

Source: Base GIS data provided by Chester Engineers (2012).
Parcel data provided by Butler County (2010).



SEVEN FIELDS COMPREHENSIVE PLAN

ADOPTED

FEBRUARY 11, 2013

INTRODUCTION

So exactly what is a Comprehensive Plan?

It is a document that identifies the goals and strategies for growth and conservation in a community. Pennsylvania's laws guide the basic content for comprehensive plans so that growth is encouraged in a coordinated manner. A comprehensive plan differs from a zoning ordinance in that it is adopted as a resolution rather than as an ordinance or law. The comprehensive plan serves as a guide, whereas the zoning ordinance is a legal instrument that is used to implement regulations and provisions that are consistent with the principles of the adopted comprehensive plan.

Why is Seven Fields Borough creating such a document?

Seven Fields Borough's Comprehensive Plan presents the long-range general development of a community. It is intended to guide coordinated, adjusted and harmonious development to best promote the health, safety, convenience, prosperity, and general welfare of its citizens, including the elderly and persons with disabilities.

What is in this document?

The brief outline of the information in this document includes the following in order to organize ideas for action and address requirements of the Pennsylvania Municipalities Planning Code:

- Goals and Objectives
- Existing Conditions Analysis
- Key Issues and Opportunities
- Recommendations
- Action Plan

Part 1 outlines Goals and Objectives of municipal planning efforts and highlights analyses of Existing Conditions in Seven Fields Borough. Key Issues and Opportunities of the community explore any influential and potential factors for on-going, expanded or updated policies Seven Fields may consider.

Goals

Based on analysis of identified opportunities and challenges, a distinct set of Comprehensive Plan Goals have been formulated. Goals are also the philosophical foundation for the Plan's recommendations. These guiding statements include:

1. Continue to be a desirable residential community
2. Promote safe connections between homes, services and amenities
3. Celebrate civic and natural spaces
4. Encourage quality design and redevelopment of vacant and underutilized properties
5. Manage and deliver high quality municipal services and systems with fiscal soundness and responsibility

Objectives

1. Land Use and Housing
 - a. Create opportunities for new and/or redeveloped/infill housing.
 - b. Expand the variety of housing types and products.
 - c. Respect existing patterns and expand the potential for mixed use development.
 - d. Balance land use relationships and ordinance requirements to ensure the Borough accounts for all land uses.
2. Transportation
 - a. Increase pedestrian and motorist safety.
 - b. Enhance mobility through inter-connectivity.
 - c. Anticipate and proactively respond to future transportation demands.
3. Environment
 - a. Provide opportunities for residents to experience existing natural amenities.
 - b. Highlight the overall system of open spaces and resources.
4. Civic Amenities
 - a. Enhance the visual appearance and appeal of key streets and corridors.
 - b. Improve pedestrian and bicycle mobility.
 - c. Maintain a network of quality public spaces.
5. Fiscal Management
 - a. Use partnerships to address specific service and maintenance responsibilities.
 - b. Continue to balance the revenues and expenditures of residential and nonresidential services with community priorities for implementation.

Existing Conditions Analysis

Made up of roughly one square mile, the borough of Seven Fields in Butler County is a relatively new community bordering Cranberry and Adams Township near the Butler/Allegheny County line and 17 miles north of Pittsburgh. The borough was incorporated in 1983 as an independent government after seceding from Cranberry Township. The residential community has experienced rapid growth between 1990 and 2005. As an example, between the 2000 and 2010 US Census, the Borough of Seven Fields gained approximately 900 residents – nearly one-third of its population. Neighboring Cranberry and Adams Townships have also experienced rapid growth and, currently, Cranberry boasts the largest population increase in the nation.

Important background information and data can be found in Appendix 1: Demographics Summary

Land Use

Seven Fields was created as a planned community. Today, the community is mostly residential with a commercial district centered on Route 228. The plan concept allocated land for single family and multi-family residences, as well as for commercial development and community open space.

Ordinance Audit Overview

The Ordinance Audit of Seven Fields Borough Zoning Ordinance helps identify the rules and regulations the community uses to facilitate growth and development. It will also show the gaps in the regulations where a lack of standards may be hindering growth and development. The main items that came out of the audit of Seven Fields Zoning Ordinance Audit are items that:

- leave the ordinance open for interpretation.
- could be improved to help user-friendliness.
- could occur in undesirable locations and be difficult to regulate.
- are not consistent with the Pennsylvania Municipalities Planning Code.

Important zoning information and analysis can be found in Appendix 2: Zoning Audit.

Transportation/Connectivity

Seven Fields Borough has 14.5 miles of roads, all (with the exclusion of Route 228) of which are maintained by the Borough. Total road maintenance spending as of August 2012 was just over \$20,000 and capital improvement spending for the same year was \$240,000. The Borough has no mass transit or bus routes.

Community Facilities and Utilities

Seven Fields is part of the larger Breakneck Creek Regional Authority system providing sanitary sewer service within Butler County. The community makes up about 17% of the equivalent dwelling units in the system. The permitted capacity of the treatment plants is three million gallons per day while the current capacity is 1.6 million gallons per day.

Seven Fields Borough owns and operates the water distribution system within the Borough. The Borough purchased the Castle Creek Water Company from the Seven Fields Development

Company in 2000. The Borough purchases potable water from West View Water, providing potable water service to 1,376 dwelling units via 12.5 miles of water pipes. The Borough contracts with a single hauler for refuse and recycling collection - which occurs one day per week at a flat rate assessed to residents.

Police services are provided through a contract with Cranberry Township Police Department while professional fire services are provided through a contract with the Adams Area Fire District. The Borough is encouraged to explore the feasibility of entering into a regional police department with other communities, such as Evans City. No publicly contracted ambulance services exist in the community. Students living in Seven Fields attend Seneca Valley School District in Harmony, PA for public school; independent schools also exist in surrounding communities.

Protection of Natural and Historic Resources

The original Master Plan for Seven Fields was centered on a Town Center and Town Park. The Town Park is located at the intersection of Cumberland Drive and Castle Creek Drive. The park includes amenities like baseball and soccer fields, a basketball court and a playground with pavilion and open lawn areas. Other Borough park facilities include walking paths, a basketball court and a playground. The Borough also offers a pool and community center that they own and operate with membership being open to all Borough residents and non-residents. No historic resources are found within the community.

Personnel within the Municipality

The Borough employs one (1) professional administrator and three (3) support staff. There are eight (8) additional municipal employees.

Fiscal Examination Overview

The Fiscal Examination of Seven Fields Borough gathered the Borough Budgets, including Capital Improvement expenditures, for the years of 2007-2011. Focus was on budgets for 2010 and 2011, outlining all revenues and expenditures. Analysis contained conclusions on any surplus/deficit, and how it was distributed/made up for. Revenues include all taxes paid to the Borough and other revenues including licenses and permits. Expenses include administration, professional service consultants, public safety, public works, debt, library, and miscellaneous costs. Capital improvements costs include costs related to making changes to improve the Borough's assets, increase their useful life, or add to the value to these items. Capital improvements may be structural improvements or other renovations to a building, or they may enhance usefulness or productivity. The main items that came out of the Seven Fields Fiscal Examination are:

- Approx. 53% of annual General Fund Revenue is derived from Earned Income Taxes.
- Approx. 19% of annual General Fund Revenue came from Real Estate Taxes.
- Per capita revenue is \$238; per employee revenue is \$155.
- Approx. 31% of annual General Fund Expenses came from Public Safety.
- Approx. 24% of annual General Fund Expenses came from Administration
- Per capita expenses are \$302; per employee expenses are \$287
- While the per capita expenses seem greater at first glance, when compared with the per capita revenues, the net shortfall between the two is \$64. While the net shortfall between the per employee revenue and expense is \$132.

- Deficits in the Borough budget have been made up with surpluses in the Water Department Budget

Important budget information and analysis can be found in Appendix 3: Fiscal Summary.

Relationships with Neighboring Municipalities/ Greater Region

Seven Fields has significant relationships with surrounding communities in the provision of services as well as being part of the larger Seneca Valley School District.

Key Issues and Opportunities

Community Development/ Redevelopment

Many residents feel that their quality of living is very high in Seven Fields. Located in Butler County, just north of the Allegheny County border, sales and property taxes are a major selling point. The community is approaching thirty (30) years old, so redevelopment and infill will become a priority in the upcoming years.

Land Use

The layout of Seven Fields generally follows the original Master Plan with a few minor revisions. Although a Town Center was not pursued on the parcel originally planned for it, the parcel is occupied by commercial uses. There are also commercial parcels along Route 228. The small town feel does exist in Seven Fields, just not where it was originally intended to be situated.

Housing

Seven Fields Borough provides a quality environment for all residents, with a 76% rate of home ownership. From a real estate perspective, the community boasts that an average home sells in just forty-five (45) days. In the future, more senior living will most likely be desired. The Borough could also consider residential units in the Borough's economic development zones.

Transportation/ Connectivity

The original intent and desire for the community character was a small village – mostly suburban, but at a walking/biking scale. Walking and biking is a major selling point and people actively use the biking/pedestrian improvements. The evolution of the Walking Trail System is evolving and several additional phased trails are planned to be implemented.

Traffic along Route 228 needs to be monitored as PennDOT has a project planned for improvements along the road that has been furloughed. The inclusion of formal pedestrian connectivity across Route 228, to minimize the conflict between autos and pedestrians, should also be a priority.

Community Facilities and Utilities

Keeping community amenities on par with neighboring communities is important to retain and attract homeowners. The Borough does an excellent job of this, with several ongoing studies looking at adding age-specific amenities to the community in addition to the several pre-existing community-wide amenities.

Protection of Natural and Historic Resources

The resources within the Borough have largely been created and integrated together as part of the community's initial development phases and master planning efforts. The continued care and upkeep of these resources is important to the Borough as they are a significant part of the community's charm and attraction as a quality place to live.

Relationships with Neighboring Municipalities/ Greater Region

Seven Fields has amicable relationships with neighboring municipalities and communities in the greater region. This is evident through cooperative grant pursuits, infrastructure coordination as well as some public safety services that others beyond Seven Fields borders offer to the community's residents.

Part 2 presents the series of recommendations related to the Plan's core components: land use and housing, civic and natural amenities, infrastructure, business development, regional relationships and neighborhood relationships.

Land Use and Housing Plan

Opportunities for future land use and housing will be primarily geared toward redevelopment and infill in Seven Fields. From input received during the comprehensive planning process, an emerging theme was to find ways in which the Borough could maintain their current character now and into the future in the most fiscally responsible manner. In fulfilling this initiative, the community also recognized their desire for existing and proposed development to be consistent with the development along their municipal borders. Future land use and housing patterns should be respectful of objectives and recommendations of regional efforts and surrounding community planning initiatives.

- A. Consider the following Zoning District designations.* Promoting orderly development and preservation of land uses minimizes conflict between industrial, commercial, residential, and agricultural land. It is important to plan for a variety of business and housing types to satisfy the diverse needs of current and future residents. The Plan offers recommendations for the Borough's Zoning District designations:

1. Rural Residential

Purpose: to provide for agricultural uses and large lot low density residential use

Typical land use activity: Predominately single-family development (commonly approximately one-half acre or greater) with public infrastructure service

2. Suburban Residential

Purpose: to provide for low to medium density residential development.

Typical land use activity: Predominately single-family development (commonly approximately one-quarter acre or greater) with public infrastructure service. Also includes some two-family dwellings.

3. Village Residential

Purpose: to provide for medium density residential development through the provision of a variety of housing types within the framework of a planned residential development.

Typical land use activity: Single-family (commonly approximately one-fifth acre) and two-family dwellings, townhouses, and garden apartments.

4. High Density Residential

Purpose: to provide for high density residential development.

Typical land use activity: A mixture of attached single family, multi-family, and apartment residential development within neighborhoods fully served by public infrastructure. PRD regulations are a common component of this district.

5. Planned Economic Development

Purpose: to provide for the development of larger tracts of land with mixed uses in order to promote and maintain desirable economic development in a park-like setting.

Typical land use activity: the community's primary opportunity area for economic development, inclusive of locally-oriented and smaller-scale non-residential, residential and mixed uses. Compatibility with surrounding existing uses should be a primary factor in determining future scale and circulation of redeveloped/replacement areas.

6. Business Development

Purpose: to provide convenience shopping and services within a reasonable distance of all residents on properties which are located on major arterial streets near residential development and which are of sufficient size to provide an integrated, coordinated and attractive commercial service center.

Typical land use activity: Accommodates neighborhood-and regional-scale commercial development geared toward "everyday" and/or specialty needs of local audiences.

7. Industrial

Purpose and typical land use activity: to accommodate generally larger-scale local and/or light industrial-oriented development.

8. Conservation

Purpose: to protect environmentally sensitive areas and to preserve areas designated as parks.

Typical land use activity: Predominately woodlands and larger-scale natural resource areas.

Foremost, in order to accommodate redevelopment and infill compatible with the community's stated goals and objectives, it is recommended the Borough:

- B. *Rezone the Parcel at the North side of Highpoint Drive to be an Industrial District.* The inclusion of an industrial zoning district within the Borough would complete the full range of zoning districts typically found within communities across the Commonwealth and enable the Borough to accommodate any industrial uses if they were to be proposed and/or developed. As part of the comprehensive planning process, the community evaluated additional locations for potential industrially-zoned land. Based upon considerations for potential redevelopment and access along 228 as well as adjacencies of such lands to established residential developments, the Borough evaluated that other locations within Seven Fields were not as compatible with the community's planning goals and objectives; thus, the recommendation for the North side of Highpoint Drive.
- C. *Reclassify the Village Center District and the Convenience Commercial District as one single Business Development District.* The current B-1 Village Center District zoning designation was originally defined to accommodate a Town Center-type development. Construction of traditional

commercial-oriented uses (free-standing grocery store and bank) followed more of a pattern permissible within the Borough's B-2 Convenience Commercial zoning district. Given the degree of similarity between the two districts and the fact that all scales of non-residential commercial/office land uses are currently accommodated within the B-2 District, the two business districts should be consolidated.

- D. *Evaluate the feasibility, and as appropriate, incorporate additional criteria with incentives that promote context sensitive design guidelines for infill, redevelopment and/or replacement.* Communities change over time as they age and it is important to continually evaluate communities for redevelopment and infill potential. Demographics may change, surrounding community makeup may mature and businesses may transform. It is important to monitor this evolution and predetermine where redevelopment and infill make the most sense. In order to adequately address ways in which future neighborhood redevelopment and infill will complement existing development patterns, these concepts should be translated into formal provisions for adoption in the community's zoning ordinance. Infill, redevelopment and replacement are commonly referred to as:
 1. Infill – typically a more densely built development of vacant or remnant lands passed over by previous development in urban areas.
 2. Redevelopment and Adaptive Reuse - the act of improving by renewing and restoring; the act or process of rehabilitating or rejuvenating a blighted area or accommodating new development within the context of existing streets and buildings.
 3. Replacement - the act of remodeling or reusing an existing building or structure.
- E. *Coordinate population and housing growth with the Seneca Valley School District to maintain success in providing quality education services to the region's young population.* As population grows, so do the needs for adequate classroom facilities, transportation coordination and funding. One tool to promote this coordination/discussion is by preparing a regional housing database inclusive of housing type, lot/structure size, family size and patterns of sale; a rental database to identifying occupants' locations, age, family size and rental rates should also be included. Through the assistance of School District staff, the database can be maintained with up-to-date reference information of housing characteristics and occupancy patterns. At a minimum, home sales/rental data should be collected and assessed bi-annually.
- F. *Evaluate and update Planned Economic Development (PEDD) District zoning regulations to address inclusion of residential uses as well as rezone land that abuts Route 228 and is accessible from Castle Creek Dr. and Seven Fields Center to PEDD.* The Planned Economic Development District provides for the development of larger tracts of land with a mixture of uses that promote diversified, vibrant development. Uses within this District are important to maintain and expand economic opportunity within the Borough.
- G. *Evaluate and modify the Zoning Ordinance for permissible locations including but not limited to All Other Uses and Adult Entertainment (e.g. adult book store and cabaret as currently defined).* Although the community has a current land use category of "comparable use not specifically listed" to ensure conflicts do not arise between the full range of potential land uses and the community's land use and development application processes, Ordinance requirements should be updated to align the locations of these land uses with community development objectives.

Civic and Natural Amenities Plan

Amenities, whether natural or civic, are critical to the livability of a community. Residents spend their free time experiencing these community elements, therefore it is important they are enriching. Civic amenities are a barometer for a successful community because people use them with regularity. Civic spaces are typically cared for by a community to maintain curb appeal. Seven Fields has many natural amenities that need care and attention to remain a viable part of life within the Borough. The plan offers the following additional recommendations:

- A. *Work with neighboring communities to assess opportunities and challenges of developing a Regional Comprehensive Parks, Recreation and Open Space Plan.* In light of the community's on-going efforts to enhance recreation opportunities, components of the Borough's park, recreation, greenway and open space efforts to date should be discussed to identify any potential commonalities for desired future pursuits. One of the highlights in pursuing this joint effort is the opportunity to identify the feasibility, cost savings and approach (if appropriate) for pursuing and optimizing cooperative parks, recreation and open space operations and maintenance. The impacts of potential population build-out should also be incorporated into the regional recreation planning activities. Furthermore, opportunities for outdoor education and/or facility expansion associated with school activities should be explored.
- B. *Further incorporate improvements into its Bicycle/Pedestrian Plan into overall transportation planning efforts.* In line with desired civic improvement projects, open space planning and cultural resource economic initiatives, the community should identify detailed locations of existing versus proposed sidewalks, bikeways and trails. To the greatest extent possible, routes should be interconnected and optimize use of the community's existing pedestrian network. In part, routes may be responsive to potential costs of acquiring/securing additional rights-of-way. As part of developing costs for potential improvements, priorities for each of the Plan's various segments should also be identified. Prioritized segment-specific capital improvement costs can then be incorporated into the community's Capital Improvement Programming. The community should consider preparing an Official Map for areas designated on the Bicycle/Pedestrian Plan and present the Official Map for community adoption.
- C. *Evaluate the potential for a Community Center expansion.* Seven Fields Community Center has had the opportunity/been requested to host larger events than the room's current capacity. Further investigation should be done in evaluating the type and scale of events the Community Center could host and associated net revenue the Borough could realize with such an expansion.
- D. *Explore the possibility of constructing a Skate Park within the Borough.* As a growing community, Seven Fields needs to look towards expanding their recreational amenities. They currently have a community pool available to all residents. The pool is a facility that residents of any age can use. They can now focus on age specific amenities. Almost one fifth of Seven Fields population (2010 US Census) is between age 5 – 17. A facility geared towards this

population, such as a Skate Park, could be a welcome addition to the Borough's recreation facilities.

- E. *Prepare an Operation and Maintenance Plan for public open spaces found throughout the Borough.* A comprehensive strategy for operations and maintenance would benefit the Borough so that resources can be appropriately allocated for short-term and long-term physical improvements within open spaces. Moreover, if additional common open space is acquired to become part of the open space system, the phasing and extent of operations and maintenance can be outlined for action.

In addition, the Borough could explore opportunities to expand or reconstruct the pedestrian system within the Borough and also with neighboring communities. When the Borough was incorporated in 1983, pedestrian trails/linkages were defined as a priority and important amenity within the Borough. This recommendation merely continues that tradition.

Infrastructure Plan

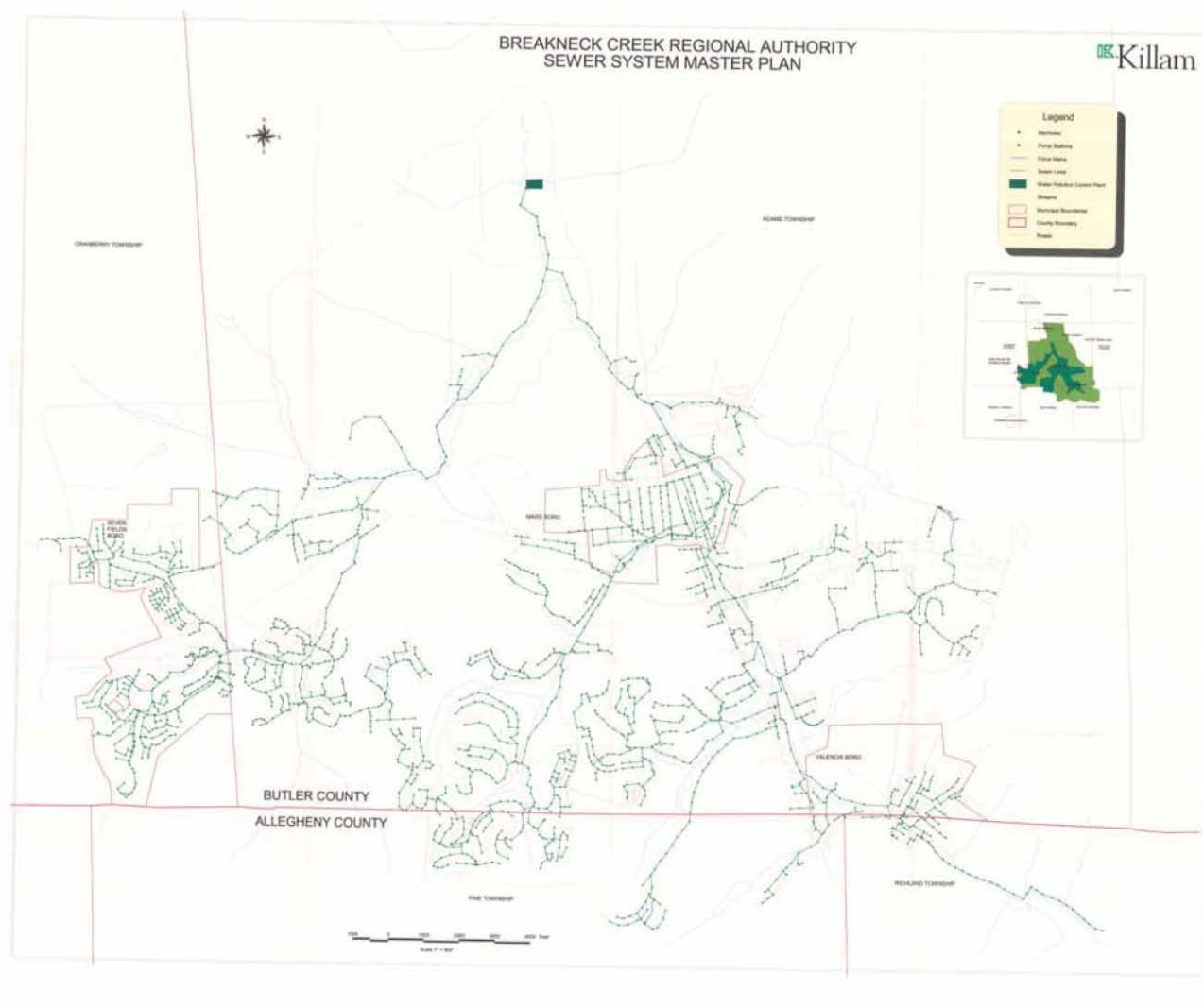
Infrastructure refers to the facilities and services needed to sustain industrial, residential, commercial, and all other land use activities. These facilities include roads, water systems and public facilities. Infrastructure plays a valuable role in the development of an area. The Comprehensive Plan's infrastructure component focuses on the community's utility systems for water service. Understanding the opportunities and implications that the maintenance and/or extension of these systems creates is essential to optimizing the relationship between future development, redevelopment opportunities and investments in public improvements.

Energy Conservation Statement

All Borough Buildings, regardless of their use, seek to be operated in the most energy efficient manner, without endangering public health and safety and without diminishing the quality of life in Seven Fields. The Borough will continue to identify energy efficiency improvement measures to the greatest extent possible and undertake all necessary steps to seek funding for their implementation. All future new construction, remodeling and renovation projects, in the Borough, will be designed for optimum energy utilization, lowest life cycle energy cost, and in compliance with all applicable energy codes.

Water Supply Statement

Seven Fields Borough Water Department is committed to continue providing readily accessible, reliable and sufficient water supply for all consumption and probable fires within the developed areas of the Seven Fields Borough.



Existing Regional Sewer System Master Plan

In the paragraphs below, several recommendations for maintenance/improvement of the Borough's roads, water system and also Borough Facilities should be pursued.

- A. *Evaluate frequency of road system maintenance to affirm that it is in line with the Capital Improvements Budget; make updates to maintenance scheduling as needed.* It is important to prescribe guidelines to follow when evaluating road maintenance for a community in light of considering the current cost of materials. It is also important to remember that a community's roads are important linkages for the residents, allowing them to get to work, visit family, and shopping.
- B. *Be proactive with cooperation and communication with PennDOT to minimize impacts during their planned Route 228 improvements project.* PennDOT's future Route 228 project will enhance transportation through the Seven Fields Borough region. However, the process of getting through the construction can be more palatable with Borough cooperation and communication with PennDOT.

- C. *Continue to be proactive regarding the evaluation of the water system, including leaks and water quality.*
The Borough should continue to evaluate existing water systems and their capacity. Purchasing the water from an outside source, the Borough pays for it as opposed to getting it from a well in the Borough. Therefore they should be mindful of waste, to minimize costs, and water quality, to maximize customer satisfaction. .
- D. *Continue highlighting practices to conserve water for businesses and residences In the Borough Newsletter.*
The Borough *newsletter* feature is a great way to raise awareness of an issue and highlight practices to minimize water use. This type of article will be distributed to every household in the Borough and potentially read by a large number of individuals.
- E. *Conduct an Energy Audit of all municipal facilities, including the Borough Administration Building, Public Works Building and Borough Recreation Facilities, to identify cost savings and/or system efficiency improvements.* Leading by example is a good practice to follow for any Borough. Conducting an energy audit of Borough facilities would yield good feedback on improvements that need to be completed to improve building energy efficiency. Audit should include evaluation of the Borough's stormwater conveyance and management facilities, as well as Borough lighting, including street lights and any pedestrian scale lights. Sustainable Pittsburgh has a Sustainability Assessment Tool and a Sustainable Communities 500 - Sustainability Checklist (SC500) that could be evaluated as possible models for the Audit.

Economic Development Plan

One of the focal points of the Comprehensive Plan analyses was to evaluate the opportunities and challenges for enhancing economic development in the Borough. The Borough's strategy for upholding vitality and vibrancy is to encourage land uses which aid in supporting the municipal services needed to provide a desirable quality of life to Seven Fields residents. The analyses' outcomes identify there are clear patterns of net positive resource support and net negative resource costs for the Borough. The community as a whole can realize positive resource support through encouraging development and redevelopment which bring those results.

Regional Relationships

As collaboration among the Borough, Surrounding Communities and the School District are crucial to the success of this planning effort, it is also imperative the Borough proactively pursue positive planning relationships with surrounding municipalities. Of significant importance are encouraging compatible land use patterns between Seven Fields Borough, Cranberry Township and Adams Township. Consideration for optimizing local and regional solutions associated with common transportation corridors, waterways, watershed and public facilities is of importance to the people of Seven Fields Borough. Some specific opportunities for regional discussions and implementation include, but are not limited to, collaboration between:

- The Borough and surrounding municipalities to optimize efforts associated with improvements to regional recreation facilities in Southwestern Butler County.

- Encouraging partnership between the Borough and surrounding municipalities in the development of connector trails and greenways.
- Minimizing negative impacts from increased traffic on regionally significant roadways, such as Route 228.

The Borough would welcome evaluating other opportunities that surrounding communities would propose for potential collaboration.

Neighborhood Coordination and Outreach

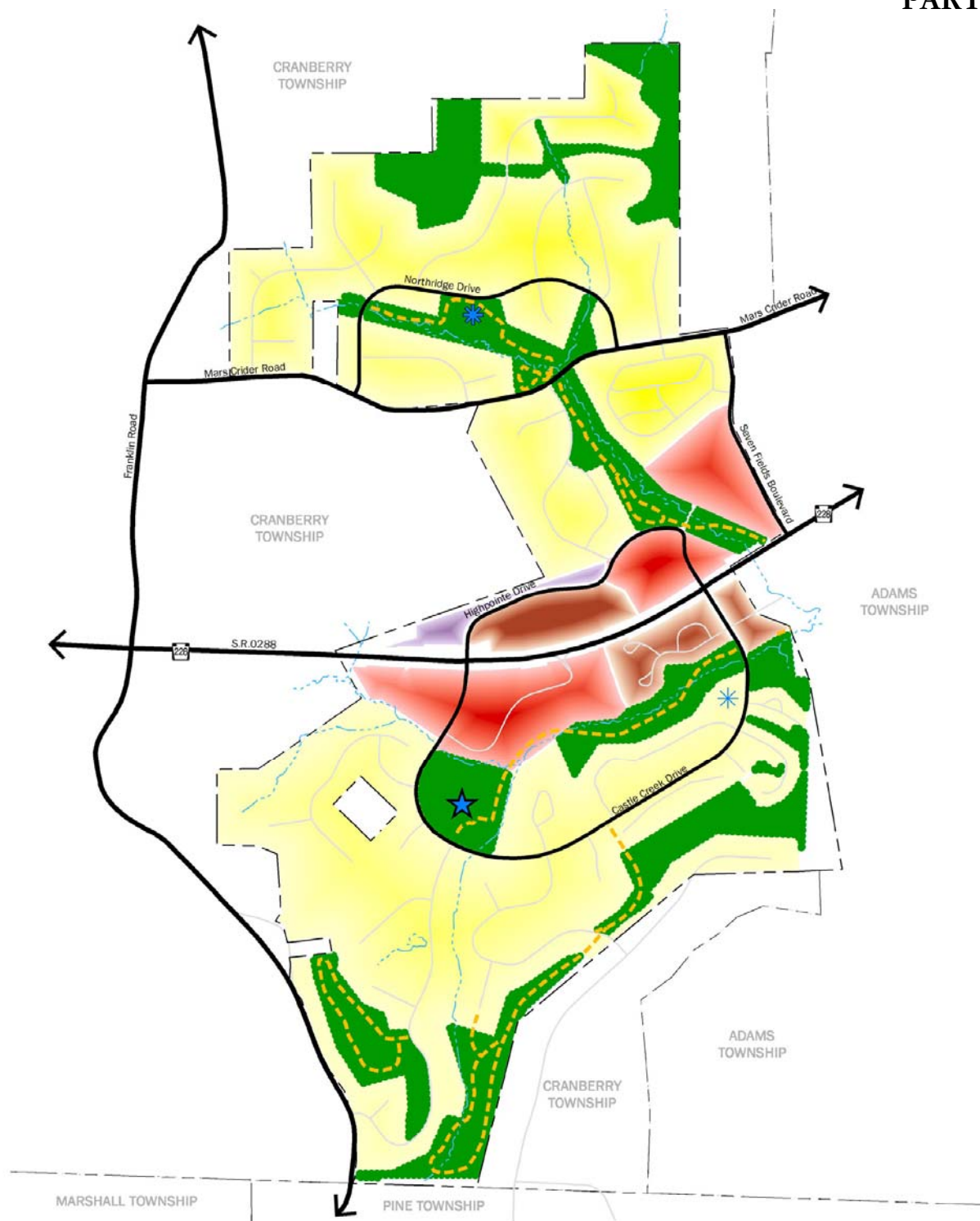
Seven Field Borough is committed to open, honest and ongoing communication with our community stakeholders. We understand that maintaining a two-way conversation with community stakeholders is essential for building relationships. These relationships are the foundation for a strong community.

- A. *Conduct forums for the various Borough neighborhoods, outside of regular Council meetings, to discuss issues, connectivity and opportunities impacting the individual neighborhoods.* Communication and close contact with a community's neighborhoods is important to stay in tune with residents. Forums would give the residents a chance to speak to Council, while not feeling like their issues are too small to convey at a regular Council meeting.

Comprehensive Plan and Impacts on Policies/Ordinances

The Comprehensive Plan provides a long-term outline for organizing and optimizing the Borough's many planning opportunities. Together, the above items form an integral strategy that seeks to balance community aspirations and available resources. Based upon above recommendations, a series of zoning ordinance updates is most applicable to the Borough's immediate and/or short-term actions.

To ensure the implementation of desired goals and objectives, Planning Commission in conjunction with Borough Staff should complete an annual status report of the Comprehensive Plan. The status report should identify the recommendations that have been accomplished as well as outline desired goals for the following year. Updates and coordination among the community's various officials, staff members, advisory boards and civic organizations should occur at least three times as year to understand the opportunities and challenges of the years various projects. The status report should be submitted to Borough Council for review prior to an annual Planning Summit. The formal Planning Summit should be hosted with Borough Council, Planning Commission and Municipal Staff.



LEGEND

- Municipal Boundary
- Stream/Pond

FUTURE LAND USE

- Residential
- Non-Residential
- Mixed Use
- Industrial
- Open Space

- Major Connector
- Community Connector
- Neighborhood Road

CIVIC AMENITIES

- ★ Town Park
- ★• Neighborhood Park
- ★+ Other Open Space
- Trail

COMPREHENSIVE PLAN

SEVEN FIELDS BOROUGH
COMPREHENSIVE PLAN

Prepared for: Seven Fields Borough
Prepared by: Environmental Planning and Design, LLC

September 26, 2012
2006.12.04

0 340 680 Feet



ACTION PLAN

Recommendations and Actions	Primary Stakeholders	Timeframe
Land Use and Housing Plan		
A. Consider adopting the following Zoning District designations.	BC, PC	Immediate
1 Revise Village Center and Convenience Commercial Districts by combining into one District named Business Development.		
2 Industrial		
B. Rezone the Parcel at the North side of Highpoint Drive to be an Industrial District.	BC, PC	Immediate
C. Reclassify the Village Center District and the Convenience Commercial District as one single Business Development District.	BC, PC	Immediate
D. Evaluate the feasibility, and as appropriate, incorporate additional criteria with incentives that promote context sensitive design guidelines for infill, redevelopment and/or replacement.	BC, PC	Ongoing
E. Coordinate population and housing growth with the Seneca Valley School District to maintain success in providing quality education services to the region's young population.	BC, PC	Ongoing
F. Evaluate and update Planned Economic Development (PEDD) District zoning regulations to address inclusion of residential uses as well as rezone land that abuts Route 228 and is accessible from Castle Creek Dr. and Seven Fields Center to PEDD.	BC, PC	Immediate
G. Evaluate and modify the Zoning Ordinance for permissible locations including but not limited to All Other Uses and Adult Entertainment (e.g. adult book store and cabaret as currently defined).	BC, PC	Immediate
Civic and Natural Amenities Plan		
A. Work with neighboring communities to assess opportunities and challenges of developing a Regional Comprehensive Parks, Recreation and Open Space Plan.	BC, Regional Stakeholders	Ongoing
B. Further incorporate improvements into its Bicycle/Pedestrian Plan into overall transportation planning efforts.	BC, PW	Ongoing
C. Evaluate the potential for a Community Center expansion.	BC	Immediate
D. Explore the possibility of constructing a Skate Park within the Borough.	BC	Immediate
E. Prepare an Operation and Maintenance Plan for public open spaces found throughout the Borough.	BC, PW	Ongoing
F. Explore opportunities to expand or reconstruct the pedestrian system within the Borough and also with neighboring communities.	BC, PW	Ongoing

Recommendations and Actions	Primary Stakeholders	Timeframe
Infrastructure Plan		
A. Evaluate frequency of road system maintenance to affirm that it is in line with the Capital Improvements Budget; make updates to maintenance scheduling as needed.	BC, PW	Ongoing
B. Be proactive with cooperation and communication with PennDOT to minimize impacts during their planned Route 228 improvements project.	BC, PennDOT, PW	Before and During Route 228 Project
C. Continue to be proactive regarding the evaluation of the water system, including leaks and water quality.	BC, PW	Ongoing
D. Continue highlighting practices to conserve water for businesses and residences in the Borough Newsletter.	BC	Ongoing
E. Conduct an Energy Audit of all municipal facilities, including the Borough Administration Building, Public Works Building and Borough Recreation Facilities, to identify cost savings and/or system efficiency improvements.	BC, PW	Immediate
Economic Development Plan		
A. Realize positive resource support, through the community as a whole, by encouraging development and redevelopment which bring those results.	Neighborhood HOA's, BC	Ongoing
Regional Relationships Plan		
A. The Borough and surrounding municipalities to optimize efforts associated with improvements to regional recreation facilities in Southwestern Butler County.	BC, RS	Ongoing
B. Encouraging partnership between the Borough and surrounding municipalities in the development of connector trails and greenways.	BC, RS	Ongoing
C. Minimizing negative impacts from increased traffic on regionally significant roadways, such as Route 228.	BC, PennDOT, PW	Ongoing
Neighborhood Relationships Plan		
A. Conduct forums for the various Borough neighborhoods, outside of regular Council meetings, to discuss issues, connectivity and opportunities impacting the individual neighborhoods.	BC, Neighborhood HOA's	Ongoing

Legend

BC	Seven Fields Borough Council
PC	Seven Fields Borough Planning Commission
PW	Seven Fields Borough Public Works
PennDOT	Pennsylvania Department of Transportation
Neighborhood HOA's	Neighborhood Homeowner's Associations
RS	Regional Stakeholders

Age Distribution, 2010

	Seven Fields Borough	Butler County	Pennsylvania
Age Group			
Under 5 years	7.3%	5.4%	6.0%
5-17 years	19.8%	17.0%	16.0%
18-64 years	66.4%	62.5%	63.0%
65-84 years	6.1%	12.6%	13.0%
85+ years	0.4%	2.5%	2.0%
	100.0%	100.0%	100.0%
Median Age	36.3	41.5	40.0

Residence One Year Ago, 2010

	Seven Fields Borough	Butler County	Pennsylvania
Residence one year ago			
Total Living in Area 1 Year Ago	100.0%	100.0%	100.0%
Same house	91.4%	92.4%	89.1%
Same county	6.6%	2.5%	6.6%
Different county, same state	0.5%	3.8%	2.6%
Different state	1.4%	1.3%	1.7%
	99.9%	100.0%	100.0%

Households, 2010

	Seven Fields Borough	Butler County	Pennsylvania
Households by type			
Total Households	100.0%	100.0%	100.0%
Family Households	66.2%	67.9%	64.0%
With Own Children under 18 years	35.8%	28.5%	27.8%
Married-couple family	57.0%	55.8%	49.5%
With own children under 18 years	29.3%	22.2%	19.3%
Male householder, no wife present	2.4%	3.7%	4.2%
With own children under 18 years	1.9%	2.0%	2.0%
Female householder, no husband	6.7%	8.4%	12.0%
With own children under 18 years	4.6%	4.4%	6.6%
Nonfamily households	33.8%	32.1%	34.6%
Householder living alone	27.8%	26.5%	29.0%
65 years and over	16.6%	10.9%	12.0%
Households with one or more people 65 yrs +	11.6%	26.8%	27.0%
Average household size	2.4	2.45	2.5
Average family size	3.0	2.98	3.1

*Housing, 2010**

	Seven Fields Borough	Butler County	Pennsylvania
Units in structure			
1-unit, detached	41.6%	70.6%	55.9%
1-unit, attached	50.6%	5.6%	17.9%
2 units	0.4%	2.6%	5.2%
3 or 4 units	3.1%	2.8%	4.6%
5 to 9 units	2.3%	2.4%	3.4%
10 to 19 units	0.9%	2.8%	2.5%
20 or more units	1.1%	3.4%	5.4%
Mobile home	0.0%	9.8%	4.9%
Year structure built			
Total Housing Units	100.0%	100.0%	100.0%
Built 2005 or later	5.7%	3.7%	
Built 2000 to 2004	31.8%	9.2%	
Built 1990 to 1999	38.7%	17.3%	
Built 1980 to 1989	18.5%	11.4%	
Built 1970 to 1979	5.3%	13.7%	
Built 1960 to 1969	0.0%	9.2%	
Built 1950 to 1959	0.0%	11.5%	
Built 1940 to 1949	0.0%	6.3%	
Built 1939 or earlier	0.0%	17.6%	
Housing Occupancy			
Occupied housing units	98.0%	92.9%	91.0%
Vacant housing units	2.0%	7.1%	9.0%
For seasonal, recreational, or occasional	0.0%	0.0%	2.8%
Homeowner vacancy rate	0.0	2.0	1.6
Rental vacancy rate	0.0	2.0	7.2
Housing tenure			
Owner-occupied housing units	75.9%	77.0%	71.3%
Renter-occupied housing units	24.1%	23.0%	28.7%
Average household size of owner-occupied	2.6	2.6	2.6
Average household size of renter-occupied	2.1	2.0	2.0
Year householder moved into unit			
2005 or later	46.5%	28.5%	28.2%
2000 to 2004	32.2%	20.6%	20.9%
1990 to 1999	20.9%	22.8%	21.1%
1980 to 1989	0.5%	10.5%	11.5%
1970 to 1979	0.0%	8.3%	8.4%
1969 or earlier	0.0%	9.2%	9.9%

Value of owner-occupied units			
Less than \$50,000	0.7%	8.7%	9.2%
\$50,000 to \$99,999	0.0%	15.8%	19.7%
\$100,000 to \$149,999	21.0%	21.1%	17.6%
\$150,000 to \$199,999	11.3%	20.2%	16.0%
\$200,000 to \$299,999	28.7%	18.3%	18.7%
\$300,000 to \$499,999	37.2%	12.1%	13.3%
\$500,000 to \$999,999	1.1%	3.2%	4.5%
\$1,000,000 or more	0.0%	0.7%	0.9%
Median (dollars)	267,400	159,000	159,300
Mortgage status of owner-occupied units			
Housing units with a mortgage	88.8%	63.6%	63.1%
Housing units without a mortgage	11.2%	36.4%	36.9%
Home Expenditures			
Rent median (dollars)	\$1,154	\$691	\$531
Mortgage median (dollars)	\$1,824	\$1,390	\$1,010
Not mortgaged median (dollars)	\$675	\$434	\$318

Education, 2010

	Seven Fields Borough	Butler County	Pennsylvania
Population 3 yrs + enrolled in school			
Population 3 years and over enrolled	100.0%	100.0%	100.0%
Nursery school, preschool	8.4%	6.3%	6.1%
Kindergarten	7.6%	4.9%	4.7%
Elementary School (grades 1-8)	51.1%	40.5%	39.2%
High school (grades 9-12)	13.3%	22.8%	22.0%
Percentage of age group enrolled in school			
3 to 4 years	51.2%	50.7%	49.0%
5 to 9 years	97.1%	95.8%	94.0%
10 to 14 years	94.1%	98.7%	98.0%
15 to 17 years	100.0%	98.5%	96.0%
18 and 19 years	100.0%	82.2%	79.0%
20 to 24 years	17.3%	50.4%	44.0%
25 to 34 years	11.1%	9.3%	12.0%
35 years and over	3.5%	2.3%	2.0%
Population 18 yrs + in college or higher			
% enrolled in college or higher	7.1%	8.6%	9.0%
% males enrolled in college higher	5.4%	8.1%	8.0%
% females enrolled in college or higher	8.7%	9.1%	10.0%
Population 18-24 yrs in college or higher			
% enrolled in college or higher	27.3%	49.2%	47.0%
% males enrolled in college or higher	41.9%	47.1%	42.0%
% females enrolled in college or higher	20.8%	51.3%	51.0%
Population 25+ educational attainment			
Less than H.S. graduate	0.6%	8.1%	12.0%
H.S. graduate	10.8%	37.7%	37.0%
Some college or associates degree	22.7%	25.3%	27.0%
Bachelors degree or higher	65.8%	28.8%	24.0%

*Commuting Characteristics, 2010**

	Seven Fields Borough	Butler County	Pennsylvania
Place of Work			
In state of residence	98.8%	98.6%	94.5%
In county of residence	35.3%	62.1%	70.7%
Outside county of residence	63.5%	36.5%	23.8%
Outside state of residence	1.2%	1.4%	5.5%
In minor civil division of residence	12.1%	18.0%	26.1%
Outside minor civil division of residence	87.9%	82.0%	73.9%
Workers 16 yrs + who did not work at home	91%	96%	96%
Time Leaving Home to go to Work			
12:00 a.m. to 4:59 a.m.	2.2%	3.6%	3.9%
5:00 a.m. to 5:29 a.m.	0.6%	3.8%	3.4%
5:30 a.m. to 5:59 a.m.	3.9%	6.2%	5.1%
6:00 a.m. to 6:29 a.m.	9.2%	9.7%	9.0%
6:30 a.m. to 6:59 a.m.	7.0%	12.2%	10.8%
7:00 a.m. to 7:29 a.m.	23.4%	13.9%	14.0%
7:30 a.m. to 7:59 a.m.	14.2%	12.5%	12.9%
8:00 a.m. to 8:29 a.m.	18.5%	10.4%	10.7%
8:30 a.m. to 8:59 a.m.	6.0%	4.7%	5.8%
9:00 a.m. to 11:59 p.m.	15.1%	22.9%	24.3%
Travel Time to Work, 2010			
Less than 10 minutes	10.7%	15.0%	14.7%
10 to 14 minutes	15.5%	14.6%	14.6%
15 to 19 minutes	5.1%	13.2%	14.9%
20 to 24 minutes	3.9%	12.0%	14.4%
25 to 29 minutes	5.8%	5.7%	6.3%
30 to 34 minutes	23.8%	12.2%	12.4%
35 to 44 minutes	16.4%	9.1%	6.8%
45 to 59 minutes	13.2%	10.2%	7.9%
60 or more minutes	5.7%	7.9%	8.1%
Mean travel time to work (minutes)	30.6	26.3	25.5
Vehicles Available in Households			
Percent of workers 16 yrs + with vehicles available			
No vehicle available	0.0%	1.3%	4.8%
1 vehicle available	21.5%	15.1%	20.8%
2 vehicles available	58.8%	46.4%	43.9%
3 or more vehicles available	19.8%	37.2%	30.5%

*Employment Characteristics, 2010**

	Seven Fields Borough	Butler County	Pennsylvania
Employment Status			
Population 16 yrs + in labor force	76.7%	64.8%	63.2%
Occupations			
Management, business, science, arts	53.5%	34.6%	35.2%
Service	6.9%	16.3%	16.6%
Sales, office	35.3%	25.6%	25.4%
Natural resources, construction, maintenance	1.1%	10.0%	8.9%
Production, transportation, material moving	3.3%	13.6%	13.9%
Industry			
Agriculture, forestry, fishing/hunting, mining	0.3%	1.2%	1.3%
Construction	1.7%	6.8%	6.2%
Manufacturing	15.6%	14.9%	13.0%
Wholesale trade	4.6%	4.0%	3.1%
Retail trade	8.5%	12.7%	11.7%
Transportation, warehousing, utilities	7.1%	5.8%	5.3%
Information	3.4%	2.0%	2.0%
Finance, insurance, real estate	9.8%	5.6%	6.6%
Professional, scientific, management,	18.9%	9.2%	9.5%
Educational, health care, social assistance	18.9%	23.0%	24.8%
Arts, entertainment, recreation, food	5.3%	8.1%	7.8%
Other services, except public administration	3.8%	4.2%	4.7%
Public administration	2.3%	2.6%	4.1%
Class of Worker			
Private wage and salary	87.2%	84.3%	82.4%
Government	6.4%	10.2%	11.7%
Self-employed in own business	6.4%	5.4%	5.7%
Unpaid family workers	0.0%	0.1%	0.2%

*Income, 2010**

	Seven Fields Borough	Butler County	Pennsylvania
Worker income and benefits			
Less than \$10,000	1.4%	5.1%	7.3%
\$10,000 to \$14,999	0.6%	4.9%	5.9%
\$15,000 to \$24,999	2.5%	10.0%	11.3%
\$25,000 to \$34,999	4.0%	10.2%	10.9%
\$35,000 to \$49,999	8.0%	13.8%	14.3%
\$50,000 to \$74,999	24.2%	20.3%	19.0%
\$75,000 to \$99,999	13.9%	13.2%	12.4%
\$100,000 to \$149,999	29.5%	14.6%	11.7%
\$150,000 to \$199,999	7.8%	4.6%	3.8%
\$200,000 or more	8.0%	3.3%	3.5%
Median household income (in thousands)	\$87.4	\$56.9	\$50.3
Median family income (in thousands)	\$107.0	\$69.5	\$63.3
Median earnings for workers (in thousands)	\$51.5	\$30.3	\$29.6
Median earnings for male (in thousands)	\$74.7	\$52.3	\$47.0
Median earnings for female (in thousands)	\$35.3	\$50.1	\$35.5

* Information gathered from American Community Survey, 2010

Legend

Update Purpose represents how an issue relates to the Boroughs's initial reasons/purpose for updating the Zoning Ordinance. Purposes include:

Admin. = Relates to Administrative/Procedural/Legal Requirements

Historical Context/Compatibility = Urban Design/Form

Functionality/Connectivity = Public Safety Concern or Systematic Efficiency

Supplemental Regs. = Lot/District Ambiance/Character

ISSUE	IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
A. PRIORITY DISCUSSION ITEMS			
1 Some definitions or key/frequently used terms are missing such as Agricultural Use, Individual Mobile Home, Parks, Bank, Planned Office and Research Park, Fitness Center, Bakery, Catering, Grocery, Drycleaning, Church, Funeral Home, Outdoor Storage, Medical Office, Medical Facility, and Planned Residential Development (PRD).	Ordinance open for interpretation.	Admin.	-
2 Definition explanation for acronyms that represent public entities need added to the Ordinance such as PADEP and FEMA.	Ordinance open for interpretation.	Admin.	-
3 Sign Definitions appear in both the Article II Rules and Definitions, as well as Article VIII Sign Regulations.	Definition's user-friendliness could be improved by combining them and including in Article II - Rules and Definitions.	Admin.	Functionality
4 Some land use designations/ definitions do not account for contemporary uses (e.g. fuel energy recharge station).	Could occur in undesirable locations and/or could be difficult to regulate.	Admin.	-

ISSUE	IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
5 "All Other Uses" is not defined or referred to as a permitted use in any District.	Any use not otherwise designated could occur in undesirable areas and/or could be difficult to regulate.	Admin.	-
6 There is no definition or use described for Oil and Gas Development.	Could occur in undesirable locations and/or could be difficult to regulate.	Admin.	-
7 There is no reference in Article VIII - Sign Regulation to LED Signs.	Undesirable signs may be erected and be unenforceable.	Supplemental Regs.	Admin.
8 Article XVI Conditional Uses - Uses listed do not coincide with all of the Conditional Uses listed in Articles III and Article IV.	Inconsistencies open ordinance to interpretation.	Admin.	-
9 No specific conditions or performance criteria are listed in the article for Special Exceptions.	No information or guidelines for a property owner/developer to know what is expected when use is treated as a Special Exception.	Admin.	-
10 Setbacks are defined as a minimum only.	"Street wall" could vary if buildings were placed deeper into a lot.	Historical Context/ Compatibility	Supplemental Regs.
11 Using the terms Auto and Automobile in different definitions/uses is confusing. Same term should be used when referencing a similar item.	Variations among terms could make searching or finding references between like items challenging.	Admin.	-
12 Article X Supplemental Regulations, Section 1013 Storm Water Management does not state that Storm Water Systems should be designed to the Pennsylvania State - Municipal Separate Storm Sewer Systems (MS4s) requirements.	Stormwater Management Regulations are not in conformance with Pennsylvania State Standards.	Functionality	Admin.

ISSUE	IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
13 In Article X Supplemental Regulations, Section 1003 Traffic Impact Analysis is only required for developments over 10,000 square feet (sf) of Gross Floor Area (GFA), Conditional Uses, or Planned Residential Developments (PRD's).	Square footage requirements could allow a small scale use with typically high traffic volumes to move ahead without the need to conduct traffic analysis.	Supplemental Regs.	Admin.
14 In Article X Supplemental Regulations, Section 1006 Height Exclusions, items permitted to exceed the District height limits are allowed to exceed by fifteen (15') in B-1 and PEDD Districts and no review is stipulated.	Development criteria could move forward without the ability or modify the provisions.	Supplemental Regs.	Admin.
15 Article IX Parking Regulations, Section 902.P - Handicap Parking Stall Requirements should refer to Federal Standards and be verified that they are current.	Ordinance requirements appear to be deficient compared to current standards.	Admin.	Functionality
16 In Section 1005 - Landscaping, no Bufferyards are defined. Some bufferyard-like descriptions are provided, but naming the various bufferyards (Bufferyard A, Bufferyard B, etc.) would help readability.	Bufferyards between uses may not be adequate (depending on adjacent uses).	Supplemental Regs.	Admin./ Functionality
17 Most Landscaping requirements are expressed as a percentage of areas. This approach leaves a lot of room for interpretation of where the Landscaping is located and what it contains.	Undesirable combinations of materials, screening, arrangements, etc. could occur.	Supplemental Regs.	Admin.

ISSUE	IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
18 Ordinance defines "groundcover" as an acceptable minimum landscaping to meet requirement.	Undesirable combinations of materials, screening, arrangements, etc. could occur.	Supplemental Regs.	Admin./ Functionality
19 Article 11 - Nonconforming Uses contains several opprtunities for reinstating or making more restrictive a Nonconforming Use	Opportunity for perpetual nonconformance open to applicants	Admin.	-
20 Article 14 - Adminstration and Enforcement - Roles and Responsibilities are not defined for all parties involved in zoning procedures.	Not consistent with the MPC.	Admin.	-
21 Article 14 - Adminstration and Enforcement - Detail language for Roles and Responsibilities is not referenced to the MPC.	Not consistent with the MPC.	Admin.	-

ISSUE	IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
<i>B. ADDITIONAL THOUGHTS</i>			
1 The Definitions Verbage is not all handled in the same way. Ie: Public/Private Park versus Park, Public/Private.	Section's user-friendliness could be improved.	Admin.	Functionality
2 Would be helpful to have a list of permitted sign heights based on sign type.	Section's user-friendliness could be improved.	Admin.	Functionality
3 Article XVI Conditional Uses should be alphabetized. Uses could also be separated between residential and nonresidential.	Searching for uses is challenging.	Functionality	Admin.
4 District Use Provisions (Articles III - VII) format is awkward to read.	Provisions's user-friendliness could be improved with format update and refinement.	Admin.	-
5 Minimum parking spaces by use should be compiled into a table.	Ordinance's user-friendliness could be improved.	Functionality	Supplemental Regs.
6 Article IX - Parking Regulations, Section 905 - Schedule of Off-Street Parking Requirements should be alphabetized.	Section's user-friendliness could be improved.	Admin.	Functionality
7 EPD's copy of the Ordinance has several revisions attached at the end of the Ordinance.	Applicants could miss or misinterpret criteria based on current format.	Historical Context/ Compatibility	Admin.
8 It would be helpful to have a list of recommended trees/shrubs in Article X - Supplemental Regulations, Section 1005 - Landscaping.	Sections's user-friendliness could be improved.	Admin.	Functionality

ISSUE		IMPLICATION	PRIMARY UPDATE PURPOSE	SECONDARY UPDATE PURPOSE
9	The Zoning Map is not color coded.	Map's user-friendliness could be improved.	Admin.	Functionality

2010/2011 Budget Analysis

Notes: 2010 US Census: 2,887 Residents, 1,186 Households (HH)/2011 Business Registry: 77 Bus. (Bus)

Employees: (approx). 2010 - 865; (approx.) 2011 - 923

Real Estate Tax Revenue: Household proportion 75%; business proportion 25%

A. GENERAL FUND REVENUE

ITEM	Budget Information		Residential (Per capita)		Non-Residential (Per Employee)	
	2010	2011	2010	2011	2010	2011
Real Estate Tax	\$196,527	\$198,387	\$51	\$52	\$57	\$54
Local Service Tax	\$45,000	\$48,000	NA	NA	\$52	\$52
Earned Income Tax	\$545,000	\$555,000	\$142	\$144	NA	NA
Real Estate Transfer Tax	\$65,000	\$65,000	NA	NA	NA	NA
Business Privledge Tax	\$20,500	\$20,000	NA	NA	\$6	\$5
Licenses/Permits, Fines, other Revenues	\$146,746	\$161,846	\$38	\$42	\$42	\$44
TOTAL REVENUES	\$1,018,773	\$1,048,233	\$231	\$238	\$157	\$155

B. GENERAL FUND EXPENSES

Note: Estimated Expenses Associated to 75% households and 25% businesses

ITEM	Budget Information		Residential (Per capita)		Non-Residential (Per Employee)	
	2010	2011	2010	2011	2010	2011
Administration	\$274,094	\$281,227	\$71	\$73	\$79	\$76
Professional Services	\$25,200	\$25,250	\$7	\$7	\$7	\$7
General Building	\$54,350	\$60,150	\$14	\$16	\$16	\$16
Public Safety	\$347,262	\$363,590	\$90	\$94	\$100	\$98
Public Works	\$143,704	\$156,338	\$37	\$41	\$42	\$42
Parks and Recreation (includes Shade Trees)	\$103,850	\$92,074	\$27	\$24	NA	NA
Library	\$7,980	\$8,380	\$2	\$2	NA	NA
Debt	\$148,874	\$147,909	\$39	\$38	\$43	\$40
Miscellaneous	\$27,300	\$25,800	\$7	\$7	\$8	\$7
TOTAL EXPENSES	\$1,132,614	\$1,160,718	\$294	\$302	\$295	\$287
OPERATING DEFICIT	(\$113,841)	(\$112,485)				

WATER DEPARTMENT BUDGET

ITEM	Budget Information		Residential (Per capita)		Non-Residential (Per Employee)	
	2010	2011	2010	2011	2010	2011
Water Revenues	\$658,415	\$654,040	TBD	TBD	TBD	TBD
Water Expenses	\$545,942	\$535,272	TBD	TBD	TBD	TBD
OPERATING SURPLUS	\$112,473	\$118,768				