

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, October 11, 2016

Work Session – 6:00 p.m.

Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to both the Work Session and Regular Meeting. Deliberations will occur in both meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AGENDA

Work Session – 6:00 p.m.

1. Sewer District Update – Mr. Dal Wayment p. 3

Regular Session – 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meetings – September 13 & 27, 2016 p. 5
3. Council Reports
4. BCYC Report
5. Consider approval of
 - a. Weekly expenditures > \$1,000 paid September 19 & 26, 2016 p. 17
 - b. August 2016 Financial Report p. 21
6. Consider approval of the purchase of a Johnston VT651 street sweeper in the amount of \$233,120 – Mr. Gary Blowers p. 29
7. PUBLIC HEARING – Consider approval of Ordinance 2016-12 amending the MXD-PO district standards as it relates to minimum lot standards – Mr. Chad Wilkinson p. 31
8. Consider final site plan approval and final subdivision approval for a mixed use office and residential building located at 1501 South Renaissance Towne Drive, Bruce Broadhead, applicant – Mr. Chad Wilkinson p. 39
9. Consider approval of Resolution 2016-15 amending the Bountiful City Memorial Park Information and Regulations – Mr. Clint Drake p. 77
10. Consider approval of Resolution 2016-16 which approves a real estate purchase agreement for property located at approximately 2100 South 200 West – Mr. Clint Drake p. 87
11. Consider preliminary and final subdivision approval for Fowler Estates Subdivision located at 167 West 1800 South, Jared Bryson representing the Fowler family, applicants – Mr. Paul Rowland p. 91
12. Adjourn


City Recorder

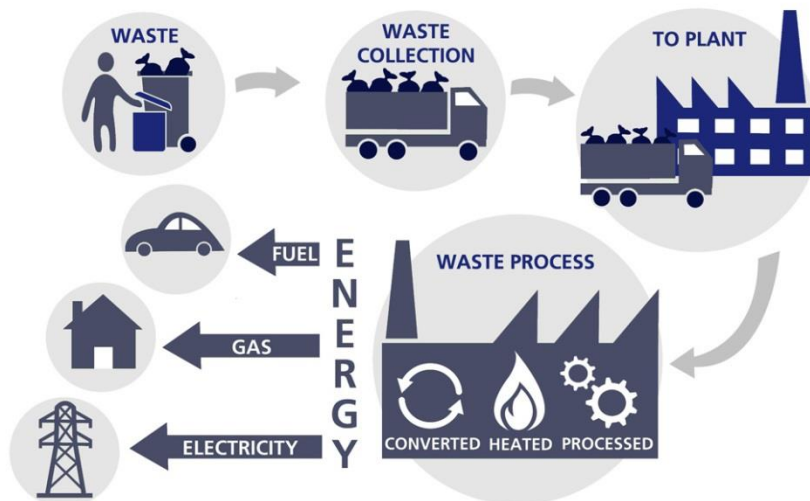
City Council Staff Report

Subject: South Davis Sewer District – Waste to Energy Project
Author: Gary Hill
Department: Administration
Date: November 11, 2015



Background

The South Davis Sewer District (SDSD) is in the process of developing a new facility to convert waste to energy. The District plans to finance a project that will allow them to use solid wastes such as food products to generate gas then electricity. Dal Wayment, District Director will present information on the project to the Council at the work session on October 11.



Analysis

In Phase I the District's waste to energy facility will produce gas that can be sold on the market. In phase II the facility will produce power. The City will have the opportunity to consider entering into a purchase agreement for a portion of the power. This could be a benefit to the City to have a green, renewable energy source that is also schedulable (i.e. not subject to uncontrollable elements such as wind or solar power).

Department Review

This report was prepared by the City Manager

Recommendation

This item is for information only.

Attachments

None

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**Minutes of the
BOUNTIFUL CITY COUNCIL**

September 13, 2016 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt (electronically)
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson
Department Directors/Staff:		
	Parks Director	Brock Hill
	Streets/Sanitation	Gary Blowers, Director Charles Benson, Assistant Director
	Finance Director	Tyson Beck
	Recording Secretary	Nikki Dandurand
	Police Chief	Tom Ross
	IT Director	Alan West

Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

Work Session – 6:09 p.m.

Mr. Brock Hill stated that a lot of the local sports teams are represented here tonight. The purpose of this work session is to review the policy and procedures for the scheduling of the sports fields within the City. Mr. Hill reviewed the past and current policies/procedures with the most recent revision in 2015, noting that the two biggest concerns are the lack of facilities and overscheduling. Currently the Bountiful City Parks Department sends out an email at the beginning of the calendar year to most teams and they respond with their individual schedules and practices. One suggestion is to do it semi-annually, thereby allowing other teams/sports to be included in all the different playing seasons. Mueller Park has its own private baseball league and fields. Forza has a contract with the school district that is in effect until 2020. Mayor Lewis asked that parents/coaches and players be patient with the process because it is a difficult situation to resolve, but he really wants the children to benefit from more play space. Suggestions from staff and residents included finding underdeveloped land (ie. Five Points) to create more fields, forming a committee with all sports teams to handle scheduling or an online calendar. Both Staff and those in attendance agreed that this needs to be handled quickly before another season/year starts.

Regular Meeting – 7:03 p.m.
City Council Chambers

1 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
2 Luke Gallacher, Troop 580, led the Pledge of Allegiance; President Troy Andersen, Bountiful South
3 Stake, gave a prayer.
4

5 **CONSIDER APPROVAL OF RESOLUTION ALLOWING COUNCILMAN JOHN PITT TO**
6 **ATTEND TUESDAY, SEPTEMBER 13, 2016 REGULAR SESSION CITY COUNCIL**
7 **MEETING ELECTRONICALLY – MR. CLINT DRAKE**

8 Councilman Knight read Resolution 2016-14 stating that Councilman Pitt can attend tonight’s
9 regular City Council session via electronic means and vote as such. Councilman Knight moved to
10 approve Resolution 2016-14 and Councilman Higginson seconded the motion. Voting was
11 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight voting “aye”.
12

13 **COUNCIL REPORTS**

14 Councilwoman Holbrook thanked all those who supported Concerts in the Park this summer
15 and encouraged everyone to attend the Emergency Preparedness Fair at Woods Cross High School on
16 September 24th. Councilman Higginson reported that work is continuing at the new Historical
17 Museum and will be completed soon.
18

19 **BCYC REPORTS**

20 Lindsay Black, MPJH Liason and Emmalyn Pykles, Logistics Director gave a short summary
21 of the BCYC activities including assisting with the Tour of Utah and the Main Street Music Festival,
22 the upcoming Pumpkin Patch on October 14th and the Meet the Candidates Night the end of
23 September.
24

25 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 8, 9, 15,**
26 **16, 22, 23, 29 & 30, 2016 AND THE JULY 2016 FINANCIAL REPORT**

27 Mayor Lewis presented the weekly expenditure summaries paid on the dates listed and the
28 amounts shown in the packet. Councilman Higginson moved to approve the weekly financials and
29 the July 2016 report as presented and Councilwoman Holbrook seconded the motion. Voting was
30 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
31

32 **CONSIDER APPROVAL OF THE PURCHASE OF TWO DUMP TRUCKS, DUMP BEDS,**
33 **PLOWS, SPREADERS AND HYDRAULICS FROM MOUNTAIN WEST TRUCK CENTER**
34 **AND SEMI SERVICE INC. IN THE AMOUNT OF \$363,493.46 – MR. GARY BLOWERS**

35 Mr. Blowers stated that the State of Utah has already put the equipment that we need out to
36 bid for the purchase of two 2017 Mack 10-wheel dump truck chassis, and he recommended using the
37 State of Utah Contract with Semi Service Inc. for the Henderson 17’ dump bed, 15’ stainless steel
38 spreader, 12’ plow and hydraulics. The total cost is under the amount budgeted for the year.
39 Councilman Knight stated to those in attendance that these bids and prices have already been
40 reviewed by the Council and tonight is just the approval. Councilman Higginson moved to approve
41 the purchase of the trucks and parts and Councilwoman Holbrook seconded the motion. Voting was
42 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
43

44 **CONSIDER APPROVAL OF A BID TO REPLACE THE ROOF, HVAC AND ELECTRICAL**
45 **ON THE STREET DEPARTMENT BUILDING FROM UTAH TILE AND ROOFING, HVAC**
46 **CONSTRUCTION INC, AND JP ELECTRICAL, LC RESPECTIVELY FOR AN**

1 **ESTIMATED TOTAL COST OF \$90,503 – MR. GARY BLOWERS**

2 Mr. Blowers stated the last few years the roof has developed leaks in several areas of the
3 building. While replacing the roof, 12 skylights will be added to save on lighting costs and help light
4 the shop area. The non-working swamp cooler will be replaced with used HVAC units that were
5 saved when the BDAC building was demolished. Councilman Higginson moved to approve the
6 contracts and Councilwoman Harris seconded the motion. Voting was unanimous with
7 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 Mayor Lewis mentioned that the passing of Prop. 1 last year has allowed the city to increase
10 improvements by one-third.

11
12 **DOWNTOWN PROJECT PUBLIC COMMENT – MR. GARY HILL**

13 Mr. Gary Hill stated that a small group of residents in attendance would take some time to
14 first make a statement. Councilman Higginson made a few comments regarding the process of this
15 project, dating back to 2005. He included the study on Stoker School, RDA funds and the first
16 meetings held with Envision Utah until now. The following residents made comments in opposition
17 of a new city hall: Lee Caldwell, Margaret Nelson, John Harmer, Steve Facer, Ethel Black, Kenny
18 Knighton, Wayne Christensen and Brett Hutchings.

19 Mr. Gary Hill then made a presentation outlining the direct economics, community
20 investment, location and overall dynamics of the new Downtown Plaza/City Hall. Mayor Lewis
21 opened the public hearing.

22
23 *Public Hearing Open: 8:18 p.m.*

24
25 -Barbara Holt – made comments in opposition

26 -David Irvine – made comments in support

27 -Fred Moss - made comments in opposition

28 -Chris Simonson – made comments in support

29 -Cami Ray – made comments in support

30 -Earl Thomas - made comments in opposition

31 Councilman Knight commented on Mr. Thomas’ remarks about the library.

32 -George Landruth - made comments in opposition

33 -Jessie Bell – made comments in support

34 -Brian Knowlton – in favor of the investment in downtown but Council should get more input

35 -Teresa Nelson - made comments in opposition

36 -Melanie Lewis – made comments in support

37 -Bob Linnell - made comments in opposition

38 Mayor Lewis commented on the vote of the South Davis Recreation Center Mr. Linnell had referred
39 to

40 -David Hill - made comments in opposition

41 -Denise Knight – made comments in support

42 -Greg Kjar - made comments in opposition

43 -Carol Guthrie – made comments in support

44 -Alex Densley – neutral

45 -Kent Sulser – made comments in support

46 -Woodrow Johnson - made comments in opposition

- 1 -Laura Nelson – neutral
- 2 -Guy Dugal – made comments in support
- 3 -Ruston Gomez - made comments in opposition
- 4 -Danielle Gerber – no new City Hall, plaza is good
- 5 -Dave Holt – neutral
- 6 -Adam Lewis – made comments in support
- 7 -Connor Nelson - made comments in opposition
- 8 -Verrana Torio - made comments in opposition

9
10 *Public Hearing closed: 10:00 p.m.*

11
12 Mayor Lewis thanked those in attendance and the Council and is proud to be Mayor of
13 Bountiful. He then asked the Council to make closing remarks. Kendalyn

14 Councilwoman Harris stated her focus is to safeguard tax dollars and that it is a serious trust.
15 Spending \$13 million is a big decision and doesn't happen often in the city. She hopes that the U of U
16 ceramics program will be able to stay in the City. She wants a smart, long-term decision. She said if
17 we are not growing, we're dying and it is good to invest in the City, and a plaza will help downtown.
18 Councilwoman Harris brought up features the public would like to see built including a Veteran's
19 memorial, a water feature, etc. She stated that, speaking for herself, she felt resident input had been
20 sorely lacking in this process, and that it was a shame that tonight was the first time the whole
21 Council got to hear from the public. She realizes that for some this is a new proposition and seems to
22 have come out of the blue and the Council could do better to inform the public. She reiterated that
23 she welcomes public opinion. She supports separating city hall from the plaza.

24 Councilman Higginson stated that he was of two minds. As an example, if the City had
25 waited for more public opinion, there would be no Bountiful City Light and Power. He cited 500
26 South as an example of incremental decisions: it is a disaster and there is no harmony. He stated
27 sometimes City leaders need to step out and do bold things. However, he had reviewed the
28 Downtown layouts and walked the property and said he does not see how we can feasibly fit a City
29 Hall and a plaza on the land that is available and do it right. He stated that the City has the
30 opportunity to set a bold new vision, but needs the public to be more engaged and involved on an
31 ongoing basis.

32 Councilwoman Holbrook thanked City employees for their hard work in all of this, the staff is
33 great and very engaged and want the best for the City. She appreciated Kent Sulser's remarks about
34 the benefits of economic development. She expressed her support for economic development and a
35 new City Hall on the Plaza and the public will come to appreciate it. She wants to invest in the City
36 now to promote a vision for the future and used as an example lack of freeway access to Bountiful
37 that was designed years ago. She concluded that this level of investment would be very advantageous
38 for the City and beneficial in the years to come.

39 Councilman Knight spoke about the process that was started three years ago which resulted in
40 the razing of the building that housed the Bountiful Davis Art Center. Due diligence was not done at
41 that time, but it has been done the right way this time. He then spoke about the process of renewing
42 the RDA for Bountiful City. He described that a great plan that was presented, that it would be a
43 great benefit to the community and they voted unanimously to renew the RDA. Those taxing entities
44 shared the City's vision. He noted that if the plan is abandoned now, it would be a great disservice to
45 all those involved. He said it's important to invest in Bountiful and the City has done its due
46 diligence but he said he could see that the public should have had input sooner.

1 Councilman Pitt expressed his thanks for everyone’s participation. He said he has always
2 been vested in a downtown plan because his family owned a business on Main Street for most of his
3 life, and developing downtown was the impetus for him to run for Council the first time in 1999. He
4 also said that little has changed there in 50 years, and it needs a serious infusion of money to go
5 forward. He expressed support of a plaza. He stated that a new City Hall building is not needed to
6 extend services or for staff to do their jobs, but could be a catalyst for downtown for increased
7 developer interest, resident and City enthusiasm, rebuilding and downtown activities. He stated that
8 the Council has done their due diligence and the public has now been informed. The key issue for
9 him is if a City Hall building can be a catalyst as hoped. Councilman Pitt said that no motion had yet
10 been made on how to proceed. It is too late to put it on an election ballot and was glad about that.
11 He mentioned that when the Council approved a \$60 million budget in June, no one was at that
12 meeting. He stated that the Council needs to be entrusted to make these kinds of decisions once they
13 have sought out the best information, which he believes they have.

14 Mr. Pitt made a motion for the Council to meet to vote on November 8th to vote on a decision.
15 Mr. Gary Hill stated that no public meetings can be held that night due to the fact it’s the national
16 voting day. Councilwoman Holbrook made a second motion to amend the date to the regular Council
17 meeting to be held on October 25th. Councilpersons Holbrook, Pitt and Higginson voted “aye”,
18 Council persons Knight and Harris voted “nay.” The motion was approved with a 3-2 vote.

19
20 **CONSIDER APPROVAL OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR**
21 **(CMGC) FOR BOUNTIFUL DOWNTOWN PLAZA & CITY HALL – MR. LLOYD**
22 **CHENEY**

23 Councilman Higginson made a motion to table this agenda item, Councilwoman Harris
24 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
25 Knight and Pitt voting “aye”.

26
27 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
28 Higginson made a motion to adjourn the meeting, and Councilwoman Holbrook seconded the motion.
29 The regular session of the City Council was adjourned at 10:15 p.m.

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Mayor Randy Lewis

City Recorder

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Minutes of the BOUNTIFUL CITY COUNCIL

September 27, 2016 – 6:30 p.m.

Present: Mayor Pro-Tem John Pitt
Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
John Marc Knight
City Attorney Clinton Drake
City Engineer Paul Rowland
City Planner Chad Wilkinson
Asst. City Manager Galen Rasmussen

Department Directors/Staff:

Police Chief Tom Ross
Power Director Allen Johnson
Assistant City Engineer Lloyd Cheney
Recording Secretary Nikki Dandurand

Excused: Mayor Randy Lewis

Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

Work Session – 6:35 p.m.
Planning Conference Room

Mr. Chad Wilkinson briefly reviewed the recent actions of the committee involved with planning and design work for the City Hall and Plaza projects and the status of actions relative to the City Hall portion of the project. Mr. Wilkinson then asked the Council how to proceed with the upcoming Open House scheduled on October 6, 2016, for the Downtown Plaza and City Hall. Mayor Pro-Tem Pitt asked what the public brochure said, if anything specific. Mr. Wilkinson stated that it just says “Open House.” Mayor Pro-Tem Pitt stated that there are basically three options at this point: (1) do nothing at all and the idea is disregarded; (2) design just the plaza; or (3) design the plaza and city hall. Mr. Wilkinson said there have already been several opportunities to answer questions and discuss the layout/design. Postponing the previously scheduled public open house will potentially create some confusion since it may be difficult to reach all of those planning to attend. On the other hand, holding a public open house for design input may be premature when it has not yet been determined if one of the major components of the development will go forward or not. In addition, holding the public open house may send a message that the City is moving forward with design in contradiction of Council direction to postpone the decision on the development. The Council and staff discussed what could be presented at the open house and suggested including design concepts, answering questions from the residents and gathering more feedback. Mr. Wilkinson confirmed at this point that the Open House will be held and the Council agreed. Councilwoman Holbrook stated that a public hearing has already been held, so this open house should be design input only and Mayor Pro-Tem Pitt agreed. Mr. Wilkinson reiterated that

1 staff will move forward with the design team to prepare information to present at the Open House.

2
3 **Regular Meeting – 7:05 p.m.**
4 **City Council Chambers**
5

6 Mayor Pro-Tem Pitt called the meeting to order at 7:05 p.m. and welcomed those in
7 attendance. Carter Hardy, Troop 406, led the Pledge of Allegiance; Joe Johnson, former Bountiful
8 City Mayor, gave a prayer.
9

10 **APPROVE MINUTES OF PREVIOUS MEETINGS – AUGUST 23, SEPTEMBER 8, 13 & 20**
11 **(PARKS, RECREATION & FINE ARTS COMMITTEE MEETING) 2016**

12 Councilwoman Harris requested a change be made on the September 13th minutes.
13 Councilman Higginson made a motion to include those changes, but also would like to review the
14 closing remarks made in full at that session. Councilwoman Harris seconded the motion. Voting was
15 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
16

17 **COUNCIL REPORTS**

18 Councilwoman Harris reported the Bountiful City Youth Council (BCYC) will have their
19 Pumpkin Patch carnival on October 14th. Councilman Pitt reminded everyone to watch for children
20 (or anyone) at night crossing the roads and to be careful driving.
21

22 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID SEPTEMBER 5 &**
23 **12, 2016**

24 Mayor Pro-Tem Pitt presented the expenditures and asked for a motion to approve.
25 Councilwoman Harris inquired about the expense on page 23 for cemetery expansion. Mr. Paul
26 Rowland explained it is for finishing the asphalt on the new road connecting the cemetery to Main
27 Street. Councilman Higginson moved to approve the weekly expenditures and Councilwoman
28 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
29 Holbrook, Knight and Pitt voting “aye”.
30

31 **BDAC PRESENTATION – EMMA DUGAL**

32 Mayor Pro-Tem Pitt welcomed Ms. Dugal, Executive Director, Alysa Revell, Summerfest
33 Coordinator and Joe Johnson, Board member. Ms. Dugal expressed thanks to the City for continued
34 support of BDAC and the new location of the facility. She stated that next year will be the 30th
35 anniversary of Summerfest and Ms. Revell has been wonderful in the planning and scheduling of this
36 event. Ms. Revell made a few comments and said there have already been applications coming in for
37 next year. Mr. Johnson was glad to be involved in this great organization. Councilman Higginson
38 expressed thanks for BDAC’s tremendous impact in the community and reminded everyone that
39 volunteers are always needed.
40

41 **AWARDING OF RAP TAX GRANTS – MR. GALEN RASMUSSEN**

42 Mr. Rasmussen stated the RAP tax money has been divided and budgeted according to the
43 RAP Tax Program guidelines that were established with Council direction. The balance available for
44 funding grant requests is \$45,000 and application materials have been made available to applicants
45 that have then applied for the money. The applications were accepted from April 1 2016 –
46 September 8, 2016. Only two organizations applied. The first applicant is the JOY Foundation

1 which was recommended to receive \$8,000 and the Bountiful Davis Art Center (BDAC) was
2 recommended to receive \$12,695. A second application period will be open until October 20, 2016,
3 at 5:00 p.m. Councilwoman Holbrook moved to approve the grants, and Councilman Knight
4 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
5 Knight and Pitt voting “aye”.

6
7 **CONSIDER APPROVAL OF A CONTRACT WITH JUB ENGINEERS WITH SPI**
8 **ENGINEERS AS THE DESIGNERS OF THE MUELLER PARK WATER TREATMENT**
9 **PLANT REBUILD IN THE AMOUNT OF \$277, 283 – MR. PAUL ROWLAND**

10 Mr. Rowland stated our much needed water treatment plant located in Mueller Park picnic
11 area is now 30 years old and has about reached the end of its useful life. The anticipated cost of the
12 retrofit/remodel/reconstruct project is \$2-3M and the time to move forward with the update is now.
13 This will allow the City to maintain 20% of our water supply for many years into the future. A
14 Request for Proposal was published in late July with written proposals due on August 18. Five
15 proposals were received and reviewed by a selection committee resulting in three companies, JUB/
16 SPI, Horrocks/Carollo, and Aqua Engineering, being selected for interviews. The selection committee
17 unanimously recommends the City Council approve the selection of JUB Engineers with SPI
18 Engineers. Councilwoman Harris asked if the construction fees are different from this fee. Mr.
19 Rowland stated this contract is just for the design and to consult. Councilwoman Harris asked if they
20 were the lowest bid. Mr. Rowland stated they were the middle bid, but based on the combination of
21 demonstrated experience and fee proposal, the group unanimously agreed on JUB/SPI. Councilman
22 Higginson asked how many other membrane plants are in Utah. Mr. Rowland said there are many
23 and SPI has been involved in most of them. Councilwoman Harris made a motion to approve the
24 contract and Councilman Higginson seconded the motion. Voting was unanimous with
25 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

26
27 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2016-10 VACATING**
28 **HIDDEN HOLLOW CIRCLE PUD AND LOT 410 OF THE HIDDEN LAKE AT**
29 **SUMMERWOOD ESTATES PHASE 4, JASON ORVIS, APPLICANT – MR. PAUL**
30 **ROWLAND**

31 Mr. Rowland stated Mr. Orvis owns all of the lots in the PUD and now wishes to vacate the
32 subdivision and one other adjacent subdivision lot and create one large parcel. This will allow him to
33 have accessory buildings on the same parcel as his residences, which are currently not allowed on the
34 separate unoccupied lots in the PUD. One additional change will be to add the conditional lot line
35 adjacent to include the current building located on his property.

36
37 ***OPEN: 7:39 p.m.***

38 ***CLOSED: 7:39 p.m.***

39 *No comments were made*

40
41 Councilman Knight inquired about the ownership of the driveway and winter plowing. Mr.
42 Rowland stated this will be his personal property, so he will be responsible. With the conditions listed
43 below, the Planning Commission forwards a positive recommendation for vacation of the Hidden
44 Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 to the City
45 Council:

- 1 1. Submit a signed Public Utility Easement document with a description covering the previous
- 2 location of Hidden Hollow Circle.
- 3 2. Meet the requirements of the South Davis Metro Fire Agency related to the security gate at
- 4 the entrance to the property.
- 5

6 Councilman Higginson made a motion approve Ordinance 2016-10 and Councilwoman Holbrook
7 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
8 Knight and Pitt voting “aye”.

9
10 **CONSIDER APPROVAL OF PRECISION CONCRETE CUTTING’S PROPOSAL TO**
11 **PROVIDE TRIP HAZARD ELIMINATION AT THE UNIT PRICE OF \$24.45 PER INCH-**
12 **FOOT – MR. PAUL ROWLAND**

13 Mr. Rowland stated this is the renewal of the current contract and overall this company has
14 saved the City thousands of dollars and does excellent work. Councilwoman Holbrook made a motion
15 approve the contract renewal, Councilman Higginson seconded the motion. Voting was unanimous
16 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

17
18 **CONSIDER APPROVAL OF THE PURCHASE OF TWO DODGE CHARGERS AND ONE**
19 **FORD EXPLORER FROM PERFORMANCE AUTOMOTIVE GROUP IN THE AMOUNT**
20 **OF \$82,631 – CHIEF TOM ROSS**

21 Chief Ross stated the vehicles to be purchased are two Dodge Chargers (\$25,468 each) which
22 will be assigned to the patrol division and one Ford Explorer (\$31,695) which will be assigned to the
23 administration division. All three vehicles will be purchased from Performance Automotive Group
24 utilizing state bid contract pricing. Three other vehicles will be sold to offset any additional cost.
25 Councilman Knight made a motion approve the purchase, Councilwoman Harris seconded the
26 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
27 voting “aye”.

28
29 **CONSIDER APPROVAL OF SOLAR TURBINE LABOR COSTS IN THE AMOUNT OF**
30 **\$130,000 TO UPGRADE THE CONTROL AND ALARM SYSTEM FOR THE TAURUS**
31 **GENERATOR – MR. ALLEN JOHNSON**

32 Mr. Johnson stated that the upgrade to the generator last year did not include costs for the
33 local support team and labor costs. Funding is available through the department’s contingency fund
34 and staff will monitor the capital project costs to offset if needed. Councilwoman Holbrook made a
35 motion approve the upgrade costs and Councilman Knight seconded the motion. Voting was
36 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

37
38 **CONSIDER APPROVAL OF THE FINAL SITE PLAN FOR EXPANSION OF THE**
39 **EXISTING IHC CLINIC LOCATED AT 390 NORTH MAIN STREET, JIMMY NIELSON,**
40 **APPLICANT – MR. CHAD WILKINSON**

41 Mr. Wilkinson stated the applicant, Jimmy Nielson, representing Intermountain Health Care
42 (IHC), is requesting final site plan approval for an expansion of the existing IHC Clinic located at
43 390 N. Main Street. In approving the preliminary plan the Council approved a parking reduction
44 allowing the use of a rate of 3.45 parking spaces per 1,000 square feet. The revised plan shows the
45 required 10 foot wide zone buffer landscaping along all property lines abutting residential zones to
46 the east. The final landscape plan previously submitted will need to be revised to include the changes

1 to the site plan and will need to include the required numbers of trees and shrubs as described in
2 section 14-16-109 of the Land Use Ordinance. The Planning Commission reviewed the request for
3 final site plan approval on September 6, 2016, and forwards a recommendation of approval to the
4 City Council for final site plan approval subject to the following condition:

- 5 1. Signage will require separate permit. The monument sign shown along 400 North shall be
6 located outside the required vision clearance area adjacent to the driveway
7

8 Councilman Higginson made a motion approve the final site plans, Councilwoman Holbrook
9 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
10 Knight and Pitt voting “aye”.

11
12 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2016-11 AMENDING THE**
13 **BOUNTIFUL CITY ZONING MAP FOR THREE PARCELS AT 441, 453 & 455 WEST 1000**
14 **NORTH TOTALING .79 ACRES FROM C-H (HEAVY COMMERCIAL) AND R-4 (SINGLE**
15 **FAMILY RESIDENTIAL 4 UNITS PER ACRE) TO RM-19 (MULTI-FAMILY**
16 **RESIDENTIAL 19 UNITS PER ACRE), GREG FLINT, APPLICANT – MR. CHAD**
17 **WILKINSON**

18 Mr. Wilkinson stated the applicant requests to amend the zoning of all three parcels to RM-19
19 (Multifamily residential 19 units per acre). The parcel zoned R-4 is currently developed with a single
20 family home. The two commercial properties are currently vacant. The proposed zone map
21 amendment would facilitate the expansion of the existing Carrington Place Apartments.
22

23 ***OPEN: 8:00 p.m.***

- 24 -One resident requested a stop light be installed at the intersection of 1000 N. and 500 W. to
25 accommodate the traffic flow and to avoid accidents
26

27 Mayor Pro-Tem Pitt appreciated the input and stated it would have to be addressed at a later
28 time. Mr. Drake stated 500 W. is a state road and the City has no jurisdiction, and Mr.
29 Rowland added that UDOT would have to consider that, but statistically it is not a dangerous
30 intersection. Representatives from the Carrington Apartments stated that renovations will be
31 done to existing apartments, and the new units will be built to match. Councilwoman Harris
32 asked Councilman Higginson about the Planning Commission recommendations.

33 Councilman Higginson stated it will be a much needed improvement, only adding an
34 additional 1/3 of the units. Councilwoman Harris inquired about the Headstart Building
35 located on the street, to which Mr. Wilkinson responded there would be no impact on them.
36 Mayor Pro-Tem Pitt asked if the increase in traffic would have an impact on the curve in the
37 road, and if the City could address that with the state. Staff added that the state does their
38 surveys every other year and they have not made any additional changes to that intersection.
39

40 ***CLOSED: 8:10 p.m.***

41
42 Councilman Higginson made a motion to approve Ordinance 2016-11, Councilwoman
43 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
44 Holbrook, Knight and Pitt voting “aye”.

CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN AND SUBDIVISION PLAT FOR RENAISSANCE TOWNE CENTER DEVELOPEMNT, 1520 SOUTH MAIN ST., BRUCE BROADHEAD, APPLICANT – MR. CHAD WILKINSON

Mr. Wilkinson stated the applicant, Bruce Broadhead, requests preliminary site plan and preliminary subdivision plat approval for a new mixed use development located on “Pad A” (shown now as Lot 9) of the Renaissance Towne Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level. Parking will be provided to the site through spaces located within the building footprint of the proposed structure and through the use of the existing parking garage. One significant change proposed to the new Lot 9 is the connection of the building to the parking structure to allow for convenient use of the parking by residents and customers of the development. Councilman Knight asked if this is in the RDA district. Mr. Wilkinson replied yes. The Planning Commission reviewed the item on September 6, 2016, and forwards a recommendation of approval to the City Council for preliminary site plan approval and preliminary subdivision approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Parking spaces shall meet the minimum dimension standards from Chapter 18 of the land use ordinance. Spaces shall be 9 feet by 20 feet unless specifically modified by the approval authority.
3. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

Mr. Wilkinson stated with the new zoning, it would restrict the height of the building as well. Councilwoman Harris made a motion to approve the preliminary site plans and Councilman Higginson seconded the motion with conditions being met. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

Mayor Pro-Tem Pitt asked for a motion to adjourn the regular session of City Council. Councilwoman Holbrook made a motion to adjourn the meeting, and Councilman Higginson seconded the motion. The regular session of the City Council was adjourned at 8:18 p.m.

Mayor Pro-Tem Pitt

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid
September 19 & 26 2016

Author: Tyson Beck, Finance Director

Department: Finance

Date: October 4, 2016



Background

This report is prepared following the weekly accounts payable run. It includes payments for all expense invoices equaling or exceeding \$1,000.00. Payments affecting only revenue or balance sheet accounts are not included. Such payments include those to acquire additions to inventories, the remittance of payroll withholdings and taxes, and performance bond refunds. Expenses for salaries and wages and utility deposit and credit balance refunds are not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review and approve the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid September 19 & 26, 2016.

**Expenditure Report for Invoices >\$1,000.00
Paid September 19, 2016**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
8127	ADVANCED PAVING & CO	Streets	45.4410.473300.	Roads-Class"C"&Transporation\$	296,243.35	192251	09092016	Payment #1 for Sept. 2016
1078	ALL STAR STRIPING, LLC	Streets	10.4410.448000.	Operating Supplies	1,094.22	192254	4266	Road Striping
1395	BODY WORKS UNLIMITED	Police	10.4210.425430.	Service & Parts	2,019.15	192258	2166	Auto Repairs
1393	BTS LANDSCAPING PRODUCTS	Landfill	57.5700.462400.	Contract Equipment	14,560.50	192265	21528	Tubgrinding- Green Water Waste
4874	BUGNAPPERS (THE)	Cemetery	59.5900.426000.	Bldg & Grnd Suppl & Maint	3,250.00	192266	262984	Heavy Weed Control
1510	BUSHNELL OUTDOOR PRODUCTS	Golf Course	55.5500.448240.	Items Purchased - Resale	1,484.20	192267	372947	Accessories
8045	ELITE LANDSCAPE SERV	Cemetery	59.5900.473100.	Improv Other Than Bldgs	11,800.00	192279	16103	Cemetery Expansion
8138	ENTELEN DESIGN-BUILD	Redevelopment Agency	73.7300.426100.	Special Projects	150,045.68	192281	08312016	Construction Bond Payment #1
5265	FIVE 9's COMMUNICATION	Police	10.4210.428000.	Telephone Expense	1,927.77	192282	31920	Shortel Annual Phone System Maintenance
5265	FIVE 9's COMMUNICATION	Light & Power	53.5300.448641.	Communication Equipment	2,011.58	192282	31920	Shortel Annual Phone System Maintenance
2987	M.C. GREEN & SONS INC	Water	51.5100.473110.	Water Mains	102,026.76	192301	3354	Payment #11Viewmont Water line Extention
6330	MGB+A INC	Parks	45.4510.473100.	Improv Other Than Bldgs	3,375.00	192303	2016-183	Millcreek Park Bountiful
5281	QUESTAR GAS COMPANY	Police	10.4210.427000.	Utilities	2,081.24	192316	09062016E	Acct# 3401140000
3832	SALT LAKE MAILING	Treasury	10.4143.429050.	Util Billing Supplies	25,000.00	192320	09142016	Printing Mailing for Utility Bills
4150	TECH CONNECT POWER	Information Technology	10.4136.429300.	Computer Hardware	2,730.00	192330	17228	UPS Maintenance thru 10/31
4217	TITLEIST	Golf Course	55.5500.448240.	Items Purchased - Resale	1,338.59	192332	903038754	Golf Balls
4413	UTAH STATE TAX COMMISSION	Workers' Comp Insurance	64.6400.461200.	State Tax On Premium	4,000.00	192338	09192016B	3RD QTR '16 SELF INS PREM PMT
4563	WESTERN FENCE CO	Streets	10.4410.448000.	Operating Supplies	4,880.00	192342	29119	280' x 6' Chain Link Repair
TOTAL:					<u><u>\$629,868.04</u></u>			

Expenditure Report for Invoices >\$1,000.00
Paid September 26, 2016

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
7666	AMERICAN CHILLER MECH	Police	10.4210.426000. Bldg & Grnd Suppl & Maint	\$ 1,033.98	192347	7227	Oil Change on Trane Chiller
1164	ANIXTER, INC.	Light & Power	53.5300.448632. Distribution	1,828.30	192348	3337945-00	Auto D.E./Mini Wedges/ Position Feed
1164	ANIXTER, INC.	Light & Power	53.5300.448639. Substation	3,150.40	192348	3313176-00	Multi C400 Relays
1195	ARNOLD MACHINERY CO	Streets	10.4410.425000. Equip Supplies & Maint	7,408.40	192349	B2C927	Fleet motor parts
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,879.10	192350	76176816	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,931.36	192350	74203016	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,931.36	192350	75W15816	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,035.88	192350	76176916	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,140.40	192350	74202916	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	5,140.40	192350	75W15916	Tree Trimming
1415	BOUNTIFUL DAVIS ARTS	RAP Tax	83.8300.426100. Special Projects	12,695.00	192355	09282016	RAP Tax grant for Equipment/ Plein Air Program
6102	CONSULTEX, INC	Light & Power	53.5300.448628. Pineview Hydro	1,650.00	192370	227857	Printer Maintenance
1767	CONTEMPORARY IMAGE	Light & Power	53.5300.445202. Uniforms	4,035.00	192371	32312	F.R. Shirts, Vest, Bibs
2223	FREEDOM TRUCK & TRAILER	Streets	10.4410.425000. Equip Supplies & Maint	2,802.40	192384	140909	Auto Parts
2334	GRAINGER, INC	Golf Course	55.5500.426100. Special Projects	1,234.20	192386	9216417684	Electric Unit Heater
2338	GRANT MACKAY COMPANY	Light & Power	53.5300.472100. Buildings	19,998.00	192387	4671	Demolition Harison Bldgs
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426100. Special Projects	3,322.00	192388	12047	Supplies
2386	HABITAT PRESERVES	Parks	10.4510.426000. Bldg & Grnd Suppl & Maint	2,750.00	192389	2333	Grinding of a Stump
2763	JOY FOUNDATION	RAP Tax	83.8300.426100. Special Projects	8,000.00	192402	09282016	RAP Tax grant for Chalk Art Festival/ Open Mic
4996	KEDDINGTON & CHRISTENSEN	Finance	10.4140.431100. Legal And Auditing Fees	2,413.81	192404	2481	Second billing for audit services ending 6-30-16
4996	KEDDINGTON & CHRISTENSEN	Light & Power	53.5300.431100. Legal And Auditing Fees	3,880.77	192404	2481	Second billing for audit services ending 6-30-16
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200. Road Matl Patch/ Class C	2,730.78	192407	1059	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200. Road Matl Patch/ Class C	3,269.76	192407	1043	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.473200. Road Materials - Overlay	3,270.93	192407	1059	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	4,911.66	192407	1012	Paving
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200. Road Matl Patch/ Class C	5,314.53	192407	1031	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.473200. Road Materials - Overlay	6,729.45	192407	1060	Custom Mix of Asphalt
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	9,849.84	192407	1034	Patching/ Asphalt
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	10,362.30	192407	1011	Paving
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	12,995.19	192407	1038	Paving
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	13,611.00	192407	1016	Paving
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	14,779.44	192407	1027	Paving
8137	LAKEVIEW ASPHALT PRO	Streets	45.4410.473200. Road Materials - Overlay	19,973.46	192407	1053	Paving
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448000. Operating Supplies	7,386.15	192413	S101933333.002	Dist. Materials/ Shop
3245	NATIONAL LEAGUE OF CITIES	Legislative	10.4110.421000. Books Subscr & Mmbrshp	3,813.00	192415	122603	Member Dues/ Member#0000044020
3271	NETWIZE	Information Technology	45.4136.474500. Machinery & Equipment	2,879.87	192416	29124	Dell VM Host Upgrade
3271	NETWIZE	Information Technology	45.4136.474500. Machinery & Equipment	4,928.85	192416	29110	Dell VM Host Upgrade/Fiber Modules/Switches
5453	PLAYSPACE DESIGNS INC	Parks	45.4510.473100. Improv Other Than Bldgs	87,460.00	192425	11798	Creekside Park Play Ground
7352	PRINCE, YEATES & GEL	Planning	10.4610.431000. Profess & Tech Services	1,044.00	192426	79388	Philip Ford Appeal
5553	PURCELL TIRE AND SERV	Streets	10.4410.425000. Equip Supplies & Maint	1,344.80	192427	2842923	Fleet Unit Tires
5553	PURCELL TIRE AND SERV	Streets	10.4410.425000. Equip Supplies & Maint	2,025.15	192427	2842061	Fleet Unit Tires
5281	QUESTAR GAS COMPANY	Light & Power	53.5300.448611. Natural Gas	17,277.75	192428	09072016	Acct# 6056810000
3731	RMT EQUIPMENT	Cemetery	59.5900.425000. Equip Supplies & Maint	1,233.72	192432	T4493	Parts for heavy equipment
3786	ROYCE INDUSTRIES	Golf Course	55.5500.425000. Equip Supplies & Maint	1,072.00	192435	SLC072994	Coil on descaletreatment installed
4026	STAKER & PARSONS	Streets	10.4410.441200. Road Matl Patch/ Class C	1,068.59	192439	4155485	Patching
4026	STAKER & PARSONS	Golf Course	55.5500.426000. Bldg & Grnd Suppl & Maint	1,102.62	192439	4157895	Golf Course Sand
4026	STAKER & PARSONS	Golf Course	55.5500.426100. Special Projects	1,145.98	192439	4155390	Golf Course Sand
4026	STAKER & PARSONS	Streets	10.4410.441200. Road Matl Patch/ Class C	1,320.66	192439	4146694	Patching
4026	STAKER & PARSONS	Streets	10.4410.441200. Road Matl Patch/ Class C	2,122.39	192439	4139570	Patching
4051	STATE OF UTAH	Water	51.5100.431000. Profess & Tech Services	1,406.30	192440	17L0000000000272	Lab Fees
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000. Equip Supplies & Maint	1,042.40	192446	0248419	Fleet Unit Oil & Guper
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000. Equip Supplies & Maint	13,742.71	192446	0248141	Fuel
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448621. Power Purch IPP	1,291.48	192450	09232016	Sept. 2016 Pymt for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.445201. Safety Equipment	4,670.00	192450	09232016	Sept. 2016 Pymt for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448628. Pineview Hydro	6,703.39	192450	09232016	Sept. 2016 Pymt for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448622. Power Purch San Juan	130,920.39	192450	09232016	Sept. 2016 Pymt for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448620. Power Purch CRSP	246,776.22	192450	09232016	Sept. 2016 Pymt for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448626. Power Purch UAMPS (Pool, etc)	933,700.86	192450	09232016	Sept. 2016 Pymt for Power Resources
4469	VRIENS TRUCK PARTS	Streets	10.4410.425000. Equip Supplies & Maint	1,000.00	192455	11182	Cummins Parts
TOTAL:				\$1,692,538.38			

City Council Staff Report

Subject: August 2016 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: October 11, 2016



Background

These reports include summary revenue, expense, and budget information for all of the City's funds. Both revenues and expenses, including capital outlay, have been included. These financials are presented to the City Council for review.

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2017 budget portion of these reports is the originally adopted FY2017 budget, approved by the City Council in June of 2016.

Recommendation

Council should review the attached revenue, expense, and budget reports.

Attachments

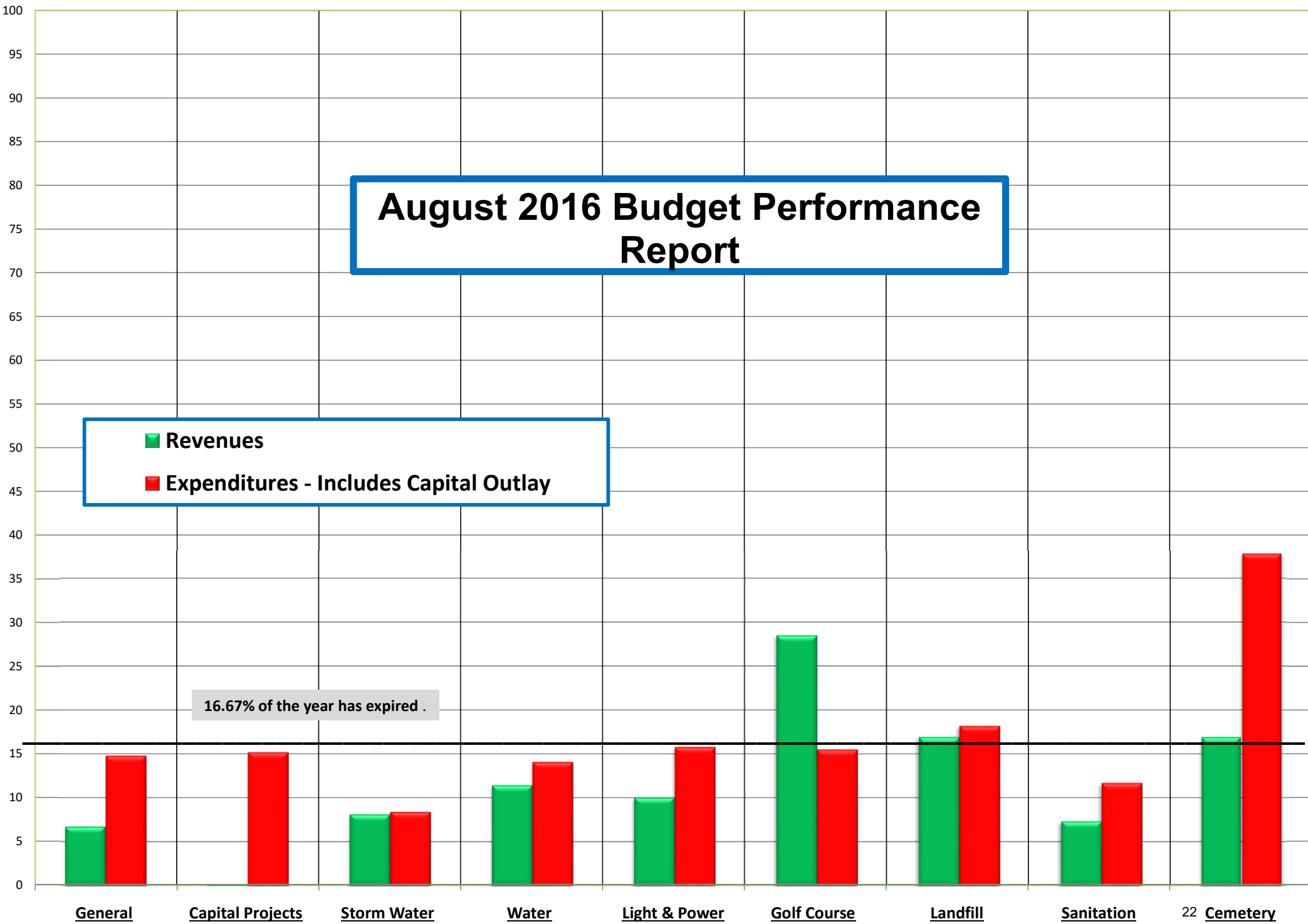
- August 2016 Fiscal YTD Revenue & Expense Report – FY2017

August 2016 Budget Performance Report

■ Revenues

■ Expenditures - Includes Capital Outlay

16.67% of the year has expired .



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TBECK

City of Bountiful, UT
AUGUST 2016 YTD REVENUE REPORT-FY2017

P 1
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FOR 2017 02

JOURNAL DETAIL 2017 2 TO 2017 2

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-16,629,878	-16,629,878	-1,106,447.92	-738,275.40	.00	-15,523,430.08	6.7%
30 DEBT SERVICE	-248,900	-248,900	-9.94	-314.07	.00	-248,890.06	.0%
44 MUNICIPAL BUILDING AUTHORITY	-208,777	-208,777	-247.74	-693.25	.00	-208,529.26	.1%
45 CAPITAL IMPROVEMENT	-6,373,560	-6,373,560	-4,332.49	-34,222.18	.00	-6,369,227.51	.1%
48 RECYCLING	-418,250	-418,250	-32,771.08	-29,249.91	.00	-385,478.92	7.8%
49 STORM WATER	-1,375,404	-1,375,404	-111,855.39	-103,390.03	.00	-1,263,548.61	8.1%
51 WATER	-5,314,960	-5,314,960	-607,501.79	-568,780.93	.00	-4,707,458.21	11.4%
53 LIGHT & POWER	-29,670,903	-29,670,903	-2,974,651.04	-2,737,910.66	.00	-26,696,251.96	10.0%
55 GOLF COURSE	-1,614,578	-1,614,578	-459,947.58	-237,395.79	.00	-1,154,630.42	28.5%
57 LANDFILL	-1,224,964	-1,224,964	-206,968.33	-121,590.46	.00	-1,017,995.67	16.9%
58 SANITATION	-1,016,572	-1,016,572	-74,119.88	-75,806.95	.00	-942,452.12	7.3%
59 CEMETERY	-499,252	-499,252	-84,235.08	-64,641.81	.00	-415,016.92	16.9%
61 COMPUTER MAINTENANCE	-38,619	-38,619	-38,364.94	-5.84	.00	-254.06	99.3%
63 LIABILITY INSURANCE	-528,054	-528,054	-351,391.39	-2,358.95	.00	-176,662.61	66.5%
64 WORKERS' COMP INSURANCE	-278,836	-278,836	-31,266.74	-21,447.23	.00	-247,569.26	11.2%
72 RDA REVOLVING LOAN FUND	-294,945	-294,945	-325,066.55	-30,951.53	.00	30,121.55	110.2%
73 REDEVELOPMENT AGENCY	-3,117,953	-3,117,953	-149.22	-5,531.76	.00	-3,117,803.78	.0%
74 CEMETERY PERPETUAL CARE	0	0	-8,496.16	-5,958.98	.00	8,496.16	100.0%
78 LANDFILL TRUST	0	0	-1,346.96	-692.46	.00	1,346.96	100.0%
83 RAP TAX	-451,000	-451,000	-113.16	-294.74	.00	-450,886.84	.0%
92 OPEB TRUST	0	0	-1,403.10	-920.09	.00	1,403.10	100.0%
99 INVESTMENT	0	0	61,778.04	32,326.69	.00	-61,778.04	100.0%
GRAND TOTAL	-69,305,405	-69,305,405	-6,358,908.44	-4,748,106.33	.00	-62,946,496.56	9.2%

** END OF REPORT - Generated by Tyson Beck **

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TBECK

City of Bountiful, UT
AUGUST 2016 YTD EXPENSE REPORT-FY2017

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FOR 2017 02

JOURNAL DETAIL 2017 3 TO 2017 3

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>10 GENERAL FUND</u>							
4110 Legislative	646,469	646,469	110,981.19	40,135.46	.00	535,487.81	17.2%
4120 Legal	457,235	457,235	38,702.95	26,955.66	.00	418,532.05	8.5%
4130 Executive	168,967	168,967	12,937.55	8,858.33	.00	156,029.45	7.7%
4134 Human Resources	133,664	133,664	19,720.02	15,568.80	.00	113,943.98	14.8%
4136 Information Technology	400,586	400,586	56,963.32	39,941.54	.00	343,622.68	14.2%
4140 Finance	403,479	403,479	65,766.70	48,187.98	.00	337,712.30	16.3%
4143 Treasury	295,694	295,694	59,199.60	58,095.32	.00	236,494.40	20.0%
4160 Government Buildings	131,695	131,695	35,873.83	28,959.24	.00	95,821.17	27.2%
4210 Police	5,961,923	5,961,923	705,169.87	442,720.72	.00	5,256,753.13	11.8%
4215 Reserve Officers	43,562	43,562	558.72	452.83	.00	43,003.28	1.3%
4216 Crossing Guards	143,649	143,649	547.70	547.70	.00	143,101.30	.4%
4217 PROS	314,723	314,723	25,821.53	16,248.25	.00	288,901.47	8.2%
4218 Liquor Control	51,700	51,700	3,551.22	2,570.37	.00	48,148.78	6.9%
4219 Enhanced 911	595,000	595,000	88,513.08	43,910.11	.00	506,486.92	14.9%
4220 Fire	2,098,000	2,098,000	517,676.78	.00	.00	1,580,323.22	24.7%
4410 Streets	3,135,085	3,135,085	468,193.39	340,596.87	.00	2,666,891.61	14.9%
4450 Engineering	653,211	653,211	79,798.25	52,850.06	.00	573,412.75	12.2%
4510 Parks	914,287	914,287	152,462.74	84,629.63	.00	761,824.26	16.7%
4610 Planning	222,251	222,251	33,152.02	23,192.35	.00	189,098.98	14.9%
TOTAL GENERAL FUND	16,771,180	16,771,180	2,475,590.46	1,274,421.22	.00	14,295,589.54	14.8%
<u>30 DEBT SERVICE</u>							
4710 Debt Sevice	248,900	248,900	91.35	76.19	.00	248,808.65	.0%
TOTAL DEBT SERVICE	248,900	248,900	91.35	76.19	.00	248,808.65	.0%
<u>44 MUNICIPAL BUILDING AUTHORITY</u>							
4110 Legislative	208,777	208,777	126.32	80.56	.00	208,650.68	.1%
TOTAL MUNICIPAL BUILDING AUTHORITY	208,777	208,777	126.32	80.56	.00	208,650.68	.1%
<u>45 CAPITAL IMPROVEMENT</u>							

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City of Bountiful, UT
AUGUST 2016 YTD EXPENSE REPORT-FY2017

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FOR 2017 02

JOURNAL DETAIL 2017 3 TO 2017 3

45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4100	Non-Departmental	0	0	3,100.96	1,585.37	.00	-3,100.96	100.0%
4110	Legislative	950,000	950,000	305.28	305.28	.00	949,694.72	.0%
4136	Information Technology	55,000	55,000	24,200.71	24,200.71	.00	30,799.29	44.0%
4160	Government Buildings	25,000	25,000	.00	.00	.00	25,000.00	.0%
4210	Police	532,000	532,000	75,450.84	75,450.84	.00	456,549.16	14.2%
4410	Streets	1,461,560	1,461,560	382,726.24	382,726.24	.00	1,078,833.76	26.2%
4510	Parks	3,250,000	3,250,000	466,520.76	432,419.89	.00	2,783,479.24	14.4%
	TOTAL CAPITAL IMPROVEMENT	6,273,560	6,273,560	952,304.79	916,688.33	.00	5,321,255.21	15.2%
48 RECYCLING								
4800	Recycling	418,250	418,250	66,293.60	64,868.49	.00	351,956.40	15.9%
	TOTAL RECYCLING	418,250	418,250	66,293.60	64,868.49	.00	351,956.40	15.9%
49 STORM WATER								
4900	Storm Water	1,375,403	1,375,403	116,143.29	66,062.57	.00	1,259,259.71	8.4%
	TOTAL STORM WATER	1,375,403	1,375,403	116,143.29	66,062.57	.00	1,259,259.71	8.4%
51 WATER								
5100	Water	5,314,961	5,314,961	751,134.99	535,927.81	.00	4,563,826.01	14.1%
	TOTAL WATER	5,314,961	5,314,961	751,134.99	535,927.81	.00	4,563,826.01	14.1%
53 LIGHT & POWER								
5300	Light & Power	29,670,903	29,670,903	4,699,769.62	3,888,698.24	.00	24,971,133.38	15.8%
	TOTAL LIGHT & POWER	29,670,903	29,670,903	4,699,769.62	3,888,698.24	.00	24,971,133.38	15.8%
55 GOLF COURSE								

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City of Bountiful, UT
AUGUST 2016 YTD EXPENSE REPORT-FY2017

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FOR 2017 02		JOURNAL DETAIL 2017 3 TO 2017 3						
55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,614,577	1,614,577	250,975.16	147,700.75	.00	1,363,601.84	15.5%
	TOTAL GOLF COURSE	1,614,577	1,614,577	250,975.16	147,700.75	.00	1,363,601.84	15.5%
<hr/>								
57	LANDFILL							
5700	Landfill	1,224,964	1,224,964	223,375.75	162,049.99	.00	1,001,588.25	18.2%
	TOTAL LANDFILL	1,224,964	1,224,964	223,375.75	162,049.99	.00	1,001,588.25	18.2%
<hr/>								
58	SANITATION							
5800	Sanitation	1,016,572	1,016,572	118,935.59	78,338.88	.00	897,636.41	11.7%
	TOTAL SANITATION	1,016,572	1,016,572	118,935.59	78,338.88	.00	897,636.41	11.7%
<hr/>								
59	CEMETERY							
5900	Cemetery	499,253	499,253	188,705.42	115,465.94	.00	310,547.58	37.8%
	TOTAL CEMETERY	499,253	499,253	188,705.42	115,465.94	.00	310,547.58	37.8%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	38,619	38,619	2,572.35	1,079.23	.00	36,046.65	6.7%
	TOTAL COMPUTER MAINTENANCE	38,619	38,619	2,572.35	1,079.23	.00	36,046.65	6.7%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	528,052	528,052	366,961.34	12,526.94	.00	161,090.66	69.5%
	TOTAL LIABILITY INSURANCE	528,052	528,052	366,961.34	12,526.94	.00	161,090.66	69.5%
<hr/>								
64	WORKERS' COMP INSURANCE							

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City of Bountiful, UT
AUGUST 2016 YTD EXPENSE REPORT-FY2017

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FOR 2017 02		JOURNAL DETAIL 2017 3 TO 2017 3						
64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	278,838	278,838	79,290.07	13,028.98	.00	199,547.93	28.4%
	TOTAL WORKERS' COMP INSURANCE	278,838	278,838	79,290.07	13,028.98	.00	199,547.93	28.4%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	294,945	294,945	375.79	179.60	.00	294,569.21	.1%
	TOTAL RDA REVOLVING LOAN FUND	294,945	294,945	375.79	179.60	.00	294,569.21	.1%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	3,117,953	3,117,953	166,909.89	160,834.47	.00	2,951,043.11	5.4%
	TOTAL REDEVELOPMENT AGENCY	3,117,953	3,117,953	166,909.89	160,834.47	.00	2,951,043.11	5.4%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	0	0	203.47	101.12	.00	-203.47	100.0%
	TOTAL CEMETERY PERPETUAL CARE	0	0	203.47	101.12	.00	-203.47	100.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	451,000	451,000	20,826.10	20,812.38	.00	430,173.90	4.6%
	TOTAL RAP TAX	451,000	451,000	20,826.10	20,812.38	.00	430,173.90	4.6%
<hr/>								
92	OPEB TRUST							
9200	OPEB Trust	0	0	12,246.70	6,118.48	.00	-12,246.70	100.0%
	TOTAL OPEB TRUST	0	0	12,246.70	6,118.48	.00	-12,246.70	100.0%
	GRAND TOTAL	69,346,707	69,346,707	10,492,832.05	7,465,060.17	.00	58,853,874.95	15.1%

** END OF REPORT - Generated by Tyson Beck **

City Council Staff Report

Subject: Street Sweeper Purchase
Author: Charles Benson
Department: Storm Water
Date: October 11, 2016



Background

This equipment is used for cleaning the roads, storm drain inlets and outlets and leaf removal. We also use this equipment to clean the roads for asphalt overlay. Sweeping the roads is a required part of our Storm Water Pollution Prevention Plan we have with the State EPA. This is replacing our 2006 sweeper.

Analysis

We received three bids for this sweeper replacement.

Johnston VT651	\$233,120
RAVO 5 I	\$233,282
Elgin Whirlwind MV	\$255,946

After reviewing the bids Johnston met the bid specifications and is low bid.

Department Review

This report has been reviewed by the Storm Water Department and the City Manager.

Recommendation

We recommend the approval of the purchase of the Johnston VT651 for the amount of \$233,120

Significant Impacts

The Storm Water Department FY2017 budget for the sweeper is \$260,000.

The actual cost will be \$233,120 a savings of \$26,880.

Attachments

None (bids are available for review if desired)

City Council Staff Report

Subject: Public Hearing-Amendment to the lot size Standards for the MXD-PO zone

Applicant: Bountiful City

Author: Chad Wilkinson

Date: October 11, 2016



Background and Analysis

The MXD- PO zone was adopted in May 2016 with standards regulating development within the zone. The zoning designation currently applies to only one area of the City corresponding to the north portion of the Renaissance Towne Centre Planned Unit Development. During recent development review of a project within the zone, it became apparent that the adopted lot standards created some ambiguity in administering development within the PUD. As written, the standards create a new type of lot that is not currently defined in Code. The Code does not define what a “pad site” is and under what parameters they may be created. The purpose of the text amendment is to clarify the Code and facilitate development of the parcel.

As stipulated by the Bountiful Land Use Ordinance, MXD zoning districts are always adopted in conjunction with a development plan for a specific property. This development plan is a requirement of the zoning ordinance and is considered an integral part of the zoning regulations for the area. In the instance of the MXD-PO zone, the property is also subject to the standards of the Renaissance Towne Centre PUD. After reviewing the original approval of the Renaissance Towne Centre PUD, it appears that defining a minimum lot size is unnecessary. The PUD allows for areas defined as “additional land” to be included in the PUD through the recordation of a plat. As long as lots substantially correspond with the original approval of the PUD, there is not a need to further define lot sizes. Any significant changes to the PUD development plan require Planning Commission and City Council approval of a PUD amendment at which time the new lot configurations can be reviewed and approved.

Department Review

This item has been reviewed by the City Planner and the City Engineer.

Significant Impacts

The proposed amendment is a clarification and there are no significant impacts anticipated.

Recommendation

The Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the MXD-PO district standards related to minimum lot standards.

Attachments

Proposed Text Amendment:

Section 2. Development of the property described in this ordinance shall be subject to the following standards:

Development within the Renaissance Town Center MXD-PO Zone shall be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified below:

PERMITTED USES

1. 50% to 75% of the building floor area for the entire project area shall be in Professional Office uses.
2. Not more than 25% percent of the building floor area for the entire project area shall be in Residential uses.
3. Residential use shall not be allowed on the ground floor of any building in the MXD-PO zone.
4. Any area not used as Residential or Professional Office shall be for a use set forth in the list of permitted uses allowed in the MXD Zone.

LOT AREA

1. ~~Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development. Development of lots shall be consistent with the Renaissance Towne Centre P.U.D. Changes to the development plan require approval by the City Council through a PUD Amendment.~~ Residential units may be developed as either apartments or condominiums. Commercial units and professional offices within the residential portions of the development may be rented or sold as condominium units in such size and configuration as is deemed appropriate through City Council approval of a condominium plat. ~~Free-standing building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 4,000 square feet if platted as a pad site within a planned unit development.~~

LOT FRONTAGE

1. ~~Any freestanding lot shall have a minimum frontage of ninety (90) feet on a public street.~~
- 2.1. ~~A pad site~~ Lots within ~~the~~ the MXD-PO zone shall be developed in accordance with the development plan for the Renaissance Towne Centre Planned Unit Development and shall not

require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

BUILDING HEIGHT

1. No part of any building shall exceed sixty (60) feet in height unless setback an additional one (1) feet from a public right-of-way for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.
2. For buildings adjacent to the roundabout, height shall be limited to thirty-five (35) feet unless setback an additional one (1) feet from the right of way and the required setback for buildings located adjacent to the roundabout for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

MINIMUM BUILDING SETBACKS

1. Public or private right-of-way: Five (5) feet
2. Between buildings: As required by the International Building Code
3. Buildings adjacent to the roundabout shall be setback a minimum of 35 feet from the roundabout right of way measured from the point of the building closest to the radius of the roundabout.

PARKING, LOADING AND ACCESS

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with a residential use. The City Council may allow an overall parking reduction based on an approved parking study. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least ten(10) feet from a public street and/or any exterior project boundary.
3. Residential Units: One (1) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the mixed use structure, with additional required stalls allowed in the City parking structure and along Renaissance Towne Drive.
4. Non Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as may be modified by an approved parking study.

SITE PLAN APPROVAL

1. A development plan meeting the minimum criteria of the Mixed-Use Zone (MXD) shall be included as part of this ordinance.
2. Final site plan review shall be based upon the criteria in this ordinance, the MXD zone text, the approved development plan, and all other applicable aspects of the Bountiful City Code.

G:\PLAN\Planning Commission\Ordinance\2016\MXD-PO Text Amendment 2016\PC Staff Report MXD PO Zone text amend 10-4-16.docx



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt
CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2016-12

An ordinance amending Bountiful City Zoning Ordinance 2016-05 which specifies the development standards for the Renaissance Towne Centre MXD-PO Zoning District.

**It is the finding of the
Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and amend zoning ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The current zoning for the property is MXD-PO which was adopted by Ordinance 2016-05.
3. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zoning ordinance amendment on October 4, 2016.
4. The Bountiful City Council held a public hearing on this proposal on October 11, 2016.

Be it ordained by the City Council of Bountiful, Utah:

Section 1:

Ordinance 2016-05 is hereby amended as follows:

Development within the Renaissance Towne Centre MXD-PO Zone shall be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified below:

PERMITTED USES

1. 50% to 75% of the building floor area for the entire project area shall be in Professional Office uses.
2. Not more than 25% percent of the building floor area for the entire project area shall be in Residential uses.
3. Residential use shall not be allowed on the ground floor of any building in the MXD-PO zone.
4. Any area not used as Residential or Professional Office shall be for a use set forth in the list of permitted uses allowed in the MXD Zone.

LOT AREA

- ~~Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development. Development of lots shall be consistent with the Renaissance Towne Centre P.U.D. Changes to the development plan require approval by the City Council through a PUD Amendment. Residential units may be developed as either apartments or condominiums. Commercial units and professional offices within the residential portions of the development may be rented or sold as condominium units in such size and configuration as is deemed appropriate through City Council approval of a condominium plat. Free-standing building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 4,000 square feet if platted as a pad site within a planned unit development.~~

LOT FRONTAGE

- ~~Any freestanding lot shall have a minimum frontage of ninety (90) feet on a public street.~~
- ~~1. A pad site~~ Lots within ~~the~~ thea MXD-PO zone shall be developed in accordance with the development plan for the Renaissance Towne Centre Planned Unit Development and shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

BUILDING HEIGHT

- No part of any building shall exceed sixty (60) feet in height unless setback an additional one (1) feet from a public right-of-way for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.
- For buildings adjacent to the roundabout, height shall be limited to thirty-five (35) feet unless setback an additional one (1) feet from the right of way and the required setback for buildings located adjacent to the roundabout for each additional one (1) feet in height, measured from average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

MINIMUM BUILDING SETBACKS

- Public or private right-of-way: Five (5) feet
- Between buildings: As required by the International Building Code
- Buildings adjacent to the roundabout shall be setback a minimum of 35 feet from the roundabout right of way measured from the point of the building closest to the radius of the roundabout.

PARKING, LOADING AND ACCESS

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with a residential use. The City Council may allow an overall parking reduction based on an approved parking study. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least ten(10) feet from a public street and/or any exterior project boundary.
3. Residential Units: One (1) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the mixed use structure, with additional required stalls allowed in the City parking structure and along Renaissance Towne Drive.
4. Non Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as may modified by an approved parking study.

SITE PLAN APPROVAL

1. A development plan meeting the minimum criteria of the Mixed-Use Zone (MXD) shall be included as part of this ordinance.
2. Final site plan review shall be based upon the criteria in this ordinance, the MXD zone text, the approved development plan, and all other applicable aspects of the Bountiful City Code.

Section 2. City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, and any liabilities already incurred.

Section 3. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 11th day of October, 2016.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report

Subject: Final Site Plan and Final Subdivision
For Mixed Use Development on PAD A of Renaissance Towne
Center Property Addresses: 1501 Renaissance Towne Drive
Author: Chad Wilkinson, Planning Director
Department: Planning
Date: October 11, 2016



Background

The applicant, Bruce Broadhead, requests final site plan and final subdivision plat approval for a new mixed use development located on “Pad A” (shown now as Lot 9) of the Renaissance Towne Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level.

Analysis

The final site plan substantially complies with the preliminary plan approved by the Council on September 27, 2016. The applicant has addressed minor corrections requested at preliminary review and the proposed elevations are consistent with those submitted previously. Some minor redline changes have been requested by the City Engineer.

Final Subdivision

The final subdivision plat has been slightly modified from the previous plan in order to clarify some issues identified at preliminary review. A text amendment scheduled for review concurrent with this application will further clarify the minimum lot standards for the development.

Department Review

This item has been reviewed by the City Planner and City Engineer.

Significant Impacts

As previously noted, the proposal includes the use of the existing City owned parking garage. The development agreement governing the use of the garage is currently under review by the City Attorney and any needed changes to the agreement will be required prior to issuance of building permit and/or recording of the final plat.

Recommendation:

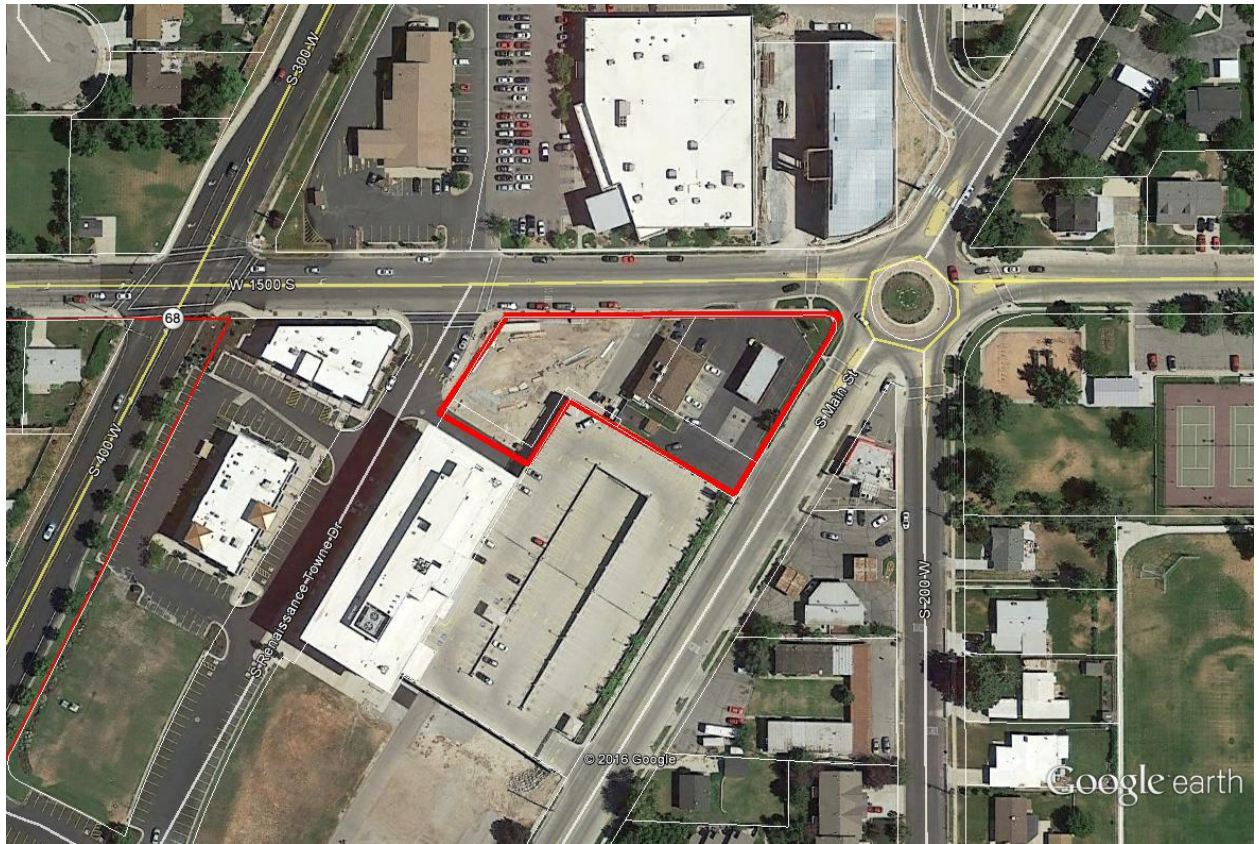
The Planning Commission forwards a recommendation of approval to the City Council for the final site plan approval and final subdivision approval subject to the following conditions:

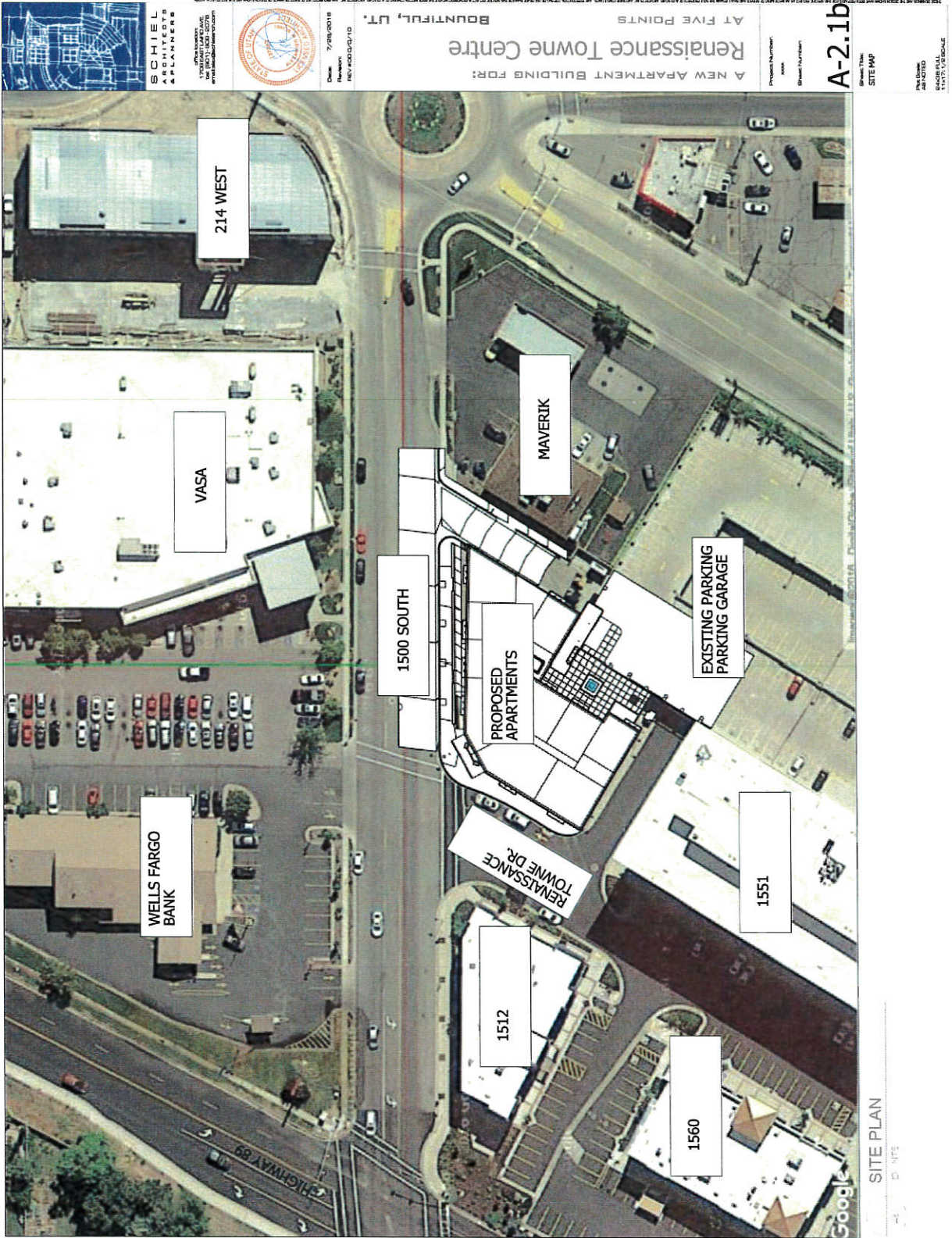
1. Complete any and all redline corrections.
2. Complete any necessary revisions to the development agreement.

Attachments

1. Aerial photo
2. Application Materials

Aerial Photo





Professional Seal
STATE OF UTAH
ARCHITECTS
No. 20071-0001-00070
www.schielarchitects.com



Date: 7/26/2018
Revision: REVISED PER UTAH

A NEW APARTMENT BUILDING FOR:
Renaissance Towne Centre
AT FIVE POINTS
BOUNTIFUL, UT.

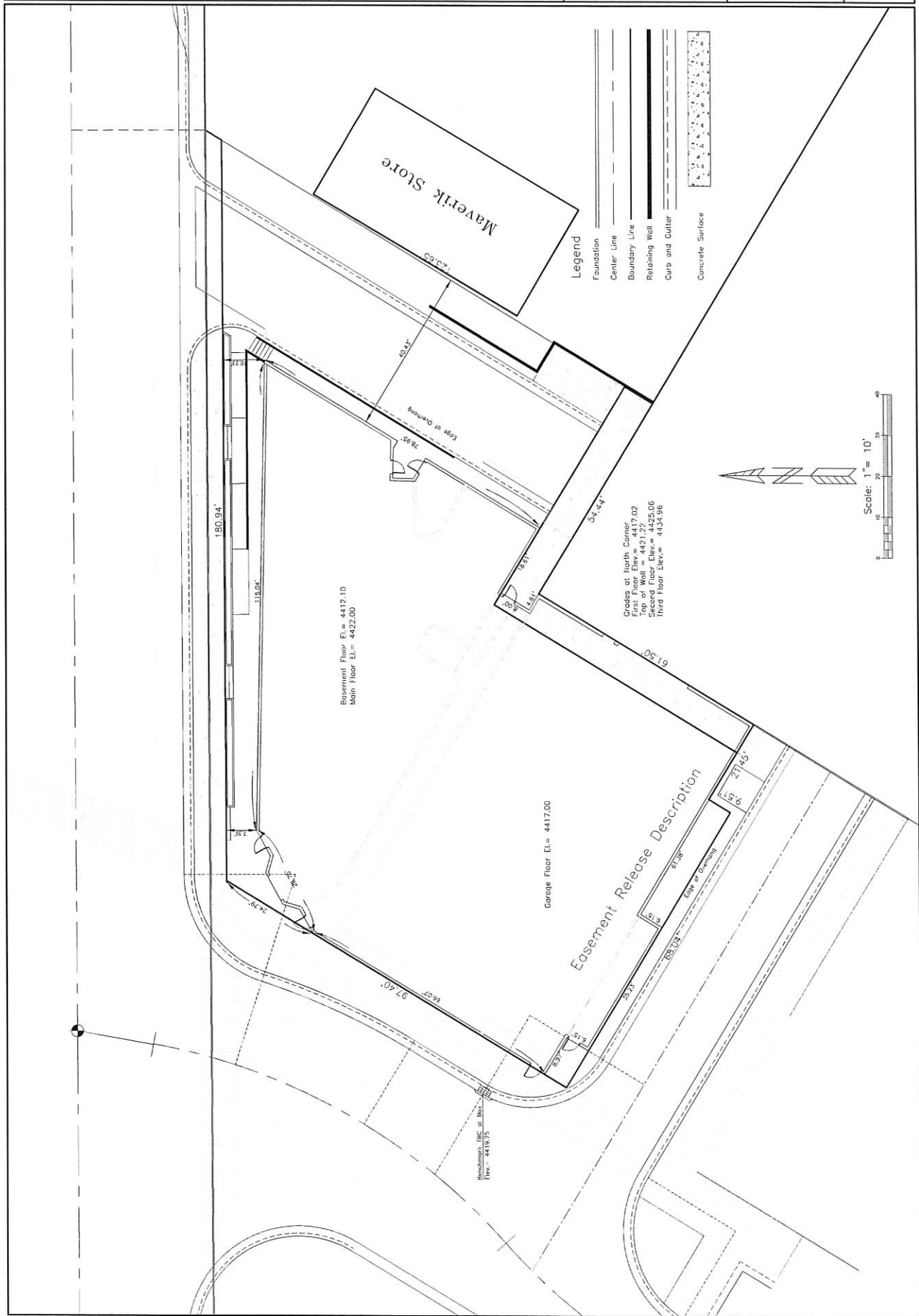
Project No. 2018-0001
Scale: As Shown
Drawing No. 01

A-2.1b
Renaissance Towne Centre
SITE MAP

Scale: As Shown
Date: 7/26/2018
Drawing No. 01

SITE PLAN

Revisions	
Date	Description
08-06-16	J.S. Balling
08-06-16	J.S. Balling
09-05-15	J.S. Balling

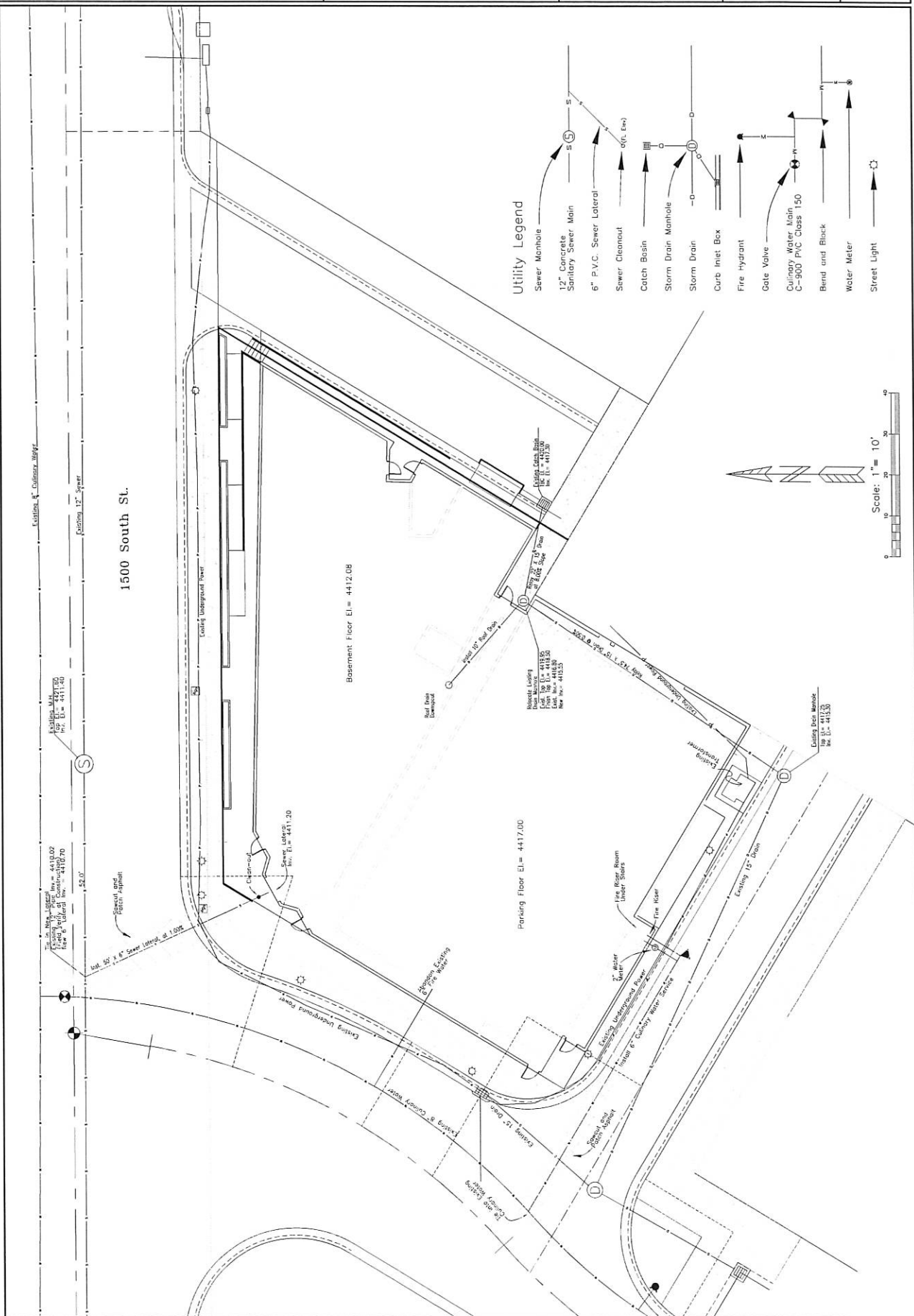


Revisions	Date	Description	By

C002

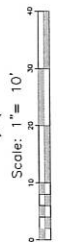
Sheet 2 of 4

Surveyor: J.S. Balling
 Date Surveyed: 08-06-15
 Checked By: J.S. Balling
 Submit Date: 08-17-16
 File Number:



Utility Legend

- Sewer Manhole
- 12" Concrete Sanitary Sewer Main
- 6" P.V.C. Sewer Lateral
- Sewer Cleanout
- Catch Basin
- Storm Drain Manhole
- Storm Drain
- Curb Inlet Box
- Fire Hydrant
- Gate Valve
- Culinary Water Main C-300 PVC Class 150
- Bend and Block
- Water Meter
- Street Light

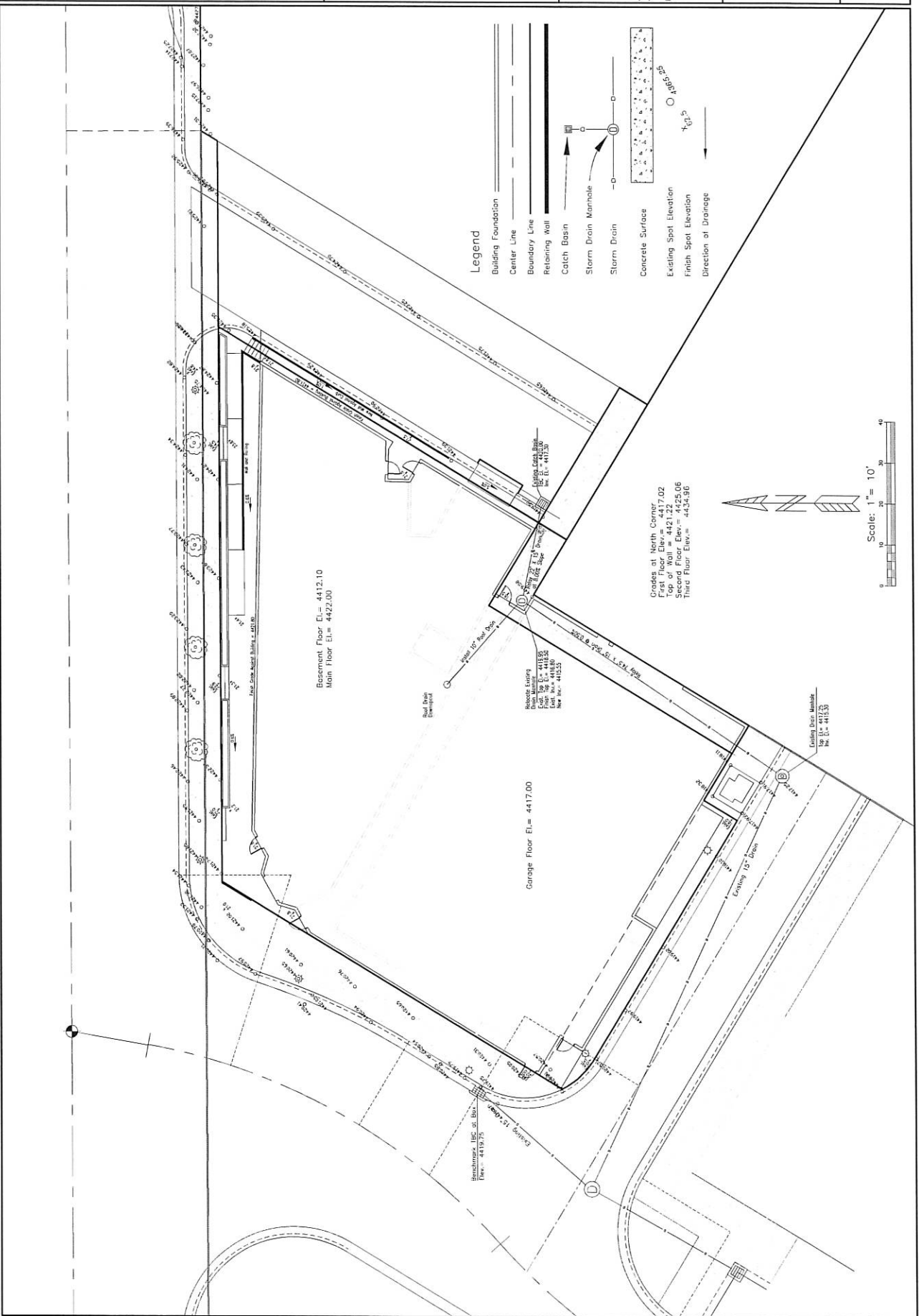


Surveyor	J.S. Balling
Date Surveyed	06-06-15
Checked By	J.S. Balling
Submital Date	08-17-15
File Number	

By	Date	Description

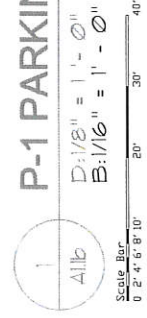
Renaissance Phase 1 Plat 3
Site Grading and Drainage Plan

CFRP
Civil Engineering * Surveying * Planning
323 East Pages Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 299-0419
Email: jsoballing@gmail.com



P-1 PARKING & BASEMENT

62' WIDE PARKING



Parking Terrace
 Grades at North Corner
 P-1 Elev. = 4417.00
 P-2 Elev. = 4427.00
 P-3 Elev. = 4437.00



Vicinity Map

Occupancy: = MXDPO
 PARKING REQUIRED FOR APARTMENTS
 1-BR. UNIT: 1.75 SPACES PER UNIT = 33.25
 (19) 1-BR UNITS
 2-BR. UNIT: 2.25 SPACES PER UNIT = 42.75
 (19) 2-BR UNITS

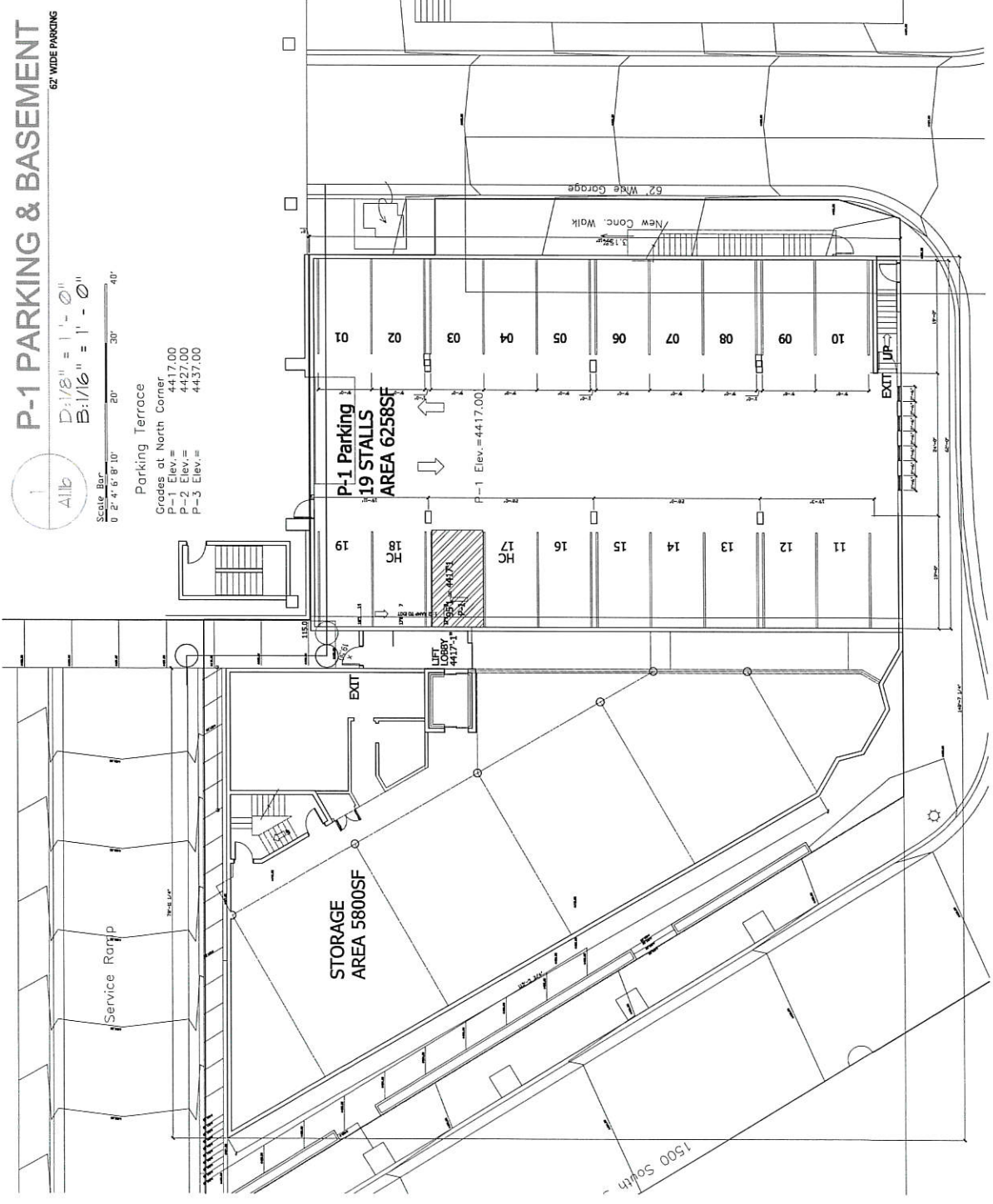
38 UNITS REQUIRES: 76 SPACES
 38 SPACES PROVIDED IN NEW GARAGE
 38 SPACES PROVIDED IN EXIST. GARAGE
 (NIGHT TIME USE)

PROPOSED OFFICE PARKING REQUIRED = 5500SF. = 22 SPACES
 PARKING PROVIDED ON EXISTING P-2

TOTAL PARKING REQD. = 98 SPACES = 263 SF.

LANDSCAPING (PLANTER AND TREES)
 TOTAL LANDSCAPING REQD. = 0 SF.

AREAS BY LEVEL:
 APARTMENT LEVEL 6 = 11,063SF.
 APARTMENT LEVEL 5 = 11,063SF.
 APARTMENT LEVEL 4 = 11,063SF.
 APARTMENT LEVEL 3 = 11,063SF.
 P-2 PARKING GARAGE = 6,258SF.
 OFFICE AREA = 5,200SF.
 P-1 PARKING GARAGE = 6,258SF.
 BASEMENT AREA = 5,800SF.
TOTAL AREA = 67,768SF.



A new Apartment Building for:
Renaissance Towne Centre
 At Five Points
 Bountiful, UT.

A-1-1.10

EXISTING SITE
 ALL PARKING AND
 BASEMENT STORAGE
 62' WIDE PARKING
 ARE NOTED
 SEE P.L.L. 11/17/10/10/10

Schiel Architects
 1100 S. 1000 E.
 BOUNTIFUL, UT 84002
 801.225.1000
 www.schielarchitects.com

DATE: 4/7/2010
 REV: 000/010



SCHIEL
ARCHITECTS
ARCHITECTS
1000 UNIVERSITY AVENUE
SUITE 200
BOULDER, CO 80502
TEL: 303.440.9078
WWW.SCHIELARCHITECTS.COM



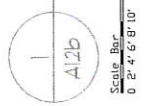
Date: 4/7/2018
Revision: NEW ARCHITECTURE

A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bountiful, UT.

Project Number:
Sheet Number:

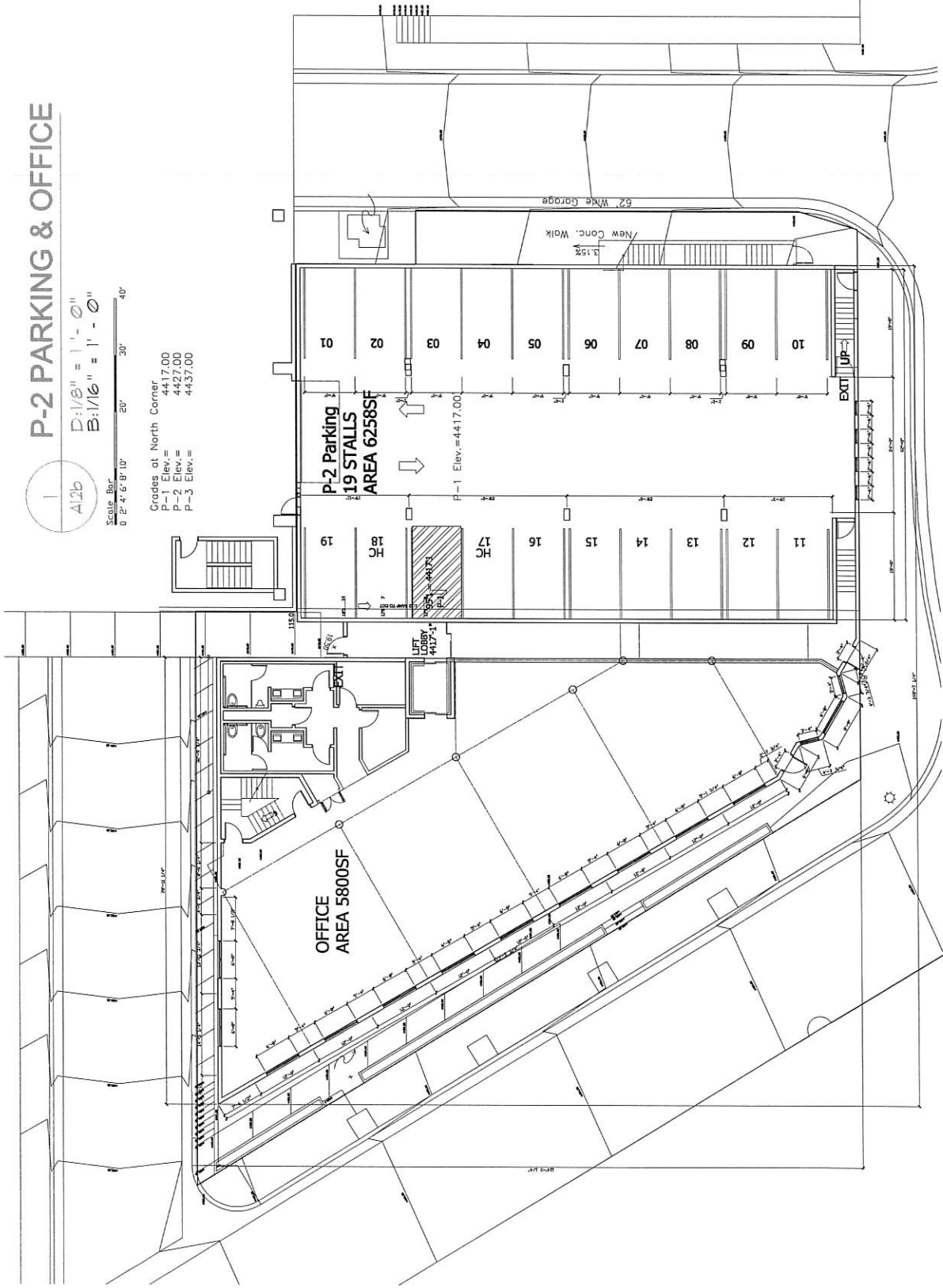
A-1.2b
Revised Site
WITH PROPOSED
P-1 PARKING AND
OFFICE CHANGE
BY WIDE PARKING
RETRACTED
DATE: 4/16/2018

P-2 PARKING & OFFICE



D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"
Scale: Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'

Grades at North Corner
P-1 Elev. = 4417.00
P-2 Elev. = 4427.00
P-3 Elev. = 4437.00





SCHIEL
ARCHITECTS
1200 SOUTH STREETS
SUITE 1000
BOUNTIFUL, UT 84002



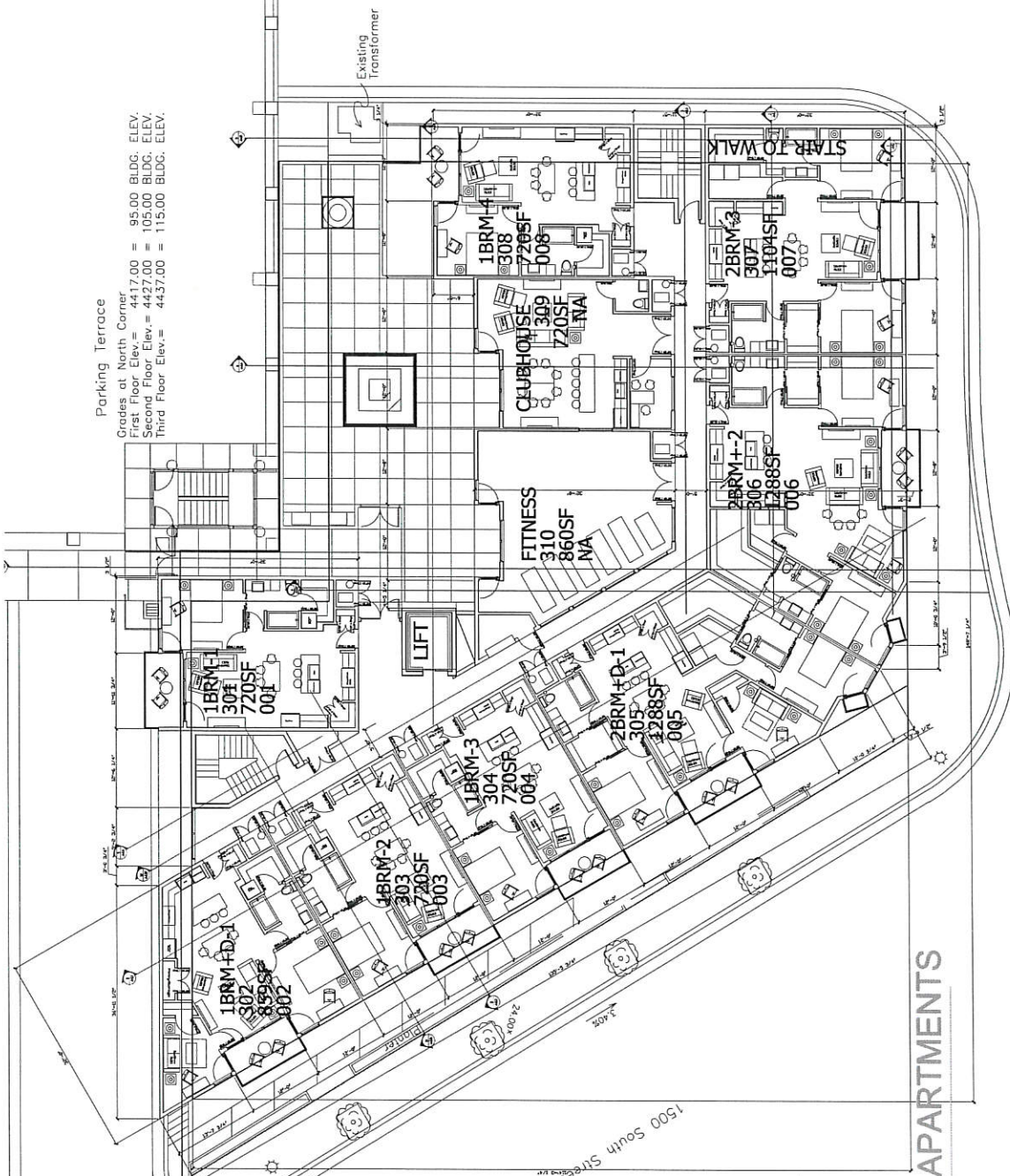
Date: 4/7/2018
Revision: NEW ARCHITECTURE

A new Apartment Building for:
Renaissance Towne Centre
Bountiful, UT

Project Number:
Sheet Number:

A-1.3

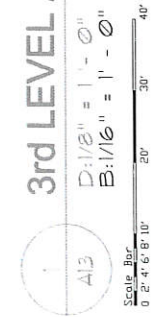
Project Name:
APARTMENT FLOOR PLAN EXISTING GARAGE



Parking Terrace
Grades at North Corner
First Floor Elev. = 4417.00 = 95.00 BLDG. ELEV.
Second Floor Elev. = 4427.00 = 105.00 BLDG. ELEV.
Third Floor Elev. = 4437.00 = 115.00 BLDG. ELEV.

1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM-D-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

3rd LEVEL APARTMENTS





**SCHIEL
ARCHITECTS
APARTMENTS**



Date: 4/7/2018
 Project: Renaissance Tower
 Project No: 100000000000000

A new Apartment Building for:
Renaissance Tower Centre
 Bountiful, UT.

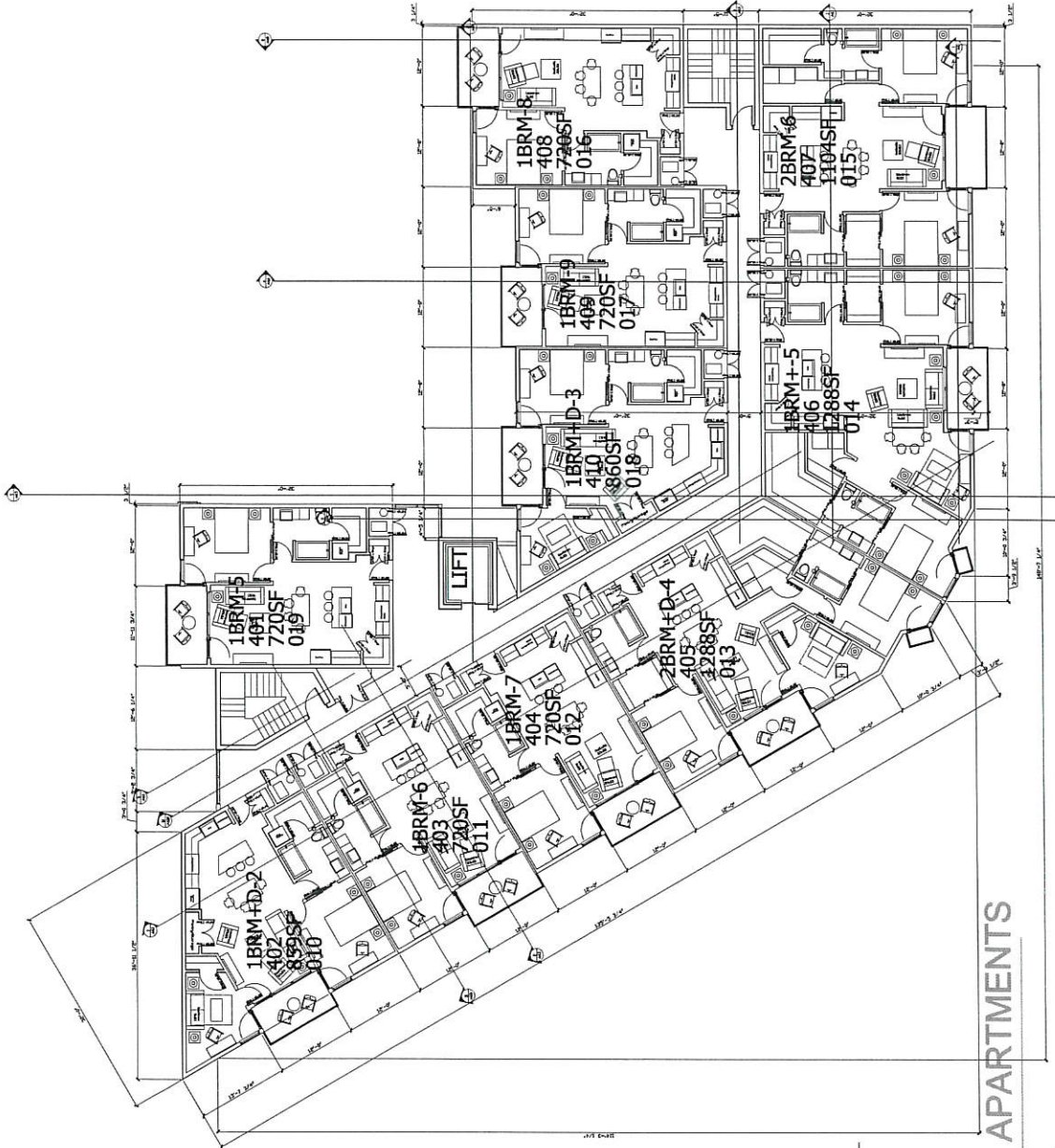
At Five Points

Project Number:
 Sheet Number:

A-1.4

Revision:
 4th LEVEL
 UNIT
 FLOOR PLAN

DATE PLOTTED:
 11/11/18 09:04 AM



1BRM-19 TOTAL	50%	100%
2BRM-12 TOTAL	32%	
2BRM+b-7 TOTAL	18%	
2BRM 19 TOTAL	50%	
1BRM 19 TOTAL	50%	
38 TOTAL	100%	

4th LEVEL APARTMENTS



D: 1/8" = 1' - 0"
 B: 1/16" = 1' - 0"

Scale Bar
 0' 2' 4' 6' 8' 10' 20' 30' 40'



SCHIEL
ARCHITECTS
ARCHITECTS

OFFICE ADDRESS:
100 SOUTH STREET, SUITE 200
BURLINGTON, VT 05401



DATE: 4/7/2018
DRAWN BY: JACOB DUBOIS

A new Apartment Building for:
Renaissance Towne Centre
Burlington, VT

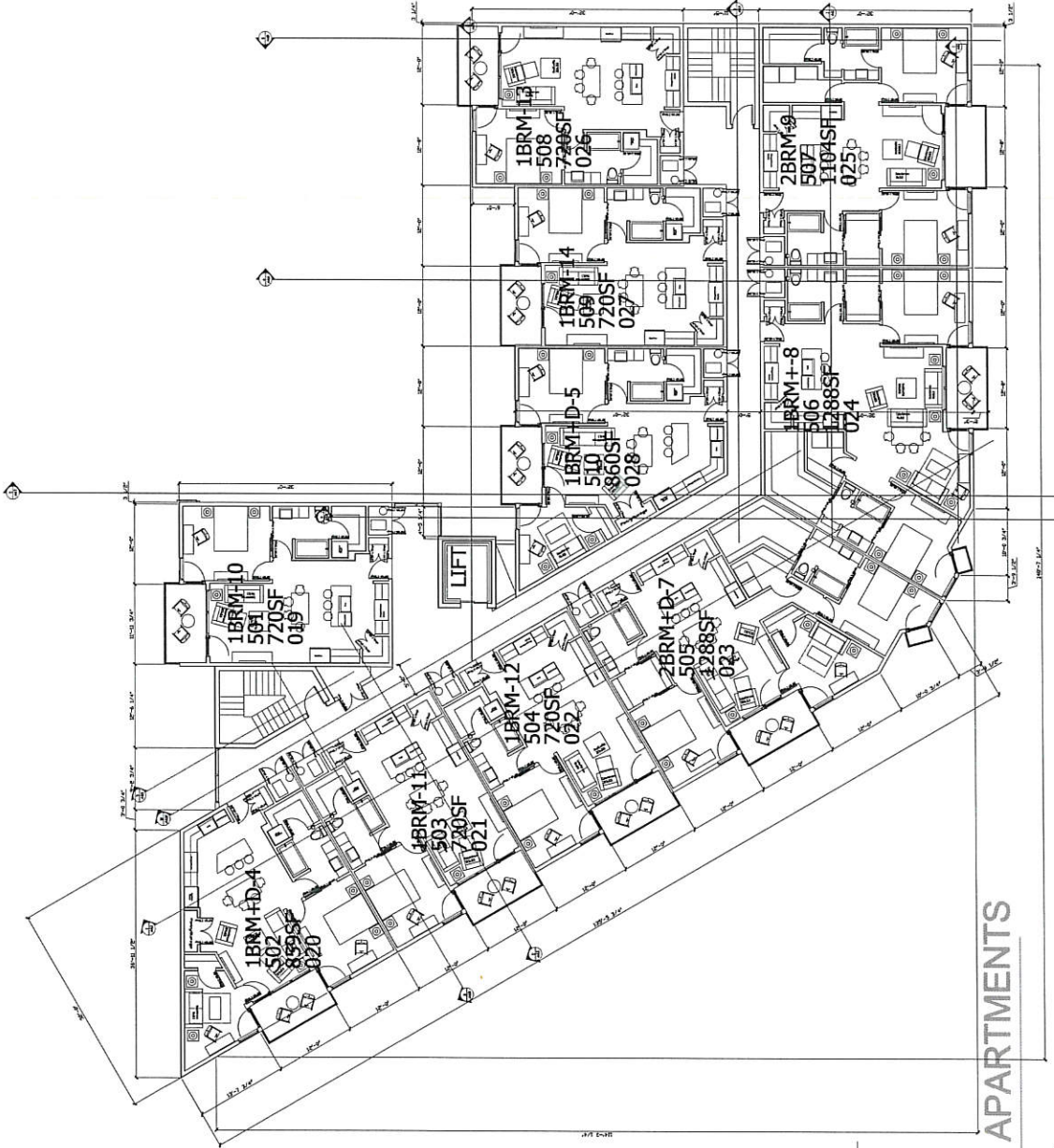
Project Number:
1000

Drawn By:
JACOB DUBOIS

A-1.5

Sheet Title:
**5th LEVEL
FLOOR PLAN**

DATE: 4/7/2018
SCALE: AS NOTED



1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM+b-7 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

5th LEVEL APARTMENTS

Scale Bar: 0' 2" 4" 6" 8" 10" 20" 30" 40"

1
A15

D: 1/8" = 1' - 0"
B: 1/16" = 1' - 0"



SCHIEL
ARCHITECTS
& PLANNERS
1000 BROADWAY
SUITE 1000
BRAINTREE, MA 01907
TEL: 781.863.3070
WWW.SCHIELARCHITECTS.COM

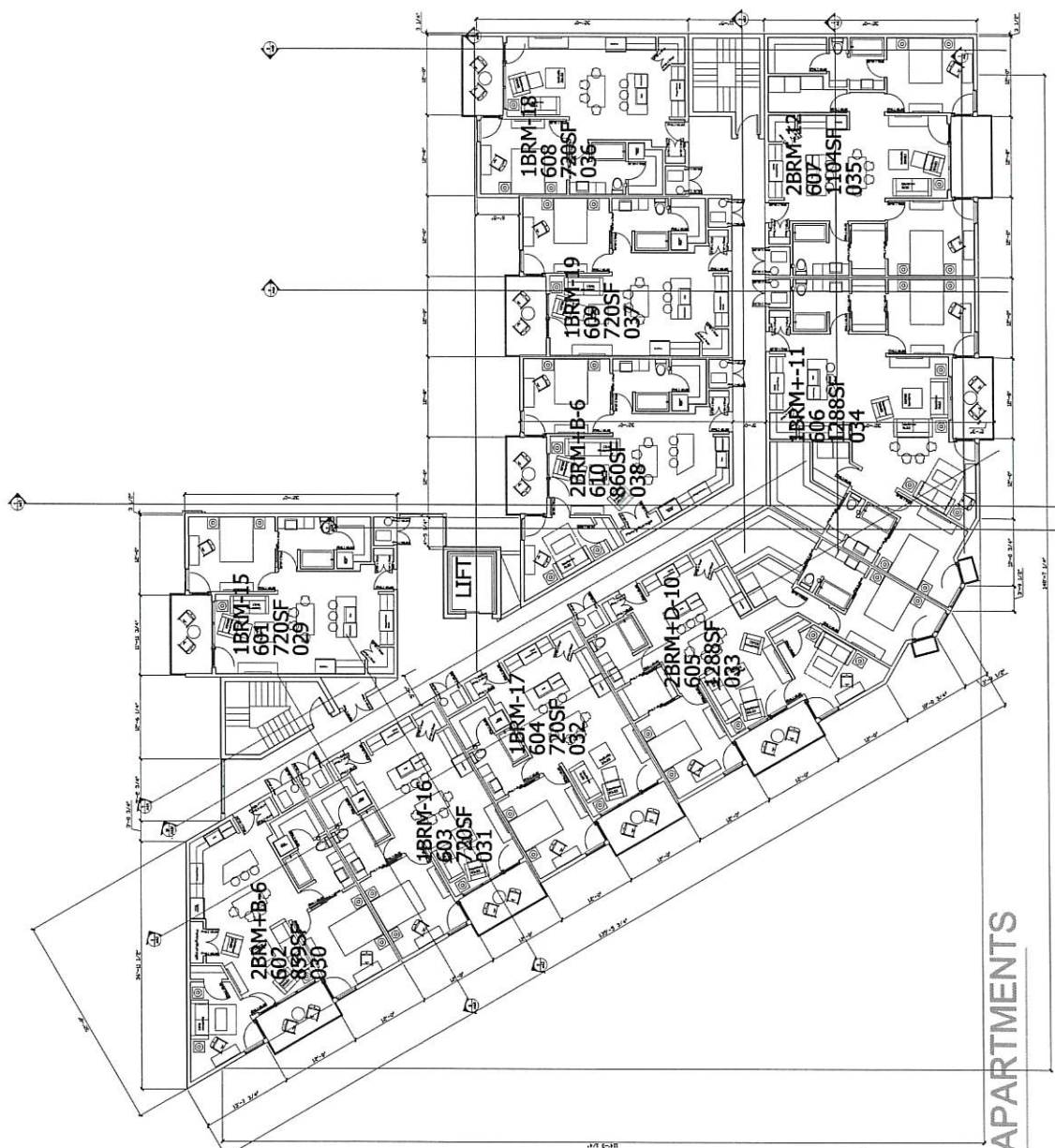


Date: 4/7/2018
Revision: REV: 003/01/2018

A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bountiful, UT.

Project Number:
0000
Sheet Number:
A-1.6

Sheet Title:
6TH LEVEL APARTMENT FLOOR PLAN



1BRM-19 TOTAL	50%
2BRM-12 TOTAL	32%
2BRM-B-6 TOTAL	18%
2BRM 19 TOTAL	50%
1BRM 19 TOTAL	50%
38 TOTAL	100%

6th LEVEL APARTMENTS

Scale: Bar
 0' 2" 4" 6" 8" 10" 20" 30" 40"



**SCHIEL
ARCHITECTS
ARCHITECTS**
1000 SOUTH MAIN STREET
SUITE 200 BOUNTIFUL, UT 84002
PHONE: 801.288.0070
WWW.SCHIELARCHITECTS.COM



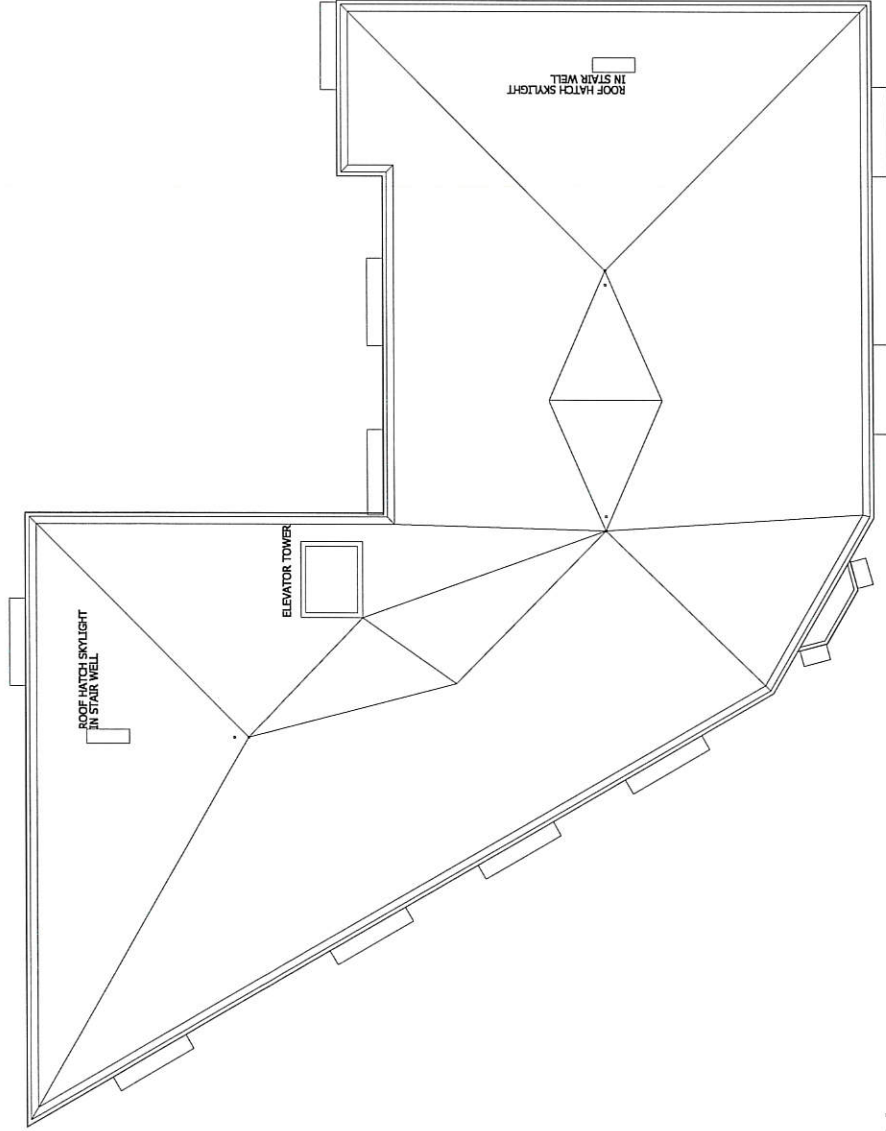
Date: 4/7/2016
Revision: REV: 000100/01/16

A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bountiful, UT.

Project Number:
Sheet Number:

A-1.7

Drawn By:
**7th LEVEL
ROOF PLAN**
Checked By:
DATE PLOTTED:
PLOT SCALE:



ROOF PLAN

A17
Scale: 1/8" = 1' - 0"
1/16" = 1' - 0"
0' 2" 4" 6" 8" 10" 20" 30" 40"



SCHIEL
ARCHITECTURAL
PLANNERS

1700 W. GARDEN AVENUE
SALT LAKE CITY, UT 84119-3079
PHONE: 313.222.2222



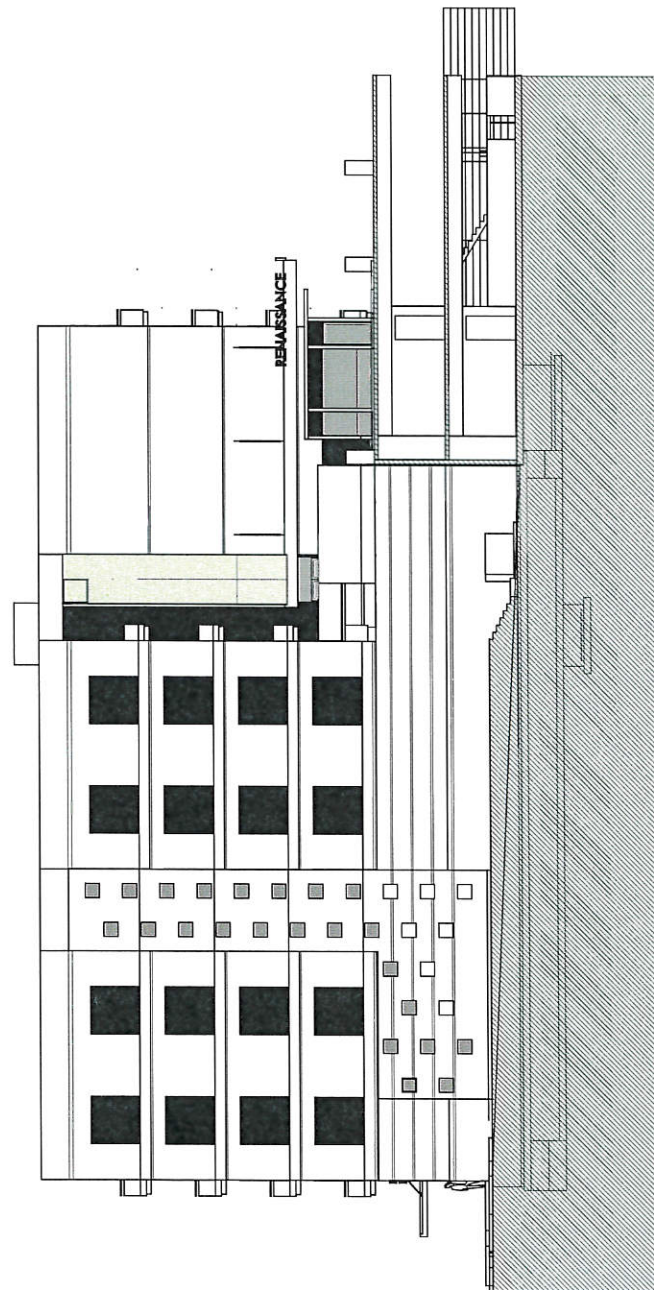
Date: 4/7/2018
Revision: REV 1001001010

A new Apartment Building for:
Renaissance Towne Centre
At Five Points
Bountiful, UT.

Project Number:
0000
Draw Number:
A-3.1

Draw Title:
**A-3.1 SOUTH ELEVATION
ACROSS LANE TO
P-1 PARKING EXISTING**

Plot Scale:
AS NOTED
DATE PLOTTED:
11/18/2018



SOUTH ELEVATION

Scale Bar:
0' 20' 40' 60' 80' 100'

Scale: 1/16" = 1' - 0"



SCHIEL
PLANNERS

1700 FIVE POINTS
BOUNTHAL, UTAH 84002
PH: 435.338.2278
WWW.SCHIELPLANNERS.COM



Date: 4/7/2018
Rev: REV A03151313

Bountiful, UT

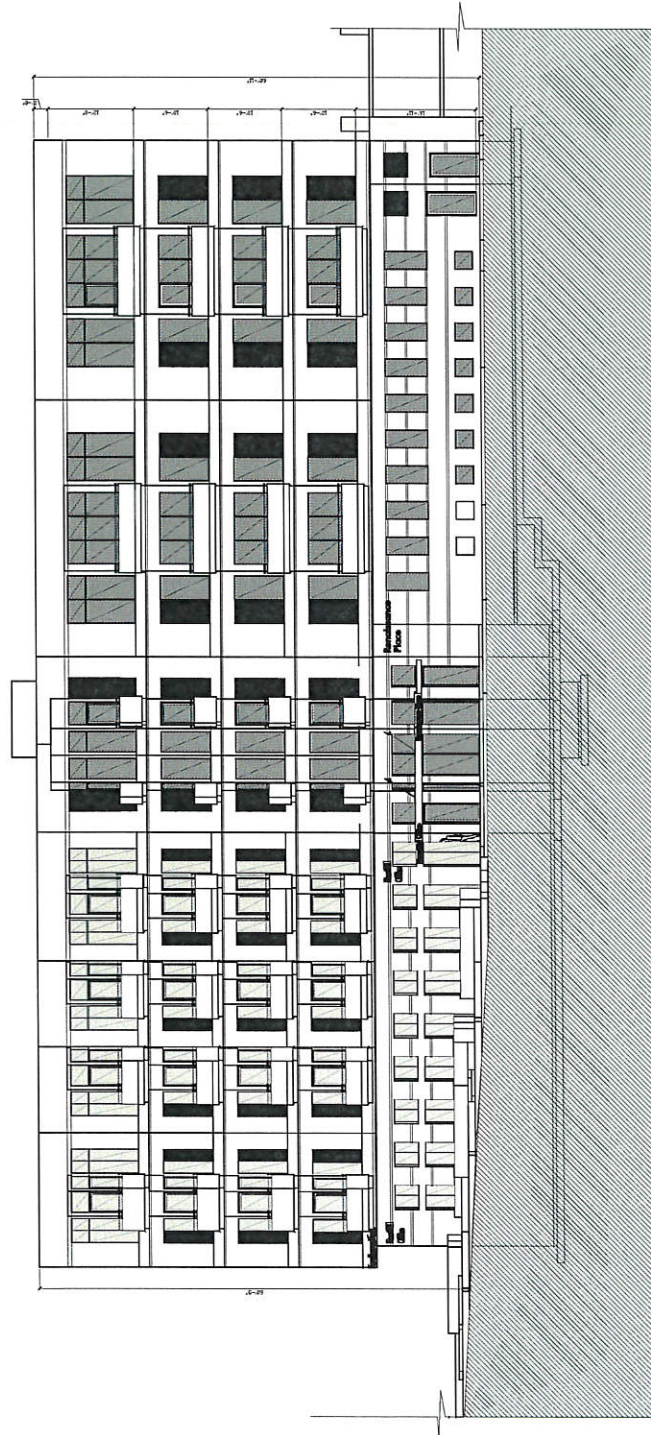
Renaissance Towne Centre
A new Apartment Building for
At Five Points

Project Number:
Sheet Number:
Date:

A-3-2

Sheet Title:
WEST ELEVATION
ACROSS RENAISSANCE
TOWNE DRIVE

Plot Scale:
AS NOTED
1/4" = 1'-0"



WEST ELEVATION

Scale Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'

1/2" = 1'-0"
1/16" = 1" - 0"

Scale Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'



**SCHIEL
ARCHITECTS
APARC**

1000 University Ave.
Salt Lake City, UT 84102
www.schielarchitects.com



Date: 07/2016
Drawing No.: 10000010

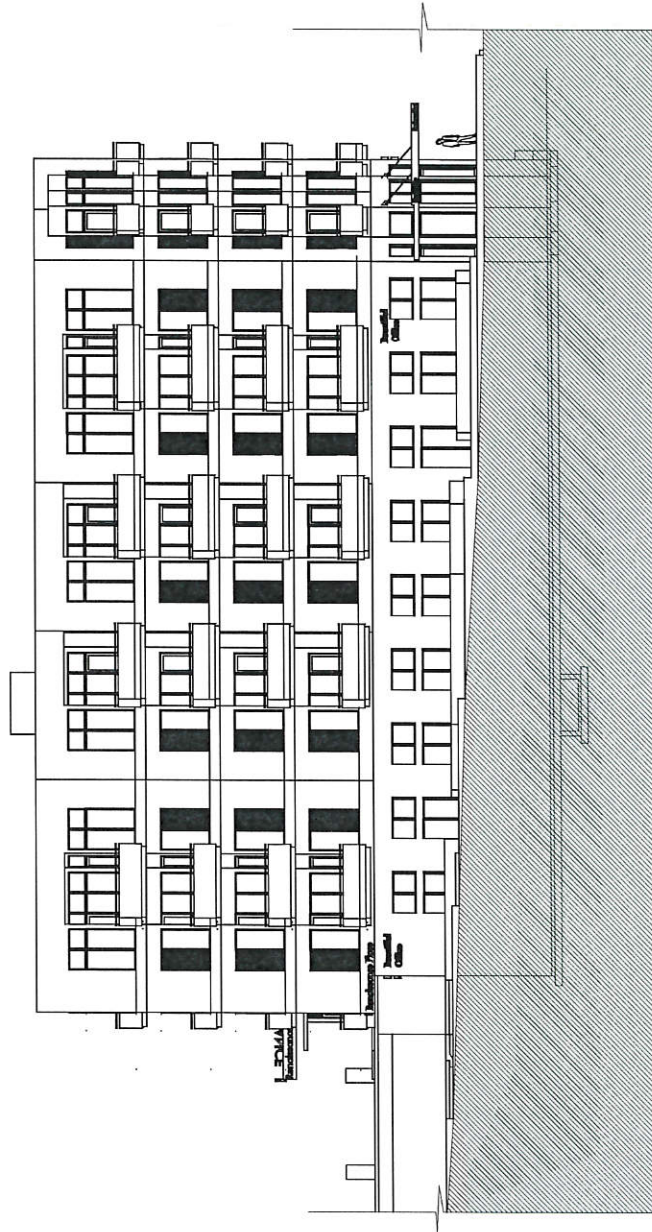
A new Apartment Building for:
Renaissance Towne Centre
Bountiful, UT
At Five Points

Project Number:
10000

Sheet Number:
A-3.3

Drawn By:
**TRUE NORTH
ELEVATION**

Project Name:
10000 R.T.C.
APARC



NORTH ELEVATION

Scale Bar
A: 1" = 20'-0"
B: 1/16" = 1'-0"

0 20' 30' 40'



SCHIEL
ARCHITECTS
ARCHITECTS



Date: 4/7/2016
Revision: REV: 05/05/2016

A new Apartment Building for:
At Five Points
Renaissance Towne Centre
Bountiful, UT.

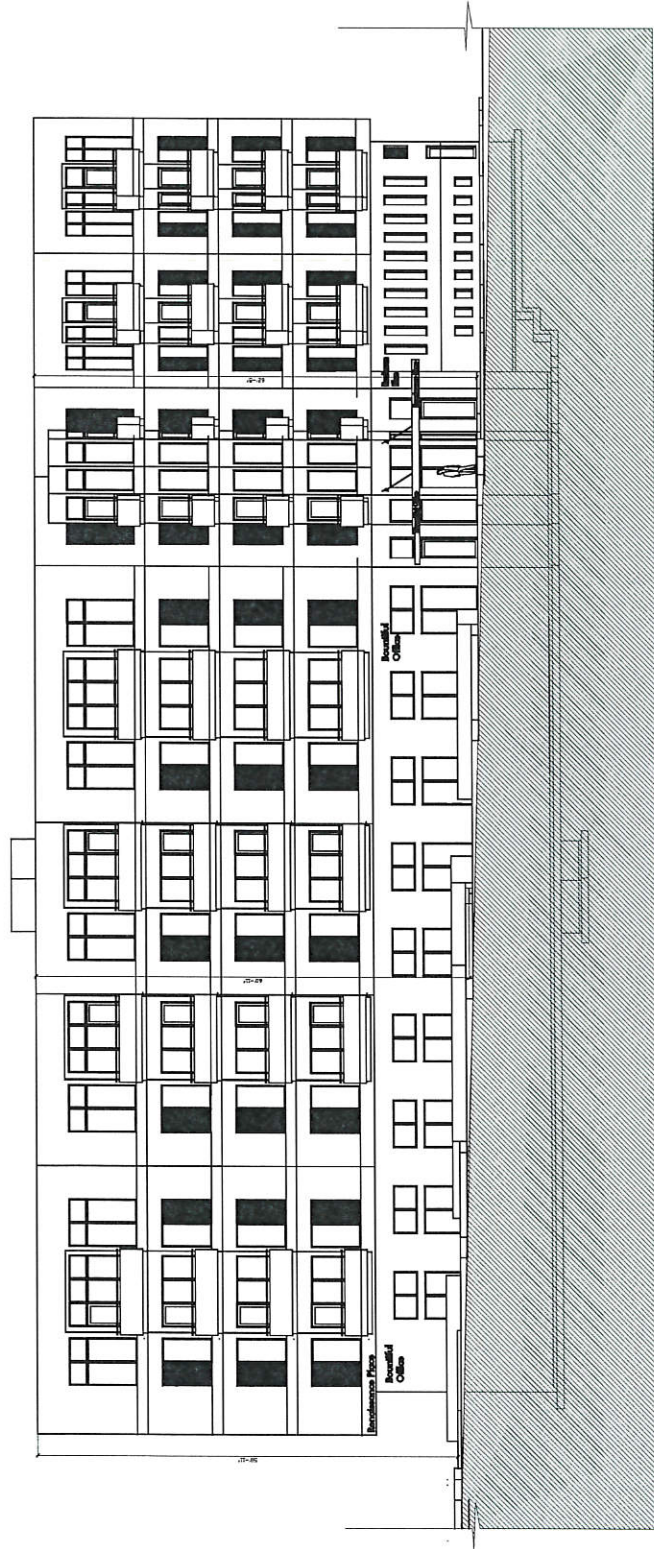
Project Number:
0000

Drawn Number:
0000

A-3.4

Drawn Title:
NORTH ELEVATION
ACROSS 1500 SOUTH

Project Name:
ARCHITECT
SCHIEL ARCHITECTS



NORTH ELEVATION STRAIGHT ON FROM 1500 SO.



Scale Bar
0' 2' 4' 6' 8' 10' 20' 30' 40'

1" = 8' 0"
1/16" = 1' - 0"



SCHIEL
PLANNERS

1700 PARKWAY AVE.
SALT LAKE CITY, UT 84119
PH: 801.466.2070
WWW.SCHIELPLANNERS.COM



Date: 4/7/2018
Revision: REV A0310110

Bountiful, UT

Renaissance Towne Centre

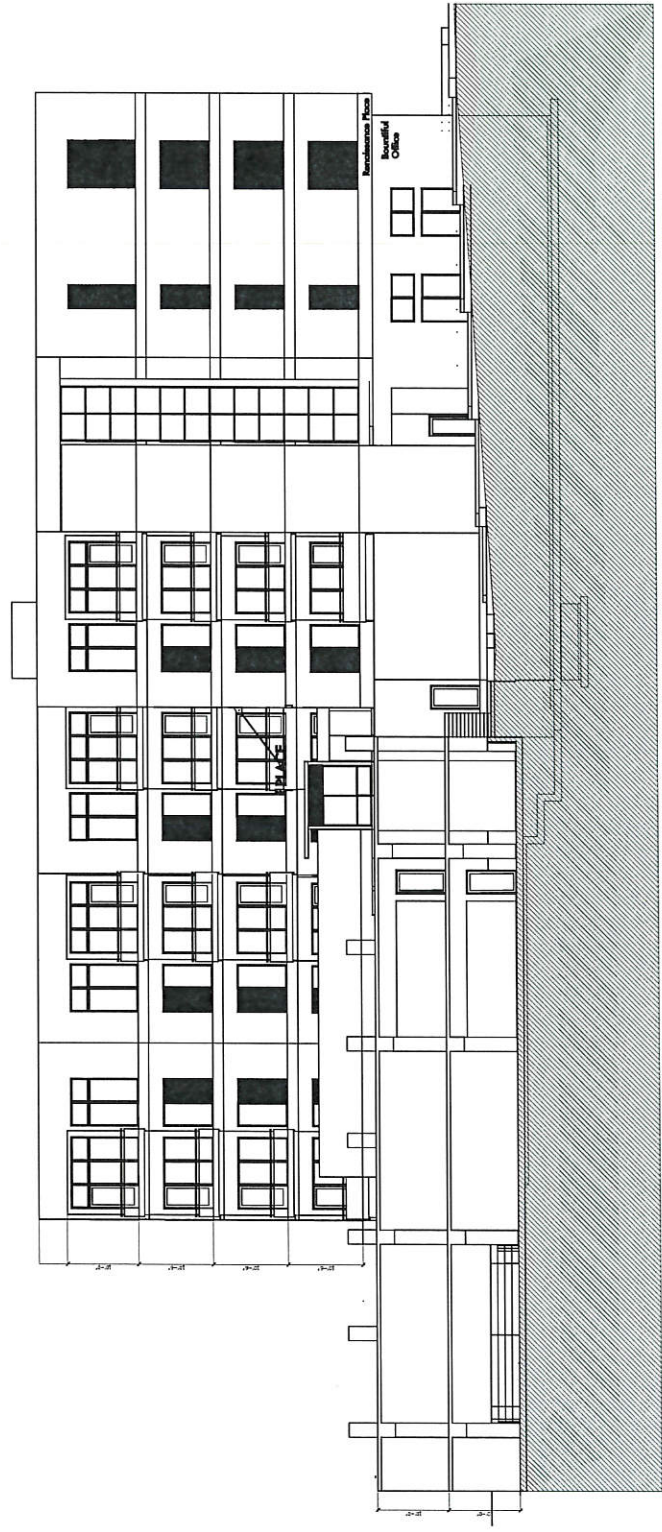
A new Apartment Building for:

Project Number:
0000

Sheet Number:
A-3.5

Sheet Title:
ESTIMATION
ACCESS PARKING
GARAGE

Prepared:
A0310110
11/17/17/2016



EAST ELEVATION

Scale Bar:
0' 20" 40" 60" 80" 100"
1" = 20'

B: 1/16" = 1' - 0"



SCHIEL
ARCHITECTS
ARCHITECTS

OFFICE: 1000 W. 1000 S.
SALT LAKE CITY, UT 84119
PHONE: 313.222.2222
WWW.SCHIELARCHITECTS.COM



Utah
Professional Engineer
47722118
REV. 10/23/13

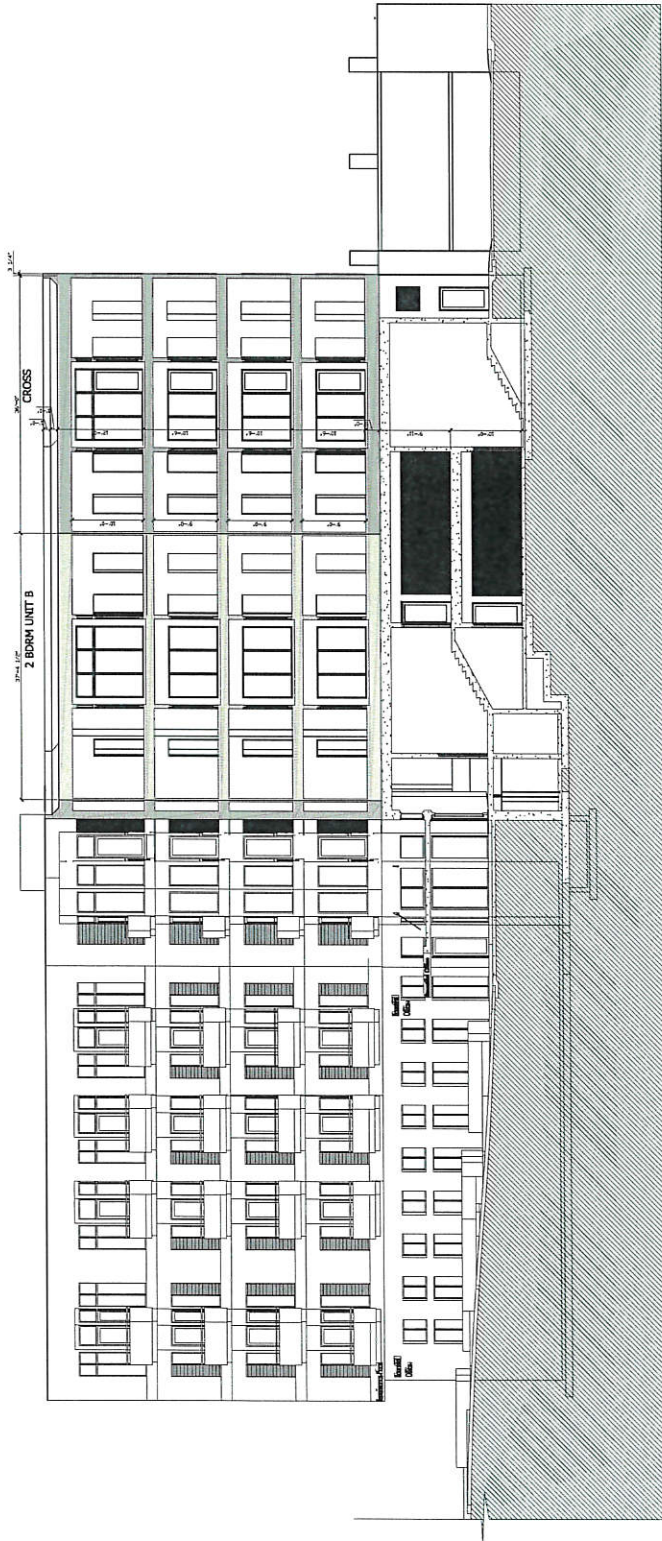
A new Apartment Building for
Renaissance Towne Centre
Bountiful, UT.

Project Number:
10000
Drawing Number:
A-4.1

Sheet Title:
CROSS
SECTION

A-4.1

DATE PLOTTED:
11/11/13 10:50 AM



CROSS SECTION AT GARAGE EXIT STAIRS

Scale Bar
0' 2" 4" 6" 8" 10" 20" 30" 40"
B: 1/16" = 1' - 0"



**SCHIEL
ARCHITECTS
& PLANNERS**
1100 SOUTH MAIN STREET
SUITE 200
BOUNTIFUL, UT 84002



Date: 7/28/2018
Revision: REV A(2) (1/1/10)

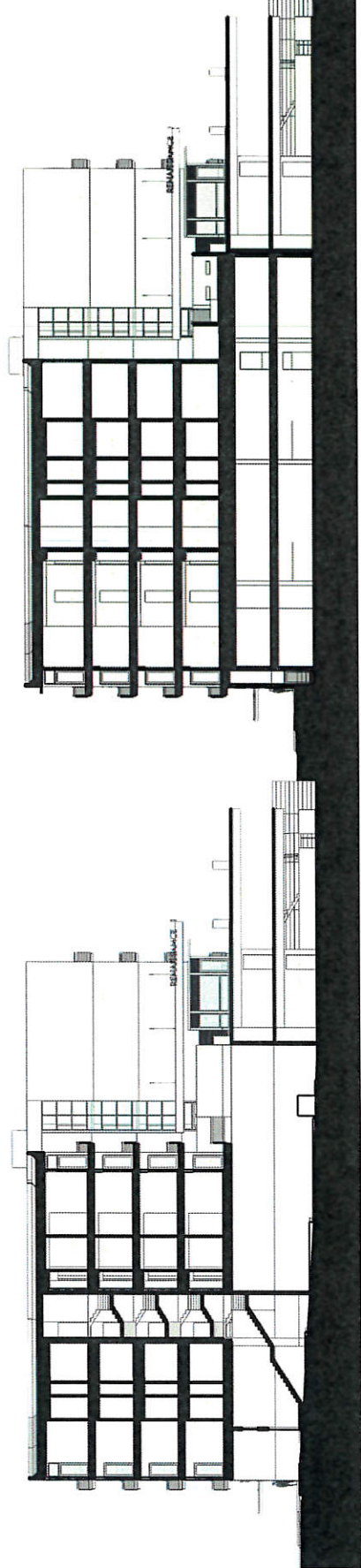
AT FIVE POINTS
BOUNTIFUL, UT.

Renaissance Towne Centre
A NEW APARTMENT BUILDING FOR:

Project Number:
0001
Sheet Number:

A-8.22

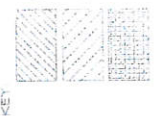
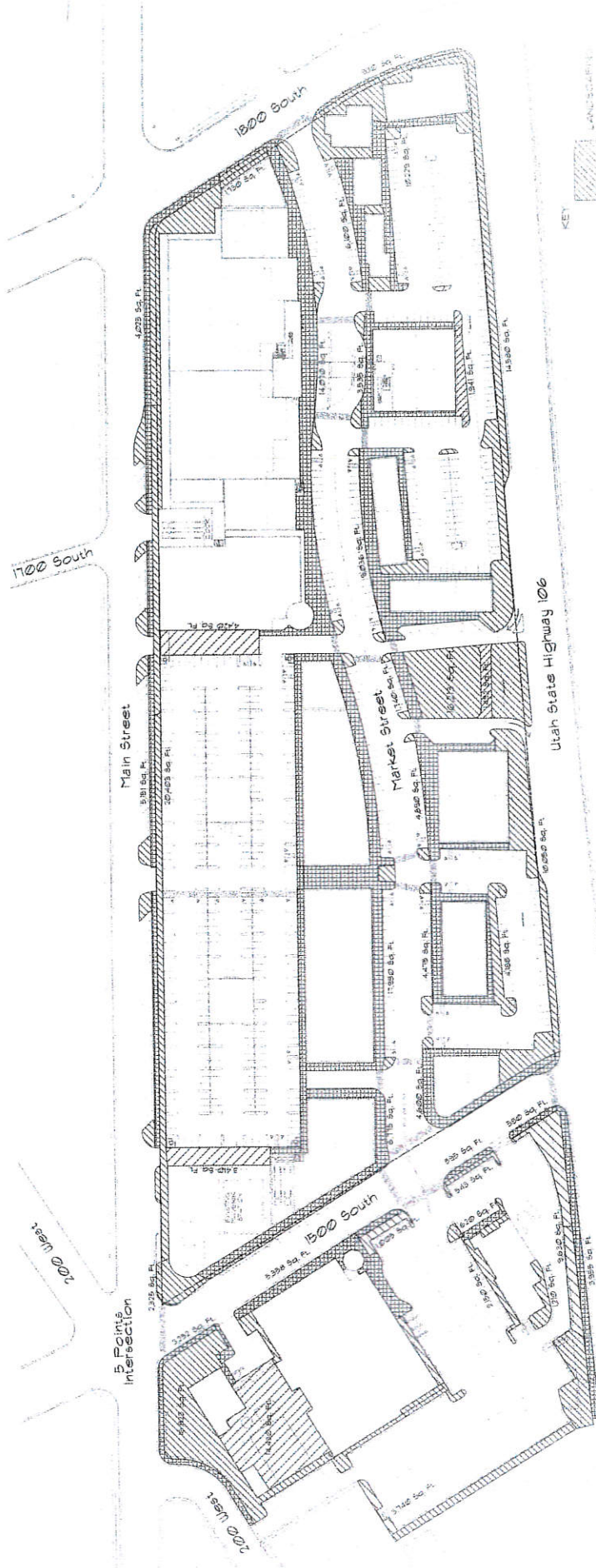
Sheet Title:
**BUILDING SECTIONS
LOOKING NORTH**
Date Plotted:
7/28/2018
Plot Scale:
1"=10'-0"



BUILDING SECTIONS LOOKING NORTH
A8.22 P. NTS

RENAISSANCE TOWNE CENTRE @ 5 Points

Bountiful, Utah

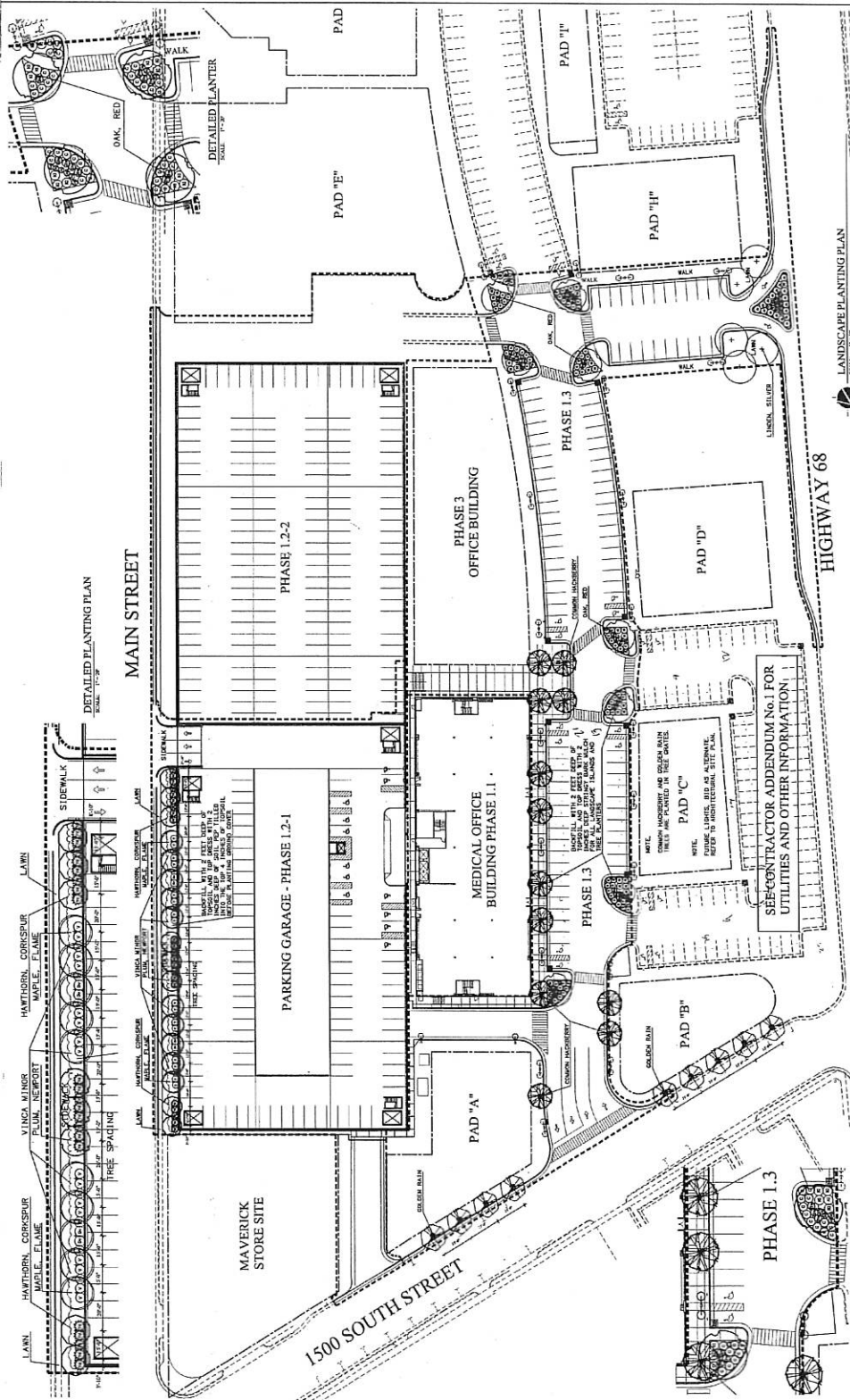


	Total Area	Green Space	Open Space	Sidewalks
Sports Mall Parcel Total:	216,215	35,101	14,430	14,360
Main Parcel Total:	133,023	16,215	11,223	23,211
Grand Total:	349,238	51,316	25,653	37,571
		14.7%	7.3%	10.8%
				Total % = 24.7%

Project Total: 667,800 SQFT. 1800 STALLS

Client's
Architects
Retail Planning

Town Center, LLC.
Babcock Design Group,
SCHIEL ARCHITECTS INC., &
S I B B E T I N H I P B U S H &
Globe Planning Group



LANDSCAPE NOTES:

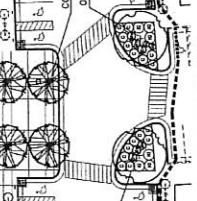
ALL SPACES SHALL BE TYPED WITH 2" INCHES DEEP OF STRIPS...
MAINTENANCE OF THE LANDSCAPE SHALL BE THE RESPONSIBILITY OF THE...
ALL PRODUCTS, PLANTS, SPECIFICATIONS, ETC., SUBJECT TO CHECKS ON...
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE...
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE...
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE...

PLANT LIST - TREES

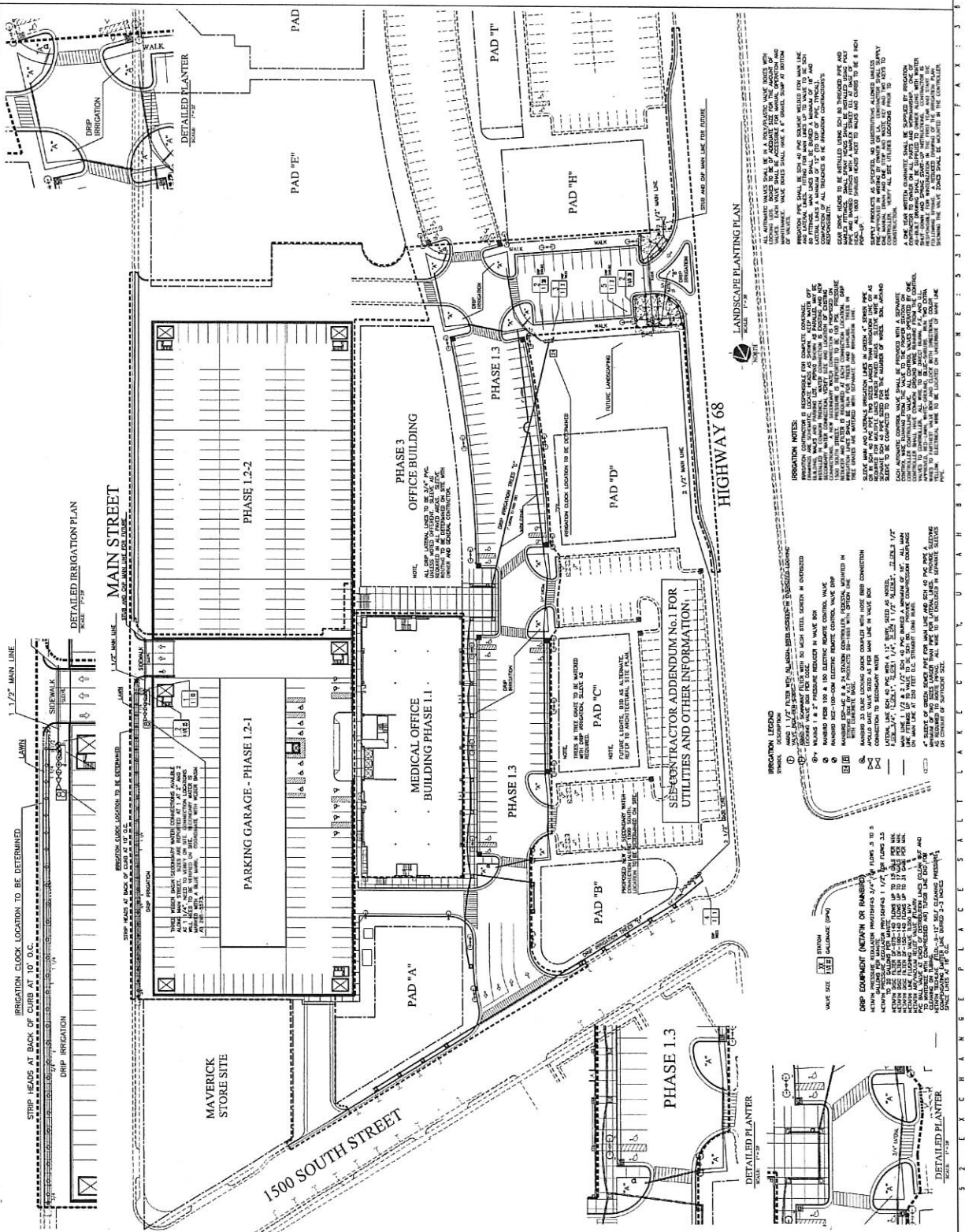
COMMON NAME	SYMBOL	SIZE	NUMBER	NOTES
AMERICAN BIRCH	B	12" DBH	13	SEE CONTRACTOR ADDENDUM NO. 1 FOR UTILITIES AND OTHER INFORMATION
...
TOTALS			13	

PLANT LIST - SHRUBS

COMMON NAME	SYMBOL	SIZE	NUMBER	NOTES
...
TOTALS			...	



3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



**BABCOCK
DESIGN
GROUP, INC.**

**SCHIEL
COLLABORATIVE INC.**

ARCHITECTS
PLANNERS

SSE ASSOCIATES
1715 S. State Hwy. 106
Bountiful, Utah
(801) 288-2222 FAX (801) 288-1100
www.sse.com

R.T.C.
Mountain West
Medical Office Building

**CONSTRUCTION
DOCUMENTS**

1800 S. State Hwy. 106
Bountiful, Utah

**LANDSCAPE
IRRIGATION
PLAN**

DATE: FEBRUARY 15, 2003

IRIGATION NOTES:

1. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE CONTRACTING OF ALL IRRIGATION SYSTEMS INCLUDING THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.

2. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.

3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.

IRIGATION LEGEND

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IRIGATION LEGEND

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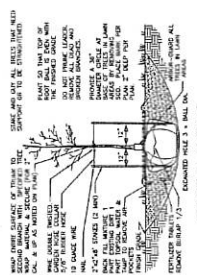
3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.

IRIGATION LEGEND

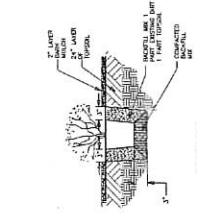
1. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR COMPLETE CONTRACTING OF ALL IRRIGATION SYSTEMS INCLUDING THE DESIGN, INSTALLATION, AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.

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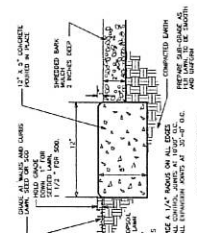
3. ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE IRRIGATION CONTRACTOR'S BEST PRACTICES AND THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL IRRIGATION SYSTEMS AND EQUIPMENT.



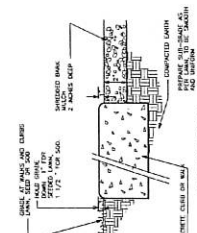
E3 TREE PLANTING & STAKING DETAIL



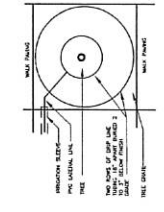
E4 SHRUB PLANTING DETAIL



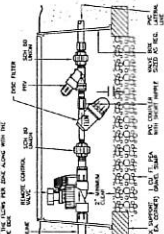
E2 MULCH AND FABRIC DETAIL



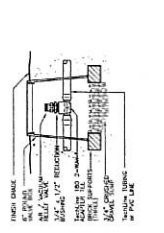
E1 CONCRETE CURBING DETAIL



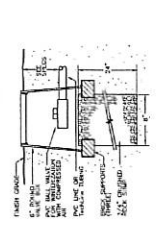
D5 TREE GRATES DRIP IRRIGATION



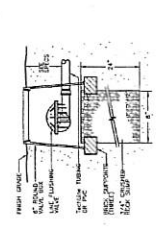
D4 REMOTE CONTROL VALVE, FILTER & PRV



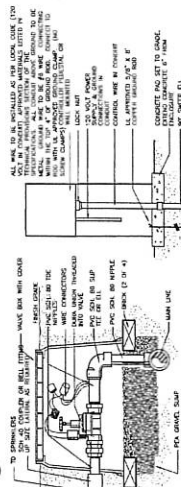
D3 TECHLINE AIR VACUUM RELIEF



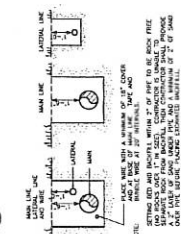
D2 BALL VALVE FLUSHING



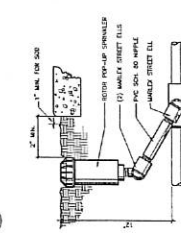
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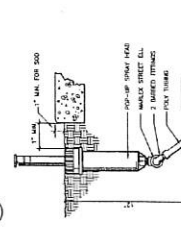
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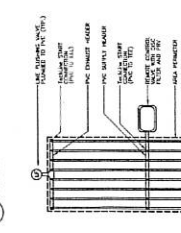
C5 REMOTE CONTROL VALVE



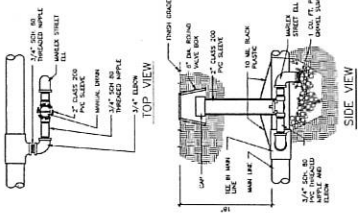
C4 TYPICAL TRENCHING DETAIL



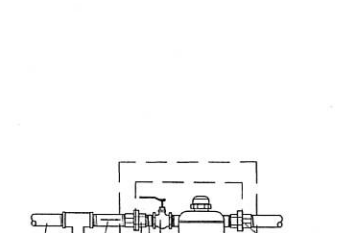
C3 ROTOR HEAD SWING JOINT DETAIL



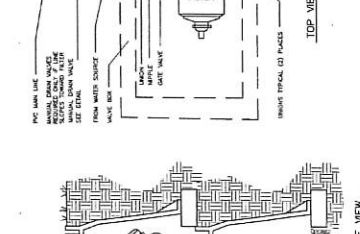
C1 TYPICAL TECHLINE CENTER FEED



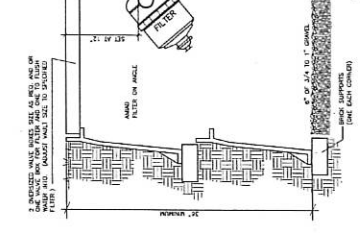
A6 QUICK COUPLING VALVE DETAIL



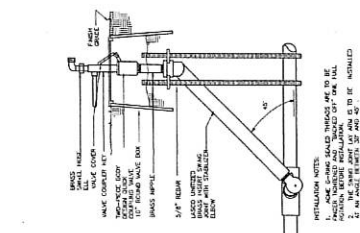
A5 SECONDARY WATER FILTER & ENCLOSURE



A4 QUICK COUPLING VALVE DETAIL



A3 TYPICAL TRENCHING DETAIL



A2 QUICK COUPLING VALVE DETAIL

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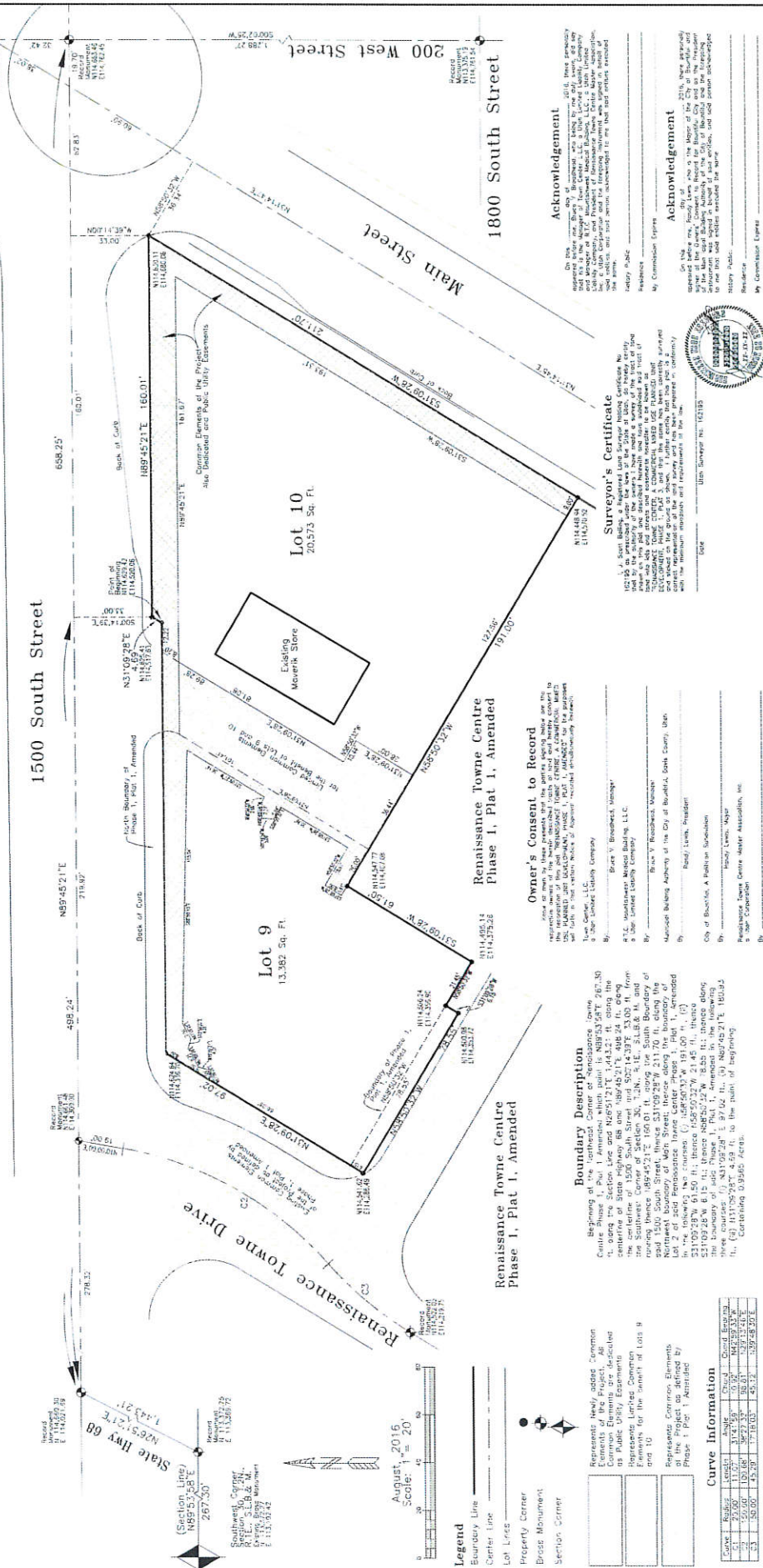


Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3
Being a Part of the Southwest Quarter of Section 30, T.2N., R.1E., S.L.B. & M.
Including a Portion of Renaissance Towne Centre, Phase 1, Plat 1
Bountiful City, Davis County, Utah

Renaissance Towne Centre
Phase 2, Plat 1, Amended

Sheet 1 of 2



City Attorney's Approval

On this _____ day of _____, 2018, at _____ City of _____, Utah

By: _____
Bountiful City Attorney

City Engineer's Approval

On this _____ day of _____, 2014, at _____ City of _____, Utah

By: _____
Bountiful City Engineer

Bountiful City Planning Commission

On this _____ day of _____, 2016, at _____ City of _____, Utah

By: _____
Bountiful City Planning Commission

Bountiful City Council Approval

On this _____ day of _____, 2016, at _____ City of _____, Utah

By: _____
Bountiful City Council

Davis County Recorder

On this _____ day of _____, 2016, at _____ City of _____, Utah

By: _____
Davis County Recorder

Balling Engineering
323 East Pagosa Lane
P.O. Box 805
Centerville, Utah 84014
Phone: (801) 295-7237
Fax: (801) 295-0419

State Hwy 68
N26°57'21"E
143.31'
267.50'
N89°53'58"E
211.525'±

Southwest Corner
N26°57'21"E
E. 113.08 ± 2'

(Section Line)
N89°53'58"E
267.50'

Point of Beginning
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E. 114.02 ± 2'

Point of Beginning
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E. 114.02 ± 2'

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Renaissance Towne Centre

A Commercial Mixed Use Planned Unit Development, Phase I, Plat 3
 Sheet 2 of 2

General Notes

- All coordinates are based on Davis County Surveyor's Office Datum.
- This Plat is subject to and together with rights as granted by the Declaration of Covenants, Conditions, Easements and Restrictions for Renaissance Towne Centre, a Commercial Mixed Use Planned Unit Development recorded in the office of the Davis County Recorder on March 28th, 2003 as Entry No. 1847201 in Book 3257, Page 1255 and any subsequent amendments thereto ("Declaration").
 The Declaration provides, in part, for the construction, maintenance, repair and replacement of certain Common Elements necessary or required for the full development of Renaissance Towne Centre on portions of Lots, which improvements include, but are not limited to, certain private roadways and landscape areas, and other common facilities which are the collective responsibility of all owners of Renaissance Towne Centre pursuant to the assessment provisions under the Declaration.
 If and when the Additional Land described below is added to Renaissance Towne Centre, it shall become a part of the commercial mixed use planned unit development and may be added to the Project in accordance with the provisions of the Declaration.
 The Additional Land is described as follows:
 Beginning at a point on the Southeast right-of-way line of Utah State Highway 68 which point is N89°53'57"E 267.30 ft. along the Section Line and N26°51'21"E 93.77 ft. along the centerline of said Highway 68 and S63°08'39"E 46.00 ft. from the Southwest Corner of Section 30, T.2N., R.1E., S.L.B.& M. and running thence N26°51'21"E 737.29 ft. along said Highway 68 right-of-way line; thence Northeasterly 32.18 ft. along the arc of a 50.00 ft. radius curve to the right through a central angle of 36°52'11" (chord bears N45°17'27"E 31.62 ft.); thence S63°08'39"E 216.70 ft.; thence Northeasterly 297.97 ft. along the arc of a 1,066.50 ft. radius curve to the right through a central angle of 16°00'29" (chord bears N23°12'27"E 297.00 ft.); thence S58°50'32"E 113.50 ft.; thence N31°09'28"E 44.50 ft.; thence S58°50'32"E 191.00 ft.; thence along the Northwest boundary of Main Street in the following three courses: (i) S31°09'28"W 253.25 ft., (ii) S88°45'57"W 9.77 ft., the arc of a 30.00 ft. radius curve to the right through a central angle of 57°28'30" (chord bears S59°53'43"W 28.85 ft.); thence along the North boundary of 1800 South Street in the following two courses: (i) S88°37'58"W 281.94 ft., (ii) Northwesterly 167.24 ft. along the arc of a 460.00 ft. radius curve to the right through a central angle of 20°49'49" (chord bears N80°57'07"W 166.32 ft.); thence Northwesterly 25.49 ft. along the arc of a 15.00 ft. radius curve to the right through a central angle of 97°23'34" (chord bears N21°50'26"W 22.54 ft.) to the point of beginning.
 Containing 9.4468 Acres.
- The Plat is together with rights granted by a Declaration of Covenants, Conditions and Restrictions and Tenancy in Common Agreement for Parking Structure at Renaissance Towne Centre, Phase I, Lot 2 recorded in the office of the Davis County Recorder on June 5, 2003 as Entry No. 1847201 in Book 3305 at Page 260 and any subsequent amendments thereto.

Consent to Record

Know all men by these presents that we the undersigned Trustee and beneficiary under that certain deed of trust encumbering the tract of land described herein, which deed of trust dated May 1, 2003 and recorded in the official records of Davis County, Utah, on June 5, 2003 as Entry No. 18747036 in Book 3305 of Page 406, and also under that certain deed of trust encumbering the tract of land described herein, which deed of trust is dated December 15, 1998 and recorded in the official records of Davis County, Utah, on December 23, 1998 as Entry No. 1472336 in Book 2419, Page 355, do hereby consent to the recordation of this plat of "RENAISSANCE TOWNE CENTRE, a commercial Mixed Use Planned Unit Development, Phase I, Plat 3, for the purposes described in that certain Notice of Approval recorded simultaneously herewith.

In witness whereof, we have hereunto set our hand this _____ day of _____, 2016.

 Kim R. Colbraith, Vice President
 U.S. BANK NATIONAL ASSOCIATION, Trustee and Beneficiary

Acknowledgment

On this _____ day of _____, 2016, there personally appeared before me, the undersigned Notary Public, Kim R. Colbraith, who duly acknowledged to me that he is the Vice President of U.S. BANK NATIONAL ASSOCIATION, and that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Notary Public: _____

Residence _____

My Commission Expires: _____

Utility Approval

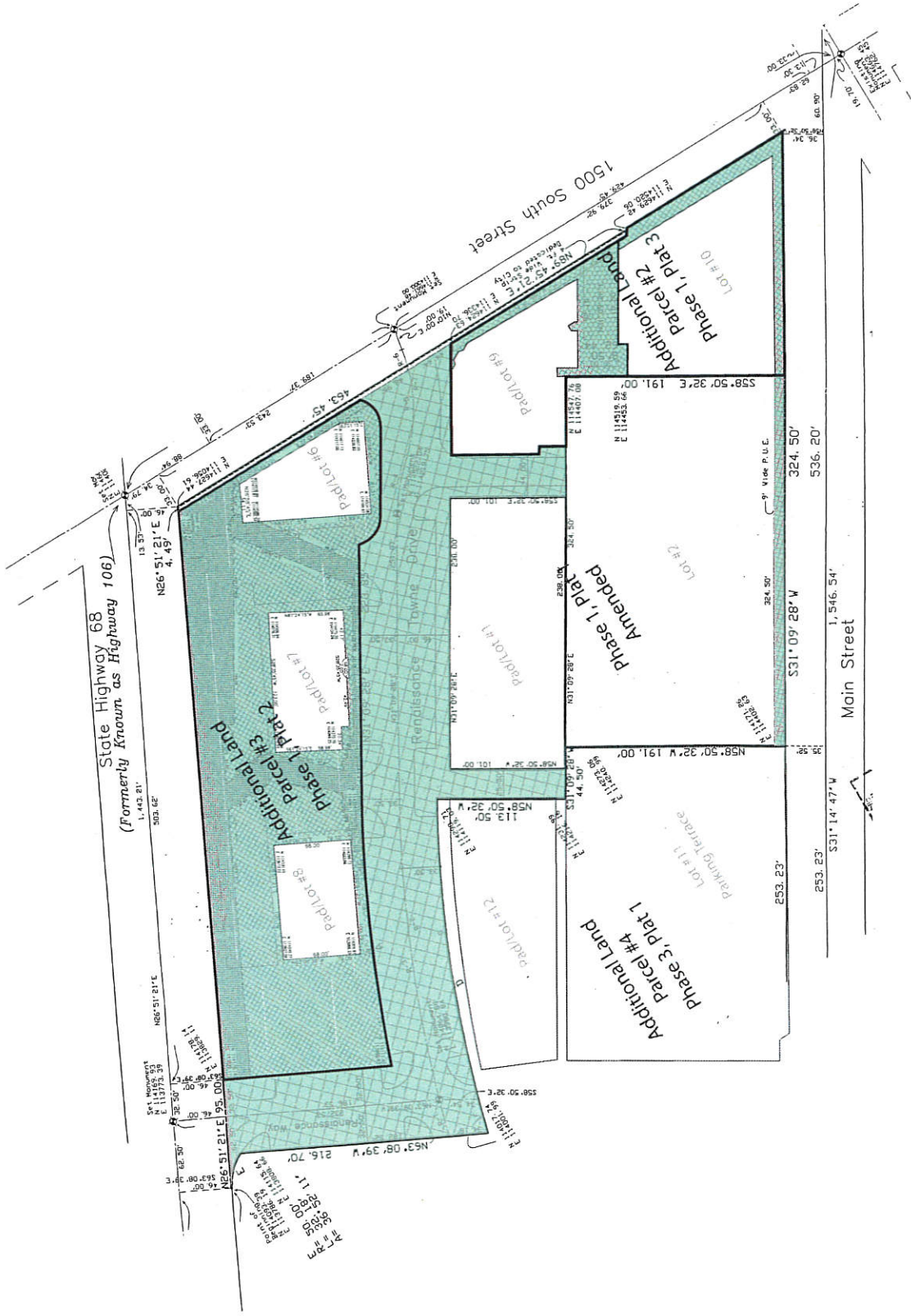
Bntfl. Power _____ Date _____
 Bntfl. Water _____ Date _____
 South Davis Sewer _____ Date _____
 Comcast Cable _____ Date _____
 Century Link _____ Date _____
 Questar Gas _____ Date _____

Davis County Recorder
 Entry No. _____ File for Record
 and Recorded this _____ day of _____, 2016, at
 _____, in the _____ Office of Official Records.

 Davis County Recorder
 By: _____ Deputy Recorder

Renaissance Towne Centre Combined Plat Map

For Illustrative purposes







**SCHIEL
ARCHITECTS
& PLANNERS**
1700 WEST BROADWAY, SUITE
1000, DENVER, CO 80202
303.733.8800



Date: 7/28/2016
Revision: REV: 000000010

**A NEW APARTMENT BUILDING FOR:
Renaissance Towne Centre
AT FIVE POINTS
BOUNTIFUL, UT.**

Project Location:
Utah

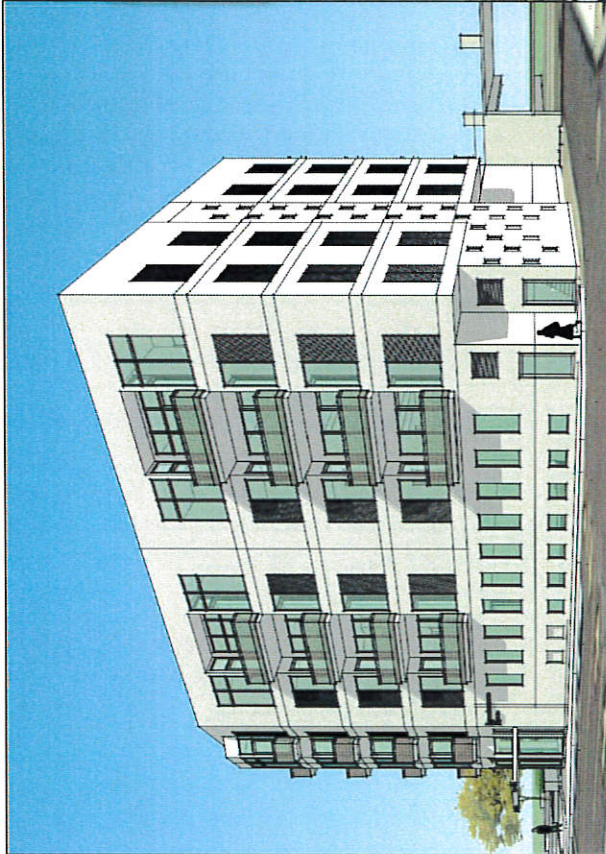
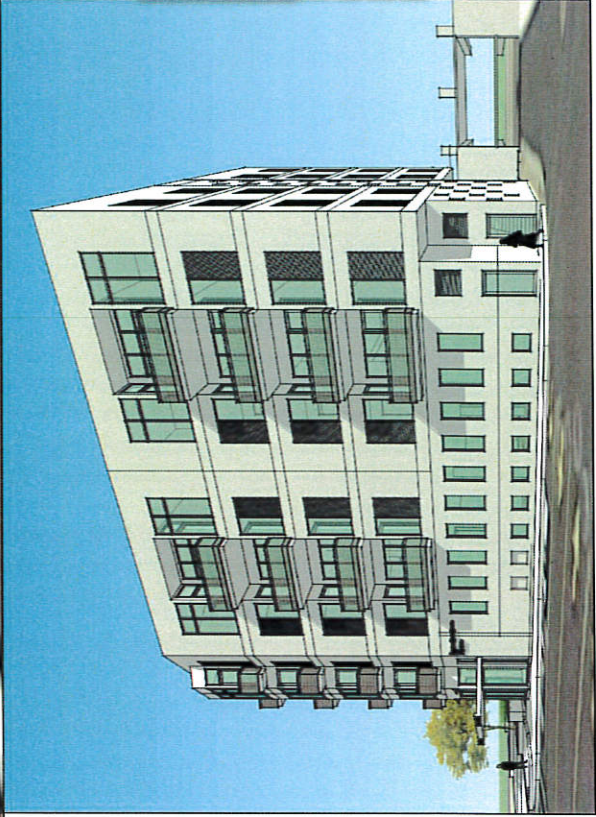
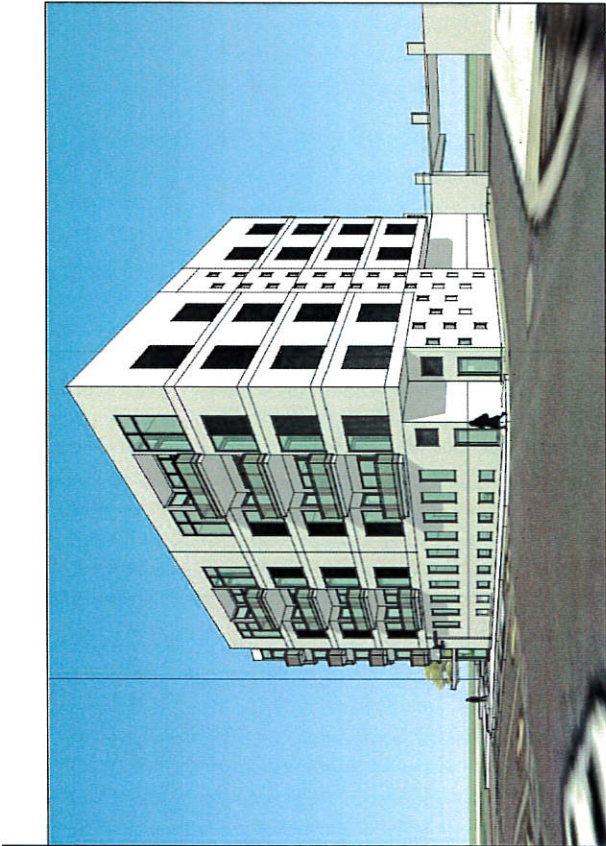
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Renaissance Towne Centre

A-9.1

Project Title:
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LOOKING TO THE
NORTH EAST**

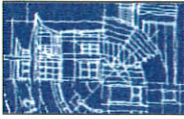
Scale:
AS NOTED

Scale Full
1:1000



PERSPECTIVE LOOKING TO THE NORTH EAST





**SCHIEL
ARCHITECTS
& PLANNERS**
1700 WEST FORT WARD AVENUE
SALT LAKE CITY, UT 84119
PH: 801.487.1000 FAX: 801.487.1001

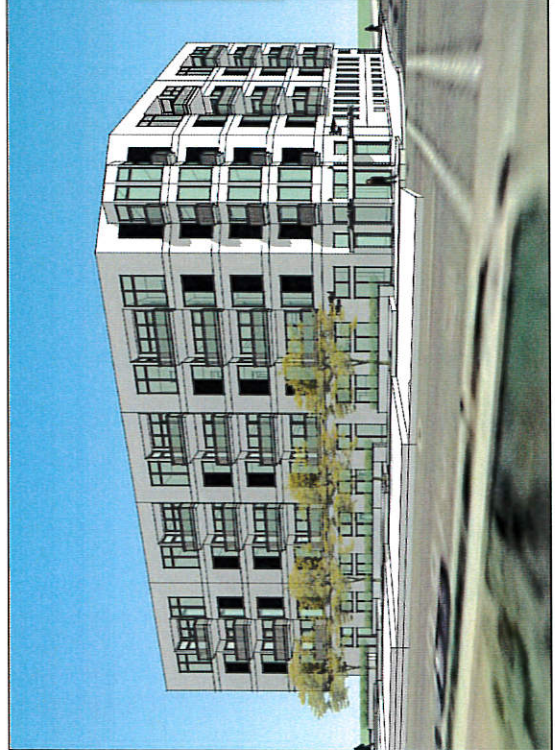
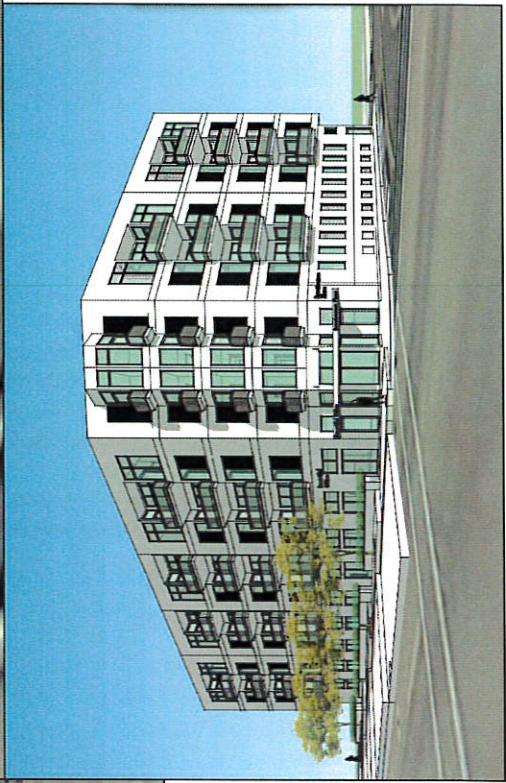
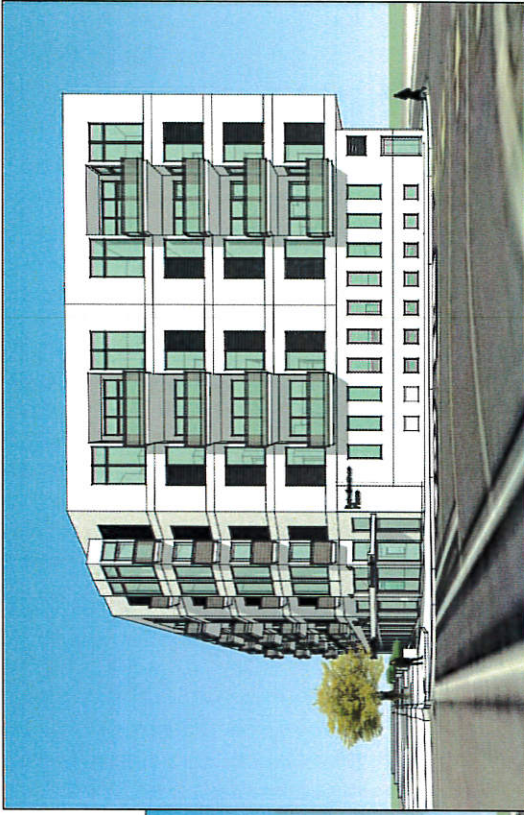


Date: 7/26/2018
Revision: REV: A001/01/10

**A NEW APARTMENT BUILDING FOR:
RENAISSANCE TOWNE CENTRE
AT FIVE POINTS
BOUNTIFUL, UT.**

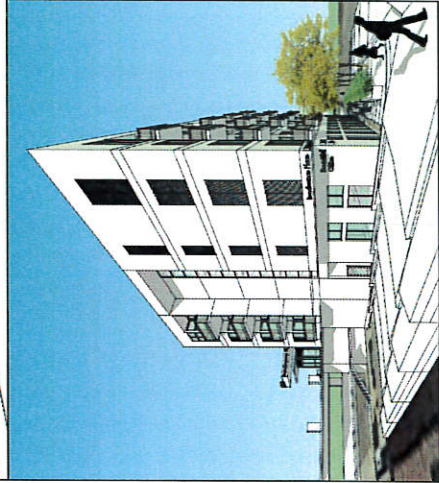
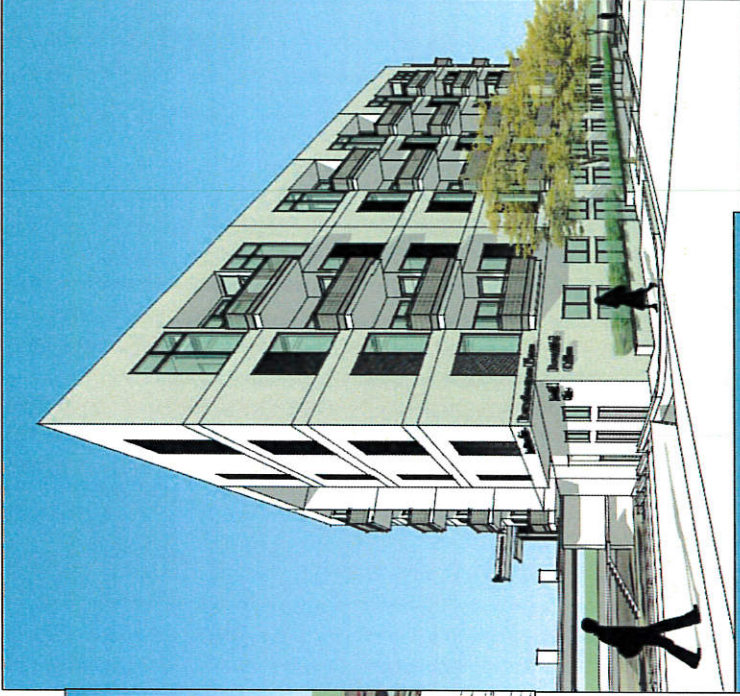
Project Number:
Sheet Number:

A-9.2
PERSPECTIVES
LOOKING
EAST AND
SOUTH

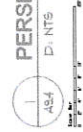


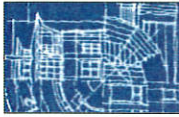
1 PERSPECTIVE LOOKING TO EAST AND SOUTH

AS2
D: NT8



PERSPECTIVE LOOKING FROM 1500 SOUTH





**SCHIEL
ARCHITECTS
& PLANNERS**
1300 EAST TOWNE DRIVE
BOUNTIFUL, UTAH 84004
PH: 435.438.2200
WWW.SCHIELARCHITECTS.COM

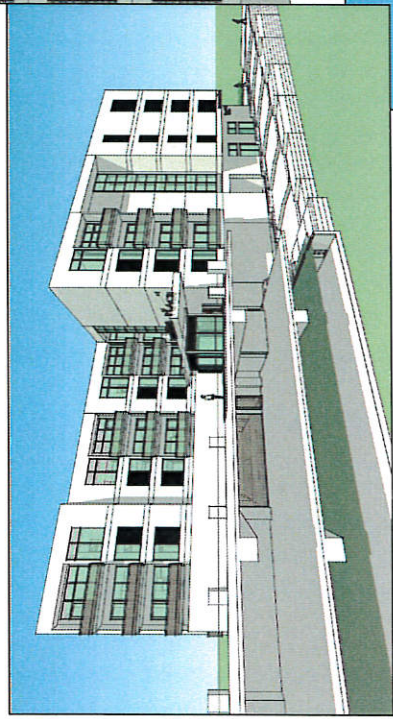
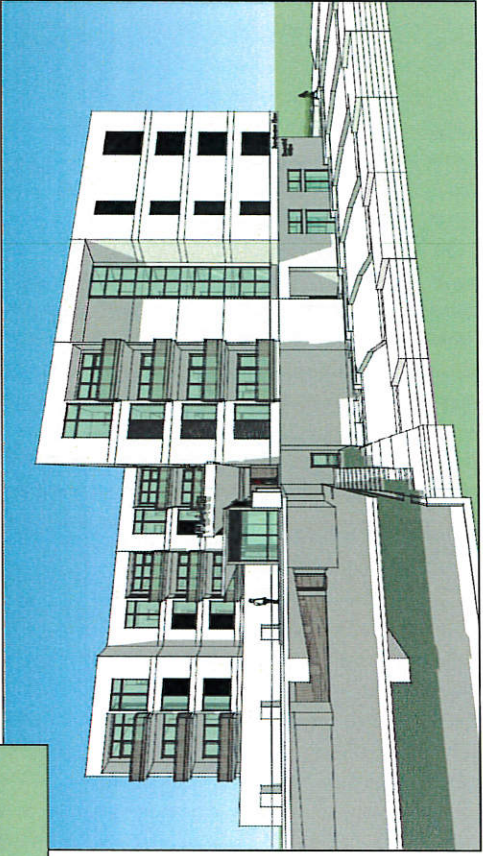
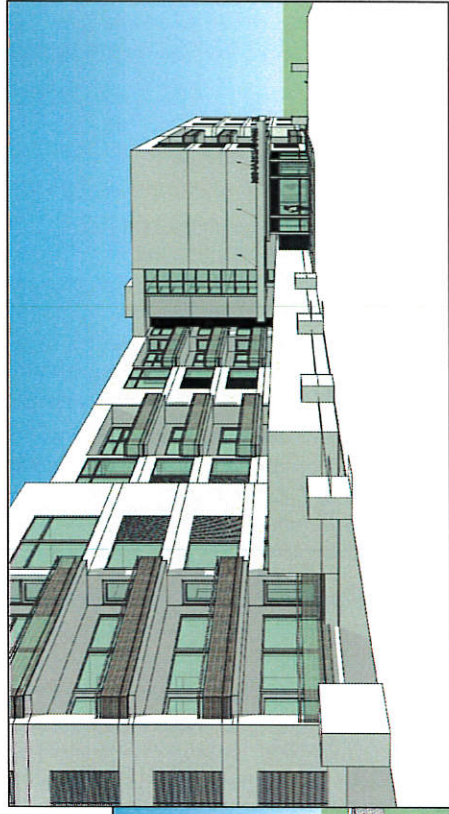


Date: 7/26/2018
Project: RENAISSANCE TOWNE CENTRE
REV: 003/001/0

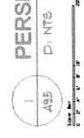
**A NEW APARTMENT BUILDING FOR:
RENAISSANCE TOWNE CENTRE
AT FIVE POINTS
BOUNTIFUL, UT.**

Project Number:
Sheet Number:

A-9.5
Sheet Title:
PERSPECTIVE
RENAISSANCE TOWNE CENTRE
PARKING GARAGE
DATE PLOTTED:
JOB NUMBER:



PERSPECTIVE LOOKING FROM PARKING GARAGE



1" = 15'

MEMORANDUM

Date: March 9, 2016
To: Bruce Broadhead
From: Hales Engineering

Subject: Bountiful – Renaissance Town Center Parking Study (Zone 2 & 3)
UT15-692

This memorandum discusses the parking study completed for Broadhead & Company in consideration for their parking demands at the Renaissance Town Center project located in Bountiful, Utah. The study covers the existing land uses south of 1500 South (Zone 2), see figure in Appendix. We have evaluated the current parking supply and demand, the Bountiful City Code parking requirements, and a national data base for parking requirements (Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010).

It has been our experience that the actual parking demands in Bountiful are typically lower than the City requirements. The following paragraphs identify our recent parking counts within the City limits, and more specifically at the Renaissance Town Center, and our time of day calculations for this project based on the various zones identified for this study (see vicinity map in Appendix).

In an effort to identify the existing parking demand rates, Hales Engineering completed parking counts on January 27, 2015. The counts were completed at 10:00 a.m. to identify the current parking demand, and the data was stratified between 6:00 a.m. and 11:00 p.m., based on information from ITE for each land use. Because the parking data collection was completed separately for each land use, we were able to separate the parking demand and identify a parking demand per 1,000 square feet of gross floor area.

Property South of 1500 South (Zone 2)

The property south of 1500 South includes the following buildings (see site plan in Appendix):

- 1512
- 1551
- 1560

It was identified that the upper four levels of building 1551 (83,500 square feet), was occupied with medical office uses and that 261 stalls were being used in the parking structure at the time of data collection. The following parking demand rate was identified:

- 3.10 stalls / 1,000 square feet GFA (Medical Office)

The 2,650 square feet of retail space is accessed from Renaissance Town Center Drive and was therefore not included within the calculations.

A second calibration was completed to evaluate the remaining occupied spaces in Zone 2 (south of 1500 South). This additional calibration identified the following parking demand rates:

- 1.44 stalls / 1,000 square feet GFA (Retail)
- 1.00 stalls / 1,000 square feet GFA (Office)

Applying these rates to the existing square feet of medical office, retail, and general office space on-site yields a maximum projected demand of 472 stalls at 11:00 a.m. with the assumption that all buildings are fully occupied.

As an alternative, using the Bountiful City Code rates of 5 stalls / 1,000 square feet for retail, 4 stalls / 1,000 square feet for medical office, and 5 stalls / 1,000 square feet GFA for general office space would yield a maximum projected demand of 579 stalls at 11:00 a.m., again with the assumption that all buildings are fully occupied.

Either method would identify that the parking supply of 609 stalls in Zone 2 are not fully occupied at the peak demand period of the day (11:00 a.m.), and that between 30 and 137 stalls would be vacant.

Building 1580 (Zone 3)

It is anticipated that Building 1580 will be constructed in the near future and an evaluation of the parking needs for this additional space (medical office) would potentially need to be met within the current parking fields of Zone 2 and 3, without the construction of additional parking structures on-site. This evaluation is to verify the parking needs from both the existing demand and the Bountiful City Code requirements.

Using the parking rates previously identified for medical office, 3.10 stalls / 1,000 square feet GFA, the planned 24,000 square foot building (1580) would require 74 parking stalls.

Using the Bountiful City Code rate of 4.00 stalls / 1,000 square feet GFA, an additional 96 stalls would be required to service this building.

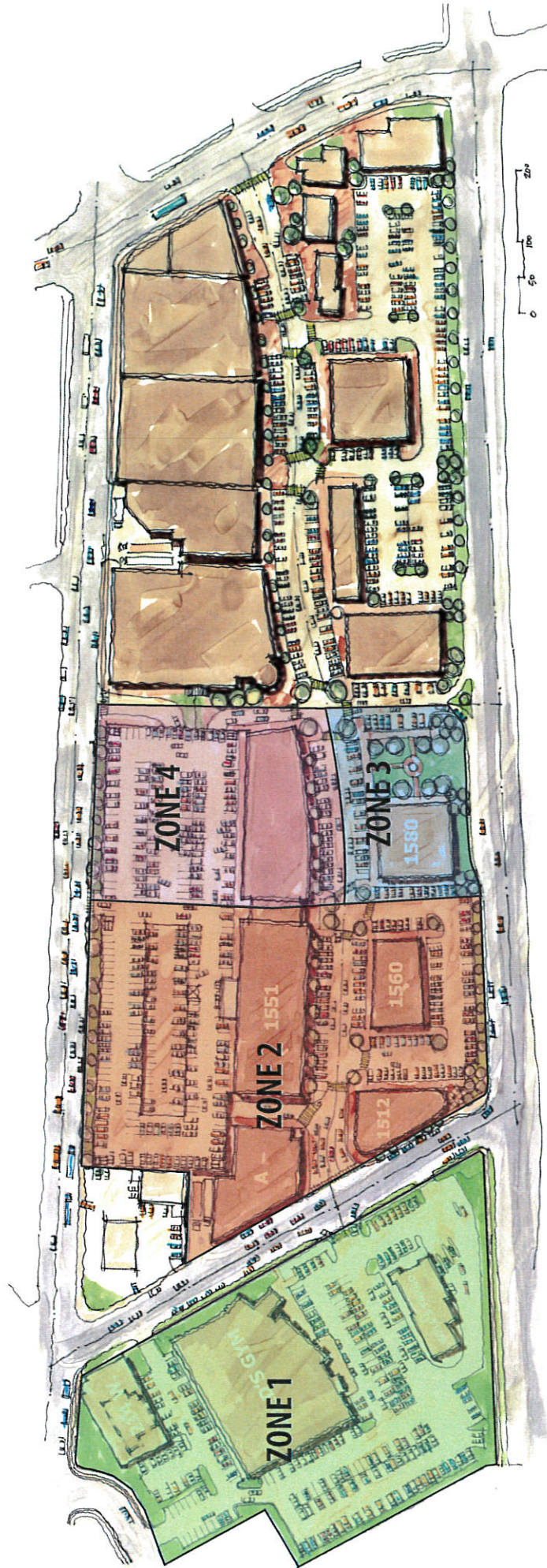
Either of these stall requirements will fit within the existing Zone 2 parking structure. In addition, there are surface parking stalls (42) surrounding the proposed Building 1580 (Zone 3), that can be used to supplement the parking supply numbers and show a lower demand for parking in the existing structure.

Conclusions/Recommendations

Hales Engineering makes the following conclusions/recommendations based on our data collection efforts for the Renaissance Town Center parking needs:

1. If the Zone 2 land uses were fully occupied, the 609 parking stalls in the vicinity of the buildings would have between 30 and 137 vacant parking stalls.
2. If the Zone 2, proposed Building 1580, were constructed as a 24,000 square foot medical office building, an additional 74 to 96 parking stalls would be required, 42 of these stalls surround the building as surface stalls.
3. The additional 32 to 54 parking stalls can be accommodated within the existing parking structure.
4. The parking supply on-site will be sufficient for the parking demand, however, consideration should be given to providing a smart parking structure where the number of vacant parking stalls per level is identified to the vehicles entering the structure. This will help drivers be aware of the available parking per level and reducing the need to circulate the parking lot several times looking for a parking space.

If you have any questions regarding this memo, please feel free to contact us.



City Council Staff Report



Subject: Amendment to Cemetery Regulations
Author: Clinton Drake
Department: Legal
Date: October 11, 2016

Background

Bountiful City maintains the Bountiful City Memorial Park Information and Regulations (“Regulations”). The purpose of these Regulations is to assist in the efficient management of the Cemetery and to provide information to the public. It is beneficial to review and revise (if necessary) various policies, procedures and regulations of the City to ensure compliance with the law and contemporary management practices.

Analysis

The Regulations have not been reviewed or updated since June 14, 1989. Staff review of the document revealed several grammatical and/or spelling errors. Those errors have been corrected but not tracked and redlined as they were not substantive changes. Additionally, a change was made to expand the definition of “perpetual care” to include the acquisition of real property for the expansion of the Cemetery. This change has been tracked and redlined your reviewing convenience.

Department Review

This staff report was prepared by the City Attorney.

Significant Impacts

The proposed changes allow for perpetual care funds to be utilized for the acquisition of real property for the purpose of expanding the Cemetery.

Recommendation

It is recommended that the City Council approve the Resolution amending the Bountiful City Memorial Park Information and Regulations.

Attachments

Exhibit “A” – Proposed Amended Memorial Park Information and Regulations.

Bountiful City Memorial Park Information and Regulations

Introduction

The office for Bountiful City Cemetery is located on the cemetery grounds at 2224 South 200 West. It is here that all arrangements must be made pertaining to the cemetery. Also, all information concerning the cemetery, including records, purchasing procedure, regulations etc., may be obtained from this office.

It is the desire of Bountiful City Corp. to operate and maintain a cemetery that is beautiful, dignified and an appropriate final resting place for loved ones.

In formulating these rules and regulations it has been our desire to offer as much freedom of choice as possible while still preserving those regulations necessary to maintaining a high standard of beauty and efficiency. We sincerely hope that you will assist us in this effort by adhering to these rules. We also solicit your comments and suggestions regarding general maintenance and operating procedures. In addition to these rules and regulations, all interments shall be subject to the orders and laws of Davis County and the State of Utah.

Table of Contents	Page
LOT OWNERSHIP	1
BURIALS	2
DECORATION OF GRAVES	4
MARKERS AND MONUMENTS	5
GENERAL PLATTING AND LANDSCAPING	6
PERPETUAL CARE	6
REGULATIONS GOVERNING ACCESS AND CONDUCT	6
MISCELLANEOUS	7

LOT OWNERSHIP & PRIVILEGES

A. Nature and extent of rights acquired:

Upon the payment of the purchase price of a lot the purchaser acquires the rights of burial in said lot, subject to the rules and regulations of the cemetery.

No interment will be permitted in or marker allowed on any lot not fully paid for except by special consent of the cemetery superintendent, and in the event such consent is given, any and all interments placed in or markers placed on said property shall be considered as permissive until such property is fully paid for. The failure on the part of the purchaser to make full payment shall give the cemetery superintendent the right, at his option, to remove any remains on said lot and re-inter them in some other place in the cemetery suitable to cemetery superintendent.

No lot shall be sold without "perpetual care" and no certificate shall be issued until the lot is paid for in full.

B. Descent and Inheritance of Burial Rights:

Upon the death of the lot owner, the lot descends to those named in his will or to his heirs as designated by law.

Upon the death of the lot owner or purchaser the cemetery superintendent shall act upon his best judgement in determining heirship and successorship, unless an affidavit of heirship together with the power appointing one of the heirs to represent all or a certified copy of the decree of distribution of the estate of the deceased lot owner or purchaser is first filed with the cemetery superintendent. Bountiful City Corp. shall in no way be held responsible for a failure to properly determine the legal successorship of the said lot owner or purchaser.

The heirs are entitled to the same use of the lot as the original owners and are bound by the same rules and regulations.

BURIALS

A. Notice required - Compliance with law:

Interments are limited to human dead.

Interments will be made only upon the written order of the owner of the lot, or of persons representing the lot owner.

Directions for all interments must be given and all changes prepaid at the administrative office of the cemetery. Information given by telephone will be taken with particular care, but Bountiful City Corp. will not be responsible for errors resulting from this procedure. All such orders must be confirmed in writing.

The person giving the order must be able to give the lot owner's name and address, the name of the person to be buried, the name of the funeral director, the date and time of the funeral and the grave space to be used.

Notice for opening a grave shall be given sufficiently early to allow at least 8 regular working hours for the work to be completed, but we would appreciate as much notice as possible.

Bountiful City Corp. shall not be responsible for any mistakes occurring from the lack of precise and proper instructions as to the proper space in the lot where interment is desired. When instructions regarding the location of a grave on a lot cannot be obtained or are indefinite, or for any reason the grave cannot be opened where specified the superintendent may, in his discretion, open it in such location on the lot as he deems best and proper, so as not to delay the funeral and affect the interment.

No interment will be permitted, or remains received unless the proper certificate or permit required by law or ordinance is furnished.

Removals and interments shipped from other cemeteries or city must be accompanied by a similar permit.

B. Advance payment of burial fee:

No grave will be opened until the charges have been paid, unless prior arrangements have been made at the cemetery office.

C. Hours when burials permitted:

No funeral or interment will be allowed in the cemetery on Sunday or on any of the holidays officially observed by Bountiful City Corp., without the express permission of the superintendent.

On all other days funerals will be allowed between the hours of 8:00 a.m. and 4:30 p.m. additional charges will be made for interments on Saturday and during other than regular days and hours as herein stated.

D. Funeral Processions:

Funeral processions upon entering the cemetery shall be under the control and subject to the direction of the cemetery superintendent.

E. Duty of funeral director:

Funeral director in charge of funerals must arrange the time for arrival at the cemetery so as to be out of the grounds before 4:00 p.m. They will be held responsible for the faithful observance of all the rules and regulations concerning funerals and burials.

F. Excavating and refilling graves:

The superintendent or someone employed by the cemetery is in complete charge of every interment. No grave shall be opened or filled, refilled or sodded except by the employees of the cemetery under the direction of the superintendent.

G. Burials per grave:

One interment only shall be allowed in a casket except a mother with her infant child or two children buried at the same time. Not more than one casket is allowed in a grave except when the contract for such space specifically provides for such.

H. Errors may be corrected:

The cemetery superintendent shall have the right to correct any errors that may be made by it either in making interments, disinterments or removals, or in the description, transfer or conveyance of any interment property, either by cancelling such conveyance and substituting and conveying in lieu thereof other interment property of equal value and similar location as near as possible, or as may be selected by the superintendent, or by, refunding the amount of money paid on account of that purchase. In the event the error shall involve the interment of remains of a person in such property, the superintendent

shall have the right to remove and re-inter the remains in such other property of equal value and similar location as may be substituted and conveyed in lieu thereof.

DECORATION OF GRAVES

A. Funeral flowers and floral pieces:

Floral pieces will be removed without notice, weather permitting, when they become unsightly. Lot owners desiring to retain floral pieces must remove them within 48 hours after the interment.

B. Flower containers:

Adjustable receptacles of a type approved by the cemetery superintendent may be used to hold flowers. The placing of boxes, jars, bottles or any other receptacle other than an approved type container are prohibited and will be removed. No rocks, wires or sticks are allowed, except for the period beginning the Saturday before Memorial Day, but will be removed before the following Saturday.

C. Artificial flowers:

Artificial flowers, potted plants and grave decorations are not permitted from April 1 to November 1 during the mowing season with these exceptions:

1. They are in a raised vase or marker, or in the opinion of the staff they do not interfere with mowing the grass or upkeep of the grounds.

2. They will be allowed beginning the Saturday before Memorial Day, but must be removed before the following Saturday.

3. Flat marker or headstone vases that are attached by chain or other methods and can be removed or put in the base receptacle so as to be flush with the grass level are not considered a raised vase.

D. Fresh cut flowers:

Fresh cut flowers are permitted in a vase any time.

E. Planting or excavation:

No planting or any type of plant material or digging or disturbing sod within the cemetery will be permitted.

Any flowers, plants or decorations will be removed if, in the opinion of the superintendent, they become unsightly or detrimental.

F. General cleanup:

Any flowers and decorations will be removed from the cemetery at the following times:

1. The first week in April for follow up mowing until Memorial Day.
2. The Monday following Memorial Day.
3. Third week in September.

MARKERS AND MONUMENTS

A. Placement of markers and monuments:

Only one grave maker per person will be permitted on the grave. This marker shall be at the head of the grave. To avoid possible misunderstanding and difficulty, dealers should clear proposed monument and marker plans with the cemetery superintendent. Otherwise, these memorials may not conform with the rules and regulations of the cemetery and may therefore not be permitted.

The cemetery staff has the right to remove or have removed any marker, monument, tree, shrub or any object that is in the space the grave is to be dug or in an area that prohibits digging the grave.

B. Permits:

An installation permit or removal permit shall be required and shall be obtained from the cemetery office for all markers and monuments installed or removed.

C. Fees:

A fee for the installation of all markers and monuments shall be paid at the cemetery office before installation.

D. Concrete base:

All markers and monuments installed in the cemetery shall have a finished, grass-level stone or concrete base extending outward from the outer perimeter of the base or maker for a minimum distance of 8 inches.

E. Raise markers:

1. Only one above-grass-level grave marker or monument shall be permitted on any one burial lot within the presently plotted and privately owned section of the cemetery.

2. The term "lot" as used in this section shall mean any burial plot containing four contiguous grave spaces in common ownership.

3. Grave spaces originally counted in qualifying for the installation of a raised maker or monument shall not be considered a second time for any additional raised maker or monument.

4. No raised maker or monument shall be place closer than five feet from any other raised marker or monument.

5. The term “above-grass-level” or “raised marker” as used in this section shall mean the maker or monument must be a minimum of 12 inches above grass level.

F. One marker per person:

Only one marker or monument per person shall be permitted in the cemetery.

G. Vases:

All vases shall be placed in the concrete or stone base of the marker or monument.

H. Fences:

Fences, hedges, stone or gravel shall not be permitted around the circumference of burial spaces.

I. Maximum length:

Maximum length of a monument or marker including the concrete or stone base shall not exceed eight feet.

GENERAL PLATTING AND LANDSCAPING

A. Boundaries, roads and water lines:

The right to enlarge, reduce, re-plate or change the boundaries of the cemetery or a section or sections from time to time, including the right to modify or change the locations or roads and drives, is hereby expressly reserved by the cemetery. The right to lay, maintain and operated pipe lines or gutters for water supply or drainage is also expressly reserved.

B. Filing of plats:

All maps, plats, records, etc., are on file at the cemetery office.

PERPETUAL CARE

Perpetual care is defined as general care and maintenance necessitated by the natural growth and ordinary wear which may be provided at reasonable intervals within the budget limits of the cemetery. It includes the planting, cutting, watering and care of lawns, upkeep of buildings, maintenance of proper records, fences, roadways, ~~and~~ walks and any acquisition of real property for the expansion of the cemetery. It also provides for the care of trees, shrubs and flowers planted by the cemetery but does not include maintenance and care of monuments, markers or flower vases.

REGULATIONS GOVERNING ACCESS AND CONDUCT

A. Entrance regulation:

Vehicle access to Bountiful City Cemetery is restricted to daylight hours only. No person shall be permitted to sit or lounge on any of the grounds, graves or monuments within the cemetery, or in any of the cemetery buildings except in connection with a visit to a particular burial space or lot.

B. Improper conduct prohibited:

Bountiful City Cemetery has been dedicated for the burial of the dead. Any behavior or conduct not in keeping with this purpose is expressly forbidden.

C. Loss or damage:

The employees of Bountiful City Cemetery will exercise every means and effort to prevent loss or damage to all property within the cemetery. However, the cemetery distinctly disclaims all responsibility for loss or damage from causes beyond its reasonable control.

While the City will endeavor to exercise caution to protect raised lettering, carving or ornaments on any memorial or other structure on any lot in the cemetery, it disclaims any responsibility for damage thereto.

D. Speed limit:

The speed limit within Bountiful City Cemetery is 15 miles per hour.

E. Children and/or Animals:

Children under fifteen (15) years of age shall not be permitted within the cemetery grounds of their building unless accompanied by an adult.

Animals are not permitted in the cemetery.

F. Motorcycles and bicycles:

Motorcycles and bicycles shall not be admitted to the cemetery unless ridden in a funeral procession by officers of the law.

MISCELLANEOUS

A. Office - records:

The cemetery office is kept open weekdays from 8:00 a.m. to 4:30 p.m. with the exception of holidays.

All business pertaining to the cemetery should be transacted at the office.

The location of all graves is shown by maps and by a system of recorded measurements from fixed, permanent landmarks. All maps and records are on file at the office.

All lot owners are requested to notify the cemetery office of any change in their address.

B. Powers of Superintendent:

The superintendent subject to the direction of the City Council has entire charge of the cemetery and is authorized to enforce the rules and regulations pertaining to the cemetery. The superintendent may take such action as may be necessary, though not expressly authorized by the rules, in order to protect the property of grave and lot owners, and the cemetery, from injury, to preserve the peace and good order, or to prevent injury to the appearance of the lots and graves, grounds and buildings.

The cemetery superintendent shall have the right, at any time, to close any road, drive or walk.

C. Contractors and outside visitors:

Contractors and others performing work in the cemetery must make known their business to the superintendent and receive a permit before work is commenced.

D. Disinterments:

Disinterments may be made at reasonable times at the discretion of the superintendent. The written order of the lot owner or his legal representative, or an order from competent authority in compliance with law must be given.

The City shall exercise the utmost care in carrying out a disinterment, but it assumes no liability for damage to any casket, burial receptacle or any other property during the disinterment process.

E. Prices and charges:

Prices of lots and all cemetery services and fees will be furnished by the cemetery management at the office.

F. Liability of cemetery:

Bountiful City Cemetery personnel will at all times exercise diligence and reasonable care in the protection of the rights and property of the lot owners and visitors of the cemetery, but shall not be liable for any damage or loss.

G. Alteration and repeal of rules and regulations:

Bountiful City Cemetery reserves the right without notice, to make, amend and repeal the rules and regulations of the cemetery and to take exceptions thereto, but such exceptions shall not amend or repeal any rule or regulation. All fees, prices and charges are also subject to change without notice and are published separately.

All previous rules, ordinances and regulations are hereby superseded.



BOUNTIFUL

City of Beautiful Homes and Gardens

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt

CITY MANAGER
Gary R. Hill

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2016-15

A RESOLUTION AMENDING BOUNTIFUL CITY MEMORIAL PARK INFORMATION AND REGULATIONS

WHEREAS, Bountiful City maintains Information and Regulations (“Regulations”) governing the Bountiful Memorial Park (“Cemetery”); and

WHEREAS, the purpose of the Regulations is to assist in the efficient administration of the Cemetery and to provide information to the public; and

WHEREAS, the Regulations should be reviewed and revised from time to time to ensure compliance with the law and contemporary management practices; and

WHEREAS, the Regulations have not been reviewed or amended since 1989; and

WHEREAS, City Staff has reviewed the Regulations and made certain amendments that are consistent with the City’s management practices and the City’s goals; and

WHEREAS, the City Council finds it is appropriate and necessary to amend the Regulations as contained in the attached Exhibit “A” which is incorporated by this reference; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bountiful City, Utah, as follows:

Section 1. Amendment. The Bountiful City Memorial Park Information and Regulations are hereby amended and adopted as set for in the Exhibit “A”.

Section 2. Effective date. This Resolution shall take effect immediately upon passage.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 11TH DAY
OCTOBER, 2016.**

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report

Subject: Real Estate Purchase Agreement
2100 South and 200 West
Author: Clinton Drake
Department: Legal
Date: October 11, 2016



Background

For many years the City has desired to purchase approximately 8 acres of land located at approximately 2100 South and 200 West in Bountiful, Utah ("Property"). Recently the property was listed for sale. At that time, the City made an offer to purchase but it was not accepted and was sold to another party. A Resolution authorizing eminent domain proceedings was then passed and the Council directed Staff to continue to negotiate with the property owners for the purchase and sale of the Property. The parties have continued to negotiate and have come to an agreement for the purchase and sale of the Property without resorting to litigation.

Analysis

The Real Estate Purchase Agreement allows the City to purchase the Property without going through costly and protracted litigation. The transaction, once complete will give the City fee title to the Property and the City may use it as it sees fit. The closing date for the property is set to occur within five (5) business days of approval by the Council.

Department Review

This staff report was prepared by the City Attorney.

Significant Impacts

Approval of the Agreement will conclude negotiations and set the transaction for closing within five (5) business days. After closing, the City will own fee title to the Property and may utilize the Property for whatever purpose it chooses.

Recommendation

It is recommended that the City Council approve the Resolution Approving the Real Estate Purchase Agreement for Property Located at Approximately 2100 South and 200 West, Bountiful, Utah.

Attachments

The Real Estate Purchase Agreement is nearly complete with only very minor changes proposed by the City. Once approved by the other parties the City will immediately forward the draft to the Council.



BOUNTIFUL

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Bountiful City, Utah Resolution No. 2016-16

A RESOLUTION APPROVING A REAL ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED AT APPROXIMATELY 2100 SOUTH AND 200 WEST, BOUNTIFUL, UTAH (05-001-0124)

WHEREAS, the Bountiful City Council desires to purchase property located at approximately 2100 South and 200 West in Bountiful, Utah “Property”; and

WHEREAS, the City has made attempts in the past to purchase the Property but has been unsuccessful, and

WHEREAS, the City Council recently passed a Resolution authorizing the use of eminent domain to acquire the Property and to continue negotiations to purchase the Property, and

WHEREAS, the Parties involved have continued to negotiate the purchase and sale of the Property; and

WHEREAS, the Parties have succeeded in reaching an agreement for the purchase and sale of the Property without having to resort to litigation; and

WHEREAS, the Bountiful City Council finds that it is in the best interests of Bountiful City to enter into a real estate purchase agreement with the owners of the Property and purchase the Property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bountiful City, Utah, as follows:

Section 1. Agreement Approved. The Bountiful City Council hereby accepts and approves the attached Real Estate Purchase Agreement labeled Exhibit “A” which is incorporated by this reference.

Section 2. Mayor Authorized to Execute. The Mayor of Bountiful City is authorized to sign and execute the attached Real Estate Purchase Agreement and any other documents necessary to complete the transaction.

Section 3. Implementation. The City Manager and other City officials are authorized to perform all acts they deem necessary and appropriate to complete the transaction.

Section 4. Severability Clause. 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.

Adopted this 11th day of October, 2016.

Mayor Randy C. Lewis

ATTEST:

City Recorder Shawna Andrus

Council Staff Report

Subject: Preliminary and Final Subdivision Approval for Fowler Estates Subdivision
Address: 167 West 1800 South
Author: City Engineer
Department: Engineering, Planning
Date: October 11, 2016



Background

The Fowler family is requesting a lot split subdivision for a 0.68 acre parcel of ground located at 167 W 1800 South. Currently the property is occupied by a single family home (the Fowler home) with a large garden to the west. The family situation has changed and they now desire to split the property into two lots.

Analysis

The proposed subdivision consists of two lots, both fronting onto 1800 South Street. Both of the lots contain more than the minimum required footage of 11,000 s.f., with the smaller being 12,910 s.f. and the larger containing almost 16,700 s.f. Both lots also have more than the 70 ft. of frontage required in the R4 zone.

The property currently has a single family home with a detached garage. The intention is to keep the existing structures and the proposed lots are laid out to provide for the required side yards.

Because the property is already occupied by a residential dwelling, all of the necessary utilities are available either on the property, or in 1800 South. New utility laterals will need to be cut into 1800 South to service lot 1. The property will be allowed to continue to drain as it has in the past, but the developer will be required to pay the normal Storm Water Impact Fee.

There are two utilities that currently cross portions of the property that will need to be covered by Public Utility Easements. There is an existing Storm Drain line along a portion of the south property line and the entire west line, and there is a large overhead power line along the south property line, both of which will be covered by 15' wide Public Utility Easements. Those easements are shown on the final plat.

The existing sidewalk and curb and gutter are all in relatively good condition so no overall bond for wholesale replacement will be required, rather any repair work will be covered by the individual bonds required as each of the lots has a building permit issued for a new house.

Department Review

The proposed final plat has been reviewed by the Engineering Department and Planning Department along with the Planning Commission.

Recommendation

The Planning Commission passes along a recommendation for Preliminary and Final Approval for the Fowler Estates Subdivision with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. All red line corrections be made.

Significant Impacts

This places two homes where there has historically only been one and places one new driveway on to 1800 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

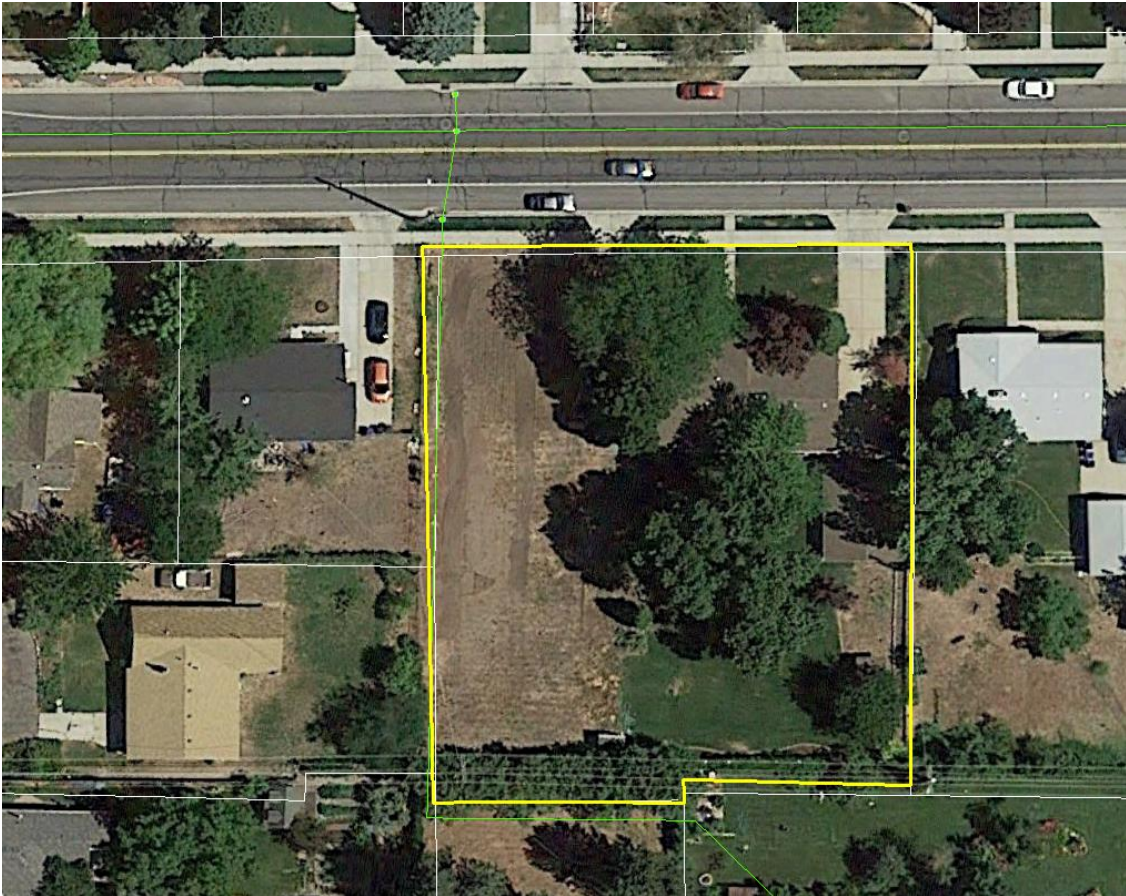
Attachments

Aerial photo showing the area to be subdivided

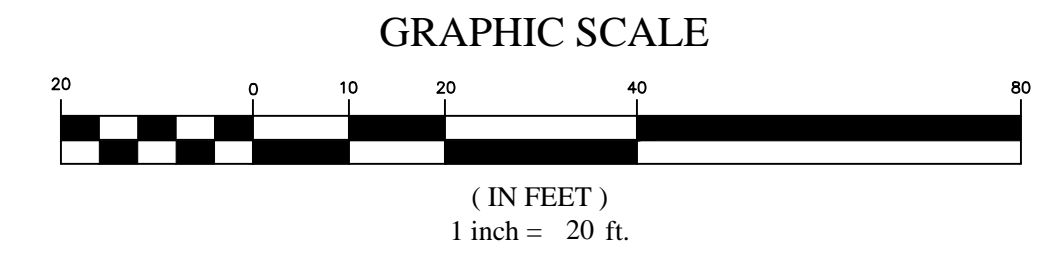
A copy of the Fowler Estates preliminary plat

A copy of the Fowler Estates final plat

Aerial Photo of the proposed Fowler Estates Subdivision



PRELIMINARY PLAT/SITE PLAN



NOTES

- The purpose of this Survey is to provide a Boundary & Topographical Survey & Certification for the parcel graphically depicted and described hereon. In anticipation of possible Boundary Line Agreements, a Survey (fence line) Description has been provided hereon for the use of our client and their Title Company. While this Survey Plan does not represent a legal Subdivision by Bountiful City's ordinances & standards, the configuration and descriptions of a possible lot split are also provided hereon for the use of our client and their Title Company.
- A Title Commitment prepared by Cottonwood Title, Salt Lake City, Utah, File No. 85698-TF, Effective Date: June 29, 2016 was utilized in the preparation of this Survey. Focus Engineering & Surveying, LLC is entitled to rely on the accuracy of this report, and is not liable for errors and omissions based on that reliance. Unless noted otherwise, all record parcels and title exceptions noted on this Survey are referenced from said document.
- The Basis of Bearing for this Survey is S89°53'57"W along the Section line between the North 1/4 Corner of Section 31, Township 2 North, Range 1 East, Salt Lake Base & Meridian, and a 3" flat brass monument (ring & lid) located at the intersection of 1800 South and 200 West. (See Notes 9 & 10 below).
- Vertical data (contour lines and/or spot elevations, etc.) shown hereon is based on the NGVD29 elevation of 4430.08 published by the Davis County Surveyor on the Witness Corner (1.5" flat brass plug found in the top of the curb) to the West 1/4 Corner of Section 31, T2N, R1E, S.L.B. & M.
- #5 rebar & cap (FOCUS ENG) to be set at all boundary corners unless noted otherwise.
- This drawing, its design, and invention thereof, is the property of Focus Engineering & Surveying, LLC, and is submitted to, and is for the use of the client referenced on the Survey. Only copies authorized in writing and individually signed and sealed by the Surveyor, or certified copies obtained from the office of the respective County Surveyor may be used as the official work of the Surveyor.
- Except as specifically stated or shown on this drawing, no attempt has been made as a part of this Survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, contact the appropriate agency.
- Except as specifically stated or shown on this drawing, this Survey does not purport to reflect any of the following which may be applicable to the properties shown hereon: easements, encumbrances, building setback lines, restrictive covenants, subdivision restriction, zoning, or other land use restrictions. Underground utilities have been shown hereon based on observed evidence. Additional utilities, including, but not limited to: power, phone, cable TV, water, sewer, storm drainage, etc. may exist within the boundaries of this Survey and Blue Stakes should be contacted prior to digging. Engineers, Contractors, and others that rely on this information should be cautioned that the locations of the existing utilities may not be relied upon as being exact or complete. Additional exploration, verification and relocation of existing utilities will be the sole responsibility of any contractor prior to, or during construction of any additional improvements.
- The following documents were utilized in the course of performing this Survey:
 - Unrecorded map entitled "Bountiful City Street Intersection Monument System-Southwest Area" prepared by James Stacey and provided by Bountiful City Engineering Department. Said drawing reflects the same Section line bearing of S89°53'57"W (record: 975.88 feet) between the North 1/4 Corner of Section 31 and the centerline monument at the intersection of 1800 South and 200 West, as reflected in the 1973 Township Reference Plat prepared by the Davis County Surveyor.
 - Recorded Plat for BOUNTIFUL ACRES Subdivision No. 2.
 - Filed Survey No. 1516 prepared by Balling Engineering dated May 1993.
 - Filed Survey No. 3095 prepared by Hill, Jamison and Associates in April 1999.
 - Filed Survey No. 5667 prepared by Hill & Argyle, Inc. dated Dec. 2008.
 - Filed Survey No. 5918 prepared by Balling Engineering dated August 2009.
- Due to the lack of interior subdivision monuments and insufficient tie to the Plat, the location of BOUNTIFUL ACRES Subdivision No. 2 was determined by creating a "best-fit" solution based on the physical locations of the existing street improvements in 1900 South and 150 West.

LEGAL DESCRIPTIONS TITLE REPORT (DEED BOOK 4975 PAGE 1020)

Beginning at a point on the south line of a 4 rod street at a point which is N89°49'W 672.39 feet and S01°04'W 33 feet from the center line intersection of 50 West Street and 1800 South Street, which point is also given as South 33 feet and West 582.20 feet from the Northeast Corner of the NW1/4 of Section 31, Township 2 North, Range 1 East, Salt Lake Base and Meridian (corner not in place) and running thence N89°49'W 166.0 feet; thence S01°04'W 178.2 feet; thence S89°49'E 166.0 feet; thence N01°04'E 178.2 feet to the point of beginning.

SURVEY DESCRIPTION (DEED BOOK 4975 PAGE 1020)

A portion of the NW1/4 of Section 31, Township 2 North, Range 1 East, Salt Lake Base & Meridian, Bountiful, Utah, more particularly described as follows:
Beginning at a point on the south line of 1800 South Street located S89°53'57"W along the Section line 583.77 feet and South 33.00 feet from the North 1/4 Corner of Section 31, T2N, R1E, S.L.B. & M.; thence S1°00'30"W along a fence line 175.75 feet; thence S89°22'30"W along a fence line 76.50 feet; thence South along a fence line 4.53 feet; thence N89°44'30"W along a fence line 87.50 feet; thence N0°22'00"W along a fence line 115.25 feet; thence N0°56'00"E along a fence line 65.16 feet to the south line of said Street; thence N89°53'57"E parallel with, and 33.00 feet southerly of the Section line 166.76 feet to the point of beginning.
Contains: 29,604+/- s.f. or 0.68+/- acres

EAST PARCEL

A portion of the NW1/4 of Section 31, Township 2 North, Range 1 East, Salt Lake Base & Meridian, Bountiful, Utah, more particularly described as follows:
Beginning at a point on the south line of 1800 South Street located S89°53'57"W along the Section line 583.77 feet and South 33.00 feet from the North 1/4 Corner of Section 31, T2N, R1E, S.L.B. & M.; thence S1°00'30"W along a fence line 175.75 feet; thence S89°22'30"W along a fence line 76.50 feet; thence South along a fence line 4.53 feet; thence N89°44'30"W along a fence line 16.49 feet; thence N0°06'00"E 180.84 feet to the south line of said Street; thence N89°53'57"E parallel with, and 33.00 feet southerly of the Section line 95.76 feet to the point of beginning.
Contains: 16,694+/- s.f.

WEST PARCEL

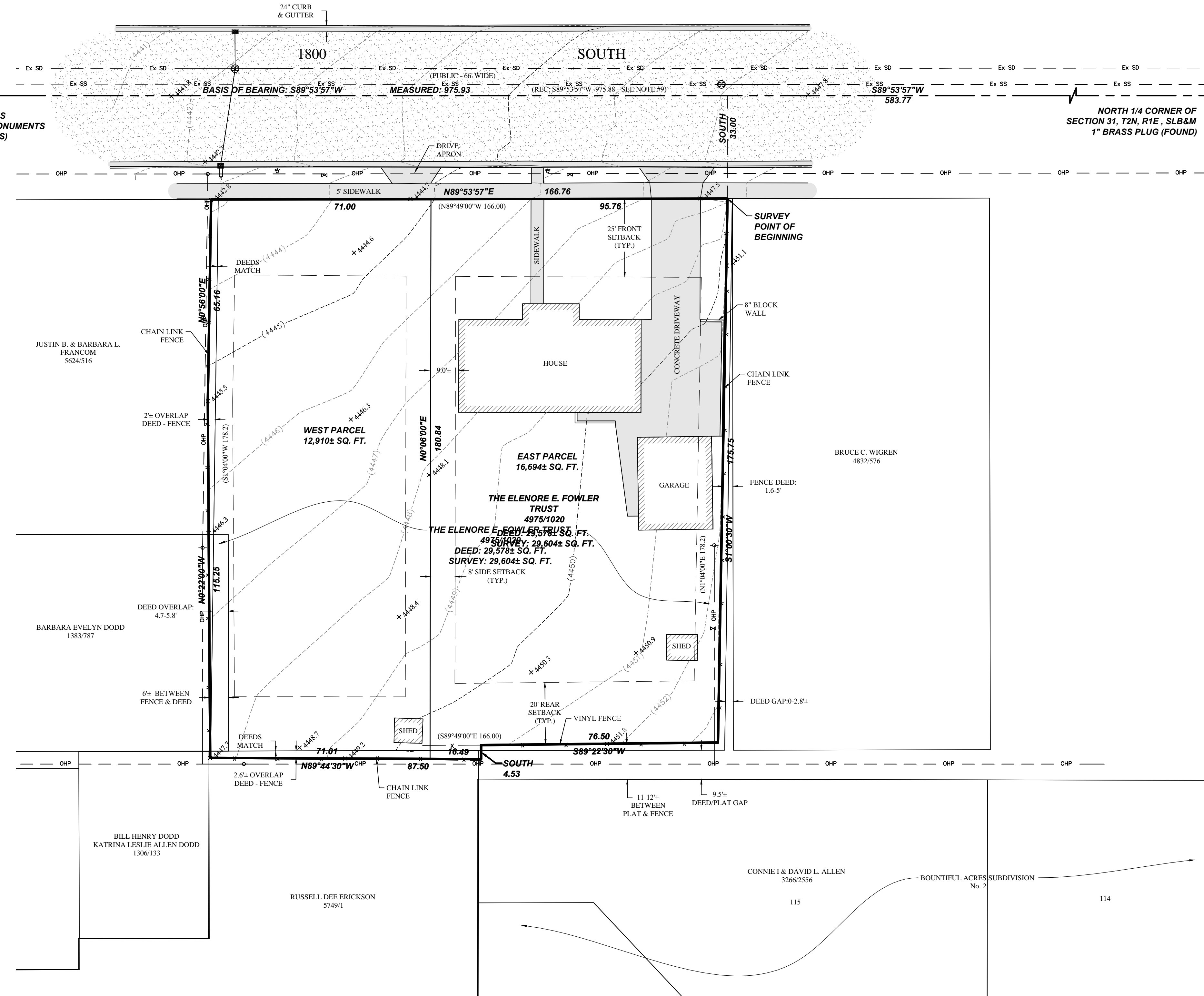
A portion of the NW1/4 of Section 31, Township 2 North, Range 1 East, Salt Lake Base & Meridian, Bountiful, Utah, more particularly described as follows:
Beginning at a point on the south line of 1800 South Street located S89°53'57"W along the Section line 583.77 feet and South 33.00 feet from the North 1/4 Corner of Section 31, T2N, R1E, S.L.B. & M.; thence S0°06'00"W 180.84 feet; thence N89°44'30"W along a fence line 71.01 feet; thence N0°22'00"W along a fence line 115.25 feet; thence N0°56'00"E along a fence line 65.16 feet to the south line of said Street; thence N89°53'57"E parallel with, and 33.00 feet southerly of the Section line 71.00 feet to the point of beginning.
Contains: 12,910+/- s.f.

SURVEYOR'S CERTIFICATE

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

Dennis P. Carlisle
Professional Land Surveyor
Certificate No. 172675
Date _____

VICINITY MAP



LEGEND

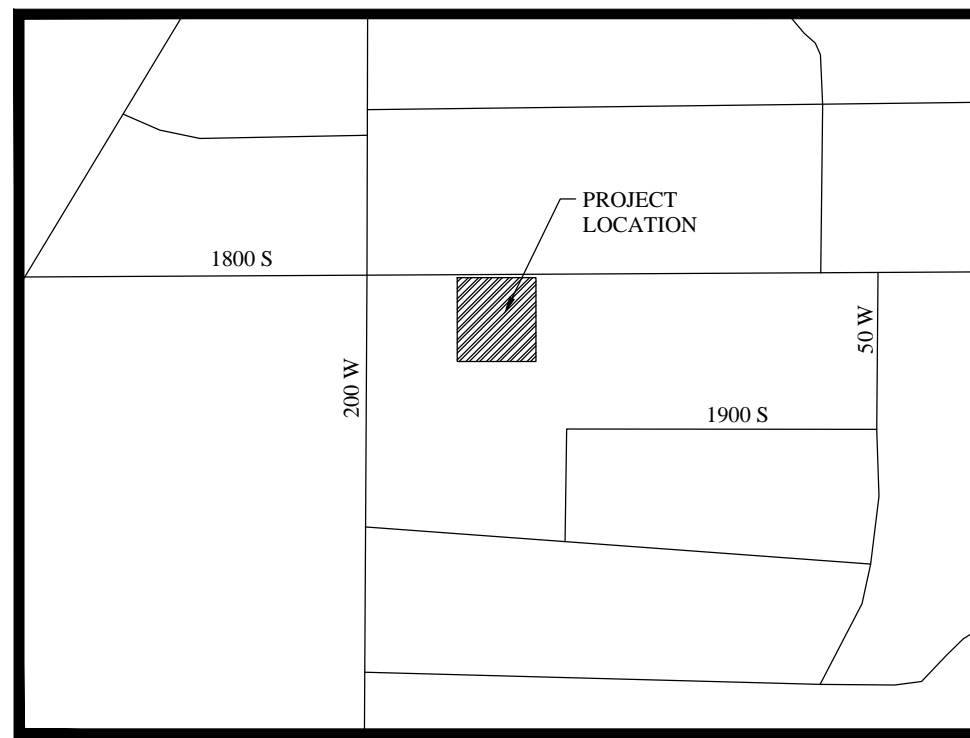
(XXXX)	EXIST. CONTOUR MAJOR
(XXXX)	EXIST. CONTOUR MINOR
Ex SD	EXIST. STORM DRAIN
Ex SS	EXIST. SANITARY SEWER
Ex W	EXIST. CULINARY WATER
X	EXIST. FENCE
+	SECTION MONUMENT
⊕	EXIST. SD INLET, MANHOLE & COMBO BOX
⊙	EXIST. SEWER MANHOLE
⊕	EXIST. WATER VALVE & WATER METER
⊕	EXIST. FIRE HYDRANT
⊕	EXIST. POWER POLE
+XXXXX	EXIST. SPOT ELEVATION
XXXX-XXXX	DEED BOOK/PAGE PER DAVIS COUNTY RECORDS
XX-XXXX-XXXX	DAVIS COUNTY PARCEL No.
[Pattern]	LIMITS OF ASPHALT PAVEMENT
[Pattern]	LIMITS OF CONCRETE

BOUNDARY/TOPOGRAPHICAL SURVEY

LOCATION: NW1/4 OF SECTION 31, T2N, R1E, SLB&M
BOUNTIFUL, UTAH
PROPERTY OF: THE ELENORE E. FOWLER TRUST
PREPARED FOR: THE ELENORE E. FOWLER TRUST

REVISION BLOCK	#	DATE	DESCRIPTION
	1		
	2		
	3		
	4		
	5		
	6		

Scale: 1"=20'	Drawn: DBC
Date: 08/23/16	Job #: 16-262
Sheet:	



VICINITY MAP
N.T.S

LEGEND

	BOUNDARY
	STREET CENTER LINE
	EASEMENT
	EXISTING PROPERTY LINE
	SECTION MONUMENT (FOUND)
	SURVEY MARKERS SET

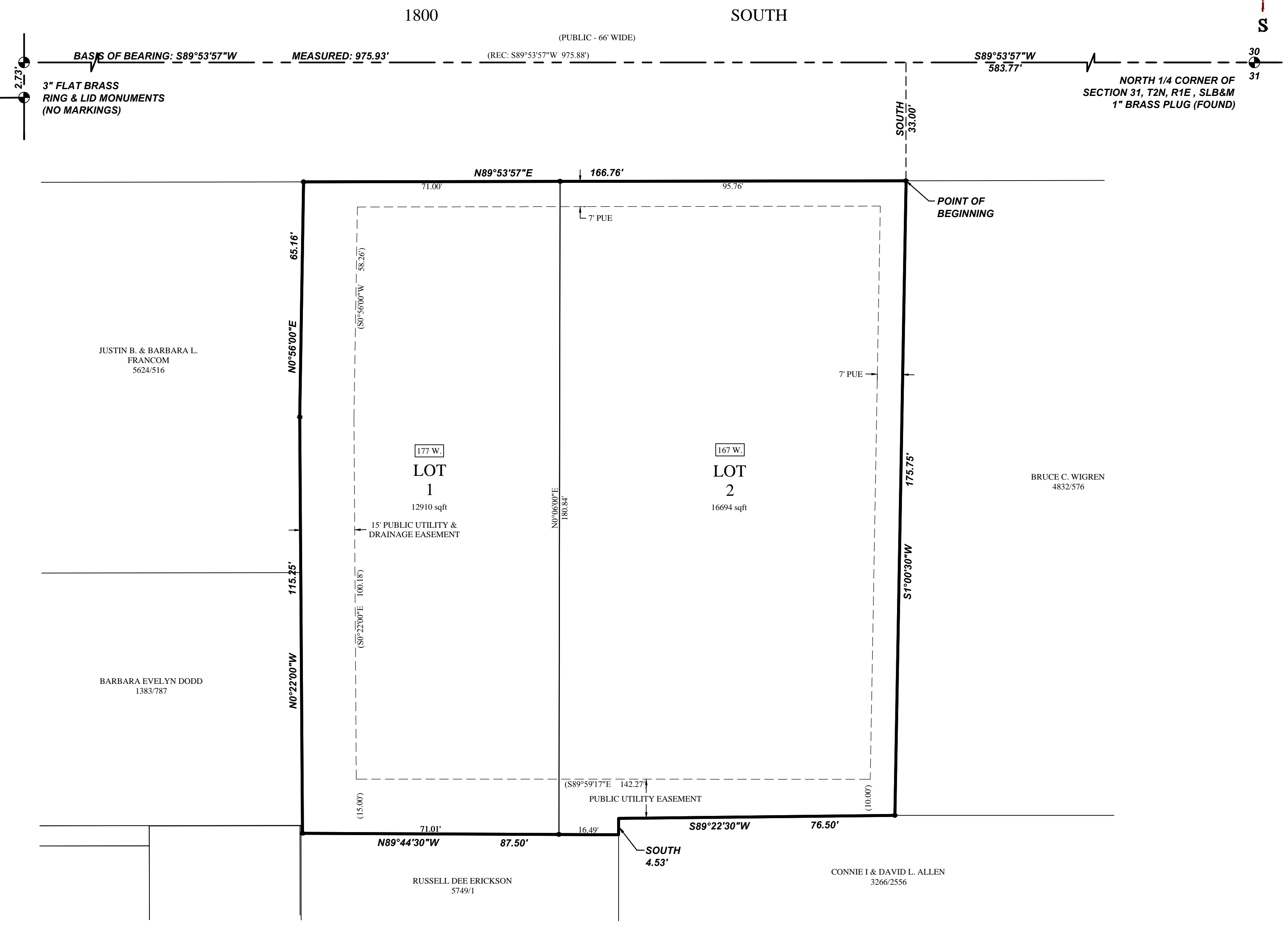
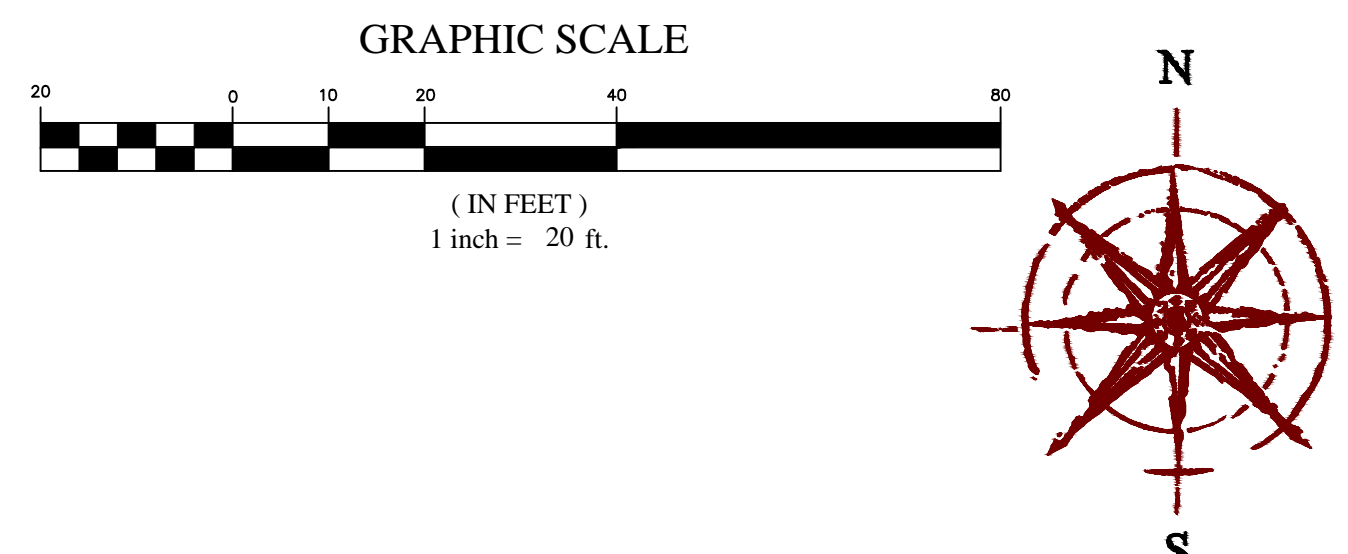
UTILITIES

SOUTH DAVIS SEWER	DATE
BOUNTIFUL CITY WATER	DATE
COMCAST	DATE
BOUNTIFUL IRRIGATION	DATE
BOUNTIFUL LIGHT & POWER	DATE
CENTURY LINK	DATE
QUESTAR GAS	DATE

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

FOWLER ESTATES SUBDIVISION

NW 1/4 OF SECTION 31, T2N, R1E, SLB&M
BOUNTIFUL, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE
I, Dennis P. Carlisle, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 172675 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owners(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Dennis P. Carlisle _____ Date
Professional Land Surveyor
Certificate No. 172675

BOUNDARY DESCRIPTION
A portion of the NW 1/4 of Section 31, Township 2 North, Range 1 East, Salt Lake Base & Meridian, Bountiful, Utah, more particularly described as follows:
Beginning at a point on the south line of 1800 South Street located S89°53'57"W along the Section line 583.77 feet and South 33.00 feet from the North 1/4 Corner of Section 31, T2N, R1E, S.L.B.& M.; thence S1°00'30"W along a fence line 175.75 feet; thence S89°22'30"W along a fence line 76.50 feet; thence South along a fence line 4.53 feet; thence N89°44'30"W along a fence line 87.50 feet; thence N0°22'00"W along a fence line 115.25 feet; thence N0°56'00"E along a fence line 65.16 feet to the south line of said Street; thence N89°53'57"E parallel with, and 33.00 feet southerly of the Section line 166.76 feet to the point of beginning.
Contains: 29,604 s.f.
or 0.68 acres

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAT, AND NAME SAID TRACT

**FOWLER ESTATES
SUBDIVISION**

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY BOUNTIFUL CITY.

SIGNED THIS ____ DAY OF _____, 2016

ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

ACKNOWLEDGMENT
STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____, 20__ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ STATE OF UTAH, _____ THE PERSON SIGNING THE FOREGOING OWNER'S DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT HE DID EXECUTE THE SAME FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN DESCRIBED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC
COMMISSIONED IN UTAH
RESIDING IN _____ COUNTY

MY COMMISSION No. _____
PRINTED FULL NAME OF NOTARY

<p>PLANNING COMMISSION APPROVED THIS ____ DAY OF _____, 2016, BY THE BOUNTIFUL CITY PLANNING COMMISSION.</p> <p>PLANNING DIRECTOR _____</p>	<p>CITY ENGINEER APPROVED THIS ____ DAY OF _____, A.D., 2016.</p> <p>BOUNTIFUL CITY ENGINEER _____</p>	<p>CITY ATTORNEY APPROVED THIS ____ DAY OF _____, A.D., 2016.</p> <p>BOUNTIFUL CITY ATTORNEY _____</p>	<p>CITY COUNCIL PRESENTED TO THE BOUNTIFUL CITY COUNCIL THIS ____ DAY OF _____, 2016, AT WHICH ACCEPTED.</p> <p>MAYOR _____ ATTEST _____ CITY RECORDER _____</p>
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RECORDED #
STATE OF UTAH, COUNTY OF DAVIS
RECORDED AND FILED AT THE REQUEST OF _____

DATE ____ TIME ____ BOOK ____ PAGE ____

FEE \$ _____ COUNTY RECORDER _____