4/26/2016	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Cedar Hills Land Use Element, previous economic element	
RECOMMENDATION: Make any changes necessary, code must be adopted by May 17, 2016 before the temporary zoning moratorium expires.	
MOTION: To approve/not approve Resolution _____, a resolution adopting amendments to the City's General Plan, Land Use Element, subject to the following changes {List any appropriate changes}.	

I. Introduction

The Land Use Element of the Cedar Hills General Plan, prepared by the Cedar Hills Planning Commission, is designed to promote sound land use decisions within the jurisdiction and areas surrounding Cedar Hills located in the annexation declaration policy of the ~~town~~ City. According to the Utah Code § 10-9a-403, the Land Use Element should designate long-term goals and the proposed extent, general distribution, and location of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. According to the Utah Code § 10-9-302 (2) (a), the Land Use Element should designate the proposed general distribution and location and extent of uses of land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. The Utah Code conveys further that a community may include a statement of the standards of population density and building intensity recommended for various land use categories.

Under that direction and authority, this Land Use Element has been organized in order to provide the citizens, both present and future, with a plan for future development patterns. The Planning Commission believes that if each concept, goal, and policy of the element is adhered to, the result will be a well-planned, functional and aesthetically pleasing community.

The Land Use Element of the Cedar Hills General Plan is intended to be consistent with all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. If any section of this Land Use Element is found to be unlawful, the specific section may be severed with all other sections remaining valid. In all other cases of conflict, the stricter of two or more laws, ordinances, or resolutions shall apply.

II. Purpose of the Land Use Element

Land use patterns, location of uses, transitions between different uses, and the density or intensity of uses are critical components of community character. The purpose of the Cedar Hills Land Use Element is to direct land use decisions in such a manner that in the future there is sufficient land for residential, commercial, ~~industrial~~ and public uses. The Land Use Element should assist decision makers in locating these uses appropriately in order to enhance community character, preserve and protect important natural resources, and enable the community to provide adequate and efficient public services in the future. The Land Use Element includes a Land Use Map which indicates recommended future land use patterns for all locations within the Cedar Hills General Plan area.

The Land Use Element of the Cedar Hills General Plan will allow current and future residents, property owners and developers, elected officials, and staff to approach land use issues from a similar standpoint resulting in improved coordination, and efficient delivery of public services, ~~and elimination of competition between public entities in attracting development.~~

It is the intent of Cedar Hills to regulate growth in a manner such that public services and facilities required to serve proposed development are functional prior to development approval. In order to accomplish this task, Cedar Hills will develop a Capital Improvements Program which organizes future capital expenditures of the town City. The program will indicate where the community will focus expansion of service provision and construction of public facilities, and provide a general timeline for completion of the improvements. For any development which requires services not currently found in the Capital Improvements Program, the developer will be responsible for providing such services. Cedar Hills may consider future reimbursement for any public facilities provided by a developer.

The Land Use Element is divided into two Chapters. Chapter 1 describes desired uses of land currently located within the incorporated boundaries of Cedar Hills, and generally the types of uses which are allowed under the current Zoning Ordinance. Chapter 2 describes areas of future annexation complete with desired uses and Land Use Categories.

III. Key Land Use Element Issues

Several key issues pertain to areas located both within the community, Chapter 1, and areas within the Annexation Policy Declaration of Cedar Hills, Chapter 2. Prior to making land use decisions which impact the ability of Cedar Hills to guide future development patterns, these issues should be addressed by the Planning Commission and City Council.

1. Accommodation of Growth in Accordance with Community Goals and Objectives.

The Land Use Element establishes a planned pattern for the development of the community in the future. It reflects historical development patterns, and the current amount and type of development occurring at present. The Land Use Element also provides a guide for future development patterns which reflect the desires of Cedar Hills residents, land owners, elected officials, and staff. The Land Use Element is a combined effort of all individuals and groups that may be affected by land use decisions.

2. Development Guidance.

Development of land will create a long term effect on Cedar Hills. Cedar Hills desires to make well informed decisions that will benefit the community in the future. The Land Use Element provides direction and predictability for both developers and decision makers. It establishes the community's vision for the future and guides the development of land accordingly. If individual developments correspond with the Land Use Element, the residents of Cedar Hills can expect to create the envisioned community. As development occurs within the community, the Land Use Element should be updated and revised to provide decision makers a tool with which to make proper land use

decisions.

3 Land Use Compatibility.

The current Zoning Ordinance of Cedar Hills is an attempt to create a pattern of compatible land uses. As the community continues to expand, it will be important to maintain an organized land use pattern. By developing and mapping land use categories for areas which will be annexed in the future, the community can reduce the potential for incompatible land uses located adjacent to one another.

4. Preservation of the Natural Environment and Open Space.

Cedar Hills and the Land Use Element recognize the importance of the natural environment and open space in the community. Many of the goals and objectives found in this element reflect the community's desire to protect the environment and provide open areas for the use, recreation and enjoyment of the residents. Although aesthetics play an important role in preservation of the environment and open space, there are also areas within Cedar Hills which are difficult to develop. **Development in** these areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing ~~geographic~~ **geological** hazards should be avoided to the extent possible.

5. Distinctive Community Character.

The residents and elected officials of Cedar Hills would like to see the community maintain a level of individualism and unique community character. Zoning regulations, including site requirements, building requirements, mitigating impacts and other policies ~~Design guidelines, regulation of signage, landscaping requirements and other policies~~ of the community are meant to provide opportunities for unique and highly desirable development to occur, not simply add to the burden of potential developers.

6. Infill Development.

The Land Use Element supports the efficient use of public and private resources by promoting the development of vacant land or under developed parcels in existing developed areas. **In this manner** ~~By doing so,~~ reductions in overall capital expenditures **may be achieved**, by reducing the need for new public services and facilities, may be achieved.

7. Joint Planning Efforts.

The residents and elected officials of Cedar Hills recognize that the community effects and is affected by surrounding areas. When land use decisions made by Cedar Hills may effect surrounding jurisdictions, including Utah County, every effort will be made to inform all interested parties. Conversely, Cedar Hills will make every effort to be informed about land use decisions that may affect the community.

8. Agricultural Protection.

Cedar Hills desires to protect the production of food and other agricultural products through appropriate zoning, tax and density incentives. Cedar Hills does not support development that would encroach upon areas where agricultural uses are desired by the land owner.

9. Financing Capital Facilities

Cedar Hills Town has established Levels of Service (LOS) for each public service the City provides to the residents (See Appendix B). Cedar Hills will be responsible for correcting existing deficiencies, while private development will participate in capital improvements through exactions, dedications, impact fees and other reasonable means.

10. Economic Development

At the present time, Cedar Hills has not completed studies dealing with potential economic development options. At such time as these studies are completed, they will be included in this section. Until these studies have been completed and an economic development plan has been adopted, it is the intention of Cedar Hills to encourage economic development which will have a positive effect on the economic base and tax structure of the community, but to limit such development to those types of businesses which are compatible with the residential nature of the community.

Areas for economic development have been identified on the General Plan Map and Zoning Map of Cedar Hills. These areas have been set aside for commercial interest and should not be used for residential purposes. Likewise, the residential areas of the community should not be used for commercial purposes.

CHAPTER 1

Desired Uses of Land Located Within Current Cedar Hills City Boundary

At the present time, all land located within the municipal boundary has been assigned zoning. Current zoning and the requirements of each zone are found in the Zoning Ordinance of Cedar Hills.

The Land Use Element of Cedar Hills is intended to be consistent with the Zoning Ordinance and all other laws, ordinances, and resolutions of Cedar Hills, the State of Utah, and the United States. The Zoning Map of Cedar Hills provides a graphic representation of the land located in each zone. A description of each current zoning district and the intended land use within different zones is provided as follows:

1. ~~R-1-10,000~~ R-1 11,000

The ~~R-1-10,000~~ R-1 11,000 zone is characterized by single family homes located on lots of not less than ~~10,000~~ 11,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

~~Development in the R-1-10,000 zone is the highest intensity residential use in the community at the current time. This high intensity use demands more concentrated public service provisions. Special attention to the availability of adequate public services should be a concern of the community in this zone. Institutional uses (government buildings, schools, churches, health care facilities, and safety facilities) may be located within this zone.~~

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

2. R-1 15,000

The R-1 15,000 zone is characterized by single family homes located on lots of not less than 15,000 square feet. Uses in this zone should be residential in nature to provide single family homes, accessory structures, parks, trails, open space, and efficient transportation circulation. Other uses not in conflict with the residential nature may be allowed as a Conditional Use. This zone is to be characterized by spacious lots, and creating a quiet residential neighborhood.

Uses within the R-1 15,000 zone are to be primarily residential in nature; other uses may include gardens, orchards, large and small animals, churches and assisted living facilities for elderly persons.

3. PR 2.2 PLANNED RESIDENTIAL ZONE

4. PR 3.4 PLANNED RESIDENTIAL ZONE

~~5. R-1-20,000~~

The R-1-20,000 zone provides an area for single family residential housing on larger lots of not less than 20,000 square feet, or roughly one half acre. The zone provides for subdivision type development while allowing a variety of more rural type uses than the **other single family residential zones**.

Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.

The R-1-20,000 zone also provides a buffer area between the urban development pattern in the R-1-11,000 zone and the more development sensitive H-1 zone. Other uses not in conflict with the residential nature may be allowed as a Conditional Use.

3. RA-1

~~The rural agriculture zone of Cedar Hills provides for single family homes equal to one unit per acre. The purpose of this district is to allow for continued agricultural uses and to protect the property from encroachment by conflicting uses. Ideally, this area would provide housing for residents in the agriculture sector and workers associated with agricultural uses. Careful consideration of farming issues, such as odors, dust, noise, and chemicals (fertilizers, pesticides) should be reviewed prior to development approval which approaches this zone in order to protect the future of the agricultural industry in Cedar Hills.~~

~~Sensitive areas in this zone should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide and all other geographic features which could be detrimental to residential structures should be carefully reviewed prior to project approval.~~

~~This zone is located in a corridor between 4000 West and Canyon Road. However, when reviewing development applications, Cedar Hills should allow for some future residential development in the RA-1 zone, consistent with the current use of the RA-1 zone.~~

4 6. H-1

The hillside area of Cedar Hills located on the east side of the community is characterized by limited development on the sensitive foothills of Mahogany Mountain. Cedar Hills recognizes that this zone contains areas more sensitive to development than other areas within the community. Designed to minimize impact on the hillsides and provide a sense of openness, while retaining a portion of the land in its natural state, development in this zone will be limited to one unit per acre.

Clustered, master planned developments may be allowed in this zone. Clustering will most likely provide a more efficient use of the land and keep public service costs to a minimum. Interconnected open space amenities through development of this type assist to create conservation of view sheds, ridgelines, and trail systems.

Architectural design and building materials can aid in creating housing which blends into the natural surroundings providing attractive development. Particularly in this zone, sensitive areas should be avoided to the extent possible. Steep slopes, wetlands, the one hundred year flood plain, land slide, ridgelines and all other ~~geographic~~ **geological** features which could be detrimental to residential structures should be carefully reviewed prior to project approval

5 7. Shopping Center 1 (SC-1)

This zone provides for commercial and retail uses within the community. To the extent possible, commercial uses should attempt to minimize impact on residential areas. The zone allows the community to better balance the tax base, and provides residents with employment opportunities, retail goods, and office space. Special attention should be given to traffic, design, location, safety and signage in the zone. Cedar Hills will encourage commercial development which will directly benefit the residents of the community. Cedar Hills recognizes that not all commercial and industrial uses are compatible with other uses in the community.

8. Townsite Residential

The Townsite Residential zone provides for coordinated planning and development of large areas within the City. These areas are used for single-family detached housing units and also attached housing units located in a coordinated design setting. Additional uses found within the Townsite Residential zone include open space areas, playgrounds, schools, churches, and other private and community facilities which are intended to serve the residents of the City and neighborhood. Density within this zone is approximately one unit per acre, with an increase in density granted through clustering single-family homes within the development, using innovative design concepts that increase the sense of community, and providing for increased levels of open space.

9. Public Facilities Zone

The Public Facilities zone has been established to provide areas within the City that are for the location, establishment, and use of facilities owned and maintained by public and quasi-public entities. These areas shall include parks, electrical substations and transmission lines, schools, cemeteries, parks, municipal building, public works facilities, and water reservoirs and tanks.

CHAPTER 2

Desired Uses of Land Within the Cedar Hills Annexation Policy Declaration

In order to create an organized growth pattern for future development in areas of Cedar Hills which have yet to be annexed, the Land Use Element must include desired future land use patterns and account for the impact the new areas will have on the community. It is the intention of Cedar Hills to plan for these areas to be compatible with adjacent land use patterns and existing zoning designations when annexed. In order to do so, six general land use designations have been assigned to land located within the annexation policy declaration area. Each of the designations are meant to be general and somewhat flexible in nature. Each of these designations are described below and can be found on the Cedar Hills General Plan Map.

Current density in Cedar Hills averages approximately two dwelling units per acre. It is the intention of the Planning Commission and City Council to create a land use element that would maintain a similar overall density in the future while providing a variety of housing styles, types, and price ranges.

Because the Land Use Element primarily addresses land development, it is important to reiterate that the community desires to protect the natural environment and open space found within the community. These areas, such as steep slopes, flood plains, ridgelines, fault zones, and other areas containing geographic hazards should be avoided to the extent possible.

1. Low Density Residential

Generally located in the central section of Cedar Hills, this area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses.

~~The general density of the Low Density Residential area will be one (1) unit per acre. This area is suitable for low density developments with substantial open spaces to provide protection and preservation of ridgelines, view corridors, hillsides, wildlife habitat, and aesthetic attributes. However, developments may occur on lots smaller than one half acre provided that the overall density of the area is not increased. For example, a subdivision containing a portion of one acre lots and a portion of quarter acre lots may be approved. Likewise, a developer who would like to develop quarter acre lots and retain the remainder of the parcel as open space would be encouraged to do so. A wide variety of housing types and styles, and development flexibility is allowed and encouraged by Cedar Hills.~~

Cedar Hills believes that low density, carefully planned, single family housing may enhance many features of the community such as Manila Creek, and provide parcels with spectacular views of Utah Valley and the surrounding Mountains. Likewise, by limiting the number of homes in these areas, the community can protect these types of areas. As each application for development approval is submitted in the low density residential area, it will be carefully reviewed for conformance with the

objectives of the General Plan.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

2. Medium Density Residential

Located along the east side of Canyon Road, and in areas on both the northern and southern portions of the community, the Medium Density Residential area will be characterized by development of single family homes, accessory buildings, parks, trails, open space, and other compatible uses. ~~The general density of the Medium Density Residential area is two (2) units per acre. Minimum lot size is not as important in this area as overall density. Clustered, master planned developments which contain substantial open space are encouraged in this area. Intereconnected open space amenities through developments assist to create an recreation and open space system available for use by residents and is highly encouraged.~~

The medium density residential area will also provide a transition area from low density residential uses into the high density residential area of higher intensity uses. Because this area will provide such a transition, all development concepts and layout should be reviewed with compatibility in mind.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

High Density Residential

High density housing, ~~characterized by single family developments with a density of three (3) to four (4) units per acre,~~ is located ~~in throughout~~ the community in areas ~~zoned suitable~~ for ~~high density~~ single family residential development. When reviewing developments in the high density residential area, careful attention should be paid to impact on surrounding developments and integration of transportation, and open space.

Located near main roads and commercial areas of the community, the high density residential area may provide a significant portion of the future population of Cedar Hills.

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.

4. Very High Density Residential

~~The Very High Density Residential area, located on the western side of the community near the SC-1 zone, future main roadways, and the new High School, should provide for multi-family housing, factory built homes, and rental units. This area will allow access to the commercial, retail, and institutional uses in the community. This area will also provide a transition from the higher intensity commercial and retail uses to less intensive residential uses.~~

~~Landscaping, off street parking requirements, traffic circulation, and other high density housing planning issues will play an important role in project review in this area.~~

~~The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development which conforms to the General Plan of Cedar Hills.~~

5 4. Commercial-Retail District Zone

~~Commercial and retail development will be encouraged located in the Commercial Zone, known as the Shopping Center 1, or SC-1 Zone Retail District. The Commercial Zone is located on the west side of Cedar Hills, adjacent to 4800 West; and consists of approximately forty acres of land. The district will be located in two areas of the community, one on the western side of Cedar Hills adjacent to the SC-1 zone, and the other near the intersection of Canyon Drive and S.R. 92. Commercial and retail businesses that provide services directly to the residents of Cedar Hills will be highly encouraged. Transportation and other considerations may limit the types of businesses approved in the district.~~

~~In particular, the Commercial-Retail District located adjacent to S.R. 92 because of its proximity to American Fork Canyon, should include very low intensity commercial activities such as bike rentals, fishing supplies, and other businesses catering to visitors of the canyon.~~

The transportation, parks and recreation, and open space desires for this area can be found in other elements of this General Plan. Prior to annexation and development approval in this area, each of the General Plan elements should be reviewed in order to coordinate future development ~~which~~ **that** conforms to the General Plan of Cedar Hills.

Land Use Element Goals and Policies

Goal # 1: Make land use decisions that conform to the Cedar Hills General Plan and the Elements of the General Plan.

Policy: As each subdivision is reviewed by the staff, Planning Commission and City Council, reference to the General Plan and each relevant Element will occur prior to final approval.

Policy: Each applicant will be required to demonstrate how the proposed development is consistent with the General Plan and the Elements of the General Plan.

Goal # 2: Update the Land Use Element on a regular basis to provide current Planning Commissions with a useful tool for making land use decisions.

Policy: The Planning Commission shall review the land use element on an annual basis and amend the land use element as needed.

Policy: Prior to zone changes, density amendments, and other land use decisions, the Planning Commission will make necessary adjustments recommendations to the Land Use Element to reflect such changes.

Goal # 3: Maintain Consistency between the Land Use Element, General Plan, and Zoning Ordinance.

Policy: Review the General Plan, Land Use Element, and Zoning Ordinance in order to maintain consistency between these documents and minimize any potential conflict in making land use decisions.

Goal # 4: Preserve the integrity of the Land Use Element by requiring all developments and zone changes to be consistent.

Policy: The Planning Commission will not recommend approval for any development or zone change which is inconsistent with the General Plan or Land Use Element.

Policy: If a development or zone change is found to be beneficial to the community by the Planning Commission, the Planning Commission will recommend that the General Plan and Land Use Element be amended prior to approval of the development or zone change.

Goal #5: Provide established levels of service to residents of the City town.

Policy: Cedar Hills town will correct existing deficiencies in the provision of public services at the adopted Level of Service (LOS).

Policy: Private development will participate in the provision of public services through exactions, dedications, impact fees, and other reasonable means.

RESOLUTION NO. _____

A RESOLUTION AMENDING THE LAND USE ELEMENT OF THE CEDAR HILLS GENERAL PLAN

WHEREAS, pursuant to State law the City of Cedar Hills has adopted a General Plan and Land Use Element to guide the orderly development and growth within the City; and

WHEREAS, from time to time it is necessary to review and amend the General Plan and Land Use Element to reflect changing community goals and market trends; and

WHEREAS, the Planning Commission held a public hearing, and formulated a recommendation to the City Council; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with State law and City Ordinances to amend the General Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, as follows:

**Section 1
General Plan Adopted**

That certain document entitled City of Cedar Hills General Plan Land Use Element is hereby adopted by reference, and shall be applicable in guiding land use decisions within the City of Cedar Hills. Said General Plan is on file at the Office of the City Recorder.

**Section 2
Intent – Relationship to Municipal Code**

1. It is the intent of the City Council, through the adoption of the General Plan, to establish guidelines for the layout and design of development within the City.
2. This document, as may from time to time be amended, shall constitute the General Plan Land Use Element.

**Section 3
Conflicts**

Wherever the terms of the General Plan shall conflict with the terms of any other application regulation, the more stringent shall apply, unless relief therefrom shall be granted by the City Council.

**Section 4
Severability**

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

**Section 5
Effective Date**

This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS,
STATE OF UTAH, THIS THE 3RD DAY OF MAY, 2016**

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

City Council Agenda Item

SUBJECT:	Review/Action on Amendments to Title 10, Chapter 6 A, Regarding Design Requirements for Planned Commercial Subdivisions
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Council and staff have prepared an amendment to 10-6A that would incorporate the previous "Design Guidelines" into the Municipal Code. Please see the proposed code for changes from the original Design Guidelines.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made a recommendation to approve on 4/26/2016	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Code 10-6A Design Requirements for Planned Commercial Developments	
RECOMMENDATION: Make any changes necessary, code must be adopted by May 17, 2016 before the temporary zoning moratorium expires.	
MOTION: To approve/not approve ordinance _____, an ordinance adopting Title 10, Chapter 6A, of the Cedar Hills Municipal Code regarding Design Requirements for Planned Commercial Developments, subject to the following changes {List any appropriate changes}.	

ARTICLE A. PLANNED COMMERCIAL DEVELOPMENT PROJECTS

10-6A-1: LEGISLATIVE INTENT:

The intent of these provisions shall be to:

1. Facilitate the development of commercial and related buildings and activities in the SC-1 zone in a harmonious, integrated, safe and convenient environment and in a manner consistent with the intent of the General Plan and Section 10-4E of this code; and
2. Establish requirements pertaining to the design, approval, construction and maintenance as are considered essential to the accomplishment of the intent of the SC-1 zone.

The City of Cedar Hills values the tranquil environment that currently exists within the community and would like to preserve the small town atmosphere that exists. Design and planning of and operation within the commercial district shall be primarily for the benefits of the residents of the City of Cedar Hills and shall be conducive to community gathering. Restrictions may be placed on development within the community to protect the residents from noise, light, air, traffic and other forms of pollution while fostering a viable, walkable commercial zone. Considerations shall include density, diversity and design.

A. Quality of Life Values

The City of Cedar Hills recognizes the value of having a neighborhood commercial shopping center in close proximity to existing housing to reduce vehicle trips and travel time. Additionally, development within the zone is intended to mix retail, professional office, residential and public facilities and to promote pedestrian access and active transportation. Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-line skating or skateboarding. There are many ways to engage in active transportation, whether it is walking to the bus stop, or cycling to school/work.

B. Vision Statement

The SC-1 zone will develop as an integrated, architecturally harmonious mixed-use development. Particular emphasis shall be placed on creating a pedestrian-friendly atmosphere where residents will desire to shop and gather. Design elements including architecture, landscaping, signs, and lighting shall create a commercial district that is of higher quality and value than the typical suburban “strip” mall. Land development shall minimize adverse impacts to adjacent single-family housing.

C. Goals

The goals of the SC-1 zone are:

- (1) to create a commercial city center,
- (2) to create a place conducive to community gathering,
- (3) to provide a place for convenient, community services,
- (4) to provide for mixed land uses, and
- (5) to expand the city’s sales tax base.

10-6A-2: DISTRICTS:

The SC-1 zone is divided into districts that are intended to differentiate between three levels of land-use intensity, where intensity is characterized by average daily automobile trips and building size, height, and density. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense

land uses are intended to be located to the east, adjacent to the elementary school and the neighboring residential area.

The districts in the SC-1 zone are shown on the map below. These consist of Retail (shown in red), Mixed-Use (shown in blue) and Office (shown in yellow). The green area is not a part of the SC-1 zone and is zoned Public Facilities.



A. Retail

The Retail district is intended to be a retail commercial center for the City. The main focus of the Retail district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector (i.e. 4800 West and Cedar Hills Drive). Aside from public facilities, this district shall only include uses that predominantly generate on-site sales. The Retail district is intended to accommodate the most intense land uses of the SC-1 zone.

B. Mixed-Use

The Mixed Use district is intended to have a mix of retail, office, and residential uses. It shall generally have lower intensity uses than the Retail district. Lower intensity is defined as uses that generate fewer automobile trips and buildings that have smaller size and scale.

The boundary between the Retail district and the Mixed-Use district south of Cedar Hills drive is defined as:
Beginning at a point which is N 89

□ 49' 37" E 66

corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point also being the northwest corner of Lot 6, Apple Blossom Park Plat A Subdivision, thence due north approximately 610 feet to the south right-of-way limit of Cedar Hills Drive.

C. Office

The Office district is intended to provide services that require office space. It shall generally have the least intense land uses and provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building size and scale, and land uses. In addition, any retail uses in this area shall help create a transition from the more intense uses in the other areas to the surrounding residential neighborhoods. The general appearance of buildings within this district shall use rooflines and slopes and window coverage and sizes that are more residential in appearance than commercial in appearance.

10-6A-3: PERMITTED AND CONDITIONAL USES:

All uses shall be consistent with the character and purpose of the district within which they are located. No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown in the SC-1 Land Use Table below. Uses listed in the Cedar Hills Land Use Code Numbers document that are not listed in the SC-1 Land Use Table are prohibited.

The SC-1 Land Use Table lists permitted, conditional, and exceptional uses. The numbers in the use column and the description of the use are listed in the Cedar Hills Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the cell for a use and district is blank, that use is prohibited in that district. "P" means the use is Permitted, "C" means the use is Conditional, and "E" means the use is Exceptional, meaning not permitted except for existing approved uses or those that have been approved prior to the year 2016.

Regardless of the entries in the SC-1 Land Use Table, all uses for land within 100 feet of residential uses in adjoining zones shall be conditional.

Conditional uses listed in the Retail district in the SC-1 Land Use Table shall only be permitted if they predominantly generate on-site sales, unless approved by the city council after a recommendation by the planning commission. Public facilities are excepted from this requirement.

For the process and standards used in the granting of conditional uses see Chapter 10-5-37 of this code.

SC-1 Land Use Table

Use	Description	Retail	Mixed-Use	Office
1121	Two family dwelling (duplex), detached.		C	
1122	Two family dwelling (duplex), attached to one or more duplexes		C	
1123	Two family dwelling (duplex), attached to a commercial use		C	
1131	Multiple family dwelling containing three or four family residences, detached		C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use		C	
1292	Disabled assisted living facility		C	C
1293	Senior housing or congregate care		C	C
1294	Senior assisted living		C	E

5230	Paint, glass, and wallpaper	C	C	
5240	Electrical supplies and lighting stores	P	P	
5251	Hardware stores	P	P	
5310 –	Shopping centers, department stores, and discount	P	P	
5312	department stores			
5330	Variety stores (dollar stores)		P	
5391 –	Dry goods and general stores (yarn shops, linen shops,	P	P	
5392	boutiques, craft stores, fabric stores)			
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)	P	P	
5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P		
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	P	
5810	Restaurants (food consumed on premises)	P	P	
5813	Drive-through and fast food restaurants	C		
5910	Drug stores and pharmacies	P	P	
5930	Antiques and secondhand merchandise	P	P	
5940	Books, stationery, art and hobby stores	P	P	
5950	Sporting goods, bicycles and toys	P	P	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	P	
5991	Florists	P	P	P
5992 –	Miscellaneous retail (newspapers, cameras, gifts, optical,	P	P	
5999	paper products, pet supplies)			
6111	Banking Services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 –	Security brokers, insurance agents, real estate services		P	P
6190				
6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.		C	
6416 –	Auto washing	C		

6417				
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	
7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	
8110 – 8130, 8180	Agriculture	E	E	
8221	Veterinarian services		C	

10-6A-4: Site Requirements:

It is intended that these requirements and standards will promote consistent, quality development within the SC-1 zone.

A. Area

1. Site Area: Each proposed development shall contain an initial site size of ten (10) contiguous acres, which shall be considered as the minimum amount necessary to constitute a logical design area; provided, however, that in the instance of lots of record containing less than ten (10) acres, the minimum initial site size shall be the entire parcel.
2. Additions: Subsequent additions to the site area containing less than the amount set forth under item 1 of this section may be permitted, upon a determination that the area to be added constitutes a logical extension of the initial site plan.
3. Phased Construction: A proposed development may be constructed in phases upon approval by the city council and upon a finding that the proposed phase is consistent with the overall plan for the project, constitutes a significant portion of the total project, and is consistent with other requirements specified in this code.

B. Landscaping

The following requirements shall be followed for landscaping within the SC-1 zone.

All planter areas shall be edged with a concrete mow strip and landscaped. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up. All landscaped shall be appropriately maintained throughout the year.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Shrubs shall be selected for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic effects in winter.

To ensure consistency throughout the zone, all plants used within the zone shall be found within the following plant list:

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea engelmannii	Engelmann Spruce	8' ht. minimum
Picea pungens	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
Acer platanoides	Norway Maple	2-1/2" cal. minimum
Fraxinus pennsylvanica	Patmore Ash	2-1/2" cal. minimum
Koelreuteria paniculata	Golden Rain Tree	2" cal. minimum
Prunus blireana	Blireana Plum	2" cal. minimum
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. minimum
Prunus subhirtella	Weeping Flowering Cherry	2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Potentilla fruticosa	Shrubby Cinquefoil	5 gal. minimum
Prunus glandulosa	Dwarf Flowering Almond	5 gal. minimum
Mahonia Aquifolium	Compact Oregon Grape	5 gal. minimum
Prunus laurocerasus 'Otto Luyken'	English Laurel Otto Luyken	18-24" minimum
Cornus sericea 'Kelseyi'	Kelsey Dwarf Dogwood	5 gal. minimum
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. minimum
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. minimum

The following requirements shall apply:

1. No less than 30% of any individual site shall be landscaped. Individually developed sites must provide the required 30% landscaping within that individual site. Larger planned developments must provide the required 30% landscaping for the entire site but shall not be required to provide 30%

landscaping on individual pads or parcels within the planned development. So that all of the building(s) within the proposed development may be seen within a park-like setting by the community, the required 30% landscaping shall be visible and accessible to the public way and shall not be concealed by walls, fences, building layout, etc.

2. Planted areas such as yard space, planter boxes, flower beds, shrubbery beds and other traditional landscaped features shall qualify towards the landscaped requirement. Sidewalks shall not count towards the requirement.
3. Proposed fountains, plazas, or splash-pads shall be included in the site design. The city council, with a recommendation from the planning commission, may approve a 5% reduction in landscaping area requirements for these features when designed as a publicly accessible gathering area. Public art features are encouraged.
4. Landscaping shall also be used as a screen, where other means are less appropriate, to shield Cedar Hills Drive and 4600 West from large areas of parking.
5. Landscaped areas shall not be residual in nature but shall create a cohesive network from site to site and throughout the project. Specifically, landscaped areas shall help create a park-like atmosphere with linked pedestrian corridors designed to promote pedestrian activity.
6. Landscaping materials and details shall contribute to the perpetuation of the established architectural theme.
7. As part of the site plan approval process, landscape plans shall be required. Such plans shall be prepared by a professional landscape architect licensed in the State of Utah. Landscape plans shall provide for landscape treatments that are consistent with the architectural theme. All landscape plans are subject to the approval of the city council, following a recommendation by the planning commission.
8. Storm-drainage shall be retained on-site through landscaping or other approved facilities.
9. Xeriscape plans are permitted and shall be prepared by a qualified landscape architect, and shall not constitute more than one-third (1/3) of the total landscaped area.

C. Streetscapes

Cedar Hills Drive is the main thoroughfare for the community. As such, special attention and consideration shall be given to creating an attractive, distinct entrance to the City of Cedar Hills. To encourage continuity throughout the site and to provide appropriate ties to the surrounding residential areas, 4600 and 4800 West shall receive the same treatments as Cedar Hills Drive. Landscaped areas adjacent to public streets shall conform to the landscaping requirements listed in 10-6A-4B.

1. Sidewalks shall be separated from Cedar Hills Drive 4600 West and 4800 West so as to encourage pedestrian activity and other active transportation. Separations shall include landscaped berms, shrubbery or other elements that convey a sense of protection from the vehicular travel lanes. Streetscapes shall be varied between grass and planter areas and be appropriately maintained year-round.
2. Sufficient planter strips shall be provided so as to allow for the planting of trees as outlined in the plant list.
3. The landscaped areas adjacent to Cedar Hills Drive and 4600 West shall serve, in part, to screen adjacent parking areas from the view of passing motorists. Trees, berms and shrubbery shall be incorporated to provide the above-described screening.

At street intersections, a clear view of intersecting streets shall be maintained. Clear view of intersecting streets shall be measured as follows: extend lines along each street curb to a point of intersection and measure back 60 feet along each curb. Draw a line between those two points. This triangular area is the area that must have clear

view of intersecting streets.

Trees closest to intersections shall be Capitol Flowering Pear with no less than 3 at each intersection. Trees on East-West streets between walks and curbs or within 10 feet of street curbs shall be Burr Oak (*Quercus macrocarpa*) with all branches pruned to 5 feet from ground. Trees on North-South streets shall be London Plane Trees (*Platanus acerifolia*) with all branches pruned to 5 feet from ground.

The number of trees along all streets shall be at least 1 tree for every 30 feet of street frontage. Trees shall be 2-1/2" caliper minimum. Additional trees are encouraged. These additional trees shall be selected from the table below.

Berming shall be required along streets to screen parking areas and travel lanes. Berms shall not exceed 3:1 in steepness. Curvilinear walks are encouraged where practical. Any planter areas shall have a curvilinear concrete curb between plants and lawn. All planters shall be mulched 3 inches deep and maintained with shredded fir bark. Plants for planters shall be selected from the table below.

Evergreen Trees		
<i>Abies concolor</i>	White Fir	8' ht. minimum
<i>Abies lasiocarpa</i>	Alpine Fir	8' ht. minimum
<i>Picea engelmannii</i>	Engelmann Spruce	8' ht. minimum
<i>Picea pungens</i>	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
<i>Acer platanoides</i>	Norway Maple	2-1/2" cal. minimum
<i>Fraxinus pennsylvanica</i>	Patmore Ash	2-1/2" cal. minimum
Shrubs		
<i>Euonymus alatus compacta</i>	Burning Bush	5 gal. minimum
<i>Juniperus tamariscifolia</i>	Tam Juniper	5 gal. minimum
<i>Prunus cistena</i>	Cistena Plum	5 gal. minimum
<i>Pinus mugo 'Mughus'</i>	Dwarf Mugo Pine	18-24" minimum

D. Street Lighting

Street-lighting should be designed to create an attractive, crime-free environment and to protect surrounding residents from light pollution. Where practical, lighting in new developments shall match lighting used in existing developments.

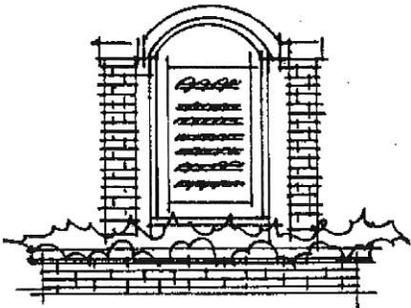
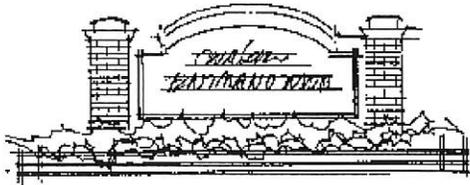
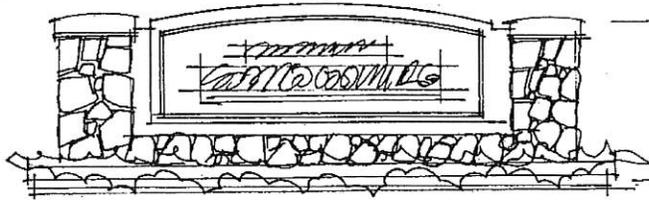
1. Lighting plans shall be prepared for each individual site. Adequate lighting shall be provided to encourage pedestrian activity and to eliminate shadowed areas that may contribute to poor visibility and the creation of dark areas.
2. Wall mounted lighting shall not be located higher than 20 feet on any structure.
3. Pole mounted lighting along 4800 West and Cedar Hills Drive shall not exceed 30 feet in height.
4. Pole mounted lighting for the interior of the commercial development shall not exceed 20 feet in height. Pole mounted lighting within any residential areas shall not exceed 15 feet in height.
5. Directional lighting fixtures shall be used in all areas of this development. Shields, covers, or other mechanisms shall be incorporated into fixture design so as to prevent light pollution. Lighting

levels shall diminish to zero (0) footcandles at the development's property lines.

6. Cobra-head and shoe box light fixtures are prohibited.

E. Signs

Signs standards are intended to ensure aesthetic quality and a cohesive architectural theme. The below listed standards shall be followed by all developments. Such incorporation must be consistent and harmonious with the established architectural theme. Signs shall be limited to monument signs and wall-mounted signs. The following illustrations demonstrate the intent of this ordinance. Signs shall be consistent with this intent.



1. Wall-mounted signs shall consist of blade signs, pendant signs and signs located on awnings.
2. Earth tones shall be the predominate colors used on signs.
3. Monument signs shall not exceed 48 square feet and shall be multi-tenant signs. Monument signs on the same side of an uninterrupted street shall not be located closer than 200 feet to one another.
4. Monument signs shall not exceed six feet above the top back of curb.
5. Wall-mounted signs shall be limited to 10 percent of the wall area on which the sign is mounted or 75 square feet, whichever is less.

6. Signs on canopies, awnings or similar architectural features may be permitted upon Site Plan review if it can be shown that it will not detract from the architectural theme.
7. Blade signs shall be consistent with the architectural theme of the overall development.
8. Pendant signs shall be consistent with the architectural theme of the overall development.
9. Signs on awnings shall only be located on the valence of the awning. Awnings must be consistent with the architectural theme of the overall development and shall only be located above doors and windows. Awnings must be kept in good repair at all times.
10. Backlit signs are permitted. Functional awnings shall not be considered backlit signs. Backlit awnings are not permitted.
11. Roof signs shall not be permitted.
12. Statuary signs bearing the likeness of any product or logo shall not be permitted.
13. Wind signs shall not be permitted.
14. Temporary signs shall not be permitted.
15. Placing handbills upon, painting or otherwise marking any trees, sidewalks, walls, poles or other surfaces is prohibited.
16. Spotlights projecting into the sky are not permitted.
17. Vehicles and trailers shall not be used as signs.
18. Flashing, moving or audible signs are not permitted.
19. Neon lights are not permitted
20. Pole signs are not permitted.
21. Off-premise signs are not permitted.

F. Walkability and Active Transportation

The site layout shall foster walkability and active transportation throughout all portions of the site.

1. Commercial space shall immediately front streets and parking areas shall be located on the interior or in the underground of the property, unless a recommendation by the planning commission to deviate from this requirement is approved by the city council.
2. Site layout shall incorporate pedestrian paths throughout the development, enabling safe and convenient access to and between each use.
3. Pedestrian paths shall be provided through parking areas. These paths shall be separated from vehicular traffic by the incorporation of landscaping, other grade separations and through the use of pavers, cobblestone or stamped concrete.
4. Developments shall include bicycle racks located adjacent to buildings.
5. Developments shall provide connectivity to other uses in the same district and adjoining districts by way of a concrete paved trail or path and open space.

G. Parking

The following apply to parking areas within the SC-1 zone.

1. Parking areas shall be situated so as to be screened from Cedar Hills Drive, 4600 West and 4800 West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees.

Fencing is not considered an appropriate screen.

2. Landscaping shall be dispersed throughout the parking areas. These landscaped areas will be of sufficient size so as to accommodate landscaped berms, and trees.
3. Parking spaces shall be 9' wide and 18' deep if they front onto a landscaped area. Parking spaces that do not front onto a landscaped area shall be 9' wide and 20' deep.
4. For retail uses, a minimum of four (4) parking spaces shall be provided for each 1,000 square feet of gross floor area.
5. For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.
6. For office uses, a minimum of six (6) parking spaces shall be provided for each 1,000 square feet of floor area.
7. For residential units with two (2) bedrooms or fewer, 2 spaces per unit. For residential units with more than two (2) bedrooms, 1 stall per bedroom (maximum 4). For senior housing or congregate care housing, 2 spaces per unit. For assisted living, 1 stall per 2 units. In all cases, there shall be additional spaces for visitor parking computed as 1 per 4 units. No RV parking is allowed. No overnight customer parking is allowed for commercial uses.
8. Shared parking for commercial uses is encouraged. When it can be found that adjacent uses, or uses in close proximity to one another, have substantially different peak hours of operation, the minimum number of parking spaces required for the said uses may be reduced. It is intended that shared parking will increase the attractiveness of the area by eliminating excess parking without creating a parking deficiency.
9. Drive aisles shall be twenty-four (24) feet wide unless they provide only one-way access or access to angular parking. If the drive aisle provides access to angular parking or is restricted to one-way travel, it may be twenty (20) feet wide.
10. A separation shall be provided between parking spaces and occupied structures. This separation must include no less than a 4' sidewalk and in most situations shall include a larger sidewalk and landscaping.
11. All parking islands shall be planted with at least one Skyline Honeylocust tree (*Gleditsia triacanthos* 'Skyline') per 400 square feet of planter, with a minimum of one per planter. A tree ring of fir bark (3" depth) shall be formed with at least a 2-foot radius around the tree. Trees shall be 3" caliper minimum, having all branches pruned within 7 feet of the ground. Islands shall be bermed slightly and planted with Kentucky Bluegrass (*Poa pratensis*) sod.
12. Reciprocal access shall be guaranteed from site to site. Stub locations and cross access easements may be required to ensure the establishment of perpetual reciprocal access.

H. Deliveries

Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential zone shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential zone. Loading and delivery times shall be restricted to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends, unless different hours are recommended by the planning commission and approved by the city council.

I. Outside Storage and Sales

Outdoor storage or sales shall only be permitted in enclosed outdoor areas such as a garden center. Exceptions

may be made by obtaining a separate conditional use permit. The application for a permit shall be made in the form of a written request that specifies the sales area size, location, type of merchandise, and requested duration for the permit. The City Council shall be the Land Use Authority for this permit. The City Council shall be able to set parameters limiting the size, location, duration and appearance of the outdoor sales area. The conditional use permit shall otherwise be subject to section 10-5-37 of this code.

A business that utilizes grocery carts shall provide permanent cart storage within a building. The business operator shall use customary business practices to collect carts from parking lots, cart corrals, and other outdoor locations periodically. The business operator shall use reasonable efforts to ensure that carts do not leave the property.

J. Maintenance

As part of the Site Plan review process, applicants shall provide a legal agreement describing how the site shall be maintained and enforced by the city.

10-6A-5: Building Requirements:

The following shall apply to all buildings within the SC-1 zone.

A. Architecture

Architecture, building materials, color schemes and building location all play critical roles in setting a tone for any development. These same elements are of the utmost importance in creating a sense of place. As a mixed-use commercial area, attention to scale is of particular importance and will be considered throughout the design process. The following illustration demonstrates the intent of this ordinance. Buildings shall be consistent with this intent.



Buildings in the SC-1 zone shall use the American Colonial style. The American Colonial motif is a symmetrical design (AB A, AB CB A, etc.) style. High-pitched tile or slate roofs, either side gabled or hipped, overhang the front facade and are often capped with a cupola. A central door, often a French door, is sided by large windows on the sides. Buildings may use the classic temple front, or contain pillars, pilasters and the Palladian window. Exterior construction is normally of brick in traditional colors like red and brown, and makes use of substantial exterior moldings. Wrought iron or copper accents are also used. It is expected that this theme will create intimacy and interest by limiting the use of those architectural elements that only cater to the widespread domination of the automobile. That is to say, architectural designs should be kept in such a scale so as to maintain a human, rather than automobile, orientation. The inclusion of street level windows, wide walks and appropriate signs are a few of the elements that must be considered in maintaining consistency with this theme. The appropriate selection of materials and colors are also essential in maintaining consistency with this theme.

and in meeting the goals of this requirement.

It is required that the established architectural theme will be used consistently throughout the entire zone. Designers will use this theme when developing plans for all types of structures that may be found within this development.

1. Earth tones shall dominate the color schemes of individual buildings and all color schemes shall be developed so as to conform to the established architectural theme. Additionally, color schemes shall be consistent with those found in the surrounding areas.
2. Structures shall be situated so as to screen parking areas and to aid in the creation of a park-like atmosphere.
3. Entrances to structures shall orient to parks, plazas or pedestrian-friendly pathways.
4. Structures shall be situated so as to provide appealing vistas at the terminus of drive aisles, pathways or other open areas.
5. Structures shall be massed so as to conform to the established architectural theme and to maintain a human scale.
6. Building facades shall be varied and shall not consist of vast expanses of blank walls.
7. Wherever found, overhead doors shall be positioned so as to not be visible from 4600 West, 4800 West or Cedar Hills Drive.
8. Building materials shall be limited to those materials traditionally associated with the established architectural theme. Structures constructed largely of glass or other reflective materials are not acceptable for this area.

B. Building Height and Size

One or two story buildings are permitted. Buildings may be erected to a maximum height of thirty-five (35) feet. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

The building size shall be reviewed by the planning commission and city council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole. Building size shall be limited by the total building area, meaning the sum of the gross floor area of all floors. In the Mixed-Use and Office districts building size shall be limited to no more than 25,000 total square feet. In the Retail district building size shall be limited to no more than 50,000 square feet.

Developments composed of strip malls are prohibited. Smaller, individual buildings that tend to break up parking areas and create visual interest are required. Long and monotonous walls and roof planes are prohibited. Building mass and scale shall be minimized by manipulating the building form using offsets and recesses and variations in height.

C. Building Setbacks

All buildings shall be set back a minimum of thirty (30) feet from any residential uses. The following standards shall apply:

1. There shall be provided a landscaped side yard of at least fifteen (15) feet in width along such property line, containing trees or groupings of trees spaced no more than twenty-five (25) feet apart.
2. A precast concrete or decorative masonry wall, at least six (6) feet in height, shall be erected along all property lines which lie adjacent to a residential zone.

3. All lighting is to be arranged so that there will be no glare visible to the occupants of residential uses.
4. Uses will be strictly prohibited next to adjoining residential zones that involve open storage of merchandise or equipment, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.
5. No loading docks, delivery pick up areas, etc., may be located within fifty (50) feet of residential uses. These areas must be screened from the public's view with an eight (8) foot masonry wall.
6. No trash container shall be located closer than twenty-five (25) feet to a residential zone, and must be located to the rear of the main building.

10-6A-6 RESIDENTIAL USE REQUIREMENTS:

A. All Residential Uses

Residential use is permitted in the SC-1 zone only as set forth herein. These requirements pertain to uses 1121—1123 (two family dwellings), 1131 and 1133 (multiple family dwellings), 1292 (disabled assisted living), 1293 (senior housing or congregate care), and 1294 (senior assisted living) listed in the SC-1 Land Use Table in Section 10-6A-3 of this code.

The purpose of residential development in the SC-1 zone is to provide for mixed-use, which combines residential and commercial uses in order to provide housing opportunities in close proximity to retail, office, civic and related uses. Mixed-use development promotes a pedestrian friendly environment, and more compact development. Mixed-use development projects shall follow the following process, and meet the following requirements:

1. All development projects seeking approval for residential use must be new construction, and must submit a detailed site plan pursuant to section 10-6-3 of this code showing the entire development project, and showing the added requirements of this section.
2. The entire ground floor of any building in the project shall only have commercial uses (land use codes 5000 through 6999 listed in the SC-1 Land Use Table, Section 10-6A-3), except as provided within this section.
3. Residential use shall be located above the ground floor commercial use, except as provided within this section. Allowed residential density shall be 8 units per acre, with no more than 4 units per building. For this requirement, attached structures are considered part of the same building. No more than 50 total units may be built within the Mixed-Use district.
4. The requirement that all residential use be situated above a commercial ground floor may be altered to allow residential use on the ground floor only if all of the following conditions are met:
 - a) The residential building is located in the southern half of the Mixed-Use district;
 - b) A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses (land use codes 5000 through 6999 listed in the SC-1 Land Use Table, Section 10-6A-3);
 - c) If the project is completed in multiple phases, each phase shall independently meet the fifty percent (50%) requirement, provided, however, that residential use may exceed fifty percent (50%) of any phase if, taken as a whole and including the proposed phase, the project meets the fifty percent (50%) requirement; and
 - d) This alteration is approved by the city council following a recommendation from the planning commission.

5. The minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling.
6. Parking lots, garages, and carports shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located below grade (underneath building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking will be permitted provided that such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in section 10-6A-4G of this code.
7. Residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, and landscaped areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Open space shall be visible from streets and sidewalks.
8. CC&Rs: The applicant (developer) of any residential development in the SC-1 zone shall, prior to the recording of the plat, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be reviewed by the planning commission and given final approval by the city council, and shall be recorded to run with the land. Said CC&Rs shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the development. As a minimum, the said document shall include the following:
 - a) The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.
 - b) A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property management company shall be submitted to be on file with the office of the city clerk.
9. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.
10. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered here, refer to provisions applying to the underlying district.

B. Senior Housing or Congregate Care

The following requirements, in addition to those listed in Section 10-6A-6A of this code, apply to use 1293, senior housing or congregate care facilities.

1. Onsite services shall be provided directly by the management of the senior housing or congregate care facilities or under contract with qualified third party vendors. These services shall include an onsite restaurant/cafeteria that provides three meals per day, seven days a week; home health care services from qualified professionals, including help with medications, bathing, dressing, and other resident needs; physical therapy; other routine health care services; fitness classes; regular social activities; and a shuttle to nearby destinations.
2. Each residential unit shall be occupied by at least one resident that is 55 years of age or older, and there shall be no residents younger than 25.

C. Assisted Living

The following requirements, in addition to those listed in Section 10-6A-6A of this code, apply to use 1294, disabled assisted living and senior assisted living facilities.

1. The facility shall conform to all applicable standards and requirements of the Utah State Department of Human Services and the owner/operator has obtained all licenses required by the state to operate such a facility.
2. The facility shall conform to all state and local building, safety, health, and zoning requirements applicable to similar structures.
3. The facility shall be occupied only by individuals qualified by age or disability to live in the facility and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the elderly persons and not primarily a benefit of employment to the staff member.
4. The facility is operated for the primary purpose of providing a living arrangement for senior or disabled persons in a group home setting.
5. Residency in the facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. An assisted living facility shall not include any persons referred by the Utah state department of corrections or any court.

10-6A-7 IMPACTS:

Developments shall blend harmoniously with the surrounding neighborhoods so that the use does not change the intent and characteristics of the adjacent zones and districts. The following standards must be met to mitigate impacts on surrounding neighborhoods.

1. Noise: Developments in the SC-1 zone shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others. Any mechanical apparatus (i.e., air conditioner, fans, pumps, etc.) capable of producing noise that is located on the outside of the building must have sound barrier mitigation. Commercial sound levels at the property line during daytime hours shall meet levels L1, L10, and L90 of 68 dBA, 60 dBA, and 52 dBA respectively. Commercial sound levels at the property line during nighttime hours shall meet levels L1, L10, and L90 of 55 dBA, 55 dBA, and 50 dBA respectively.
2. Dust and Odors: Developments shall comply with all air quality standards, state, federal and local, and use shall not create unusual or obnoxious dust or odors beyond the property line.
3. Trash: No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All trash is to be stored within a dumpster and the dumpster is to be enclosed within a solid metal gate, and walls matching the masonry used for the buildings, or must be stored in a fully enclosed building. The dumpster enclosure shall not have frontage on a public street, and is to be

located toward the rear of a development. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city shall be screened by a sight obscuring fence at least one foot (1') higher than the dumpster and maintained in a location approved by the planning commission in conjunction with approval of a site plan.

4. Safety: The developer shall take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rockfall, erosion, flooding, fire, hazardous materials, or related problems.
5. Traffic:
 - a) Traffic increases due to development shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".
 - b) Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
 - c) The developer may be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned in any particular district at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signs, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.
6. Public Health: Use shall comply with all sanitation and solid waste disposal codes and use shall not create public health concerns.

10-6A-8: IMPROVEMENTS, DOCUMENTS AND OTHER REQUIREMENTS:

A. Single ownership or control required.

All portions of a commercial development project shall be in single ownership or in single control in order to provide for effective integrated development. Following final approval of the project plan, the city may approve plans for the subdivision of a portion of the plan, provided that there is adequate assurance of the development of the entire project and provision for the development and maintenance of common elements (i.e., parking and landscaping) through the establishment of cross easements, guarantees and covenants as provided for under section 10-6A-9, "Required Documents", of this article.

B. Improvements

The following improvements shall be constructed by the developer in each development in accordance with city standards, as directed by the city engineer:

1. Streets, driveways and parking areas shall be graveled and hard surfaced.
2. Curbs, gutters and walkways.
3. Drainage and flood control structures and facilities.

4. On site water and sewer mains.
5. Off site water and sewer mains.
6. Fire hydrants.
7. Permanent survey monuments.
8. Gas, electric, telephone and cable TV (which shall be placed underground).
9. Landscaping in the common area and walkways.
10. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
11. Project lighting and signs.

C. Required Documents

Where the development is to be retained by one owner, required documents shall include:

1. Covenants, conditions, restrictions and management policies.
2. Management agreement.

Where the development has two (2) or more owners or where an existing development is being divided among two (2) or more owners, required documents shall include:

1. Articles of incorporation for property owners' association.
2. Corporation bylaws.
3. Covenants, conditions, restrictions and management policies.
4. Management agreement.

D. Additional requirements

Additional requirements are set forth in this code, Title 10, Section 6, Large Scale Development.

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 6A OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO DESIGN REQUIREMENTS FOR PLANNED COMMERCIAL DEVELOPMENTS.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 10 of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY CEDAR HILLS, UTAH, UTAH COUNTY, STATE OF UTAH:

**PART I
AMENDMENTS**

ARTICLE A. PLANNED COMMERCIAL DEVELOPMENT PROJECTS

10-6A-1: LEGISLATIVE INTENT:

The intent of these provisions shall be to:

1. Facilitate the development of commercial and related buildings and activities in the SC-1 zone in a harmonious, integrated, safe and convenient environment and in a manner consistent with the intent of the General Plan and Section 10-4E of this code; and
2. Establish requirements pertaining to the design, approval, construction and maintenance as are considered essential to the accomplishment of the intent of the SC-1 zone.

The City of Cedar Hills values the tranquil environment that currently exists within the community and would like to preserve the small town atmosphere that exists. Design and planning of and operation within the commercial district shall be primarily for the benefits of the residents of the City of Cedar Hills and shall be conducive to community gathering. Restrictions may be placed on development within the community to protect the residents from noise, light, air, traffic and other forms of pollution while fostering a viable, walkable commercial zone. Considerations shall include density, diversity and design.

A. Quality of Life Values

The City of Cedar Hills recognizes the value of having a neighborhood commercial shopping center in close proximity to existing housing to reduce vehicle trips and travel time. Additionally, development within the zone is intended to mix retail, professional office, residential and public facilities and to promote pedestrian access and active transportation. Active transportation refers to any form of human-powered transportation – walking, cycling, using a wheelchair, in-

line skating or skateboarding. There are many ways to engage in active transportation, whether it is walking to the bus stop, or cycling to school/work.

B. Vision Statement

The SC-1 zone will develop as an integrated, architecturally harmonious mixed-use development. Particular emphasis shall be placed on creating a pedestrian-friendly atmosphere where residents will desire to shop and gather. Design elements including architecture, landscaping, signs, and lighting shall create a commercial district that is of higher quality and value than the typical suburban “strip” mall. Land development shall minimize adverse impacts to adjacent single-family housing.

C. Goals

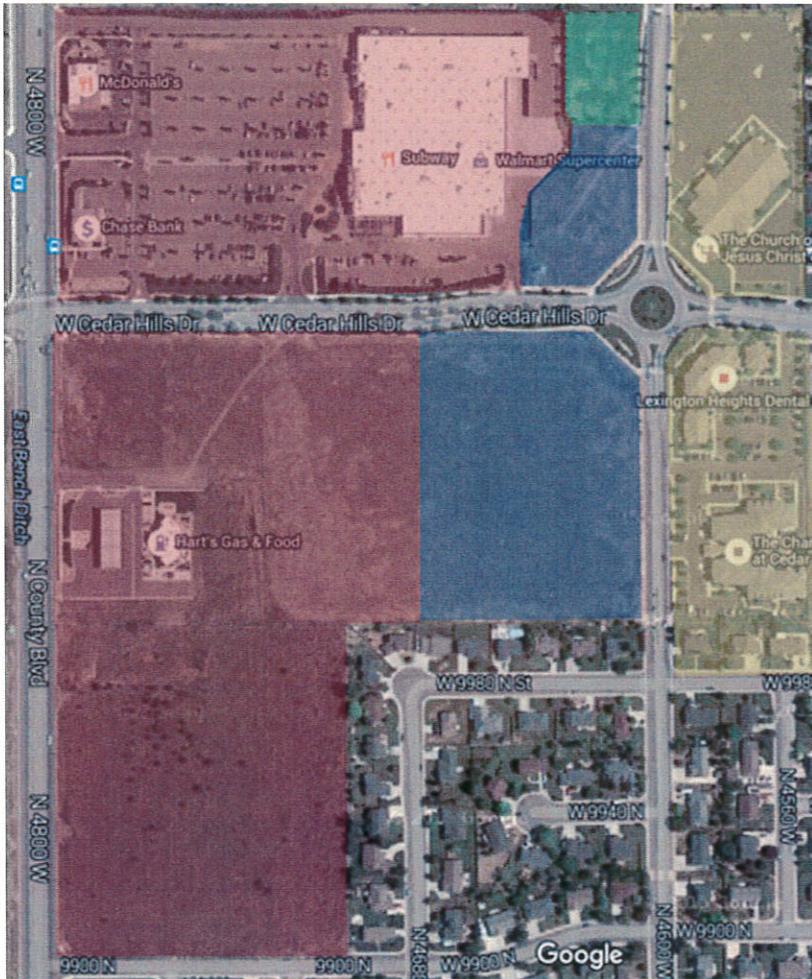
The goals of the SC-1 zone are:

- (1) to create a commercial city center,
- (2) to create a place conducive to community gathering,
- (3) to provide a place for convenient, community services,
- (4) to provide for mixed land uses, and
- (5) to expand the city’s sales tax base.

10-6A-2: DISTRICTS:

The SC-1 zone is divided into districts that are intended to differentiate between three levels of land-use intensity, where intensity is characterized by average daily automobile trips and building size, height, and density. The most intense land uses are planned along the frontage of 4800 West where there exists the greatest separation from residential uses and where there is the most significant commercial potential. The least intense land uses are intended to be located to the east, adjacent to the elementary school and the neighboring residential area.

The districts in the SC-1 zone are shown on the map below. These consist of Retail (shown in red), Mixed-Use (shown in blue) and Office (shown in yellow). The green area is not a part of the SC-1 zone and is zoned Public Facilities.



A. Retail

The Retail district is intended to be a retail commercial center for the City. The main focus of the Retail district is to provide an area for those sales tax generating commercial entities that benefit from the frontage of a major collector (i.e. 4800 West and Cedar Hills Drive). Aside from public facilities, this district shall only include uses that predominantly generate on-site sales. The Retail district is intended to accommodate the most intense land uses of the SC-1 zone.

B. Mixed-Use

The Mixed Use district is intended to have a mix of retail, office, and residential uses. It shall generally have lower intensity uses than the Retail district. Lower intensity is defined as uses that generate fewer automobile trips and buildings that have smaller size and scale.

The boundary between the Retail district and the Mixed-Use district south of Cedar Hills drive is defined as: Beginning at a point which is N 89° 49' 37" E 661.38 feet and N 89° 53' 43" E

143.68 feet from the west ¼ corner of Section 6, Township 5 South, Range 2 East, Salt Lake Base and Meridian, said point also being the northwest corner of Lot 6, Apple Blossom Park Plat A Subdivision, thence due north approximately 610 feet to the south right-of-way limit of Cedar Hills Drive.

C. Office

The Office district is intended to provide services that require office space. It shall generally have the least intense land uses and provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building size and scale, and land uses. In addition, any retail uses in this area shall help create a transition from the more intense uses in the other areas to the surrounding residential neighborhoods. The general appearance of buildings within this district shall use rooflines and slopes and window coverage and sizes that are more residential in appearance than commercial in appearance.

10-6A-3: PERMITTED AND CONDITIONAL USES:

All uses shall be consistent with the character and purpose of the district within which they are located. No building, structure or land shall be used and no building or structure shall be hereafter erected, except as allowed in the districts as shown in the SC-1 Land Use Table below. Uses listed in the Cedar Hills Land Use Code Numbers document that are not listed in the SC-1 Land Use Table are prohibited.

The SC-1 Land Use Table lists permitted, conditional, and exceptional uses. The numbers in the use column and the description of the use are listed in the Cedar Hills Land Use Code Numbers document. The most specific match for a given number shall be used. If a use is not specifically designated, or if the cell for a use and district is blank, that use is prohibited in that district. “P” means the use is Permitted, “C” means the use is Conditional, and “E” means the use is Exceptional, meaning not permitted except for existing approved uses or those that have been approved prior to the year 2016.

Regardless of the entries in the SC-1 Land Use Table, all uses for land within 100 feet of residential uses in adjoining zones shall be conditional.

Conditional uses listed in the Retail district in the SC-1 Land Use Table shall only be permitted if they predominantly generate on-site sales, unless approved by the city council after a recommendation by the planning commission. Public facilities are excepted from this requirement.

For the process and standards used in the granting of conditional uses see Chapter 10-5-37 of this code.

SC-1 Land Use Table

Use	Description	Retail	Mixed-Use	Office
1121	Two family dwelling (duplex) detached.		C	
1122	Two family dwelling (duplex), attached to one or more duplexes		C	
1123	Two family dwelling (duplex), attached to a commercial use		C	
1131	Multiple family dwelling containing three or four family residences, detached		C	
1133	Multiple family dwelling containing three or four family residences, attached to a commercial use		C	
1292	Disabled assisted living facility		C	C
1293	Senior housing or congregate care		C	C
1294	Senior assisted living		C	E
5230	Paint, glass, and wallpaper	C	C	
5240	Electrical supplies and lighting stores	P	P	
5251	Hardware stores	P	P	
5310 – 5312	Shopping centers, department stores, and discount department stores	P	P	
5330	Variety stores (dollar stores)		P	
5391 – 5392	Dry goods and general stores (yarn shops, linen shops, boutiques, craft stores, fabric stores)	P	P	
5400	Food (groceries, meat and fish, fruits and vegetables, candy and confectionery, dairy products, bakeries)	P	P	

5520	Tires, batteries and accessories	C		
5530	Gasoline service stations	C		
5600	Apparel and accessories (clothing, shoes, tailoring, cosmetics, leather goods)	P		
5700	Furniture, home furnishings, and equipment (furniture, household appliances, musical instruments, office equipment)	P	P	
5810	Restaurants (food consumed on premises)	P	P	
5813	Drive-through and fast food restaurants	C		
5910	Drug stores and pharmacies	P	P	
5930	Antiques and secondhand merchandise	P	P	
5940	Books, stationery, art and hobby stores	P	P	
5950	Sporting goods, bicycles and toys	P	P	
5969	Farm and garden supplies	C	C	
5970	Jewelry	P	P	
5991	Florists	P	P	P
5992 – 5999	Miscellaneous retail (newspapers, cameras, gifts, optical, paper products, pet supplies)	P	P	
6111	Banking Services	E		
6121	Savings and loans associations	E		
6122	Credit unions	E		
6130 – 6190	Security brokers, insurance agents, real estate services		P	P

6221	Portrait photography		P	P
6230	Beauty and barber services	P	P	P
6250	Apparel repair, alteration and cleaning pickup services, shoe repair services	C	P	
6297	Gymnasiums, athletic clubs, body-building studios, spas, health clubs, aerobic centers, etc.		C	
6416 – 6417	Auto washing	C		
6511	Physicians' offices and services		P	P
6512	Dental offices and services		P	P
6520	Legal services		P	P
6530	Engineering, architectural, and planning services		P	P
6540	Research services		P	P
6550	Data processing services		P	P
6590	Professional services		P	P
7110	Cultural activities (libraries, museums, art galleries)	C	P	C
7212	Motion picture theaters (indoors)	C		
7392	Miniature golf	C		
7413	Tennis courts		C	
7414	Ice skating	C	C	
7417	Bowling alleys	C	C	
7424	Recreation and community centers	C	C	

7430	Swimming pools	C	C	
7611	Developed park land, general recreation	C	C	
7621	Developed park land, leisure and ornamental	C	C	
8110 – 8130, 8180	Agriculture	E	E	
8221	Veterinarian services		C	

10-6A-4: Site Requirements:

It is intended that these requirements and standards will promote consistent, quality development within the SC-1 zone.

A. Area

1. Site Area: Each proposed development shall contain an initial site size of ten (10) contiguous acres, which shall be considered as the minimum amount necessary to constitute a logical design area; provided, however, that in the instance of lots of record containing less than ten (10) acres, the minimum initial site size shall be the entire parcel.
2. Additions: Subsequent additions to the site area containing less than the amount set forth under item 1 of this section may be permitted, upon a determination that the area to be added constitutes a logical extension of the initial site plan.
3. Phased Construction: A proposed development may be constructed in phases upon approval by the city council and upon a finding that the proposed phase is consistent with the overall plan for the project, constitutes a significant portion of the total project, and is consistent with other requirements specified in this code.

B. Landscaping

The following requirements shall be followed for landscaping within the SC-1 zone.

All planter areas shall be edged with a concrete mow strip and landscaped. All planter shapes and walks shall be curvilinear. Landscape boulders may be used on site, but must be over 2 feet in size. Each building shall have flowering crab (malus species) trees planted near the building. Trees may be placed on any or all sides of the building. The minimum number of these trees required for each building shall be determined by adding up the length of all building facades (lineal feet), dividing by 40 and rounding up. All landscaped shall be appropriately maintained throughout the year.

Other plants near buildings can be selected by a licensed landscape architect for compatibility to microclimate (north, south, east, west building faces). Shrubs shall be selected for color in all seasons, including winter. Trees near buildings are encouraged to have spring and/or fall color. Evergreen trees are encouraged where practical for positive aesthetic effects in winter.

To ensure consistency throughout the zone, all plants used within the zone shall be found within the following plant list:

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea engelmannii	Engelmann Spruce	8' ht. minimum
Picea pungens	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
Acer platanoides	Norway Maple	2-1/2" cal. minimum
Fraxinus pennsylvanica	Patmore Ash	2-1/2" cal. minimum
Koelreuteria paniculata	Golden Rain Tree	2" cal. minimum
Prunus blireana	Blireana Plum	2" cal. minimum
Acer palmatum Bloodgood	Bloodgood Japanese Maple	6-8' ht. minimum
Prunus subhirtella	Weeping Flowering Cherry	2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Potentilla fruticose	Shrubby Cinquefoil	5 gal. minimum
Prunus glandulosa	Dwarf Flowering Almond	5 gal. minimum
Mahonia Aquifolium	Compact Oregon Grape	5 gal. minimum

Prunus laurocerasus 'Otto Luyken'	English Laurel Otto Luyken	18-24" minimum
Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	5 gal. minimum
Buxus koreana wintergreen	Wintergreen Boxwood	5 gal. minimum
Berberis t.a. nana	Crimson Pygmy Barberry	5 gal. minimum

The following requirements shall apply:

1. No less than 30% of any individual site shall be landscaped. Individually developed sites must provide the required 30% landscaping within that individual site. Larger planned developments must provide the required 30% landscaping for the entire site but shall not be required to provide 30% landscaping on individual pads or parcels within the planned development. So that all of the building(s) within the proposed development may be seen within a park-like setting by the community, the required 30% landscaping shall be visible and accessible to the public way and shall not be concealed by walls, fences, building layout, etc.
2. Planted areas such as yard space, planter boxes, flower beds, shrubbery beds and other traditional landscaped features shall qualify towards the landscaped requirement. Sidewalks shall not count towards the requirement.
3. Proposed fountains, plazas, or splash-pads shall be included in the site design. The city council, with a recommendation from the planning commission, may approve a 5% reduction in landscaping area requirements for these features when designed as a publicly accessible gathering area. Public art features are encouraged.
4. Landscaping shall also be used as a screen, where other means are less appropriate, to shield Cedar Hills Drive and 4600 West from large areas of parking.
5. Landscaped areas shall not be residual in nature but shall create a cohesive network from site to site and throughout the project. Specifically, landscaped areas shall help create a park-like atmosphere with linked pedestrian corridors designed to promote pedestrian activity.
6. Landscaping materials and details shall contribute to the perpetuation of the established architectural theme.
7. As part of the site plan approval process, landscape plans shall be required. Such plans shall be prepared by a professional landscape architect licensed in the State of Utah. Landscape plans shall provide for landscape treatments that are consistent with the architectural theme. All landscape plans are subject to the approval of the city council, following a recommendation by the planning commission.
8. Storm-drainage shall be retained on-site through landscaping or other approved facilities.

9. Xeriscape plans are permitted and shall be prepared by a qualified landscape architect, and shall not constitute more than one-third (1/3) of the total landscaped area.

C. Streetscapes

Cedar Hills Drive is the main thoroughfare for the community. As such, special attention and consideration shall be given to creating an attractive, distinct entrance to the City of Cedar Hills. To encourage continuity throughout the site and to provide appropriate ties to the surrounding residential areas, 4600 and 4800 West shall receive the same treatments as Cedar Hills Drive. Landscaped areas adjacent to public streets shall conform to the landscaping requirements listed in 10-6A-4B.

1. Sidewalks shall be separated from Cedar Hills Drive 4600 West and 4800 West so as to encourage pedestrian activity and other active transportation. Separations shall include landscaped berms, shrubbery or other elements that convey a sense of protection from the vehicular travel lanes. Streetscapes shall be varied between grass and planter areas and be appropriately maintained year-round.
2. Sufficient planter strips shall be provided so as to allow for the planting of trees as outlined in the plant list.
3. The landscaped areas adjacent to Cedar Hills Drive and 4600 West shall serve, in part, to screen adjacent parking areas from the view of passing motorists. Trees, berms and shrubbery shall be incorporated to provide the above-described screening.

At street intersections, a clear view of intersecting streets shall be maintained. Clear view of intersecting streets shall be measured as follows: extend lines along each street curb to a point of intersection and measure back 60 feet along each curb. Draw a line between those two points. This triangular area is the area that must have clear view of intersecting streets.

Trees closest to intersections shall be Capitol Flowering Pear with no less than 3 at each intersection. Trees on East-West streets between walks and curbs or within 10 feet of street curbs shall be Burr Oak (*Quercus macrocarpa*) with all branches pruned to 5 feet from ground. Trees on North-South streets shall be London Plane Trees (*Platanus acerifolia*) with all branches pruned to 5 feet from ground.

The number of trees along all streets shall be at least 1 tree for every 30 feet of street frontage. Trees shall be 2-1/2" caliper minimum. Additional trees are encouraged. These additional trees shall be selected from the table below.

Berming shall be required along streets to screen parking areas and travel lanes. Berms shall not exceed 3:1 in steepness. Curvilinear walks are encouraged where practical. Any planter areas shall have a curvilinear concrete curb between plants and lawn. All planters shall be mulched 3 inches deep and maintained with shredded fir bark. Plants for planters shall be selected from the table below.

Evergreen Trees		
Abies concolor	White Fir	8' ht. minimum
Abies lasiocarpa	Alpine Fir	8' ht. minimum
Picea engelmannii	Engelmann Spruce	8' ht. minimum
Picea pungens	Colorado Green Spruce	8' ht. minimum
Deciduous Trees		
Acer platanoides	Norway Maple	2-1/2" cal. minimum
Fraxinus pennsylvanica	Patmore Ash	2-1/2" cal. minimum
Shrubs		
Euonymus alatus compacta	Burning Bush	5 gal. minimum
Juniperus tamariscifolia	Tam Juniper	5 gal. minimum
Prunus cistena	Cistena Plum	5 gal. minimum
Pinus mugo 'Mughus'	Dwarf Mugo Pine	18-24" minimum

D. Street Lighting

Street-lighting should be designed to create an attractive, crime-free environment and to protect surrounding residents from light pollution. Where practical, lighting in new developments shall match lighting used in existing developments.

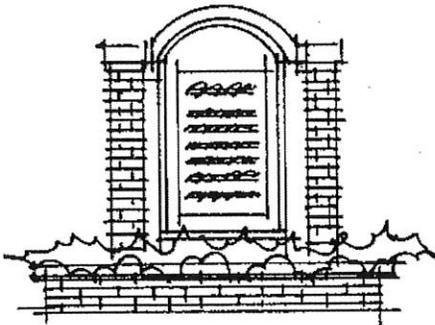
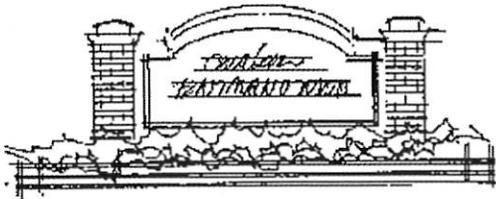
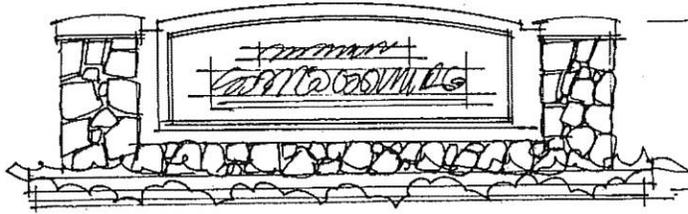
1. Lighting plans shall be prepared for each individual site. Adequate lighting shall be provided to encourage pedestrian activity and to eliminate shadowed areas that may contribute to poor visibility and the creation of dark areas.
2. Wall mounted lighting shall not be located higher than 20 feet on any structure.
3. Pole mounted lighting along 4800 West and Cedar Hills Drive shall not exceed 30 feet in height.
4. Pole mounted lighting for the interior of the commercial development shall not exceed 20 feet in height. Pole mounted lighting within any residential areas shall not

exceed 15 feet in height.

5. Directional lighting fixtures shall be used in all areas of this development. Shields, covers, or other mechanisms shall be incorporated into fixture design so as to prevent light pollution. Lighting levels shall diminish to zero (0) foot-candles at the development's property lines.
6. Cobra-head and shoe box light fixtures are prohibited.

E. Signs

Signs standards are intended to ensure aesthetic quality and a cohesive architectural theme. The below listed standards shall be followed by all developments. Such incorporation must be consistent and harmonious with the established architectural theme. Signs shall be limited to monument signs and wall-mounted signs. The following illustrations demonstrate the intent of this ordinance. Signs shall be consistent with this intent.



1. Wall-mounted signs shall consist of blade signs, pendant signs and signs located on awnings.
2. Earth tones shall be the predominate colors used on signs.
3. Monument signs shall not exceed 48 square feet and shall be multi-tenant signs. Monument signs on the same side of an uninterrupted street shall not be located closer than 200 feet to one another.
4. Monument signs shall not exceed six feet above the top back of curb.
5. Wall-mounted signs shall be limited to 10 percent of the wall area on which the sign is mounted or 75 square feet, whichever is less.
6. Signs on canopies, awnings or similar architectural features may be permitted upon Site Plan review if it can be shown that it will not detract from the architectural theme.
7. Blade signs shall be consistent with the architectural theme of the overall development.
8. Pendant signs shall be consistent with the architectural theme of the overall development.
9. Signs on awnings shall only be located on the valence of the awning. Awnings must be consistent with the architectural theme of the overall development and shall only be located above doors and windows. Awnings must be kept in good repair at all times.
10. Backlit signs are permitted. Functional awnings shall not be considered backlit signs. Backlit awnings are not permitted.
11. Roof signs shall not be permitted.
12. Statuary signs bearing the likeness of any product or logo shall not be permitted.
13. Wind signs shall not be permitted.
14. Temporary signs shall not be permitted.
15. Placing handbills upon, painting or otherwise marking any trees, sidewalks, walls, poles or other surfaces is prohibited.
16. Spotlights projecting into the sky are not permitted.
17. Vehicles and trailers shall not be used as signs.
18. Flashing, moving or audible signs are not permitted.
19. Neon lights are not permitted
20. Pole signs are not permitted.
21. Off-premise signs are not permitted.

F. Walkability and Active Transportation

The site layout shall foster walkability and active transportation throughout all portions of the site.

1. Commercial space shall immediately front streets and parking areas shall be located on the interior or in the underground of the property, unless a recommendation by the planning commission to deviate from this requirement is approved by the city council.
2. Site layout shall incorporate pedestrian paths throughout the development, enabling safe and convenient access to and between each use.
3. Pedestrian paths shall be provided through parking areas. These paths shall be separated from vehicular traffic by the incorporation of landscaping, other grade separations and through the use of pavers, cobblestone or stamped concrete.
4. Developments shall include bicycle racks located adjacent to buildings.
5. Developments shall provide connectivity to other uses in the same district and adjoining districts by way of a concrete paved trail or path and open space.

G. Parking

The following apply to parking areas within the SC-1 zone.

1. Parking areas shall be situated so as to be screened from Cedar Hills Drive, 4600 West and 4800 West. Appropriate screening would include buildings, landscaped berms, shrubbery and groups of trees. Fencing is not considered an appropriate screen.
2. Landscaping shall be dispersed throughout the parking areas. These landscaped areas will be of sufficient size so as to accommodate landscaped berms, and trees.
3. Parking spaces shall be 9' wide and 18' deep if they front onto a landscaped area. Parking spaces that do not front onto a landscaped area shall be 9' wide and 20' deep.
4. For retail uses, a minimum of four (4) parking spaces shall be provided for each 1,000 square feet of gross floor area.
5. For restaurants or other eating establishments, a minimum of one (1) parking space shall be provided for every three (3) seats and a minimum of one (1) additional space shall be provided for each employee at the highest shift.
6. For office uses, a minimum of six (6) parking spaces shall be provided for each 1,000 square feet of floor area.
7. For residential units with two (2) bedrooms or fewer, 2 spaces per unit. For residential units with more than two (2) bedrooms, 1 stall per bedroom (maximum 4). For senior housing or congregate care housing, 2 spaces per unit. For assisted living, 1 stall per 2 units. In all cases, there shall be additional spaces for visitor parking computed as 1 per 4 units. No RV parking is allowed. No overnight customer parking is allowed for commercial uses.

8. Shared parking for commercial uses is encouraged. When it can be found that adjacent uses, or uses in close proximity to one another, have substantially different peak hours of operation, the minimum number of parking spaces required for the said uses may be reduced. It is intended that shared parking will increase the attractiveness of the area by eliminating excess parking without creating a parking deficiency.
9. Drive aisles shall be twenty-four (24) feet wide unless they provide only one-way access or access to angular parking. If the drive aisle provides access to angular parking or is restricted to one-way travel, it may be twenty (20) feet wide.
10. A separation shall be provided between parking spaces and occupied structures. This separation must include no less than a 4' sidewalk and in most situations shall include a larger sidewalk and landscaping.
11. All parking islands shall be planted with at least one Skyline Honeylocust tree (*Gleditsia triacanthos* 'Skyline') per 400 square feet of planter, with a minimum of one per planter. A tree ring of fir bark (3" depth) shall be formed with at least a 2-foot radius around the tree. Trees shall be 3" caliper minimum, having all branches pruned within 7 feet of the ground. Islands shall be bermed slightly and planted with Kentucky Bluegrass (*Poa pratensis*) sod.
12. Reciprocal access shall be guaranteed from site to site. Stub locations and cross access easements may be required to ensure the establishment of perpetual reciprocal access.

H. Deliveries

Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential zone shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential zone. Loading and delivery times shall be restricted to the hours between 7:00 a.m. and 7:00 p.m. on weekdays and 9:00 a.m. and 7:00 p.m. on weekends, unless different hours are recommended by the planning commission and approved by the city council.

I. Outside Storage and Sales

Outdoor storage or sales shall only be permitted in enclosed outdoor areas such as a garden center. Exceptions may be made by obtaining a separate conditional use permit. The application for a permit shall be made in the form of a written request that specifies the sales area size, location, type of merchandise, and requested duration for the permit. The City Council shall be the Land Use Authority for this permit. The City Council shall be able to set parameters limiting the size, location, duration and appearance of the outdoor sales area. The conditional use permit shall otherwise be subject to section 10-5-37 of this code.

A business that utilizes grocery carts shall provide permanent cart storage within a building. The business operator shall use customary business practices to collect carts from parking lots, cart

corrals, and other outdoor locations periodically. The business operator shall use reasonable efforts to ensure that carts do not leave the property.

J. Maintenance

As part of the Site Plan review process, applicants shall provide a legal agreement describing how the site shall be maintained and enforced by the city.

10-6A-5: Building Requirements:

The following shall apply to all buildings within the SC-1 zone.

A. Architecture

Architecture, building materials, color schemes and building location all play critical roles in setting a tone for any development. These same elements are of the utmost importance in creating a sense of place. As a mixed-use commercial area, attention to scale is of particular importance and will be considered throughout the design process. The following illustration demonstrates the intent of this ordinance. Buildings shall be consistent with this intent.



Buildings in the SC-1 zone shall use the American Colonial style. The American Colonial motif is a symmetrical design (AB A, AB CB A, etc.) style. High-pitched tile or slate roofs, either side gabled or hipped, overhang the front facade and are often capped with a cupola. A central door, often a French door, is sided by large windows on the sides. Buildings may use the classic temple front, or contain pillars, pilasters and the Palladian window. Exterior construction is normally of brick in traditional colors like red and brown, and makes use of substantial exterior moldings. Wrought iron or copper accents are also used. It is expected that this theme will create intimacy and interest by limiting the use of those architectural elements that only cater to the widespread domination of the automobile. That is to say, architectural designs should be kept in such a scale so as to maintain a human, rather than automobile, orientation. The inclusion of street level windows, wide walks and appropriate signs are a few of the elements that must be

considered in maintaining consistency with this theme. The appropriate selection of materials and colors are also essential in maintaining consistency with this theme and in meeting the goals of this requirement.

It is required that the established architectural theme will be used consistently throughout the entire zone. Designers will use this theme when developing plans for all types of structures that may be found within this development.

1. Earth tones shall dominate the color schemes of individual buildings and all color schemes shall be developed so as to conform to the established architectural theme. Additionally, color schemes shall be consistent with those found in the surrounding areas.
2. Structures shall be situated so as to screen parking areas and to aid in the creation of a park-like atmosphere.
3. Entrances to structures shall orient to parks, plazas or pedestrian-friendly pathways.
4. Structures shall be situated so as to provide appealing vistas at the terminus of drive aisles, pathways or other open areas.
5. Structures shall be massed so as to conform to the established architectural theme and to maintain a human scale.
6. Building facades shall be varied and shall not consist of vast expanses of blank walls.
7. Wherever found, overhead doors shall be positioned so as to not be visible from 4600 West, 4800 West or Cedar Hills Drive.
8. Building materials shall be limited to those materials traditionally associated with the established architectural theme. Structures constructed largely of glass or other reflective materials are not acceptable for this area.

B. Building Height and Size

One or two story buildings are permitted. Buildings may be erected to a maximum height of thirty-five (35) feet. Height is measured from average finished grade to the top of cornice or parapet for flat roofs, and the midpoint of rake for sloped roofs.

The building size shall be reviewed by the planning commission and city council and potentially approved based on such items as building placement, aesthetics, noise control, lighting design, traffic control, etc. to give the feel consistent with the overall commercial development, as well as the community as a whole. Building size shall be limited by the total building area, meaning the sum of the gross floor area of all floors. In the Mixed-Use and Office districts building size shall be limited to no more than 25,000 total square feet. In the Retail district building size shall be limited to no more than 50,000 square feet.

Developments composed of strip malls are prohibited. Smaller, individual buildings that tend to break up parking areas and create visual interest are required. Long and monotonous walls and

roof planes are prohibited. Building mass and scale shall be minimized by manipulating the building form using offsets and recesses and variations in height.

C. Building Setbacks

All buildings shall be set back a minimum of thirty (30) feet from any residential uses. The following standards shall apply:

1. There shall be provided a landscaped side yard of at least fifteen (15) feet in width along such property line, containing trees or groupings of trees spaced no more than twenty-five (25) feet apart.
2. A precast concrete or decorative masonry wall, at least six (6) feet in height, shall be erected along all property lines which lie adjacent to a residential zone.
3. All lighting is to be arranged so that there will be no glare visible to the occupants of residential uses.
4. Uses will be strictly prohibited next to adjoining residential zones that involve open storage of merchandise or equipment, trade or industry that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.
5. No loading docks, delivery pick up areas, etc., may be located within fifty (50) feet of residential uses. These areas must be screened from the public's view with an eight (8) foot masonry wall.
6. No trash container shall be located closer than twenty-five (25) feet to a residential zone, and must be located to the rear of the main building.

10-6A-6 RESIDENTIAL USE REQUIREMENTS:

A. All Residential Uses

Residential use is permitted in the SC-1 zone only as set forth herein. These requirements pertain to uses 1121—1123 (two family dwellings), 1131 and 1133 (multiple family dwellings), 1292 (disabled assisted living), 1293 (senior housing or congregate care), and 1294 (senior assisted living) listed in the SC-1 Land Use Table in Section 10-6A-3 of this code.

The purpose of residential development in the SC-1 zone is to provide for mixed-use, which combines residential and commercial uses in order to provide housing opportunities in close proximity to retail, office, civic and related uses. Mixed-use development promotes a pedestrian friendly environment, and more compact development. Mixed-use development projects shall follow the following process, and meet the following requirements:

1. All development projects seeking approval for residential use must be new construction, and must submit a detailed site plan pursuant to section 10-6-3 of this

code showing the entire development project, and showing the added requirements of this section.

2. The entire ground floor of any building in the project shall only have commercial uses (land use codes 5000 through 6999 listed in the SC-1 Land Use Table, Section 10-6A-3), except as provided within this section.
3. Residential use shall be located above the ground floor commercial use, except as provided within this section. Allowed residential density shall be 8 units per acre, with no more than 4 units per building. For this requirement, attached structures are considered part of the same building. No more than 50 total units may be built within the Mixed-Use district.
4. The requirement that all residential use be situated above a commercial ground floor may be altered to allow residential use on the ground floor only if all of the following conditions are met:
 - a) The residential building is located in the southern half of the Mixed-Use district;
 - b) A minimum of fifty percent (50%) of the ground floor area within the project shall be for commercial uses (land use codes 5000 through 6999 listed in the SC-1 Land Use Table, Section 10-6A-3);
 - c) If the project is completed in multiple phases, each phase shall independently meet the fifty percent (50%) requirement, provided, however, that residential use may exceed fifty percent (50%) of any phase if, taken as a whole and including the proposed phase, the project meets the fifty percent (50%) requirement; and
 - d) This alteration is approved by the city council following a recommendation from the planning commission.
5. The minimum height of ground level commercial use shall be twelve feet (12') floor to ceiling.
6. Parking lots, garages, and carports shall be located in the interior of a project and not adjacent to a public street, except that access driveways with parking spaces on one or both sides, with a maximum width of seventy feet (70'), are permitted. For buildings fronting a public street, all parking shall be located to the rear or side of buildings, or may be located below grade (underneath building). Buildings located in the interior of the project may have the parking area on any side of the building, as per the approved site plan. Underground parking will be permitted provided that such parking is accessible from the side or rear of the development and not from the primary street. All projects must comply with the parking requirements for commercial and residential uses specified in section 10-6A-4G of this code.
7. Residential developments shall provide a minimum of thirty percent (30%) of the net developable site area for open space. At least seventy five percent (75%) of that open space must be usable, contiguous open space, available for recreational uses not located within required buffer areas. Open space may include parks, walkways, natural areas, and landscaped areas. Open space may not include leftover space between buildings, or narrow space under ten feet (10') in width that is immediately

adjacent to buildings, where the space is between the building and parking areas, drive aisles or inner development roads. Open space shall be visible from streets and sidewalks.

8. CC&Rs: The applicant (developer) of any residential development in the SC-1 zone shall, prior to the recording of the plat, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be reviewed by the planning commission and given final approval by the city council, and shall be recorded to run with the land. Said CC&Rs shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the development. As a minimum, the said document shall include the following:
 - a) The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.
 - b) A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property management company shall be submitted to be on file with the office of the city clerk.
9. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.
10. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered here, refer to provisions applying to the underlying district.

B. Senior Housing or Congregate Care

The following requirements, in addition to those listed in Section 10-6A-6A of this code, apply to use 1293, senior housing or congregate care facilities.

1. Onsite services shall be provided directly by the management of the senior housing or congregate care facilities or under contract with qualified third party vendors. These services shall include an onsite restaurant/cafeteria that provides three meals per day, seven days a week; home health care services from qualified professionals,

including help with medications, bathing, dressing, and other resident needs; physical therapy; other routine health care services; fitness classes; regular social activities; and a shuttle to nearby destinations.

2. Each residential unit shall be occupied by at least one resident that is 55 years of age or older, and there shall be no residents younger than 25.

C. Assisted Living

The following requirements, in addition to those listed in Section 10-6A-6A of this code, apply to use 1294, disabled assisted living and senior assisted living facilities.

1. The facility shall conform to all applicable standards and requirements of the Utah State Department of Human Services and the owner/operator has obtained all licenses required by the state to operate such a facility.
2. The facility shall conform to all state and local building, safety, health, and zoning requirements applicable to similar structures.
3. The facility shall be occupied only by individuals qualified by age or disability to live in the facility and paid, professional staff members. Occupancy by any staff member shall only be allowed if such occupancy is primarily for the purpose of serving the elderly persons and not primarily a benefit of employment to the staff member.
4. The facility is operated for the primary purpose of providing a living arrangement for senior or disabled persons in a group home setting.
5. Residency in the facility shall be on a strictly voluntary basis and not a part of, or in lieu of, confinement, rehabilitation, or treatment in a correctional facility. An assisted living facility shall not include any persons referred by the Utah state department of corrections or any court.

10-6A-7 IMPACTS:

Developments shall blend harmoniously with the surrounding neighborhoods so that the use does not change the intent and characteristics of the adjacent zones and districts. The following standards must be met to mitigate impacts on surrounding neighborhoods.

1. Noise: Developments in the SC-1 zone shall not impose excessive noise on surrounding uses. "Excessive noise" generally means noise that is prolonged, unusual, or a level of noise that in its time, place and use annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others. Any mechanical apparatus (i.e., air conditioner, fans, pumps, etc.) capable of producing noise that is located on the outside of the building must have sound barrier mitigation. Commercial sound levels at the property line during daytime hours shall meet levels L1, L10, and L90 of 68 dBA, 60 dBA, and 52 dBA respectively. Commercial sound levels at the property line during nighttime hours shall meet levels L1, L10, and L90 of 55 dBA, 55 dBA, and 50 dBA respectively.
2. Dust and Odors: Developments shall comply with all air quality standards, state,

federal and local, and use shall not create unusual or obnoxious dust or odors beyond the property line.

3. Trash: No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All trash is to be stored within a dumpster and the dumpster is to be enclosed within a solid metal gate, and walls matching the masonry used for the buildings, or must be stored in a fully enclosed building. The dumpster enclosure shall not have frontage on a public street, and is to be located toward the rear of a development. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the city shall be screened by a sight obscuring fence at least one foot (1') higher than the dumpster and maintained in a location approved by the planning commission in conjunction with approval of a site plan.
4. Safety: The developer shall take the necessary measures to avoid or mitigate any safety problems created by the use, including problems due to traffic, rock fall, erosion, flooding, fire, hazardous materials, or related problems.
5. Traffic:
 - a) Traffic increases due to development shall not cause streets or nearby intersections to fall more than one grade from the existing level of service grade or fall below a level of service "D".
 - b) Uses shall follow city access management standards and not create hazards to other drivers or pedestrians.
 - c) The developer may be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned in any particular district at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signs, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.
6. Public Health: Use shall comply with all sanitation and solid waste disposal codes and use shall not create public health concerns.

10-6A-8: IMPROVEMENTS, DOCUMENTS AND OTHER REQUIREMENTS:

A. Single ownership or control required.

All portions of a commercial development project shall be in single ownership or in single control in order to provide for effective integrated development. Following final approval of the project plan, the city may approve plans for the subdivision of a portion of the plan, provided that there is adequate assurance of the development of the entire project and provision for the development and maintenance of common elements (i.e., parking and landscaping) through the establishment of cross easements, guarantees and covenants as provided for under section 10-6A-9, "Required Documents", of this article.

B. Improvements

The following improvements shall be constructed by the developer in each development in accordance with city standards, as directed by the city engineer:

1. Streets, driveways and parking areas shall be graveled and hard surfaced.
2. Curbs, gutters and walkways.
3. Drainage and flood control structures and facilities.
4. On site water and sewer mains.
5. Offsite water and sewer mains.
6. Fire hydrants.
7. Permanent survey monuments.
8. Gas, electric, telephone and cable TV (which shall be placed underground).
9. Landscaping in the common area and walkways.
10. Fences, walls and all other common areas, facilities, systems and structures proposed for the development as shown on the final plans.
11. Project lighting and signs.

C. Required Documents

Where the development is to be retained by one owner, required documents shall include:

1. Covenants, conditions, restrictions and management policies.
2. Management agreement.

Where the development has two (2) or more owners or where an existing development is being divided among two (2) or more owners, required documents shall include:

1. Articles of incorporation for property owners' association.

2. Corporation bylaws.
3. Covenants, conditions, restrictions and management policies.
4. Management agreement.

D. Additional requirements

Additional requirements are set forth in this code, Title 10, Section 6, Large Scale Development.

PART II

PENALTY AND ADOPTION

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other Ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 10.

D. PENALTY

Hereafter these amendments shall be construed as part of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 3RD DAY OF MAY, 2016.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

City Council Agenda Item

SUBJECT:	Review/Action on Amendments to Title 10, Chapter 5, Regarding Conditional Use Permits
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	Chandler Goodwin, Assistant City Manager
BACKGROUND AND FINDINGS: Staff has prepared conditional use code to be adopted as part of Title 10, the City's Land Use Code. The proposed code outlines an approval process for granting a CUP, as well as the standards upon which a CUP may be granted.	
PREVIOUS LEGISLATIVE ACTION: Planning Commission made a recommendation to approve on 4/26/2016	
FISCAL IMPACT: n/a	
SUPPORTING DOCUMENTS: Proposed Code 10-5-37 Conditional Use Permits	
RECOMMENDATION: Make any changes necessary, staff recommends the code to clarify the CUP process	
MOTION: To approve/not approve ordinance _____, an ordinance adopting Title 10, Chapter 5, Section 37 of the Cedar Hills Municipal Code regarding conditional use permits, subject to the following changes {List any appropriate changes}.	

Chapter 10-5-37

CONDITIONAL USES AND ZONES

10-5-37 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

10-5-37 B: PERMIT REQUIRED:

10-5-37 C: APPLICATION:

10-5-37 D: FEE:

10-5-37 E: APPROVAL PROCESS:

10-5-37 F: PUBLIC HEARING:

10-5-37 G: STANDARD FOR GRANTING A CONDITIONAL USE:

10-5-37 H: APPEALS OF DECISIONS:

10-5-37 I: INSPECTION:

10-5-37 J: REVOCATION:

10-5-37 K: TIME LIMIT:

10-5-37 L: REAPPLICATION AFTER DENIAL:

10-5-37 M: CONTINUING EFFECT:

10-5-37 N: REPORTING REQUIREMENTS:

10-5-37 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

An application for a conditional use permit may be granted by the Planning Commission, subject to the provisions of this Code. The purpose of a Conditional Use permit is to allow the proper integration into the City of certain uses which may have a detrimental effect within the City. Certain uses which may be harmonious under special conditions and in specific locations within a zone, but may be improper under general conditions and in other locations, are classed as conditional uses within the various zones and require conditional use permits for approval as authorized by the planning commission.

10-5-37 B: PERMIT REQUIRED:

A conditional use permit shall be required for all uses listed as conditional uses in the zoning regulations or elsewhere in this title. A conditional use permit may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit.

10-5-37 C: APPLICATION:

1. A conditional use permit application shall be made to the planning department as provided in this title. The completed application shall be submitted to the planning commission at one of their regularly scheduled meetings. The planning commission shall review the application with the requirements of this title and take final action.

2. Applications for a conditional use permit shall be accompanied by maps, drawings, statements, reports, studies or other documents, as required by the planning commission and planning staff.

10-5-37 D: FEE:

The application for any conditional use permit shall be accompanied by an applicable fee, and applicants shall pay the cost to post and mail public hearing notices.

10-5-37 E: APPROVAL PROCESS:

The approval process for a Conditional Use permit shall be as follows:

1. Conditional Use Permit for a Use in a new or expanded structure or site or change in primary use of the structure: Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Department shall place the Conditional Use application and related Site Plan application on the next available Planning Commission agenda for a public hearing.
 - a. The Planning Commission shall review each application and ~~make a recommendation to the City Council~~ to approve, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided.
 - b. The Planning Commission ~~City Council~~ is the Land Use Authority, and shall review each application at a public meeting and approve, approve with conditions, or deny the application, or may defer action if an applicant fails to appear at the public meeting or there is insufficient application information provided to determine whether City ordinances and regulations are met.
2. Conditional Use Permit for a Use in an Existing Structure or Site:
 - a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Director shall review the application for compliance with the standards in this Title.
 - b. If the application does not include external changes to the site, the Planning Director shall be the Land Use Authority and shall approve, approve with conditions, or deny the application, or may defer action if there is insufficient application information provided.
 - c. If the application includes external changes to the site, a site plan amendment shall be required, the Conditional Use Permit shall follow the same process as the related site plan, and the Land use authority for the site plan shall become the Land Use Authority for the Conditional Use Permit.

10-5-37 F: PUBLIC HEARING:

No public hearing need be held, however, a public hearing may be held when the planning commission shall deem such a hearing to be necessary in the public interest to gather information on a specific application. The planning commission shall schedule and hold a hearing at the nearest available planning commission meeting date upon submission of a properly completed and filed application form. At all times, including at a public hearing, the applicant has the burden of proof, by a preponderance of the evidence, to convince the Planning Commission that the requirements of this Chapter have been satisfied with respect to the applicant's proposed Conditional Use.

10-5-36 G: STANDARDS FOR GRANTING A CONDITIONAL USE:

1. The planning commission may permit a conditional use to be located within any zone in which the particular conditional use is permitted by the use regulations of this title. In authorizing any conditional use, the planning commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The planning commission shall not authorize a conditional use permit unless the evidence establishes:
 - a. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. That the proposed use will stress quality development with emphasis toward adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single-family zones and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, to minimize the impact on schools, utilities and streets;
 - c. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, and any other information which may be needed in order to render a proper decision.
 - d. That the proposed use will promote health and sanitation by controlling outdoor storage, disposing of waste properly, controlling dust, gases, dirt, odors, noxious matter, heat, glare, electromagnetic disturbances, radiation, or other types of air pollution.
 - e. That the use will be compatible with the General Plan of the City of Cedar Hills and permitted zoning. The use will protect the quality of the underlying zone and all lighting, aesthetics, noise, signs, landscaping, general use, and design will comply with the standards of the zone.
 - f. That the applicant has demonstrated that there is sufficient utility capacity and emergency vehicle access.
2. A proposed Conditional Use shall be considered as detrimental or injurious to the health, safety, or general welfare of persons or properties within the vicinity of the proposed Conditional Use if:
 - a. The proposed Conditional Use will cause unreasonable risks to the safety of persons or properties because of vehicular traffic, parking, or large gatherings of people;
 - b. The proposed Conditional Use will unreasonably interfere with the lawful use of properties within the vicinity of the proposed Conditional Use;
 - c. The proposed Conditional Use will create an additional need for essential City or public services (e.g., utilities, law enforcement, fire prevention, etc.) which cannot be met without unreasonable efforts or expenditures of City or public resources;

d. The proposed Conditional Use will otherwise present an unreasonable detriment or injury to the health, safety, or general welfare of persons or properties in the vicinity of the proposed Conditional Use; or

e. The proposed Conditional Use will not be in harmony with the General Plan.

3. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, based on the standards set forth, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, hours of operation and time limits for the proposed Conditional Use.

The Commission may require guarantees, bonds, or other assurances that such requirements and conditions are being met.

10-5-36 G H: APPEALS OF DECISIONS:

Any person for which any application for approval of a conditional use permit has been filed or any person who may be affected by the proposed use shall have the right to appeal the decision of the Land Use authority to the appeal authority. An appeal must be presented in writing within thirty (30) days after the date of the final decision of the planning commission.

10-5-36 I: INSPECTION:

Following the issuance of a conditional use permit, the planning office shall approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the code enforcement/planning department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued by the building inspection division.

10-5-36 J: REVOCATION:

1. Written Complaint: Upon receiving a written complaint alleging a violation or failure to comply with any condition prescribed in a conditional use permit, the planning department shall investigate the complaint. If the complaint has merit, and attempts to remedy the complaint fail, the planning department may place the complaint on the agenda of the regular meeting of the planning commission, provided, that the permittee shall have at least fourteen (14) days' notice of the meeting.
2. Hearing Procedure: Permittee shall be given written notice of the exact nature of the complaint and the date and time of the hearing before the planning commission. The hearing shall be held in accordance with customary administrative hearings procedures.
3. Action; Complaint Dismissal: The planning commission, after hearing the evidence presented regarding the complaint, may continue the hearing from time to time, modify or rescind any condition or requirement of the conditional use permit as it deems necessary, revoke the conditional use permit, or take no action and dismiss the complaint.

4. Notices: All notices required herein shall be provided by personal service or by certified mail.
5. Effective Date And Scope: This section shall apply to all conditional use permits issued after the effective date hereof, regardless of change in ownership or occupancy.
6. Revocation: A Conditional Use permit may be revoked if the Commission finds, by a preponderance of the evidence, that one or more of the following exist:
 - a. The Conditional Use permit was obtained in a fraudulent manner.
 - b. The use for which the Conditional Use permit was granted has now ceased for at least six (6) consecutive calendar months.
 - c. One or more of the conditions of the Conditional Use permit have not been substantially met.

10-5-36 K: TIME LIMIT:

1. A temporary conditional use permit may be issued by the planning commission for a period of six (6) months. This permit may be renewed by the planning staff for a total of three (3) successive six (6) month time periods, allowing a total of two (2) years for the temporary conditional use permit. Where hardship or unusual circumstances exist, the planning commission may extend the temporary permit for one additional year. These extensions shall be granted in two (2) separate six (6) month increments. A temporary conditional use permit shall not be issued for a use which is not incidental to or directly related to an intended permanent use on the property.

Mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the planning commission. The planning commission may extend the time period for the temporary structure up to one additional year providing that plans for a permanent structure have received commission approval.

Temporary structures shall be removed from the property upon occupancy of the permanent structure. Premanufactured structures which meet all building code regulations and construction trailers shall be exempt from this regulation.

2. A temporary conditional use occupancy permit shall not be issued nor shall the building structure or other facility be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
3. Unless there is substantial action under a conditional use permit within a maximum period of two (2) years of its issuance, the conditional use permit shall expire. The planning commission may grant a yearly extension, when deemed in the public interest.

10-5-36 L: REAPPLICATION AFTER DENIAL:

Denial of an application for a conditional use permit regarding any parcel of property shall prohibit the filing of another application for a conditional use permit for the same parcel of property or any portion thereof, within one year of the date of the final denial of the previous application unless the planning commission finds that there has been a substantial change in the circumstances or sufficient new evidence as submitted by the applicant in writing since the denial of the previous application to merit consideration of a second application within the one year time period.

10-5-36 M: CONTINUING EFFECT:

A conditional use permit, once approved, affects real property regardless of change in ownership and all subsequent owners are subject to those conditions so long as that conditional use is being conducted on the property. The conditional use may be conducted either intermittently or continuously, provided, however, that if the conditional use becomes a legal nonconforming use due to a later amendment to this title, the provisions of chapter 10-1-8 of this title relating to nonconforming buildings and uses shall apply.

10-5-36 N: REPORTING REQUIREMENTS:

Before February 1 of every year, the owner or occupant of a property which has been approved for the following land use under a conditional use permit shall provide written evidence to the planning department that the property use complies with this title:

1200 - Group Quarters (e.g. assisted living, congregate care, supervised youth group home)

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 10, CHAPTER 5 SECTION 37 OF THE CITY CODE OF THE CITY OF CEDAR HILLS, UTAH, RELATING TO CONDITIONAL USE PERMITS.

WHEREAS, the City Council of the City of Cedar Hills has determined that it is in the best interest of the City of Cedar Hills and the residents thereof to enact certain amendments to Title 10 of the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY CEDAR HILLS, UTAH, UTAH COUNTY, STATE OF UTAH:

**PART I
AMENDMENTS**

**Chapter 10-5-37
CONDITIONAL USES AND ZONES**

10-5-37 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

10-5-37 B: PERMIT REQUIRED:

10-5-37 C: APPLICATION:

10-5-37 D: FEE:

10-5-37 E: APPROVAL PROCESS:

10-5-37 F: PUBLIC HEARING:

10-5-37 G: STANDARD FOR GRANTING A CONDITIONAL USE:

10-5-37 H: APPEALS OF DECISIONS:

10-5-37 I: INSPECTION:

10-5-37 J: REVOCATION:

10-5-37 K: TIME LIMIT:

10-5-37 L: REAPPLICATION AFTER DENIAL:

10-5-37 M: CONTINUING EFFECT:

10-5-37 N: REPORTING REQUIREMENTS:

10-5-37 A: PURPOSE OF CONDITIONAL USE PROVISIONS:

An application for a conditional use permit may be granted by the Planning Commission, subject to the provisions of this Code. The purpose of a Conditional Use permit is to allow the proper integration into the City of certain uses which may have a detrimental effect within the City. Certain uses which may be harmonious under special conditions and in specific locations within a zone, but may be improper under general conditions and in other locations, are classed as conditional uses within the various zones and require conditional use permits for approval as authorized by the planning commission.

10-5-37 B: PERMIT REQUIRED:

A conditional use permit shall be required for all uses listed as conditional uses in the zoning regulations or elsewhere in this title. A conditional use permit may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit.

10-5-37 C: APPLICATION:

1. A conditional use permit application shall be made to the planning department as provided in this title. The completed application shall be submitted to the planning commission at one of their regularly scheduled meetings. The planning commission shall review the application with the requirements of this title and take final action.
2. Applications for a conditional use permit shall be accompanied by maps, drawings, statements, reports, studies or other documents, as required by the planning commission and planning staff.

10-5-37 D: FEE:

The application for any conditional use permit shall be accompanied by an applicable fee, and applicants shall pay the cost to post and mail public hearing notices.

10-5-37 E: APPROVAL PROCESS:

The approval process for a Conditional Use permit shall be as follows:

1. Conditional Use Permit for a Use in a new or expanded structure or site or change in primary use of the structure: Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Department shall place the Conditional Use application and related Site Plan application on the next available Planning Commission agenda for a public hearing.
 - a. The Planning Commission shall review each application, approve with conditions, or deny the application, or the Planning Commission may defer action if an applicant fails to appear at the public hearing or meeting or there is insufficient application information provided.
 - b. The Planning Commission ~~City Council~~ is the Land Use Authority, and shall review each application at a public meeting and approve, approve with conditions, or deny the application, or may defer action if an applicant fails to appear at the public meeting or there is insufficient application information provided to determine whether City ordinances and regulations are met.
2. Conditional Use Permit for a Use in an Existing Structure or Site:

- a. Upon receipt of a completed application and subsequent review for application completeness by the Planning Department, the Planning Director shall review the application for compliance with the standards in this Title.
- b. If the application does not include external changes to the site, the Planning Director shall be the Land Use Authority and shall approve, approve with conditions, or deny the application, or may defer action if there is insufficient application information provided.
- c. If the application includes external changes to the site, a site plan amendment shall be required, the Conditional Use Permit shall follow the same process as the related site plan, and the Land use authority for the site plan shall become the Land Use Authority for the Conditional Use Permit.

10-5-37 F: PUBLIC HEARING:

No public hearing need be held, however, a public hearing may be held when the planning commission shall deem such a hearing to be necessary in the public interest to gather information on a specific application. The planning commission shall schedule and hold a hearing at the nearest available planning commission meeting date upon submission of a properly completed and filed application form. At all times, including at a public hearing, the applicant has the burden of proof, by a preponderance of the evidence, to convince the Planning Commission that the requirements of this Chapter have been satisfied with respect to the applicant's proposed Conditional Use.

10-5-36 G: STANDARDS FOR GRANTING A CONDITIONAL USE:

1. The planning commission may permit a conditional use to be located within any zone in which the particular conditional use is permitted by the use regulations of this title. In authorizing any conditional use, the planning commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The planning commission shall not authorize a conditional use permit unless the evidence establishes:
 - a. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
 - b. That the proposed use will stress quality development with emphasis toward adequate buffering, landscaping, proper parking and traffic circulation, use of appropriate gradation of building height away from single-family zones and density to create privacy and compatibility with surrounding uses, use of building materials which are in harmony with the area, to minimize the impact on schools, utilities and streets;

- c. That the applicant may be required to provide such reports and studies which will provide information relating to adequate utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, and any other information which may be needed in order to render a proper decision.
- d. That the proposed use will promote health and sanitation by controlling outdoor storage, disposing of waste properly, controlling dust, gases, dirt, odors, noxious matter, heat, glare, electromagnetic disturbances, radiation, or other types of air pollution.
- e. That the use will be compatible with the General Plan of the City of Cedar Hills and permitted zoning. The use will protect the quality of the underlying zone and all lighting, aesthetics, noise, signs, landscaping, general use, and design will comply with the standards of the zone.
- f. That the applicant has demonstrated that there is sufficient utility capacity and emergency vehicle access.

2. A proposed Conditional Use shall be considered as detrimental or injurious to the health, safety, or general welfare of persons or properties within the vicinity of the proposed Conditional Use if:

- a. The proposed Conditional Use will cause unreasonable risks to the safety of persons or properties because of vehicular traffic, parking, or large gatherings of people;
- b. The proposed Conditional Use will unreasonably interfere with the lawful use of properties within the vicinity of the proposed Conditional Use;
- c. The proposed Conditional Use will create an additional need for essential City or public services (e.g., utilities, law enforcement, fire prevention, etc.) which cannot be met without unreasonable efforts or expenditures of City or public resources;
- d. The proposed Conditional Use will otherwise present an unreasonable detriment or injury to the health, safety, or general welfare of persons or properties in the vicinity of the proposed Conditional Use; or
- e. The proposed Conditional Use will not be in harmony with the General Plan.

3. Conditions. In granting a Conditional Use permit, the Commission may impose such requirements and conditions which the Commission, based on the standards set forth, deems necessary for the protection of persons and properties in the vicinity of the proposed Conditional Use, as well as the preservation of the integrity of the General Plan. Said requirements and conditions may include (but are not limited to) location, construction, size, maintenance, operation, site planning, traffic control and parking, relocations, dedications, installation and upgrading of public services and roads, hours of operation and time limits for the proposed Conditional Use.

The Commission may require guarantees, bonds, or other assurances that such requirements and conditions are being met.

10-5-36 G H: APPEALS OF DECISIONS:

Any person for which any application for approval of a conditional use permit has been filed or any person who may be affected by the proposed use shall have the right to appeal the decision of the Land Use authority to the appeal authority. An appeal must be presented in writing within thirty (30) days after the date of the final decision of the planning commission.

10-5-36 I: INSPECTION:

Following the issuance of a conditional use permit, the planning office shall approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the planning commission. Representatives of the code enforcement/planning department shall inspect the project to ensure that all required improvements meet the conditions of the conditional use permit and this title before a certificate of occupancy is issued by the building inspection division.

10-5-36 J: REVOCATION:

1. Written Complaint: Upon receiving a written complaint alleging a violation or failure to comply with any condition prescribed in a conditional use permit, the planning department shall investigate the complaint. If the complaint has merit, and attempts to remedy the complaint fail, the planning department may place the complaint on the agenda of the regular meeting of the planning commission, provided, that the permittee shall have at least fourteen (14) days' notice of the meeting.
2. Hearing Procedure: Permittee shall be given written notice of the exact nature of the complaint and the date and time of the hearing before the planning commission. The hearing shall be held in accordance with customary administrative hearings procedures.
3. Action; Complaint Dismissal: The planning commission, after hearing the evidence presented regarding the complaint, may continue the hearing from time to time, modify or rescind any condition or requirement of the conditional use permit as it deems necessary, revoke the conditional use permit, or take no action and dismiss the complaint.
4. Notices: All notices required herein shall be provided by personal service or by certified mail.
5. Effective Date and Scope: This section shall apply to all conditional use permits issued after the effective date hereof, regardless of change in ownership or occupancy.
6. Revocation: A Conditional Use permit may be revoked if the Commission finds, by a preponderance of the evidence that one or more of the following exist:
 - a. The Conditional Use permit was obtained in a fraudulent manner.

- b. The use for which the Conditional Use permit was granted has now ceased for at least six (6) consecutive calendar months.
- c. One or more of the conditions of the Conditional Use permit have not been substantially met.

10-5-36 K: TIME LIMIT:

1. A temporary conditional use permit may be issued by the planning commission for a period of six (6) months. This permit may be renewed by the planning staff for a total of three (3) successive six (6) month time periods, allowing a total of two (2) years for the temporary conditional use permit. Where hardship or unusual circumstances exist, the planning commission may extend the temporary permit for one additional year. These extensions shall be granted in two (2) separate six (6) month increments. A temporary conditional use permit shall not be issued for a use which is not incidental to or directly related to an intended permanent use on the property.

Mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the planning commission. The planning commission may extend the time period for the temporary structure up to one additional year providing that plans for a permanent structure have received commission approval.

Temporary structures shall be removed from the property upon occupancy of the permanent structure. Premanufactured structures which meet all building code regulations and construction trailers shall be exempt from this regulation.

2. A temporary conditional use occupancy permit shall not be issued nor shall the building structure or other facility be occupied until all water, sewer, and electrical permits have been issued and all appropriate inspections performed.
3. Unless there is substantial action under a conditional use permit within a maximum period of two (2) years of its issuance, the conditional use permit shall expire. The planning commission may grant a yearly extension, when deemed in the public interest.

10-5-36 L: REAPPLICATION AFTER DENIAL:

Denial of an application for a conditional use permit regarding any parcel of property shall prohibit the filing of another application for a conditional use permit for the same parcel of property or any portion thereof, within one year of the date of the final denial of the previous application unless the planning commission finds that there has been a substantial change in the circumstances or sufficient new evidence as submitted by the applicant in writing since the denial of the previous application to merit consideration of a second application within the one year time period.

10-5-36 M: CONTINUING EFFECT:

A conditional use permit, once approved, affects real property regardless of change in ownership

and all subsequent owners are subject to those conditions so long as that conditional use is being conducted on the property. The conditional use may be conducted either intermittently or continuously, provided, however, that if the conditional use becomes a legal nonconforming use due to a later amendment to this title, the provisions of chapter 10-1-8 of this title relating to nonconforming buildings and uses shall apply.

10-5-36 N: REPORTING REQUIREMENTS:

Before February 1 of every year, the owner or occupant of a property which has been approved for the following land use under a conditional use permit shall provide written evidence to the planning department that the property use complies with this title:

1200 - Group Quarters (e.g. assisted living, congregate care, supervised youth group home)

PART II

PENALTY AND ADOPTION

A. CONFLICTING PROVISIONS

Whenever the provisions of this Ordinance conflict with the provisions of any other Ordinance, resolution or part thereof, the more stringent shall prevail.

B. PROVISIONS SEVERABLE

This Ordinance and the various sections, clauses and paragraphs are hereby declared to be severable. If any part, sentence, clause or phrase is adjudged to be unconstitutional or invalid it is hereby declared that the remainder of the ordinance shall not be affected thereby.

C. AMENDMENT TO BE ADDED TO CITY CODE

The City Council hereby authorizes and directs that insert pages reflecting the provisions enacted hereby shall be made and placed in the City Code, Title 10.

D. PENALTY

Hereafter these amendments shall be construed as part of the City Code of the City of Cedar Hills, Utah, to the same effect as if originally a part thereof, and all provisions of said regulations shall be applicable thereto, including, but not limited to, the enforcement, violation and penalty provisions.

E. EFFECTIVE DATE

This Ordinance shall take effect upon its passage and publication as required by law.

PASSED AND ORDERED POSTED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, THIS 3RD DAY OF MAY, 2016.

APPROVED:

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor Gygi and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

SUBJECT:	Review/Action on FY 2017 Tentative Budget
APPLICANT PRESENTATION:	
STAFF PRESENTATION:	Charl Louw, Finance Director
BACKGROUND AND FINDINGS: The City is also required to approve a tentative budget for 2016-2017 by the first Council Meeting in May based on Utah Code 10-6-135. As the Council is aware, the final budget will not be approved until June, so there is still time to review any questions or concerns.	
PREVIOUS LEGISLATIVE ACTION:	
FISCAL IMPACT:	
SUPPORTING DOCUMENTS: Budget 2016-2017	
RECOMMENDATION: To approve the tentative budget for 2016-2017.	
MOTION: To approve the tentative Fiscal Year 2016-2017 budget.	

Financial Highlights and Updates of Each Fund

2016-2017 TENTATIVE BUDGET PRESENTATION

2016-2017 Emphasized Budget Priorities

- Practice range fencing replaced communications staffing
- City issue tracking app
- Bayhill park
- Secondary pressurized irrigation
- Golf maintenance building
- Tracking council priorities
- Pool phase II
- Legal review of ordinances
- Golf course report
- Grace commission—use of business practices
- Design guidelines
- Open space zoning
- E-mail list alternatives
- Sidewalks on Canyon Road
- Cedar Hills Drive roundabout
- Reduce City's debt

Utah Economic Trends Per Zion's Economic Snapshot

- Utah's employment growth 3.3% ranked 2nd nationally
- Utah's unemployment rate 3.4% ranked 7th
- Wasatch Front CPI: +1.8%
- Home Price Index 7.0% annual increase
- Zion's Bank Utah Consumer Attitude Index 115.4
 - Above 110 indicates economic prosperity

Budget Changes Since March

- Eliminated Communications Position
- Reduced Fire Contract Increase to \$7,000 based on Lone Peak proposal
- Increased transfer to Capital Projects Fund to \$20,000
- Added budget line item for practice range fencing \$35,000
- Adjusted dental benefit costs lower
- Added \$500,000 as a place holder for sewer line upgrades

Project Pricing Pending

- Bayhill Park Estimated \$446K
- Maintenance Building Budgeted \$300K
- Arbor Study
- Sewer Study and related Sewer Improvements needed
- Secondary Meters
- Practice Range Fencing Budgeted \$35K
- Fencing for Public Works Building Budgeted \$25K
- Heritage Park theater improvements Budgeted \$50K

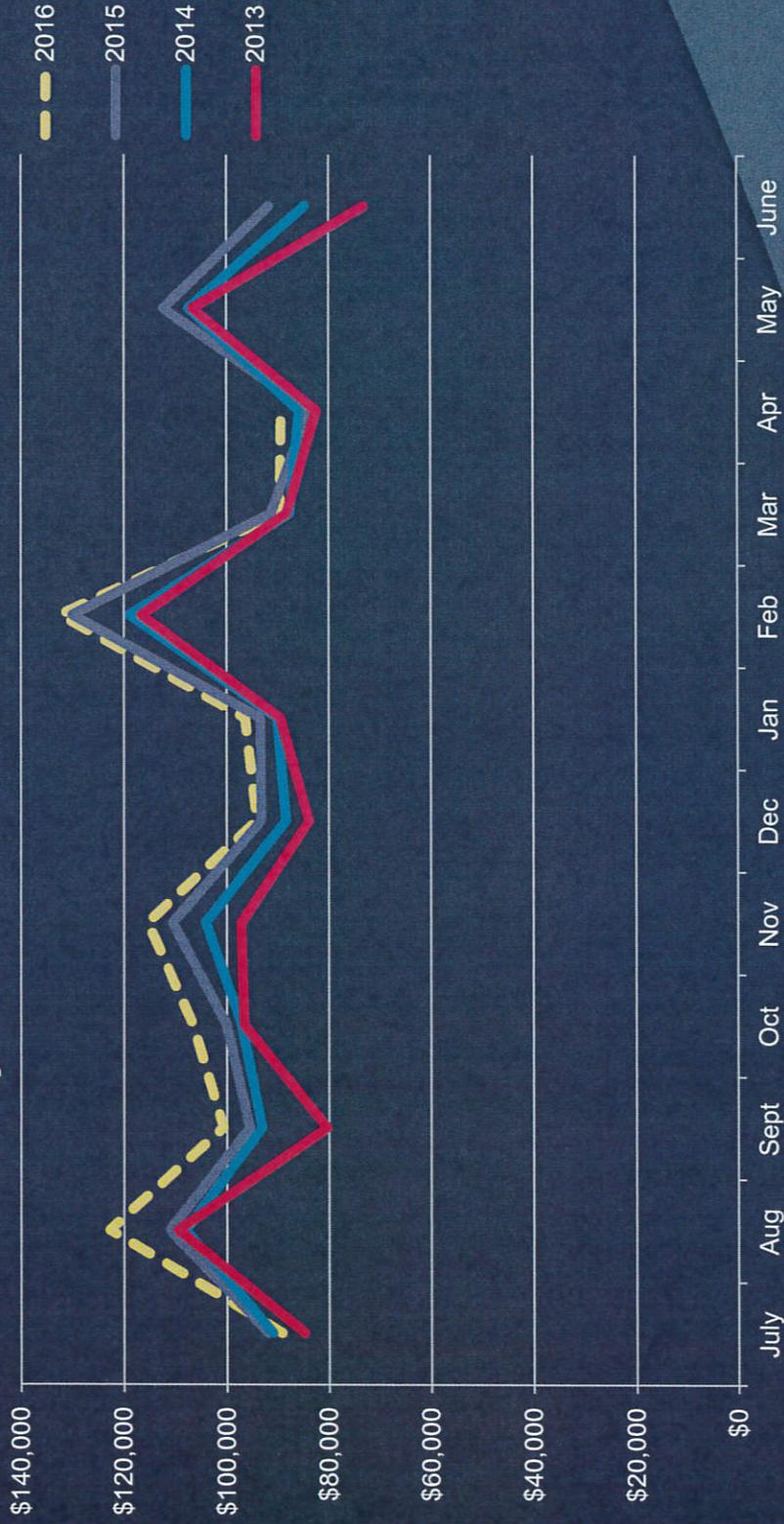
General Fund General Revenues Year-to-Year Comparison

Major General Revenues Year-to-Year Comparison



Sales Tax Revenue 2013-2016

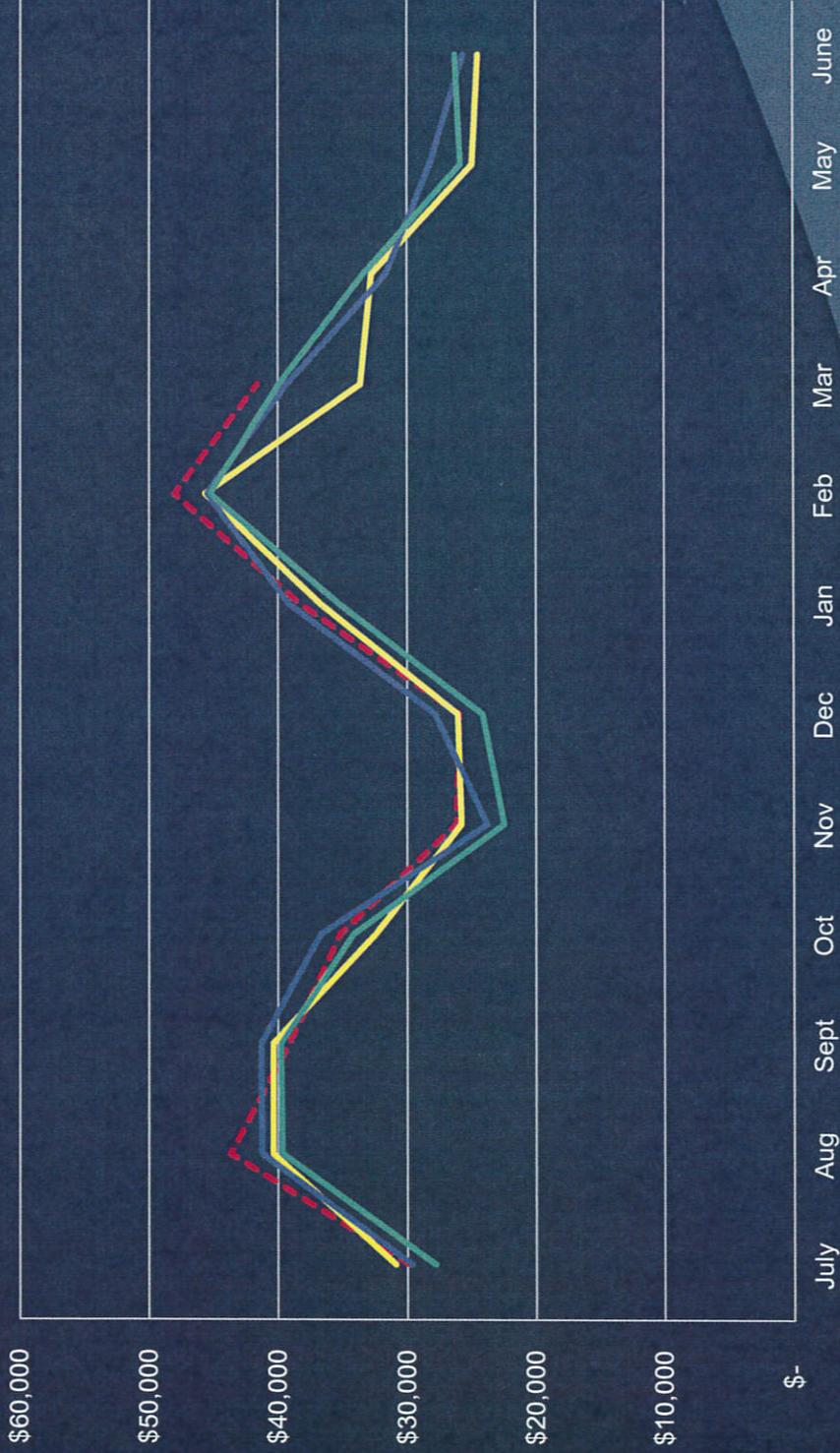
Monthly Sales Tax Revenue



Franchise Fee Trends 2013-2016

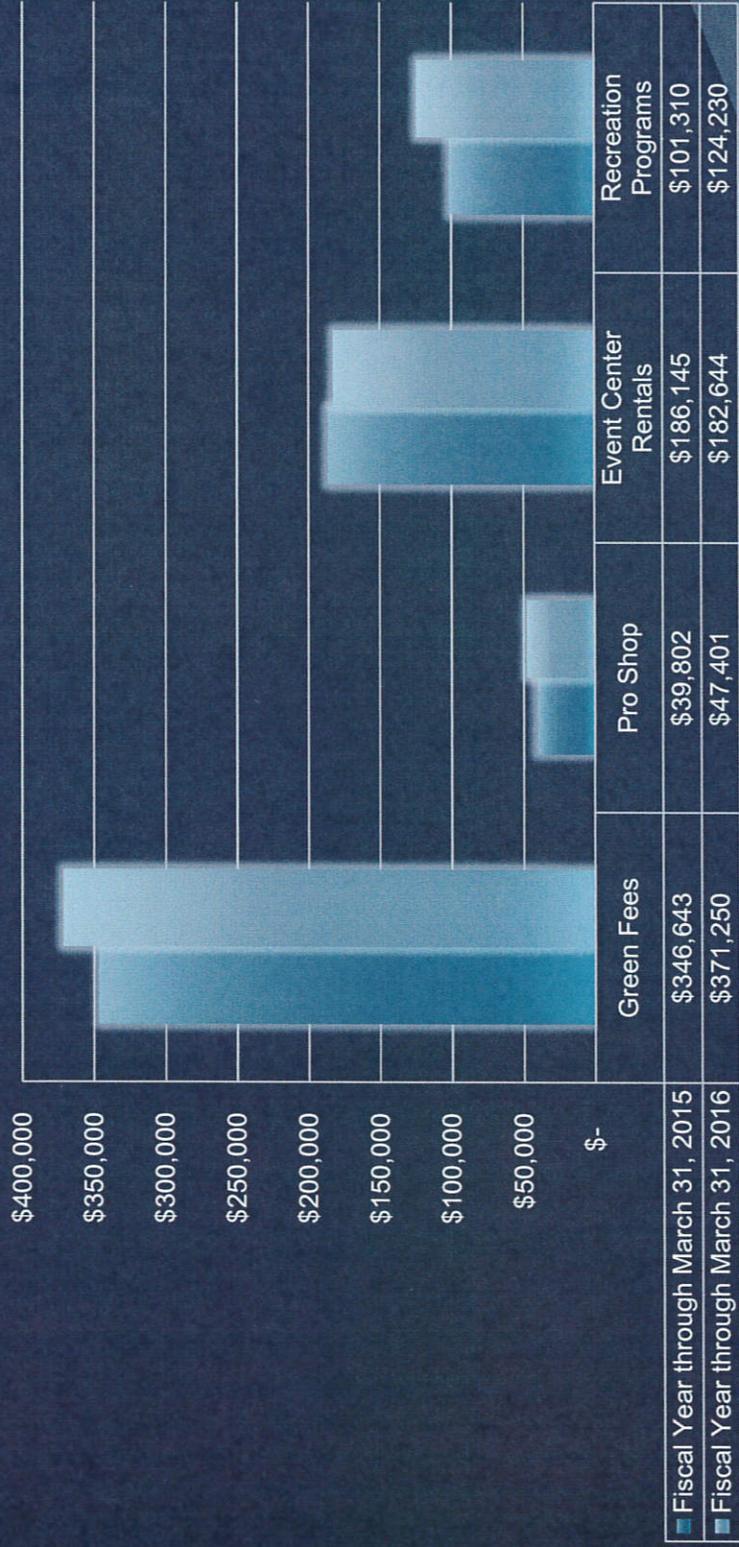
Monthly Franchise Tax Revenues

- 2016
- 2015
- 2014
- 2013

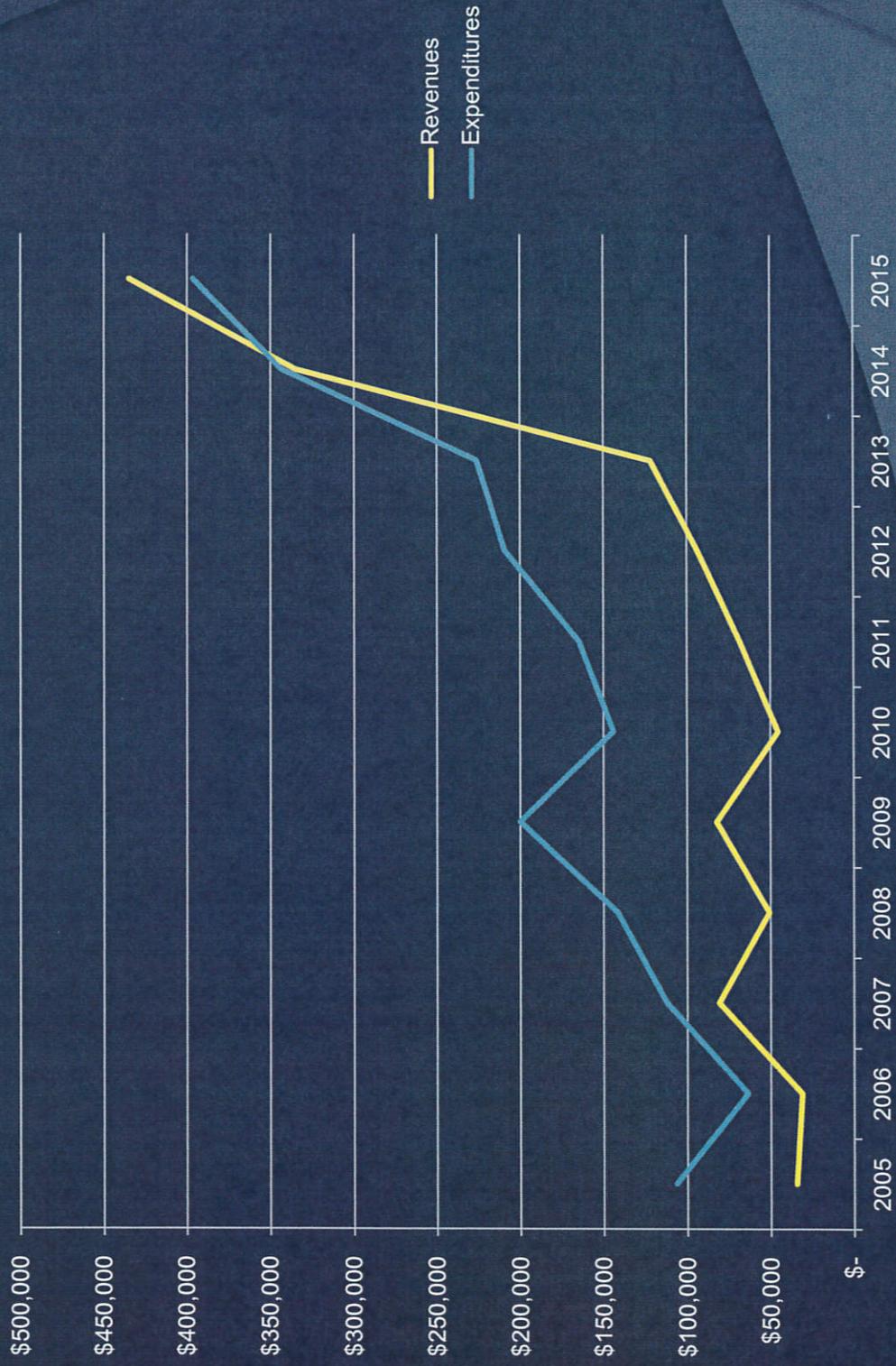


General Fund Program Revenues Year-to-Year Comparison

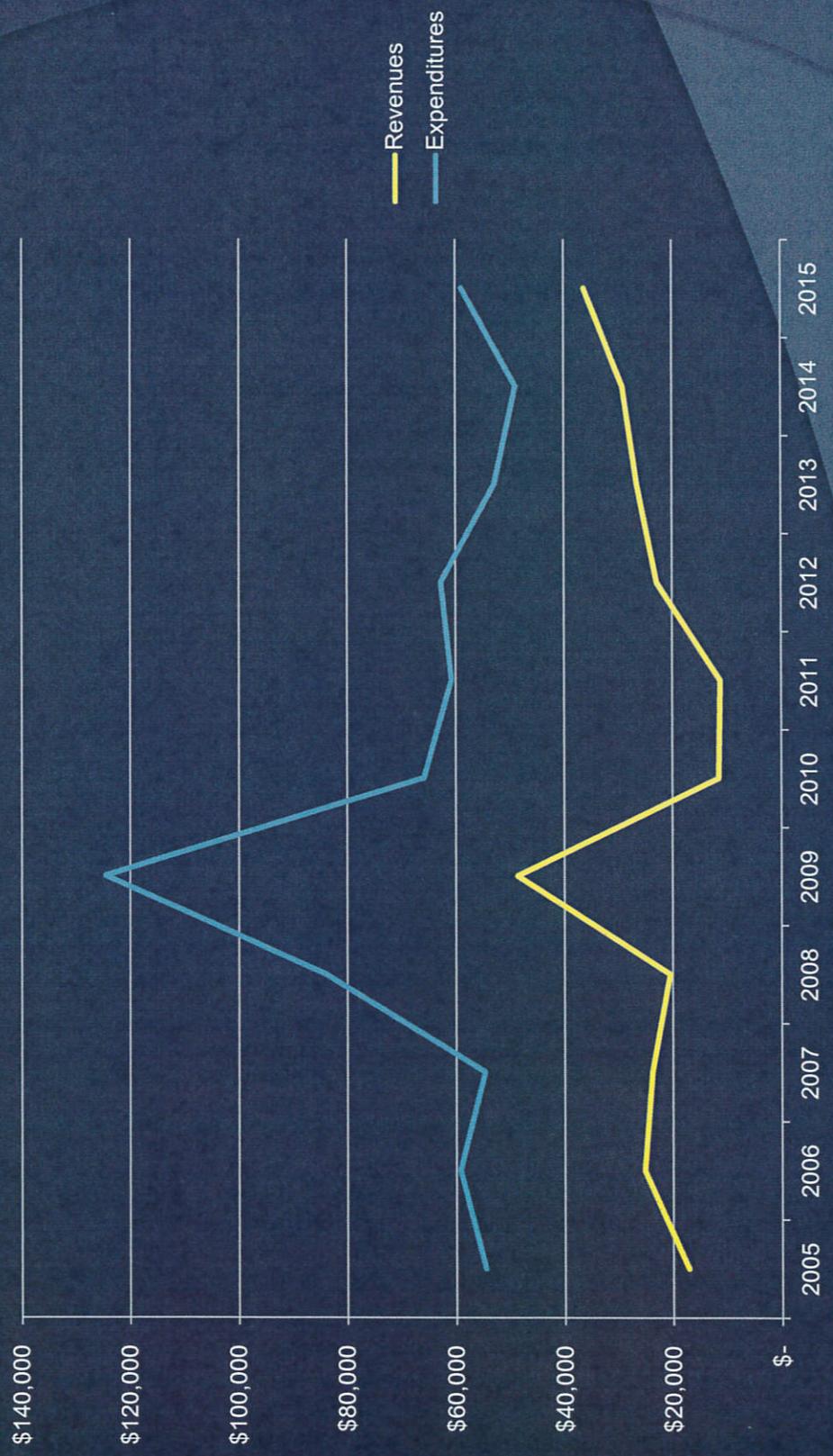
Major Program Revenues Year-to-Year Comparison



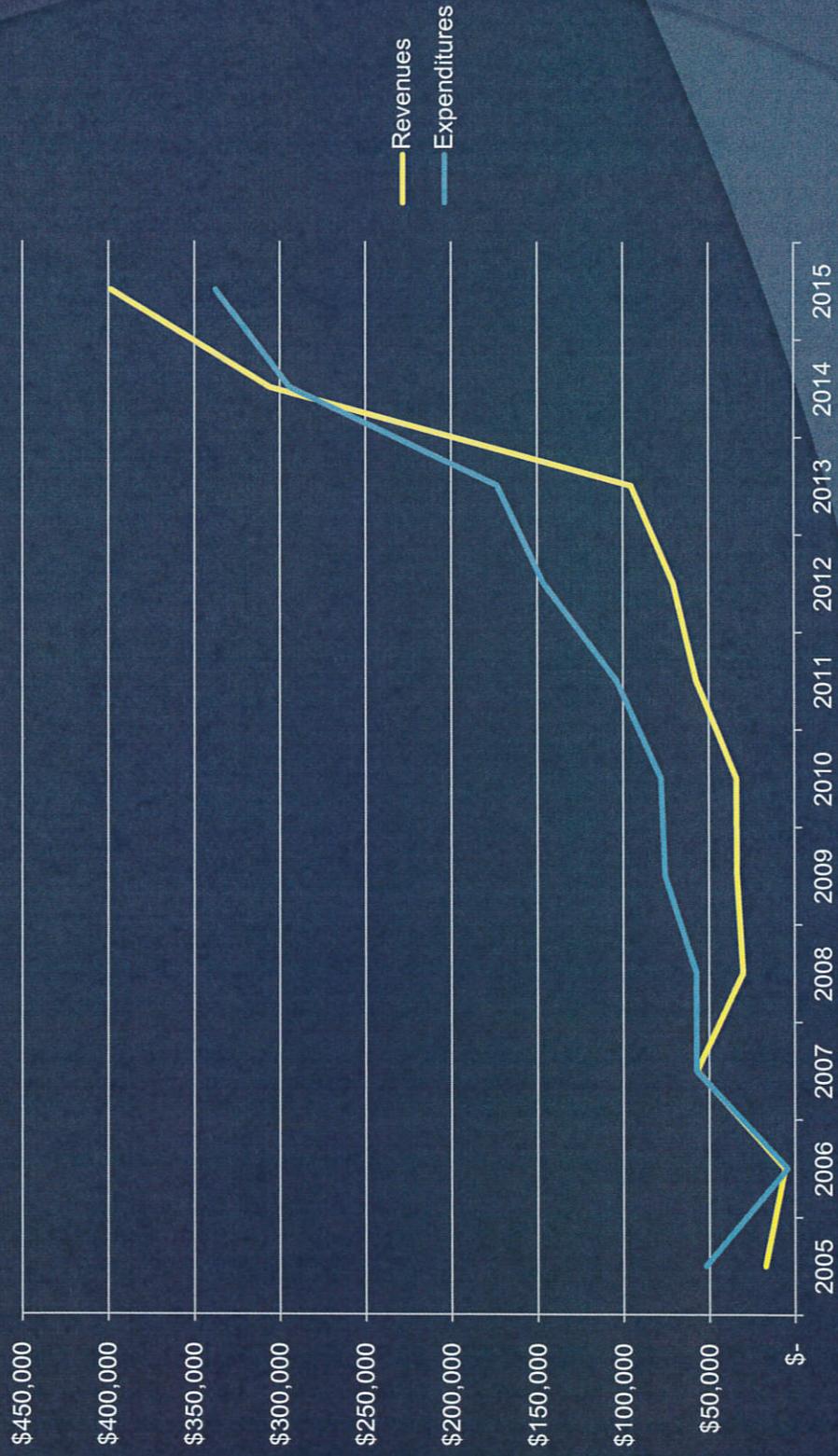
Community Services 2005-2015



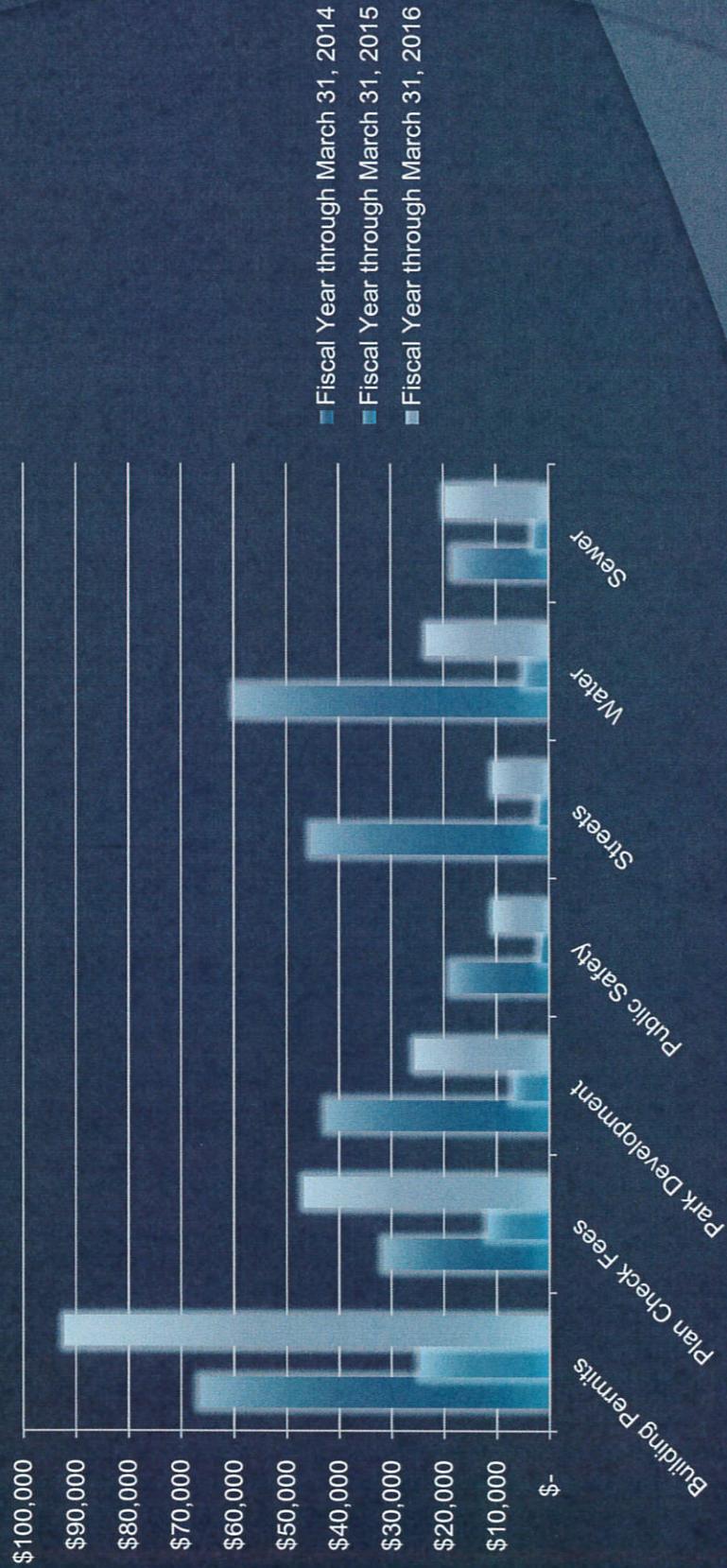
Family Festival, Library, YCC, Other 2005-2015



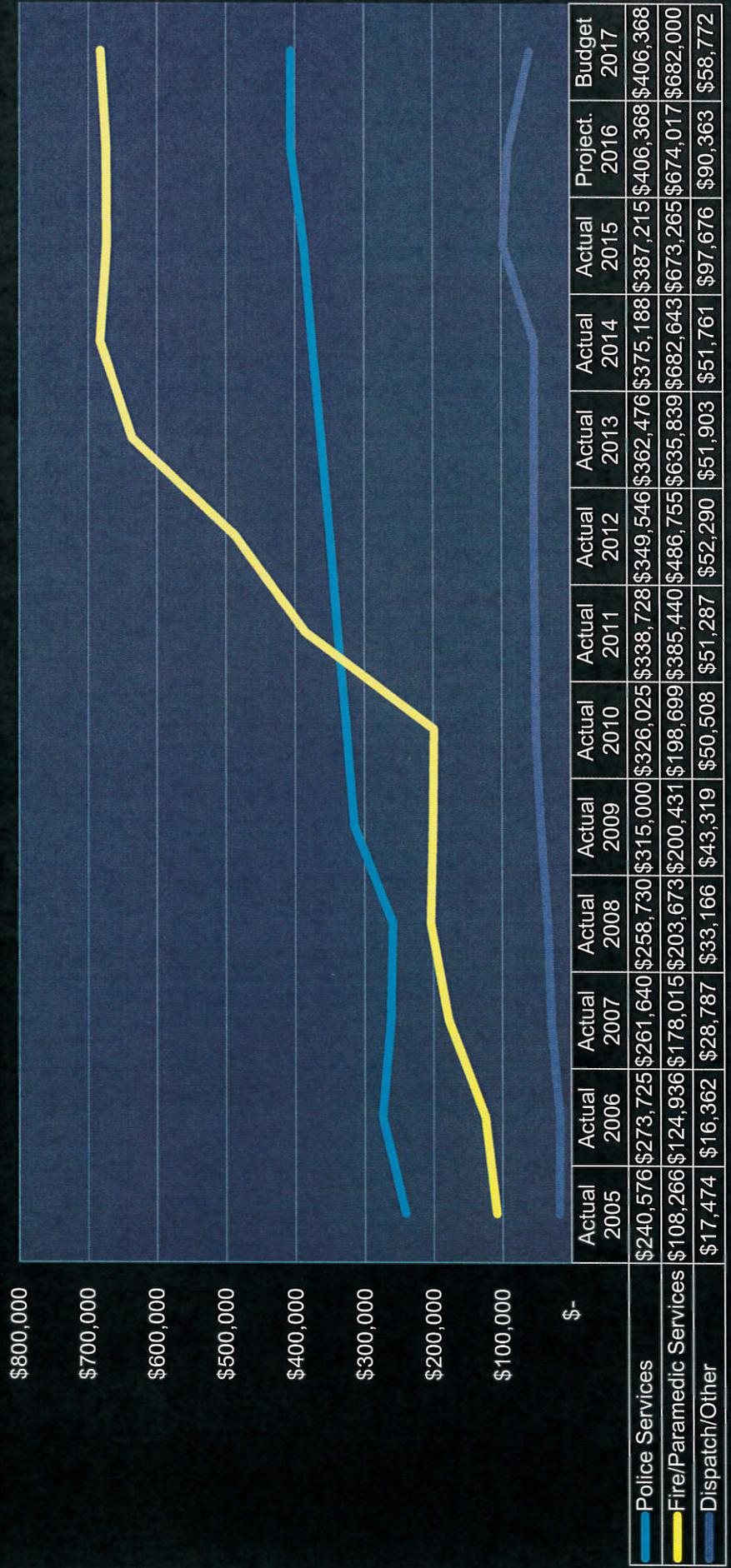
Recreation, Event Center, Concessions 2005-2015



Construction Related Revenues March 2014-2016 Comparison



Public Safety Actual, Estimated, and Budgeted Expenditures 2005-2017



GENERAL FUND REVENUES

TAX REVENUE		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-31-100	Property Tax	\$652,788	\$668,106	\$665,452	\$685,065	\$690,000	\$4,935
10-31-150	Motor Vehicle Tax	\$115,001	\$75,839	\$76,143	\$70,000	\$75,000	\$5,000
10-31-200	Delinquent Tax	\$42,143	\$23,354	\$37,596	\$20,000	\$20,000	\$0
10-31-250	Penalty & Interest	\$2,186	\$955	\$1,340	\$300	\$300	\$0
10-31-275	Fees in Lieu of Taxes	\$3,761	\$11,212	\$3,378	\$5,000	\$5,000	\$0
10-31-300	Sales & Use Tax	\$1,112,911	\$1,159,524	\$1,213,288	\$1,159,000	\$1,207,000	\$48,000
10-31-350	CARE Tax	\$38,828	\$41,154	\$43,552	\$0	\$0	\$0
10-31-400	Franchise Tax	\$395,601	\$411,064	\$392,939	\$405,000	\$405,000	\$0
10-31-500	Telecom Tax	\$102,112	\$92,047	\$81,875	\$85,000	\$75,000	(\$10,000)
		\$2,465,331	\$2,483,256	\$2,515,563	\$2,429,365	\$2,477,300	\$47,935
LICENSES & PERMITS		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-32-190	Business License	\$21,628	\$32,039	\$32,503	\$32,000	\$32,000	\$0
10-32-200	Building Permits	\$42,980	\$79,769	\$49,030	\$40,000	\$40,000	\$0
10-32-210	Plan Check Fees	\$25,155	\$38,567	\$20,658	\$20,000	\$20,000	\$0
10-32-260	Miscellaneous Inspection Fees	\$4,535	\$6,871	\$5,086	\$5,000	\$5,000	\$0
		\$94,297	\$157,245	\$107,277	\$97,000	\$97,000	\$0
INTERGOVERNMENTAL REVENUE		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-33-400	LPPSD Rent	\$57,323	\$57,323	\$57,323	\$57,300	\$57,300	\$0
10-33-450	Emergency Management Grant	\$0	\$7,500	\$17,500	\$7,500	\$7,500	\$0
10-33-475	Forestry Grant	\$0	\$0	\$8,000	\$0	\$0	\$0
10-33-500	Class C Roads Fund	\$272,763	\$260,845	\$275,332	\$275,000	\$300,000	\$25,000
10-33-600	State Liquor Tax Allotment	\$5,255	\$5,674	\$5,540	\$5,600	\$5,600	\$0
		\$335,341	\$331,342	\$363,695	\$345,400	\$370,400	\$25,000
CHARGES FOR SERVICES		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-34-110	Garbage Fees	\$361,374	\$390,185	\$394,196	\$390,000	\$394,000	\$4,000
10-34-120	Recycling Fees	\$54,011	\$56,526	\$59,954	\$56,000	\$60,000	\$4,000
10-34-300	Processing, Printing & Postage Fees	\$280	\$1,973	\$2,375	\$10,000	\$15,000	\$5,000
10-34-350	Zoning Violation Fees	\$1,710	\$0	\$140	\$0	\$0	\$0
10-34-360	Weed Abatement Fees	\$225	\$0	\$0	\$300	\$300	\$0
10-34-450	Paramedic Fees	\$178,920	\$179,774	\$182,245	\$180,000	\$180,000	\$0
		\$596,519	\$628,459	\$638,910	\$636,300	\$649,300	\$13,000
RECREATION & CULTURE REVENUE		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-35-100	Family Festival Income	\$25,958	\$28,343	\$34,796	\$20,000	\$20,000	\$0
10-35-105	Youth City Council Fundraisers	\$535	\$825	\$1,464	\$0	\$0	\$0
10-35-110	Recreation Programs	\$95,271	\$101,475	\$112,481	\$95,000	\$105,000	\$10,000
10-35-111	Recreation & Cultural Classes	\$0	\$22,769	\$18,168	\$15,000	\$15,000	\$0
10-35-112	Event Center Rentals	\$0	\$169,136	\$257,771	\$180,000	\$195,000	\$15,000
10-35-120	Event Center Concessions	\$0	\$12,247	\$10,178	\$15,360	\$15,360	\$0
10-35-130	Park Reservations	\$0	\$4,390	\$4,912	\$4,000	\$4,000	\$0
		\$121,765	\$339,185	\$439,770	\$329,360	\$354,360	\$25,000
MISCELLANEOUS REVENUE		FY2013	FY2014	FY2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-36-100	Interest Income	\$3,780	\$4,095	\$5,352	\$4,000	\$4,000	\$0
10-36-200	Penalty Fees	\$8,780	\$0	\$493	\$1,000	\$1,000	\$0
10-36-500	Construction Bond Forfeiture	\$24,000	\$1,000	\$17,000	\$0	\$0	\$0
10-36-900	Other Income	\$140,860	\$38,643	\$51,030	\$30,000	\$30,000	\$0
10-36-902	Transfer in from Water & Sewer	\$0	\$8,280	\$8,500	\$8,500	\$8,500	\$0
10-36-903	Transfer in from Capital Projects	\$0	\$0	\$0	\$6,000	\$6,000	\$0
		\$177,419	\$52,018	\$82,374	\$49,500	\$49,500	\$0
GRAND TOTALS		\$3,790,672	\$3,991,505	\$4,147,589	\$3,886,925	\$3,997,860	\$110,935

GENERAL FUND EXPENDITURES

GENERAL GOVERNMENT EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-40-200	Materials & Supplies	\$11,959	\$9,094	\$14,779	\$11,000	\$11,000	\$0
10-40-210	Dues & Subscriptions	\$9,317	\$9,355	\$9,162	\$9,900	\$9,900	\$0
10-40-211	Education & Training	\$3,482	\$3,355	\$3,488	\$3,500	\$3,500	\$0
10-40-220	Newsletter/Utility Billing	\$18,485	\$19,981	\$20,605	\$10,000	\$15,000	\$5,000
10-40-221	Legal Advertising	\$5,506	\$1,377	\$1,959	\$3,500	\$3,500	\$0
10-40-240	Computer/IT Expenses	\$20,707	\$18,080	\$18,642	\$19,000	\$20,500	\$1,500
10-40-250	Repairs & Maintenance	\$16,317	\$16,217	\$11,275	\$12,500	\$12,500	\$0
10-40-260	Office Equipment	\$9,718	\$8,664	\$8,439	\$9,800	\$9,800	\$0
10-40-275	Motor Pool Charges	\$0	\$0	\$16,787	\$17,775	\$17,982	\$207
10-40-280	Utilities	\$11,809	\$20,979	\$13,273	\$12,000	\$12,000	\$0
10-40-281	Postage	\$2,246	\$1,940	\$1,948	\$2,500	\$2,500	\$0
10-40-290	Communications/Telephone	\$12,711	\$7,368	\$8,448	\$9,000	\$9,000	\$0
10-40-305	Legal Services	\$148,868	\$70,922	\$71,641	\$100,000	\$120,000	\$20,000
10-40-315	Auditing Services	\$24,000	\$24,500	\$25,000	\$16,000	\$16,000	\$0
10-40-330	Professional/Technical	\$13,532	\$16,954	\$27,993	\$23,500	\$28,000	\$4,500
10-40-335	Branding	\$7,668	\$188	\$0	\$1,000	\$1,000	\$0
10-40-331	Decisions Survey	\$0	\$11,390	\$0	\$0	\$0	\$0
10-40-350	Other Events	\$5,207	\$2,972	\$2,527	\$3,000	\$3,000	\$0
10-40-510	Insurance	\$15,275	\$23,689	\$21,139	\$25,000	\$25,000	\$0
10-40-975	Bad Debt	\$38,355	\$21,436	\$0	\$12,000	\$6,000	(\$6,000)
		\$375,163	\$288,461	\$277,105	\$300,975	\$326,182	\$25,207

MAYOR/COUNCIL EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-41-110	Salary & Wages (FT)	\$48,194	\$49,200	\$49,200	\$49,200	\$49,200	\$0
10-41-115	Planning Commission	\$22	\$2,087	\$2,450	\$3,600	\$3,600	\$0
10-41-150	Employee Benefits	\$7,068	\$7,277	\$7,002	\$8,600	\$8,600	\$0
10-41-200	Materials & Supplies	\$680	\$1,160	\$533	\$1,100	\$1,100	\$0
10-41-211	Education & Training	\$4,310	\$2,426	\$806	\$5,700	\$5,700	\$0
10-41-290	Communications/Telephone	\$6,180	\$6,300	\$6,300	\$6,300	\$6,300	\$0
		\$66,453	\$68,450	\$66,291	\$74,500	\$74,500	\$0

ADMINISTRATIVE SERVICES EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-44-110	Salary & Wages (FT)	\$213,561	\$148,868	\$153,370	\$158,256	\$164,336	\$6,080
10-44-111	Overtime	\$564	\$0	\$0	\$682	\$703	\$20
10-44-120	Salary & Wages (PT)	\$10,970	\$11,347	\$15,310	\$22,580	\$15,719	(\$6,860)
10-44-150	Employee Benefits	\$101,694	\$78,847	\$73,563	\$83,385	\$85,648	\$2,263
10-44-200	Materials & Supplies	\$1,255	\$628	\$353	\$2,500	\$2,500	\$0
10-44-210	Dues & Subscriptions	\$202	\$341	\$403	\$1,500	\$1,500	\$0
10-44-211	Education & Training	\$2,222	\$2,653	\$4,511	\$3,750	\$3,750	\$0
10-44-290	Communications/Telephone	\$1,913	\$1,492	\$1,052	\$1,250	\$1,250	\$0
		\$332,383	\$244,176	\$248,562	\$273,902	\$275,405	\$1,503

ADMINISTRATIVE SERVICES - RECORDER		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-45-110	Salary & Wages (FT)	\$32,600	\$33,978	\$34,825	\$36,221	\$37,307	\$1,086
10-45-111	Overtime	\$0	\$184	\$210	\$618	\$637	\$19
10-45-150	Employee Benefits	\$12,987	\$14,429	\$14,986	\$15,678	\$16,279	\$601
10-45-200	Materials & Supplies	\$2,137	\$1,038	\$296	\$1,000	\$1,000	\$0
10-45-210	Dues & Subscriptions	\$405	\$630	\$865	\$550	\$550	\$0
10-45-211	Education & Training	\$1,792	\$1,190	\$1,296	\$1,600	\$1,600	\$0
10-45-215	Contract Labor	\$3,075	\$2,640	\$2,985	\$3,850	\$3,850	\$0
10-45-250	City Code	\$1,682	\$2,471	\$1,529	\$2,500	\$2,500	\$0
10-45-300	Document Imaging	\$1,049	\$1,049	\$0	\$1,050	\$1,050	\$0
10-45-400	Election Expenses	\$0	\$14,941	\$0	\$15,000	\$1,500	(\$13,500)
		\$55,727	\$72,550	\$56,993	\$78,067	\$66,273	(\$11,794)

FINANCE DEPARTMENT EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-50-110	Salary & Wages (FT)	\$84,396	\$99,326	\$101,636	\$103,898	\$107,070	\$3,172
10-50-111	Overtime	\$152	\$0	\$0	\$500	\$522	\$22
10-50-150	Employee Benefits	\$34,899	\$51,972	\$55,104	\$59,917	\$63,987	\$4,070
10-50-200	Materials & Supplies	\$1,435	\$463	\$1,038	\$1,200	\$1,200	\$0
10-50-210	Dues & Subscriptions	\$358	\$579	\$518	\$550	\$550	\$0
10-50-211	Education & Training	\$2,103	\$2,162	\$2,480	\$2,750	\$2,750	\$0
10-50-290	Communications/Telephone	\$0	\$482	\$680	\$750	\$750	\$0
		\$123,343	\$154,984	\$161,456	\$169,565	\$176,829	\$7,263

PUBLIC SAFETY EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-55-300	Fire Services	\$635,839	\$682,643	\$673,265	\$675,000	\$682,000	\$7,000
10-55-400	Police Services	\$362,476	\$374,121	\$387,215	\$406,368	\$406,368	\$0
10-55-450	Dispatch Fees	\$31,150	\$32,083	\$63,676	\$66,144	\$33,000	(\$33,144)
10-55-500	Crossing Guard Expenses	\$14,973	\$15,316	\$15,640	\$17,369	\$18,272	\$903
10-55-600	Animal Control	\$4,702	\$4,978	\$5,711	\$6,350	\$7,000	\$650
10-55-700	Other Public Safety	\$0	\$0	\$12,502	\$0	\$0	\$0
10-55-975	Bad Debt - Paramedic Fee	\$1,078	\$450	\$148	\$500	\$500	\$0
		\$1,050,218	\$1,109,592	\$1,158,157	\$1,171,731	\$1,147,140	(\$24,591)

BUILDING & ZONING EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-60-110	Salary & Wages (FT)	\$24,392	\$31,908	\$26,371	\$31,224	\$31,986	\$761
10-60-111	Overtime	\$908	\$0	\$0	\$58	\$61	\$2
10-60-120	Salary & Wages (PT)	\$23,124	\$25,995	\$26,142	\$31,172	\$36,181	\$5,008
10-60-150	Employee Benefits	\$26,916	\$20,429	\$17,486	\$20,926	\$22,855	\$1,929
10-60-200	Materials & Supplies	\$1,270	\$502	\$1,047	\$1,600	\$1,600	\$0
10-60-210	Dues & Subscriptions	\$266	\$910	\$480	\$1,000	\$1,000	\$0
10-60-211	Education & Training	\$1,688	\$1,459	\$2,219	\$2,750	\$2,750	\$0
10-60-215	Contract Labor	\$15,499	\$16,637	\$18,772	\$20,000	\$20,000	\$0
10-60-265	Tools & Equipment	\$452	\$106	\$378	\$750	\$750	\$0
10-60-275	Motor Pool Charges	\$0	\$0	\$6,640	\$6,650	\$6,555	(\$95)
10-60-290	Communications/Telephone	\$531	\$589	\$397	\$750	\$750	\$0
		\$95,045	\$98,535	\$99,933	\$116,881	\$124,487	\$7,606

PUBLIC WORKS EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-61-110	Salary & Wages (FT)	\$81,852	\$81,803	\$94,689	\$101,830	\$112,346	\$10,516
10-61-111	Overtime	\$351	\$406	\$461	\$2,723	\$3,058	\$335
10-61-120	Salary & Wages (PT)	\$7,482	\$8,643	\$6,550	\$4,242	\$3,636	(\$606)
10-61-150	Employee Benefits	\$57,088	\$54,881	\$59,432	\$69,302	\$77,335	\$8,034
10-61-200	Materials & Supplies	\$2,710	\$3,428	\$4,152	\$4,120	\$4,120	\$0
10-61-210	Dues & Subscriptions	\$0	\$0	\$0	\$500	\$500	\$0
10-61-211	Education & Training	\$830	\$466	\$1,581	\$3,500	\$3,500	\$0
10-61-250	Repairs & Maintenance	\$21	\$0	\$0	\$0	\$0	\$0
10-61-265	Tools & Equipment	\$4,220	\$4,231	\$6,894	\$6,400	\$6,400	\$0
10-61-275	Motor Pool Charges	\$0	\$0	\$54,231	\$50,907	\$47,479	(\$3,428)
10-61-290	Communications/Telephone	\$1,762	\$1,373	\$1,222	\$1,500	\$1,500	\$0
10-61-310	Engineering Services	\$2,000	\$0	\$1,313	\$1,000	\$1,000	\$0
		\$158,316	\$155,231	\$230,523	\$246,024	\$260,874	\$14,850

STREETS EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-62-410	Street Light Operation	\$36,695	\$36,320	\$35,947	\$37,100	\$37,100	\$0
10-62-415	Street Light Maintenance	\$4,919	\$10,044	\$9,831	\$11,000	\$11,000	\$0
10-62-420	Signs	\$7,169	\$4,143	\$11,889	\$10,000	\$10,000	\$0
10-62-430	Weed Control	\$2,902	\$2,510	\$2,680	\$3,500	\$3,500	\$0
10-62-440	Streets Expense	\$183,763	\$299,673	\$189,928	\$224,000	\$235,000	\$11,000
10-62-450	Snow Removal	\$14,512	\$12,490	\$10,526	\$19,400	\$19,400	\$0
10-62-460	Street Sweeping	\$8,225	\$0	\$0	\$0	\$0	\$0
10-62-470	Sidewalk Maintenance	\$19,998	\$21,523	\$24,440	\$25,000	\$27,000	\$2,000
		\$278,184	\$386,703	\$285,241	\$330,000	\$343,000	\$13,000

SOLID WASTE EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-63-300	Solid Waste Services	\$278,571	\$282,455	\$279,967	\$295,000	\$293,000	(\$2,000)
10-63-400	Recycling	\$49,771	\$40,733	\$47,762	\$50,000	\$52,000	\$2,000
10-63-975	Bad Debt	\$2,503	\$1,118	\$368	\$2,250	\$2,250	\$0
		\$330,845	\$324,306	\$328,098	\$347,250	\$347,250	\$0

PARKS EXPENDITURES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-64-120	Salary & Wages (PT)	\$0	\$0	\$0	\$5,200	\$5,200	\$0
10-64-150	Employee Benefits	\$0	\$0	\$0	\$587	\$587	\$0
10-64-240	Park Supplies & Maintenance	\$125,476	\$140,634	\$142,409	\$155,000	\$160,000	\$5,000
10-64-245	Parks & Trails, Beautification Com	\$0	\$2,588	\$3,992	\$5,000	\$10,225	\$5,225
10-64-250	Utilities	\$0	\$0	\$8,500	\$12,500	\$12,500	\$0
		\$125,476	\$143,222	\$154,900	\$178,287	\$188,512	\$10,225

COMMUNITY SERVICES		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-65-110	Salary & Wages (FT)	\$53,335	\$46,924	\$51,276	\$52,966	\$54,556	\$1,590
10-65-111	Overtime	\$336	\$0	\$0	\$0	\$0	\$0
10-65-120	Salary & Wages (PT)	\$31,577	\$73,617	\$89,130	\$93,649	\$97,142	\$3,493
10-65-150	Employee Benefits	\$27,863	\$36,699	\$40,270	\$50,896	\$46,723	(\$4,173)
10-65-200	Materials & Supplies	\$688	\$14,975	\$24,363	\$20,000	\$21,000	\$1,000
10-65-210	Dues & Subscriptions	\$125	\$100	\$100	\$250	\$250	\$0
10-65-211	Education & Training	\$0	\$189	\$165	\$2,000	\$2,000	\$0
10-65-250	Utilities	\$0	\$22,005	\$21,406	\$24,500	\$24,500	\$0
10-65-275	Motor Pool Charges	\$0	\$0	\$4,541	\$5,350	\$5,211	(\$139)
10-65-290	Communications/Telephone	\$1,093	\$885	\$2,037	\$4,000	\$4,000	\$0
10-65-300	Recreation & Cultural Classes	\$0	\$22,604	\$10,964	\$15,000	\$13,500	(\$1,500)
10-65-400	Recreation Programs	\$46,577	\$44,618	\$53,631	\$43,500	\$46,500	\$3,000
10-65-401	Recreation Equipment	\$11,743	\$4,599	\$2,239	\$3,000	\$3,000	\$0
10-65-500	Library Expenses	\$14,103	\$7,470	\$11,344	\$16,500	\$17,000	\$500
10-65-550	Credit Card Fees	\$0	\$2,334	\$3,889	\$4,500	\$5,000	\$500
10-65-600	Family Festival Celebration	\$35,681	\$35,734	\$49,300	\$44,500	\$45,000	\$500
10-65-601	Cultural Events	\$22	\$2,917	\$6,054	\$6,000	\$6,000	\$0
10-65-602	Easter Egg Hunt	\$0	\$0	\$0	\$2,000	\$2,000	\$0
10-65-605	Youth City Council	\$2,981	\$2,785	\$3,540	\$2,500	\$2,500	\$0
10-65-610	Advertising	\$0	\$7,075	\$1,015	\$5,000	\$5,000	\$0
10-65-615	Insurance	\$0	\$1,208	\$1,184	\$1,400	\$1,400	\$0
10-65-620	Building Maintenance	\$0	\$16,507	\$20,022	\$28,700	\$28,700	\$0
		\$226,123	\$343,245	\$396,470	\$426,211	\$430,982	\$4,771

TRANSFERS OUT		FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	CHANGE
		ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	
10-69-910	Transfer to Capital Projects Fund	\$170,850	\$261,232	\$375,857	\$76,532	\$20,000	(\$56,532)
10-69-911	Transfer to Motor Pool Fund	\$104,000	\$88,105	\$0	\$0	\$0	\$0
10-69-913	Transfer to Golf Fund	\$140,000	\$145,716	\$116,863	\$129,000	\$137,500	\$8,500
10-69-914	Transfer to Excise Debt Service Fund	\$0	\$0	\$0	\$0	\$78,113	\$78,113
		\$414,850	\$495,053	\$492,720	\$205,532	\$235,613	\$30,081

GRAND TOTALS		\$3,632,125	\$3,884,508	\$3,956,448	\$3,918,925	\$3,997,047	\$78,121
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NET TOTALS		\$158,548	\$106,997	\$191,141	\$32,000	\$813	
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GOLF FUND REVENUES

GOLF REVENUE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
20-30-100	Green Fees	\$536,530	\$533,478	\$546,954	\$555,000	\$550,000	(\$5,000)
20-30-300	Practice Range	\$23,178	\$24,920	\$25,228	\$23,000	\$25,000	\$2,000
20-30-400	Pro Shop Revenue	\$60,554	\$58,466	\$63,501	\$52,200	\$62,200	\$10,000
20-30-500	Snack Shack & Concessions	\$10,269	\$8,461	\$8,844	\$2,000	\$2,000	\$0
20-30-600	Season Passes	\$61,153	\$78,114	\$73,132	\$39,000	\$39,000	\$0
20-30-800	Other Income	\$6,901	\$4,367	\$31,684	\$0	\$0	\$0
20-30-900	Interest Income	\$0	\$0	\$291	\$0	\$0	\$0
20-35-300	Transfer from Other Funds	\$2,209,358	\$206,237	\$147,863	\$160,000	\$168,500	\$8,500
GRAND TOTAL		\$2,907,943	\$914,045	\$897,497	\$831,200	\$846,700	\$15,500

GOLF EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
20-43-110	Salary & Wages (FT)	\$169,166	\$170,797	\$173,949	\$181,902	\$187,417	\$5,515
20-43-111	Overtime	\$1,231	\$73	\$134	\$94	\$97	\$3
20-43-120	Salary & Wages (PT)**	\$117,615	\$111,402	\$100,251	\$126,644	\$120,040	(\$6,604)
20-43-150	Employee Benefits	\$111,889	\$123,659	\$121,329	\$135,140	\$139,690	\$4,550
20-43-290	Communications/Telephone	\$900	\$3,624	\$3,078	\$2,600	\$2,600	\$0
20-50-100	Supplies	\$8,766	\$6,697	\$12,156	\$7,500	\$10,000	\$2,500
20-50-150	Noncapitalized Furniture & Equipment	\$2,739	\$0	\$0	\$0	\$0	\$0
20-50-200	Utilities	\$21,145	\$57,115	\$55,650	\$54,000	\$56,000	\$2,000
20-50-330	Professional/Technical	\$0	\$0	\$2,576	\$1,300	\$1,300	\$0
20-50-400	Miscellaneous Expenses	\$1,203	\$0	\$0	\$0	\$0	\$0
20-50-500	Snack Shack & Concessions	\$2,903	\$5,974	\$8,944	\$2,000	\$1,500	(\$500)
20-50-600	Credit Card Expenses	\$13,546	\$14,303	\$14,734	\$16,000	\$15,000	(\$1,000)
20-50-700	Pro Shop	\$49,471	\$48,995	\$44,571	\$44,000	\$48,500	\$4,500
20-50-800	Building Maintenance	\$1,766	\$2,921	\$1,728	\$500	\$3,000	\$2,500
20-60-100	Repairs & Maintenance - Course	\$55,374	\$57,397	\$37,220	\$42,000	\$42,000	\$0
20-60-200	Fertilizer & Chemicals	\$30,899	\$28,666	\$29,502	\$30,000	\$30,000	\$0
20-60-300	Water & Pumping Costs	\$15,116	\$14,687	\$14,973	\$17,000	\$15,000	(\$2,000)
20-60-500	Petroleum & Oil	\$14,343	\$10,844	\$8,906	\$11,000	\$11,000	\$0
20-60-600	Equipment Repair & Replacement	\$21,803	\$20,729	\$31,953	\$26,000	\$27,000	\$1,000
20-60-700	Equipment Rental	\$2,878	\$560	\$824	\$1,000	\$1,000	\$0
20-60-750	Insurance	\$887	\$1,588	\$1,268	\$1,500	\$1,500	\$0
20-60-900	Cart Repair & Replacement	\$11,196	\$5,103	\$7,106	\$8,000	\$5,000	(\$3,000)
20-70-100	Dues & Subscriptions	\$2,623	\$1,249	\$2,030	\$2,000	\$2,000	\$0
20-70-200	Printing	\$16	\$0	\$0	\$0	\$0	\$0
20-70-300	Education & Training	\$743	\$881	\$823	\$2,000	\$3,000	\$1,000
20-70-335	Branding	\$7,668	\$3,000	\$0	\$0	\$0	\$0
20-70-400	Licenses & Fees	\$1,000	\$0	\$0	\$500	\$400	(\$100)
20-70-500	Computers/Phones	\$6,770	\$4,249	\$4,540	\$5,000	\$4,600	(\$400)
20-70-600	Advertising	\$50,668	\$33,449	\$38,736	\$18,000	\$20,000	\$2,000
20-80-250	Golf Cart Rental	\$24,800	\$76,694	\$78,607	\$79,000	\$72,000	(\$7,000)
20-80-275	Motor Pool Charges	\$0	\$0	\$9,500	\$16,020	\$26,770	\$10,750
20-80-300	Cart Lease Payment - Interest	\$2,742	\$0	\$0	\$0	\$0	\$0
20-80-505	Interest Expense	\$0	\$103	\$0	\$500	\$0	(\$500)
20-80-911	Transfer to Motor Pool Fund	\$3,000	\$3,000	\$0	\$0	\$0	\$0
20-95-202	Capital Outlay	\$0	\$47,885	\$0	\$0	\$0	\$0
GRAND TOTAL		\$754,865	\$855,643	\$805,086	\$831,200	\$846,414	\$15,214
NET TOTAL		\$2,153,077	\$58,402	\$92,410	\$0	\$286	\$286

GOLF DEBT SERVICE FUND

DEBT SERVICE REVENUE	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
30-31-101 2005 GO Bond - Property Tax	\$392,276	\$143,058	\$89,954	\$92,850	\$120,800	\$0	(\$120,800)
30-31-102 2012 GO Bond - Property Tax	\$0	\$187,519	\$184,742	\$185,170	\$189,170	\$309,770	\$120,600
30-31-103 Motor Vehicle Tax	\$0	\$37,525	\$31,611	\$26,500	\$31,000	\$31,000	\$0
30-31-104 Delinquent Tax	\$0	\$12,774	\$15,608	\$7,500	\$10,000	\$12,000	\$2,000
30-31-105 Penalty & Interest	\$0	\$473	\$556	\$250	\$300	\$300	\$0
30-36-100 Interest Income	\$0	\$171	\$45	\$0	\$0	\$0	\$0
GRAND TOTAL	\$392,276	\$381,520	\$322,516	\$312,270	\$351,270	\$353,070	\$1,800

DEBT SERVICE EXPENDITURES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
30-98-101 2005 GO Bond Principal	\$150,000	\$155,000	\$160,000	\$160,000	\$165,000	\$0	(\$165,000)
30-98-102 2012 GO Bond Principal	\$65,000	\$50,000	\$50,000	\$50,000	\$55,000	\$230,000	\$175,000
30-98-201 2005 GO Bond Interest	\$129,660	\$19,200	\$13,000	\$13,000	\$6,600	\$0	(\$6,600)
30-98-202 2012 GO Bond Interest	\$15,616	\$135,820	\$134,820	\$134,820	\$133,820	\$132,720	(\$1,100)
30-98-795 Trustee Fees	\$800	\$800	\$850	\$850	\$850	\$350	(\$500)
GRAND TOTAL	\$361,076	\$360,820	\$358,670	\$358,670	\$361,270	\$363,070	\$1,800

NET TOTAL	\$31,200	\$20,700	\$36,154	\$46,400	\$10,000	\$10,000	\$0
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FUND BALANCE	FY 2017 BUDGET
Beginning Fund Bal	\$10,000
Change in Restricted/Nonspendable Fund Bal	\$10,000
Change of Unrestricted Fund Balance	\$0
Remaining Fund Balance	\$0

EXCISE TAX BOND DEBT SERVICE FUND REVENUES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
31-30-600 Interest Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0
31-30-801 Transfers in from General Fund	\$0	\$0	\$0	\$0	\$0	\$78,113	\$78,113
31-30-802 Transfers in from W&S Fund	\$0	\$0	\$0	\$0	\$0	\$78,113	\$78,113
	\$0	\$0	\$0	\$0	\$0	\$156,226	\$156,226

EXCISE TAX BOND DEBT SERVICE FUND EXPENDITURES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
DEBT SERVICE							
31-98-105 Interest Expense	\$0	\$0	\$0	\$0	\$0	\$37,576	\$37,576
31-98-200 2015 Excise Revenue Bonds - PWB	\$0	\$0	\$0	\$0	\$0	\$117,000	\$117,000
31-98-795 Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$1,650	\$1,650
	\$0	\$0	\$0	\$0	\$0	\$156,226	\$156,226

NET TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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CAPITAL PROJECTS FUND REVENUES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-30-100 Impact Fees - Park Development	\$19,052	\$49,224	\$32,268	\$11,280	\$11,280	\$11,280	\$0
40-30-110 Impact Fees - Park Land	\$82,772	\$150,504	\$0	\$0	\$0	\$0	\$0
40-30-120 Impact Fees - Recreation	\$6,560	\$0	\$0	\$0	\$0	\$0	\$0
40-30-130 Impact Fees - Public Safety	\$8,912	\$20,239	\$7,922	\$5,320	\$5,320	\$5,320	\$0
40-30-140 Impact Fees - Streets	\$21,024	\$47,176	\$7,721	\$15,623	\$15,623	\$15,623	\$0
40-30-145 Commercial Street Improvement Fee	\$0	\$0	\$0	\$21,500	\$21,500	\$21,500	\$0
40-30-500 Mass Transit Sales Tax Revenues	\$0	\$0	\$4	\$0	\$10	\$0	(\$10)
40-30-550 CARE Sales Tax Revenues	\$0	\$0	\$0	\$0	\$40,000	\$40,000	\$0
40-30-600 Interest Income	\$18,671	\$9,048	\$9,628	\$15,000	\$15,000	\$10,000	(\$5,000)
40-30-700 Grant Income	\$0	\$11,536	\$0	\$5,000	\$5,000	\$5,000	\$0
40-99-105 Bond Financing Proceeds	\$0	\$0	\$0	\$0	\$0	\$1,650,000	\$1,650,000
40-30-801 Transfers in from General Fund	\$170,850	\$261,232	\$375,857	\$125,857	\$76,532	\$20,000	(\$56,532)
40-30-802 Transfers in from W&S Fund	\$75,850	\$89,732	\$78,856	\$78,856	\$76,532	\$0	(\$76,532)
	\$403,691	\$638,690	\$512,256	\$278,436	\$266,797	\$1,778,723	\$1,511,926

CAPITAL PROJECTS FUND EXPENDITURES

STREET PROJECTS	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-78-100 Mass Transit	\$0	\$0	\$4	\$0	\$10	\$0	(\$10)
40-78-731 Sidewalk Projects	\$20,364	\$0	\$0	\$0	\$15,000	\$0	(\$15,000)
40-78-732 Harvey Traffic Mitigation	\$0	\$0	\$0	\$300,000	\$50,000	\$0	(\$50,000)
40-78-733 Sign Projects	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0
40-78-779 Street Lights	\$1,400	\$0	\$0	\$0	\$0	\$30,000	\$30,000
40-78-781 Harvey Blvd Widening	\$0	\$0	\$0	\$500,000	\$500,000	\$500,000	\$0
40-78-783 GIS - Streets	\$4,490	\$0	\$0	\$0	\$0	\$0	\$0
	\$26,254	\$0	\$15,004	\$815,000	\$565,010	\$530,000	(\$35,000)

PARK PROJECTS	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-80-802 Deerfield Park - Land Purchase	\$0	\$0	\$0	\$972,000	\$972,000	\$972,000	\$0
40-80-803 Deerfield Park - Development	\$0	\$0	\$0	\$1,500,000	\$1,500,000	\$1,500,000	\$0
40-80-816 Mesquite Soccer Park Restroom/Storage	\$2,500	\$76,856	\$0	\$0	\$0	\$0	\$0
40-80-817 Bayhill Trailhead Park	\$0	\$0	\$0	\$50,000	\$235,000	\$446,224	\$211,224
40-80-820 Heritage Park- Basketball Court	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40-80-817 Splash Pad	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$2,500	\$76,856	\$0	\$2,522,000	\$2,707,000	\$2,918,224	\$211,224

MISCELLANEOUS PROJECTS	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-95-102 Miscellaneous	\$0	\$714	\$0	\$0	\$0	\$0	\$0
40-95-103 Cottonwood Electric, Gas, Excavation	\$0	\$18,782	\$15,877	\$0	\$0	\$0	\$0
40-95-115 Avanyu Projects	\$0	\$80,000	\$0	\$0	\$0	\$0	\$0
40-95-125 Trench Box	\$0	\$11,904	\$0	\$0	\$0	\$0	\$0
40-95-XXX Heritage Park Amphitheater Improvements	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
40-95-XXX Fencing for Public Works Building	\$0	\$0	\$0	\$0	\$0	\$25,000	\$25,000
40-95-XXX Practice Range Fencing	\$0	\$0	\$0	\$0	\$0	\$35,000	\$35,000
40-95-135 Golf Maint. Equipment Facility & Site	\$0	\$0	\$2,900	\$200,000	\$200,000	\$200,000	\$0
40-95-150 Impact Fee Analysis	\$0	\$23,987	\$0	\$0	\$0	\$0	\$0
40-95-200 Community Recreation Center - Phase II	\$218,706	\$167,210	\$0	\$0	\$0	\$0	\$0
40-95-202 Community Rec Pergola	\$0	\$17,200	\$0	\$0	\$0	\$0	\$0
40-77-720 Public Works Building Basement	\$2,158	\$0	\$0	\$0	\$0	\$0	\$0
	\$220,864	\$319,798	\$18,777	\$200,000	\$200,000	\$310,000	\$110,000

DEBT SERVICE	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-98-105 Interest Expense	\$86,663	\$83,963	\$81,063	\$81,063	\$78,063	\$0	(\$78,063)
40-98-200 2006 Excise Revenue Bond - PWB	\$65,000	\$70,000	\$75,000	\$75,000	\$75,000	\$0	(\$75,000)
40-98-795 Trustee Fees	\$1,580	\$1,500	\$1,650	\$1,650	\$1,650	\$0	(\$1,650)
	\$153,243	\$155,463	\$157,713	\$157,713	\$154,713	\$0	(\$154,713)

OTHER USES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
40-96-100 Transfer to the Gen Fund	\$0	\$0	\$0	\$0	\$6,000	\$6,000	\$0
40-97-100 Transfer to the Golf Fund	\$0	\$30,000	\$0	\$0	\$0	\$0	\$0
40-96-115 Transfer to the Community Recreation Fund	\$2,069,358	\$0	\$0	\$0	\$0	\$0	\$0
	\$2,069,358	\$30,000	\$0	\$0	\$6,000	\$6,000	\$0

GRAND TOTALS	\$2,472,218	\$ 582,116	\$ 191,494	\$3,694,713	\$3,632,723	\$3,764,224	\$ 131,511
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NET TOTALS	\$2,068,527	\$56,574	\$320,762	\$3,416,277	\$3,365,926	\$1,985,501	\$1,380,415
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MOTOR POOL REVENUES

	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-30-100 Charges to General Fund	\$104,000	\$88,105	\$82,198	\$82,198	\$80,682	\$77,227	(\$3,455)
60-30-200 Charges to Water & Sewer Fund	\$43,000	\$37,045	\$68,376	\$68,376	\$65,782	\$62,656	(\$3,126)
60-30-300 Charges to Golf Fund	\$3,000	\$3,000	\$9,500	\$3,000	\$16,020	\$26,770	\$10,750
60-70-205 Gain on Sale of Assets	\$45,647	\$31,429	\$56,675	\$18,195	\$16,342	\$25,679	\$9,337
	\$195,647	\$159,579	\$216,749	\$171,769	\$178,826	\$192,332	\$13,506

MOTOR POOL EXPENDITURES

VEHICLE EXPENDITURES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-40-100 Gas & Oil - Admin/Gen/Rec	\$8,051	\$7,407	\$6,098	\$8,000	\$8,100	\$8,100	\$0
60-40-200 Vehicle Maintenance - Admin/Gen/Rec	\$2,552	\$1,048	\$1,247	\$1,000	\$1,300	\$1,300	\$0
60-40-300 Insurance - Admin/Gen/Rec	\$806	\$1,359	\$1,457	\$1,500	\$1,600	\$1,600	\$0
60-40-400 Gas & Oil - Bldg/Zoning	\$656	\$739	\$382	\$1,500	\$1,250	\$1,250	\$0
60-40-500 Vehicle Maintenance - Bldg/Zoning	\$104	\$73	\$44	\$500	\$500	\$500	\$0
60-40-600 Insurance - Bldg/Zoning	\$269	\$453	\$486	\$900	\$900	\$900	\$0
60-40-700 Gas & Oil - PW	\$21,481	\$20,557	\$16,487	\$32,000	\$30,000	\$30,000	\$0
60-40-800 Vehicle Maintenance - PW	\$6,682	\$12,594	\$11,578	\$12,000	\$13,000	\$13,000	\$0
60-40-900 Insurance - PW	\$4,031	\$6,793	\$7,285	\$6,750	\$7,750	\$7,750	\$0
60-40-930 Gas & Oil - Golf	\$1,787	\$1,242	\$889	\$1,750	\$1,500	\$1,500	\$0
60-40-940 Vehicle Maintenance - Golf	\$1,835	\$152	\$613	\$750	\$1,000	\$1,000	\$0
60-40-950 Insurance - Golf	\$269	\$453	\$486	\$500	\$500	\$500	\$0
60-40-905 Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$48,522	\$52,868	\$47,052	\$67,150	\$67,400	\$67,400	\$0

EQUIPMENT EXPENDITURES	FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2015 BUDGET	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
60-60-100 Capital Outlay	\$0	\$0	\$7,057	\$8,000	\$0	\$0	\$0
60-60-400 Rent Expense	\$17,219	\$15,167	\$20,182	\$22,000	\$22,000	\$22,000	\$0
60-70-200 Depreciation	\$79,777	\$74,242	\$80,924	\$74,618	\$89,426	\$102,932	\$13,506
	\$96,997	\$89,409	\$108,163	\$104,618	\$111,426	\$124,932	\$13,506

GRAND TOTAL	\$145,518	\$142,277	\$155,214	\$171,768	\$178,826	\$192,332	\$13,506
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NET TOTALS	\$50,128	\$17,302	\$61,534	\$0	\$0	\$0	\$0
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NET POSITION	FY 2016 BUDGET
Beginning Unrestricted Net Position	\$150,000
Change of Unrestricted Position	\$16,342
Remaining Unrestricted Net Position	\$166,342

CAPITAL OUTLAY

2017 Full-Size Half-ton Regular Cab
 2017 Full-Size Half-ton Truck Crew Cab
 2017 Full-Size Half-ton Truck Crew Cab

WATER, SEWER, & STORM DRAIN REVENUES

WATER REVENUE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-37-110	Water Fees - Residents	\$473,141	\$529,435	\$557,980	\$569,922	\$606,397	\$36,475
51-37-111	Water Fees - American Fork	\$1,135	\$6,475	\$606	\$10,000	\$10,000	\$0
51-37-112	Water Fees - Contractor	\$7,619	\$5,725	\$2,550	\$3,600	\$3,600	\$0
51-37-113	PI Fees - Usage	\$493,538	\$499,174	\$502,095	\$492,150	\$492,150	\$0
51-37-114	PI Fees - Base Rate	\$487,398	\$496,316	\$496,797	\$493,800	\$493,800	\$0
51-37-115	CUP	\$142,493	\$142,936	\$145,014	\$143,000	\$143,000	\$0
51-37-116	Water Fees from City departments	\$0	\$37,128	\$37,750	\$37,750	\$37,750	\$0
51-37-160	Water Lateral Inspections	\$1,500	\$2,850	\$1,275	\$1,600	\$1,600	\$0
51-37-190	Water Meters	\$13,586	\$21,850	\$9,775	\$5,175	\$5,175	\$0
51-37-350	Water Impact Fees	\$29,106	\$64,320	\$19,300	\$13,700	\$13,700	\$0
		\$1,649,515	\$1,806,209	\$1,773,143	\$1,770,697	\$1,807,172	\$36,475

STORM DRAIN REVENUE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-35-110	Storm Drain - Residents	\$229,607	\$245,241	\$264,755	\$277,354	\$295,382	\$18,028
		\$229,607	\$245,241	\$264,755	\$277,354	\$295,382	\$18,028

SEWER REVENUE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-38-110	Sewer Fees - Residents	\$929,748	\$986,275	\$996,340	\$1,037,065	\$1,094,104	\$57,039
51-38-111	Sewer Fees from City departments	\$0	\$1,674	\$1,750	\$1,750	\$1,750	\$0
51-38-115	Sewer Fees - Nonresidents	\$11,452	\$35,472	\$35,472	\$41,637	\$41,637	\$0
51-38-160	Sewer Lateral Inspections	\$1,500	\$2,925	\$1,275	\$1,100	\$1,100	\$0
51-38-660	Sewer Impact Fees - 80 Rod	\$368	\$460	\$0	\$0	\$0	\$0
51-38-665	Sewer Impact Fees	\$0	\$2,786	\$14,861	\$9,400	\$9,400	\$0
51-38-670	Sewer Impact Fees - S Aqueduct	\$7,032	\$17,580	\$0	\$0	\$0	\$0
51-38-680	Sewer Impact Fees -TSSD	\$0	\$0	\$39,688	\$0	\$0	\$0
		\$950,100	\$1,047,172	\$1,089,386	\$1,090,952	\$1,147,991	\$57,039

MISCELLANEOUS REVENUE		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-39-200	Penalty Fees	\$51,029	\$51,110	\$48,585	\$51,000	\$51,000	\$0
51-39-410	Interest Income	\$9,600	\$7,461	\$9,351	\$8,000	\$8,000	\$0
51-39-600	Utility Setup Fees	\$11,505	\$12,750	\$13,900	\$12,000	\$12,000	\$0
51-39-900	Other Income	\$43	\$5	\$201	\$750	\$750	\$0
51-39-950	Contribution Income	\$7,600	\$0	\$0	\$5,000	\$5,000	\$0
		\$79,777	\$71,325	\$72,037	\$76,750	\$76,750	\$0

GRAND TOTALS		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
		\$2,908,999	\$3,169,948	\$3,199,320	\$3,215,753	\$3,327,294	\$111,542

WATER, SEWER, & STORM DRAIN EXPENDITURES

WATER EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-73-110	Salary & Wages (FT)	\$196,448	\$185,613	\$191,837	\$202,261	\$216,211	\$13,949
51-73-111	Overtime	\$904	\$445	\$506	\$3,290	\$3,643	\$354
51-73-120	Salary & Wages (PT)	\$8,091	\$9,274	\$7,399	\$4,242	\$3,636	(\$606)
51-73-150	Employee Benefits	\$107,872	\$105,635	\$107,017	\$122,535	\$134,384	\$11,850
51-73-160	GASB 68 Pension Expense	\$0	\$0	\$13,092	\$0	\$0	\$0
51-73-200	Water Supplies	\$3,020	\$398	\$1,008	\$3,500	\$3,500	\$0
51-73-210	Dues & Subscriptions	\$1,450	\$1,550	\$1,500	\$2,000	\$2,000	\$0
51-73-211	Education & Training	\$2,727	\$3,054	\$1,842	\$6,000	\$6,000	\$0
51-73-240	Computer Expenses	\$1,548	\$1,681	\$3,000	\$3,000	\$3,000	\$0
51-73-260	Office Equipment	\$513	\$0	\$766	\$1,000	\$1,000	\$0
51-73-265	Tools & Equipment	\$11,964	\$4,240	\$12,947	\$13,500	\$13,500	\$0
51-73-275	Motor Pool Charges	\$0	\$0	\$68,376	\$65,782	\$62,656	(\$3,126)
51-73-280	Utilities	\$316,679	\$317,810	\$293,905	\$320,000	\$320,000	\$0
51-73-282	Blue Stakes	\$568	\$745	\$689	\$1,000	\$1,000	\$0
51-73-290	Communications/Telephone	\$2,319	\$2,104	\$1,846	\$2,000	\$2,000	\$0
51-73-310	Engineering Services	\$0	\$0	\$0	\$1,000	\$1,000	\$0
51-73-330	Professional/Technical	\$6,613	\$22,119	\$66,075	\$48,850	\$48,850	\$0
51-73-360	Meter Installation & Maintenance	\$34,845	\$36,824	\$59,140	\$42,000	\$42,000	\$0
51-73-470	Water Purchases - AF	\$1,380	\$0	\$64,680	\$0	\$0	\$0
51-73-471	Water Purchases - PG	\$17,723	\$17,723	\$18,004	\$18,500	\$18,500	\$0
51-73-472	Water Testing	\$3,907	\$2,125	\$4,753	\$6,500	\$6,500	\$0
51-73-510	Insurance	\$5,648	\$10,082	\$13,334	\$15,770	\$15,770	\$0
51-73-751	Water Construction Projects/Repair	\$18,018	\$32,059	\$24,938	\$45,000	\$45,000	\$0
51-73-800	Supplementary Water	\$109,396	\$118,292	\$119,665	\$132,000	\$132,000	\$0
51-73-801	PI Expenses	\$16,561	\$14,846	\$29,467	\$45,200	\$45,200	\$0
51-73-900	Credit Card Fees	\$14,447	\$17,458	\$18,762	\$19,000	\$19,000	\$0
51-73-950	Trustee Fees	\$5,200	\$4,900	\$4,950	\$6,600	\$6,600	\$0
51-73-955	Bond Interest	\$309,397	\$285,185	\$193,743	\$193,347	\$175,951	(\$17,395)
51-73-960	Depreciation - Water	\$406,224	\$408,661	\$410,024	\$415,000	\$420,000	\$5,000
51-73-965	Deferred Amortization Costs	\$7,710	\$1,382	\$25,616	\$47,527	\$29,782	(\$17,745)
51-73-975	Bad Debt	\$18,290	\$4,215	\$1,396	\$10,000	\$10,000	\$0
51-73-980	Resident Claims	\$0	\$5,863	\$29	\$0	\$0	\$0
		\$1,629,463	\$1,614,282	\$1,734,119	\$1,796,403	\$1,788,684	(\$7,720)

STORM DRAIN EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-72-110	Salary & Wages (FT)	\$112,156	\$115,758	\$114,589	\$144,702	\$154,176	\$9,475
51-72-111	Overtime	\$726	\$286	\$329	\$2,407	\$2,651	\$244
51-72-120	Salary & Wages (PT)	\$5,499	\$5,923	\$4,614	\$4,242	\$3,636	(\$606)
51-72-150	Employee Benefits	\$67,782	\$68,112	\$65,583	\$87,699	\$96,320	\$8,621
51-72-160	GASB 68 Pension Expense	\$0	\$0	\$7,838	\$0	\$0	\$0
51-72-200	Storm Drain Supplies	\$209	\$303	\$1,495	\$3,000	\$3,000	\$0
51-72-210	Dues & Subscriptions	\$1,560	\$1,860	\$1,864	\$2,000	\$2,000	\$0
51-72-211	Education & Training	\$163	\$98	\$42	\$750	\$750	\$0
51-72-240	Computer Expenses	\$739	\$905	\$1,200	\$1,200	\$1,200	\$0
51-72-265	Tools & Equipment	\$410	\$1,051	\$1,032	\$3,000	\$3,000	\$0
51-72-290	Communications/Telephone	\$1,606	\$1,415	\$1,194	\$1,500	\$1,500	\$0
51-72-330	Professional/Technical	\$2,140	\$1,120	\$1,129	\$1,550	\$1,550	\$0
51-72-470	Testing	\$0	\$0	\$0	\$200	\$200	\$0
51-72-510	Insurance	\$2,260	\$4,040	\$5,335	\$6,310	\$6,310	\$0
51-72-751	Storm Drain Maintenance	\$15,009	\$66,145	\$68,103	\$85,500	\$85,500	\$0
51-72-960	Depreciation - Storm Drain	\$62,786	\$62,786	\$63,142	\$68,000	\$68,000	\$0
51-72-975	Bad Debt	\$1,384	\$614	\$215	\$750	\$750	\$0
		\$274,429	\$330,417	\$322,027	\$412,810	\$430,544	\$17,734

SEWER EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-74-110	Salary & Wages (FT)	\$140,940	\$132,834	\$137,001	\$144,702	\$154,176	\$9,475
51-74-111	Overtime	\$761	\$299	\$344	\$2,407	\$2,651	\$244
51-74-120	Salary & Wages (PT)	\$6,109	\$6,553	\$5,436	\$4,242	\$3,636	(\$606)
51-74-150	Employee Benefits	\$77,318	\$74,916	\$76,376	\$87,699	\$96,320	\$8,621
51-74-160	GASB 68 Pension Expense	\$0	\$0	\$9,360	\$0	\$0	\$0
51-74-200	Sewer Supplies	\$527	\$55	\$124	\$1,000	\$1,000	\$0
51-74-211	Education & Training	\$120	\$0	\$630	\$1,050	\$1,050	\$0
51-74-240	Computer Expenses	\$849	\$1,325	\$1,800	\$1,800	\$1,800	\$0
51-74-265	Tools & Equipment	\$246	\$959	\$691	\$1,000	\$1,000	\$0
51-74-280	Utilities	\$270	\$131	\$132	\$200	\$200	\$0
51-74-281	Postage	\$460	\$940	\$1,485	\$1,500	\$1,500	\$0

51-74-282	Blue Stakes	\$0	\$0	\$0	\$0	\$0	\$0
51-74-290	Communications/Telephone	\$1,653	\$1,542	\$1,322	\$1,500	\$1,500	\$0
51-74-310	Engineering Services	\$0	\$0	\$0	\$1,000	\$1,000	\$0
51-74-330	Professional/Technical	\$1,674	\$17,662	\$1,693	\$2,500	\$2,500	\$0
51-74-470	TSSD Billing	\$483,998	\$468,056	\$534,038	\$600,000	\$600,000	\$0
51-74-471	TSSD Impact Fees	\$0	\$0	\$39,688	\$0	\$0	\$0
51-74-472	Sewer Television Expenses	\$0	\$0	\$0	\$2,000	\$2,000	\$0
51-74-473	Sewer Fee - AF	\$1,439	\$0	\$0	\$1,000	\$1,000	\$0
51-74-510	Insurance	\$3,403	\$6,082	\$8,033	\$9,500	\$9,500	\$0
51-74-751	Sewer Maintenance	\$16,244	\$1,385	\$802	\$3,000	\$3,000	\$0
51-74-752	Sewer Construction Projects	\$398	\$0	\$8,100	\$1,000	\$1,000	\$0
51-74-960	Depreciation - Sewer	\$136,509	\$136,509	\$136,509	\$145,000	\$145,000	\$0
51-74-975	Bad Debt	\$5,603	\$2,471	\$806	\$3,000	\$3,000	\$0
		\$878,521	\$851,722	\$945,652	\$1,015,100	\$1,032,834	\$17,734

NON-OPERATING EXPENDITURES		FY 2013 ACTUAL	FY 2014 ACTUAL	FY 2015 ACTUAL	FY 2016 BUDGET	FY 2017 BUDGET	CHANGE
51-75-815	Transfer to General Fund	\$0	\$8,280	\$8,500	\$8,500	\$8,500	\$0
51-75-820	Transfer to Capital Projects	\$75,850	\$89,732	\$78,856	\$76,532	\$0	(\$76,532)
51-75-900	Transfer to Excise Tax Debt Service	\$0	\$0	\$0	\$0	\$78,113	\$78,113
51-75-910	Transfer to Golf Fund	\$0	\$30,521	\$31,000	\$31,000	\$31,000	\$0
51-75-911	Transfer to Motor Pool Fund	\$43,000	\$37,045	\$0	\$0	\$0	\$0
		\$118,850	\$165,579	\$118,356	\$116,032	\$117,613	\$1,581
GRAND TOTALS		\$2,901,263	\$2,961,999	\$3,120,154	\$3,340,345	\$3,369,674	\$29,329
NET TOTALS		\$7,736	\$207,948	\$79,166	\$124,592	\$42,379	\$82,213

Water, Sewer, & Storm Drain Fund Cash Flow Analysis

	TOTAL BUDGETED LOSS	
		(\$124,592) (\$42,379)
Less Debt Service		
2006 PI Bond Principal		(\$200,000) \$0 Partially refunded
2007 Well Bond Principal		(\$97,000) (\$99,000)
2009 PI2 Bond Principal		(\$57,000) (\$61,000) Includes \$21,000
2014 PI Bond Principal		(\$40,000) (\$252,000)
Less Capital Projects		
Water Stock		(\$5,000) (\$5,000)
4600 Sewer Line Upgrade		\$0 (\$500,000)
Maintenance Shed site work		(\$100,000) (\$100,000)
Plus Non-Cash Items		
Depreciation - Storm Drain		\$68,000 \$68,000
Depreciation - Water		\$415,000 \$420,000
Depreciation - Sewer		\$145,000 \$145,000
Amortization - Bond Costs		\$47,527 \$29,782
Accrued Interest Adjustment		(\$3,550) (\$4,000)
TOTAL CASH INFLOW		\$48,385 (\$400,598)

Breakdown of Community Services 2016 Budget

3/31/2016 3/31/2016

Updated 4/26/2016		Budget	Actual
Community Services			
10-35-100	Family Festival Ticket, Vendor Sales, Donations	\$ 20,000.00	\$ 6,100.00
10-65-600	Family Festival Expenditures	\$ (44,500.00)	\$ (1,132.48)
		<u>\$ (24,500.00)</u>	<u>\$ 4,967.52</u>
10-35-105	Youth City Council Fundraisers	\$ -	\$ 593.72
10-65-605	Youth City Council Expenditures	\$ (2,500.00)	\$ (1,720.77)
		<u>\$ (2,500.00)</u>	<u>\$ (1,127.05)</u>
10-65-500	Library Reimbursements	\$ (16,500.00)	\$ (8,000.00)
10-35-106	Community Arts	\$ -	\$ 310.00
10-65-601	Other Events--Arts, Cultural Events, Concerts	\$ (6,000.00)	\$ (3,360.50)
		<u>\$ (6,000.00)</u>	<u>\$ (3,050.50)</u>
10-65-602	Easter Egg Hunt	\$ (2,000.00)	\$ (1,979.40)
		<u>\$ (51,500.00)</u>	<u>\$ (9,783.15)</u>
Recreation			
10-35-110	Recreation Program Revenues	\$ 95,000.00	\$ 124,229.66
10-65-110	Manager compensation	\$ (26,483.00)	\$ (19,514.34)
10-65-120	Recreation Coordinators, Referees compensation	\$ (37,459.60)	\$ (29,216.44)
10-65-150	Benefits	\$ (20,358.40)	\$ (14,823.69)
10-65-200	Materials & Supplies	\$ (200.00)	\$ (128.21)
10-65-210	Dues & Subscriptions	\$ (250.00)	\$ (100.00)
10-65-211	Education & Training	\$ (1,500.00)	\$ (75.00)
10-65-275	Motor Pool Charges	\$ (5,350.00)	\$ (4,012.47)
10-65-290	Communications/Telephone	\$ (1,000.00)	\$ (412.98)
10-65-400	Recreation Program Supplies	\$ (43,500.00)	\$ (35,720.20)
10-65-401	Recreation Program Equipment	\$ (3,000.00)	\$ (2,783.84)
		<u>\$ (44,101.00)</u>	<u>\$ 17,442.49</u>
Classes at the Events Center			
10-35-111	Recreation, Cultural Classes Revenues	\$ 15,000.00	\$ 9,994.91
10-65-300	Recreation, Cultural Class Expenses	\$ (15,000.00)	\$ (9,359.97)
		<u>\$ -</u>	<u>\$ 634.94</u>
Events			
10-35-112	Event Center Rentals	\$ 180,000.00	\$ 182,643.84
10-35-120	Event Center Concessions	\$ 15,360.00	\$ 2,050.00
10-65-110	Manager compensation	\$ (26,483.00)	\$ (19,514.34)
10-65-120	Event Staff Coordinators & Support staff	\$ (56,480.10)	\$ (28,110.00)
10-65-150	Benefits	\$ (26,166.60)	\$ (15,856.58)
10-65-200	Materials & Supplies	\$ (19,800.00)	\$ (9,110.17)
10-65-210	Dues & Subscriptions	\$ -	\$ -
10-65-211	Education & Training	\$ (500.00)	\$ (142.44)
10-65-250	Utilities	\$ (24,500.00)	\$ (16,794.91)
10-65-290	Communications/Telephone	\$ (3,000.00)	\$ (1,238.93)
10-65-550	Credit Card Fees	\$ (4,500.00)	\$ (2,142.71)
10-65-610	Advertising	\$ (5,000.00)	\$ (1,070.00)
10-65-615	Insurance	\$ (1,400.00)	\$ (1,262.66)
10-65-620	Building Maintenance	\$ (28,700.00)	\$ (13,533.82)
		<u>\$ (1,169.70)</u>	<u>\$ 75,917.29</u>
		<u>\$ (96,770.70)</u>	<u>\$ 84,211.57</u>
Parks			
10-35-130	Park Reservations	\$ 4,000.00	\$ 2,483.00
10-64-120	Part-time Wages	\$ (5,200.00)	\$ (1,015.13)
10-64-150	Benefits	\$ (587.00)	\$ (79.69)
10-64-240	Park Maintenance	\$ (155,000.00)	\$ (88,505.66)
10-64-245	Parks, Trails, & Beautification Committee	\$ (5,000.00)	\$ (3,135.28)
10-64-250	Utilities	\$ (12,500.00)	\$ (9,195.65)
		<u>\$ (174,287.00)</u>	<u>\$ (99,448.41)</u>
Golf Operations			
20-30-XXX	Golf Revenue	\$ 679,200.00	\$ 479,030.99
20-35-300	Golf Subsidy & Utility Transfer	\$ 160,000.00	\$ 119,999.97
	Golf Expenditures	\$ (839,200.00)	\$ (546,157.64)
		<u>\$ -</u>	<u>\$ 52,873.32</u>
Golf Debt Service			
	Debt Service	\$ (361,270.00)	\$ (361,270.00)
	Property Tax Debt Levy	\$ 309,970.00	\$ 308,766.86
	Motor Vehicle Fee, Delinquent tax, Interest	\$ 41,300.00	\$ 37,142.98
	Fund Balance	\$ 10,000.00	\$ 16,096.46
		<u>\$ -</u>	<u>\$ 736.30</u>



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

City Council Agenda Item

SUBJECT:	Review/Action on a Resolution Notifying the Utah County Commission of the City's Intent to Submit to the Voters an Opinion Question Regarding a Possible Imposition of a CARE Tax
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS:	
<p>In 2008, voters in the City of Cedar Hills considered and approved via general ballot opinion question, a local sales and use tax of 0.1% of particular transactions to fund cultural facilities and organizations, recreational facilities and programs, zoological facilities and organizations or botanical organizations.</p> <p>Per Utah State Code Title 59, Chapter 12, Part 14, the tax may be reauthorized at the end of the eight-year period in accordance with said code, by submitting an opinion question to the residents of the city regarding the possible imposition of a city wide CARE tax.</p> <p>The city's intent is to include this opinion question on the Utah County 2016 general election ballot for the residents of the city to consider. The proposed resolution is the first step in the process to advance the proposed opinion question to the ballot.</p>	
PREVIOUS LEGISLATIVE ACTION:	
CARE Tax Resolution 6-17-2008D	
FISCAL IMPACT:	
Tax revenue estimated at \$40,000 annually.	
SUPPORTING DOCUMENTS:	
CARE Tax Resolution	
RECOMMENDATION:	
Staff recommends the City Council approve the CARE Tax resolution and notify the Utah County Commission of the City's Intent to submit to the voters an opinion question regarding a possible imposition of a CARE Tax.	
MOTION:	
To approve/ not approve resolution _____, a resolution notifying the Utah County Commission of the City of Cedar Hills' intent to submit an opinion question to Cedar Hills residents regarding the possible imposition of a citywide tax to fund botanical, cultural, recreational, and zoological organizations or facilities in the City of Cedar Hills.	

RESOLUTION NO. _____

A RESOLUTION NOTIFYING THE UTAH COUNTY COMMISSION OF THE CITY OF CEDAR HILLS INTENT TO SUBMIT AN OPINION QUESTION TO CEDAR HILLS RESIDENTS REGARDING THE POSSIBLE IMPOSITION OF A CITYWIDE TAX TO FUND BOTANICAL, CULTURAL, RECREATIONAL, AND ZOOLOGICAL ORGANIZATIONS OR FACILITIES IN THE CITY OF CEDAR HILLS.

WHEREAS, Title 59, Chapter 12, Part 14 of the Utah Code authorizes cities in Utah to submit to the registered voters of the city an opinion question of whether the city should impose a local sales and use tax of 0.1 percent within the city on authorized transactions to fund botanical, cultural, recreational, and zoological organizations or facilities in the city (commonly referred to as the “CARE Tax”); and

WHEREAS, the City Council of the City of Cedar Hills (the “City”) has determined that a CARE Tax would be beneficial to the City and its residents through the promotion of cultural arts and recreational facilities in the City, and therefore desires to submit an opinion question to the registered voters within the City; and

WHEREAS, a city may not impose a CARE Tax if the county in which the city is located has either enacted a countywide CARE Tax or has declared its intent to submit an opinion question to county voters as to whether the county should impose a countywide CARE Tax; and

WHEREAS, before the City Council may submit the opinion question to the registered voters in the City, the Act requires the City Council to provide written notice to the Utah County Commissioners (the “County”) regarding the City Council’s intent to impose the CARE Tax; and

WHEREAS, within 60 days of receipt of the City’s notice of the intent to submit an opinion question to the residents of the city, the Act requires the County legislative body to provide to the city either (1) a resolution stating that the county does not seek to impose a countywide CARE tax, or (2) a written notice that the county will submit an opinion question to county voters as to whether the county should impose a countywide CARE tax; and

WHEREAS, upon receipt of the required information from the County, the City may proceed with its CARE Tax opinion question to the registered voters within the City if the county indicates that it does not seek to impose a countywide CARE Tax; and

WHEREAS, the Cedar Hills City Council intends to proceed with a CARE tax election and to provide the County with notice of its intent as required by law.

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CEDAR HILLS, UTAH, AS FOLLOWS:

1. The Cedar Hills City Council hereby declares its intent to submit an opinion question to the Cedar Hills residents as to whether the City of Cedar Hills should impose a local sales and use tax of 0.1 percent to fund botanical, cultural, recreational, and zoological organizations or facilities in the City of Cedar Hills.
2. The City of Cedar Hills hereby provides the Utah County Commissioners notice of its intent and respectfully requests the County respond to this notice as required by law.
3. If any provision or clause of this Resolution is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other sections, provision, clauses, or applications which can be implemented without the invalid provision, clause, or application. To this end, the provisions of the Resolution are declared severable.
4. This Resolution shall take effect immediately upon its adoption

APPROVED AND ADOPTED by the City Council of the City of Cedar Hills, Utah, this _____ day of May, 2016.

Gary R. Gygi, Mayor

ATTEST:

Colleen A. Mulvey, City Recorder



CITY OF CEDAR HILLS

TO:	Mayor and City Council
FROM:	David Bunker, City Manager
DATE:	5/3/2016

City Council Agenda Item

SUBJECT:	Discussion on the City's participation with the Utah League of Cities and Towns (ULCT)
APPLICANT PRESENTATION:	n/a
STAFF PRESENTATION:	David Bunker
BACKGROUND AND FINDINGS: The City has been a participating member of the ULCT for over 30 years. The ULCT represents municipal government interests with a strong unified voice at the state and federal levels. They provide information, training and technical assistance to local officials on municipal issues in order to create greater public awareness and understanding of municipal responsibilities, governance and administration. Council would like to discuss the merits of participating as a member city of the Utah League of Cities and Towns.	
PREVIOUS LEGISLATIVE ACTION: N/A	
FISCAL IMPACT: Annual membership fee for FY 2016-2017 is \$4,962.41	
SUPPORTING DOCUMENTS: ULCT Year End Review	
RECOMMENDATION: Staff recommends the City Council discuss membership participation with the ULCT.	
MOTION: No motion is necessary at this time. The item is a discussion item only.	

April 12, 2016



PHONE 801-328-1601
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WWW.ULCT.ORG

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COUNCIL MEMBER, HOLLADAY

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KENNETH H. BULLOCK

SERVING UTAH'S
MUNICIPALITIES
SINCE 1907

MEMBER
NATIONAL LEAGUE OF CITIES

Dear Colleagues,

It has been a tremendous year for the Utah League of Cities and Towns and we appreciate the opportunity to serve Utah municipalities. We had another banner year representing you at the state capitol. We successfully crafted compromise legislation on the use of body-worn cameras for police officers, changed how the State of Utah and local governments will confront wildland fire, and secured additional funding for our online Land Use Academy of Utah (LUAU). We invite you to visit www.ulct.org to learn more about our legislative work, LUAU, & upcoming Legislative Policy Committee webcasts and meetings. Additionally, ULCT successfully conducted many trainings, conferences, & projects on your behalf, including the following:

Spring 2015:

- Midyear Conference in St. George with 405 attendees from 102 cities & towns
 - Keynote speakers: Wes Moore and Commander Kirk Lippold
 - Survey: 86% of attendees rated the conference as good or excellent
- Road School in St. George with 314 public works staff from 88 cities & towns

Summer 2015:

- More than 10 land use trainings from Cornish to St. George with more than 100 attendees—including mayors, council members, planning commissioners, and economic development directors—from more than 50 cities and towns
- Six municipal clerk trainings from North Ogden to Moroni with more than 75 clerks and recorders from more than 30 cities and towns
- Multiple presentations to every Association of Government in the State of Utah about HB 362 next steps
- ULCT staff met with officials from nearly 200 cities and towns about HB 362

Fall 2015:

- ULCT Annual Convention in Salt Lake City with 622 attendees from 127 cities and towns
 - Keynote speakers: Travis Stork and John Nalbandian
 - Survey: 86% of attendees rated the Convention as good or excellent

MAKING Life
BETTER

Winter 2016:

- Municipal Officials Training for more than 200 newly elected officials in Logan, Cedar City, Ephraim, Provo, & Salt Lake
- Daily tracking, notification, and lobbying for cities at the Legislature
- Local Officials Day at the Capitol
 - 784 city officials and youth council members from 85 cities and towns
 - Luncheon speaker: Dan Buettner
- Published the 2016 ULCT Directory, 2015-2016 Powers and Duties Handbook, 2016 Legislative Wrap Up (online), & Land Use Training Handbook
- Launched the first comprehensive land use training website in the State of Utah with a grant from the Utah State Legislature. The Land Use Academy of Utah (LUAU) is a great tool to train elected and appointed officials at www.luuu.utah.gov

Year-round:

- Monthly (weekly during the Legislature) Legislative Policy Committee (LPC) meetings where a record 140+ city officials gathered in-person and online to discuss local, state, and federal policy that impacts cities and towns
 - Partnership with Utah State University to provide the LPC webcast, experts for conferences, and online infrastructure
 - The LPC has a record 273 voting members from 107 cities and towns
- Regular meetings with land use professionals, water lawyers, and the Land Use Task Force to work on land use & water issues before the legislative session
- Regular meetings with the congressional delegation, governor's office, counties, and councils of government, and other governing bodies
- Regular meetings and trainings with the Utah City Management Association, Utah Municipal Clerks Association, Utah Municipal Attorneys Association, and other municipal organizations
- Maintain a financial database where we collect & analyze city/town finance data for the Utah Benchmarking Project and updated the cluster analysis
- Resources for questions about land use, governance, budgeting, planning, legislation, communication, and the economy

The aforementioned list is not exhaustive, but provides a glimpse into a productive and successful year. In 2016-2017, we will continue to provide the services, resources, and counsel that help you lead your community. We appreciate your continued support and we pledge to continue providing services, resources, and counsel in a cost-efficient and conservative manner. Please contact me at any time with suggestions, concerns, or questions. On behalf of ULCT staff, we look forward to continuing to serve you.

Sincerely,



Kenneth H. Bullock
Executive Director
Utah League of Cities and Towns
kbullock@ulct.org
www.ulct.org