

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, May 12, 2015

Regular Meeting - 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

NO WORK SESSION

Regular Meeting – 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meetings: p. 3
 - a. Light and Power Budget Committee Meeting – April 21, 2015
 - b. Public Safety and Public Relations Budget Committee Meeting – April 22, 2015
 - c. Water Budget Committee Meeting – April 23, 2015
 - d. Parks, Recreation and Fine Arts Budget Committee Meeting – April 27, 2015
 - e. City Council - April 28, 2015
 - f. Streets & Sanitation Budget Committee Meeting – April 29, 2015
 - g. Finance, Administration and RDA Budget Committee Meeting – April 30, 2015
3. Council Reports
4. Youth Council Report
5. Consider approval of weekly expenditures > \$1,000 paid April 23 & 30 , 2015 p. 21
6. Tentative adoption of City Budget and related agencies – Mr. Galen Rasmussen p. 25
7. Consider approval of a contract with NetWize Information Technology & Consulting for the replacement of Network Storage Equipment for \$38,412.34 – Mr. Alan West p. 27
8. Presentation of new Bountiful City Logo – Mr. Alan West
9. PUBLIC HEARING – Consider approval of a plat amendment for Phase 1 and final subdivision plat approval for Phase 2, Steele Subdivision, 810 East 500 South, Matt Vance, applicant – Mr. Paul Rowland p. 31
10. Noker Estates, 73 West 900 North, Alvin Noker, applicant – Mr. Paul Rowland p. 37
 - a. Consider approval of a preliminary and final subdivision plat
 - b. PUBLIC HEARING – Consider approval of Ordinance 2015-10 Vacating Lot 18 of Chapel Subdivision Plat A.
11. Consider approval of a preliminary site plan for Sessions Settlement, 157 West 100 South and 156 & 166 West 200 South, Sharm Smoot, applicant –Mr. Chad Wilkinson p. 47
12. PUBLIC HEARING – Consider approval of subdivision amendment to combine lots 208 and 209, Highland Oaks Plat B Subdivision, Cory and Kara Chapman, applicant – Mr. Paul Rowland p. 59
13. Adjourn temporarily to an RDA meeting with a separate agenda
14. Closed session of the Bountiful City Council to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).
15. Adjourn from closed session.

**Minutes of the
Light & Power Budget Committee Meeting
(Joint with Power Commission)**

Bountiful City Power Department Office
April 21, 2015 (8:00 a.m.)

Present:

Committee Members:	Beth Holbrook, Richard Higginson, John Marc Knight
Power Commissioners:	Susan Becker, Dan Bell, David Irvine, John Cushing (arr. At 8:40 a.m.)
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Allen Johnson, Brent Thomas, Alan Farnes, Jay Christensen, David Farnes, Luke Veigel, Nancy Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Beth Holbrook called the meeting to order at 8:00 a.m., and welcomed those in attendance. Brief introductions were made of those attending the meeting.

PRESENTATION OF BUDGET

Jay Christensen, Luke Veigel, Alan Farnes, and Allen Johnson presented the detailed budget for the Light & Power department. Projects and operations were reviewed and all Light & Power staff in the meeting participated in responding to questions from the Budget Committee and Power Commission. At the conclusion of the presentation, and on a motion and second made by the Power Commissioners, the Power Commission accepted the tentative budget of the Light & Power Department, as presented, and made a unanimous recommendation to forward the budget to the City Council for approval. Committee Members Holbrook, Higginson and Knight voted "aye" along with Commissioners Becker, Bell, Irvine and Cushing voting "aye."

The meeting adjourned at 9:50 a.m. on a motion and second made by the Power Commissioners. Voting was unanimous with Committee members Holbrook, Higginson, and Knight voting "aye" and Commissioners Becker, Bell, Irvine and Cushing voting "aye."

Minutes of the Public Safety & Public Relations Committee Budget Meeting

Bountiful City Public Safety Building
April 22, 2015 (4:00 p.m.)

Present:

Committee Members:	John Marc Knight and Richard Higginson
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Chief Tom Ross, Assistant Chief Ed Biehler, Lieutenant Jon Purcell, Lieutenant Dave Edwards, Andrew Smith, Sam Woodall, Jeremy Banks, Kathy Lovoi, Chief Jeff Bassett (South Davis Metro Fire)

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

John Marc Knight called the meeting to order at 4:05 p.m., and welcomed those in attendance.

PRESENTATION OF BUDGET

Chief Jeff Bassett presented the budget for the South Davis Metro Fire assessment to Bountiful City, outlined various department statistics and responded to questions from the committee. Chief Bassett and Chief Ross commented on the good relationship enjoyed by the Fire and Police agencies. Committee Member Higginson made a motion to accept the tentative budget of the South Davis Metro Fire Agency assessment to Bountiful City, as presented, and Committee Member Knight seconded the motion. Voting was unanimous with Committee members Higginson and Knight voting "aye".

Chief Tom Ross presented the budget for the Police Department, outlined various department statistics, and responded to questions from the committee. Committee Member Higginson made a motion to accept the tentative budget of the Police Department, as presented, and Committee Member Knight seconded the motion. Voting was unanimous with Committee members Higginson and Knight voting "aye".

The meeting adjourned at 5:30 p.m.

Minutes of the Water Committee Budget Meeting

Bountiful City Water Department
April 23, 2015 (2:00 p.m.)

Present:

Committee Member:	John Pitt
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Paul Rowland, Lloyd Cheney, Mark Slagowski, Brett Eggett and Tracy Hatch

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

John Pitt called the meeting to order at 2:10 p.m., excused Committee Members Kendalyn Harris and John Marc Knight, and welcomed those in attendance. The meeting proceeded without a quorum being present.

PRESENTATION OF BUDGET

Mark Slagowski presented the detailed budget for the Water Department and outlined various matters of significance including the need for additional water inventory to address emergencies, water quality testing, sales of water to neighboring West Bountiful and future capital needs. Mark Slagowski, Paul Rowland and other staff members responded to questions from Committee Member John Pitt.

Committee Member Pitt thanked the management and staff for their work, the budget presentation, and their service to the community. The tentative budget of the Water Department, as outlined in this budget committee meeting, will be presented to the full City Council for adoption at the first regular meeting in May.

The meeting adjourned at 2:52 p.m.

Minutes of the Parks, Recreation & Fine Arts Committee Budget Meeting

Bountiful City Hall Planning Conference Room

April 27, 2015 (4:00 p.m.)

Present:

Committee Members:	John Pitt, Randy C. Lewis, and John Marc Knight
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Paul Rowland, Lloyd Cheney, Brock Hill, Kent McComb, Thomas Rhoades, Bruce Sweeten, Paul Flanery, and Scott Olsen
Others Attending:	Emma Dugal, Jane Joy, Tom Tolman, Lloyd Carr, Alysa Revell, Scott Durrant, David Sandberg, Jeremy Holt, and Sandy Inman.

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Committee Chair John Pitt called the meeting to order at 4:02 p.m., and welcomed those in attendance.

PRESENTATION OF BUDGET

Emma Dugal presented the detailed budget and grant request for the Bountiful Davis Arts Center (BDAC) and responded to questions from the committee. Events held in 2014 and plans for 2015 were reviewed. The move of BDAC back to Bountiful City's Main Street area was highlighted along with planned events. Committee members expressed their pleasure at the return of BDAC to the City. The grant request for fiscal year 2015-2016 is \$60,000 which is consistent with the current fiscal year allocation. Committee member Randy Lewis made a motion to accept the tentative budget and grant application of the Bountiful Davis Arts Center, as presented, and committee member John Marc Knight seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting "aye".

Jane Joy presented the budget and grant request for the Joy Foundation and responded to questions from the committee. Programs provided by the Joy Foundation along with a detail of events held in 2014 and plans for 2015 were reviewed by Jane Joy, David Sandberg and Jeremy Holt. The grant request for fiscal year 2015-2016 is \$50,000 which exceeds the current fiscal year allocation of \$8,000. Committee member John Marc Knight and Chairman John Pitt asked the Joy Foundation staff to work

with Gary Hill on providing additional detail to explain the request. Committee member Randy Lewis made a motion to recommend a tentative budget and grant amount of \$8,000 for the Joy Foundation, pending further details on the \$50,000 request made. Committee member John Marc Knight seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting “aye”.

Brock Hill presented the detailed budget request for the Government Buildings Department. Bruce Sweeten also provided comments along with Brock Hill on the activities of the department in maintaining the buildings and properties owned by Bountiful City. Committee member Randy Lewis made a motion to accept the tentative budget of the Government Buildings Department, as presented, and committee member John Marc Knight seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting “aye”.

Brock Hill introduced the Cemetery Sexton, Paul (Gino) Flanery, who, along with Brock Hill, presented the detailed budget request for the Cemetery Fund. Comments were made by committee members regarding the benefits of Bountiful City’s Cemetery and staff outlined key financial and operational results of the Cemetery. A discussion was held on recent staffing changes that were designed to better manage workload within the Cemetery operation. Additionally, staff mentioned a future need for additional land acquisition to address trends of increasing lot purchases and burials. Committee member John Marc Knight made a motion to accept the tentative budget of the Cemetery Fund, as presented, and committee member Randy Lewis seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting “aye”.

Brock Hill introduced the City’s Golf Professional, Kent McComb who presented the detailed budget request for the Golf Fund. Comments were made by committee members regarding the benefits of Bountiful City’s Golf Course and how it is self-supporting financially based on fees from patrons. Major projects contemplated for fiscal year 2015-2016 were identified, including a planned remodel of the Clubhouse (which was moved forward from the current budget year) to enhance usability of the facility and to improve the experience of patrons of the course. Additional comments were made in regards to recent upgrades in the online reservations system and the recent award of “Merchandiser of the Year” from the Utah Section PGA to Kent McComb and Scott Olsen. Committee member John Marc Knight made a motion to accept the tentative budget of the Golf Fund, as presented, and committee member Randy Lewis seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting “aye”.

Thomas Tolman and Lloyd Carr presented the budget and grant request for the Bountiful Historical Preservation Foundation (soon to be renamed Bountiful Museum and Learning Center) and they responded to questions from the committee. A review of foundation activities was made along with a discussion of current operating expenses such as rent paid. A renovation of the newly acquired

History Museum on Main Street was discussed with potential occupancy within one year. The grant request for fiscal year 2015-2016 is \$25,000 which is consistent with the current fiscal year allocation. Committee member John Marc Knight made a motion to accept the tentative budget and grant application of the Bountiful Historical Preservation Foundation, as presented, and committee member Randy Lewis seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting "aye".

Brock Hill presented the detailed budget request for the Parks Department, including a review of organizational changes related to a "Park Supervisor" concept. Additional discussion ensued with a review of long-term capital needs and a focus on development of the park property on Mill Street. A correction in the Fiscal Year 2015-2016 budget and the corresponding long-term capital plan will need to be made to address an oversight in omitting \$1,000,000 for development of the Mill Street park property improvements. Following discussion, Paul Rowland outlined the results of a recently held public input meeting regarding the Mill Street park property at which an estimated 80 people attended in addition to City staff and the City's consultant. The next public input meeting will be held on May 7th and the final meeting will be held on May 28th.

Gary Hill showed a Power Point presentation of a proposed funding method for the park property on Mill Street based on funds available from the recently reauthorized Recreation Arts and Parks (RAP) Tax. A projected \$4.5 million in RAP Tax funding will be available over a ten year period starting in April 2016. In the presentation, it was proposed to allocate \$337,500 annually (\$3,375,000 over ten years) which is 75% of the total projected funding, as a transfer from the RAP Tax fund to the Capital Projects Fund for purposes of developing the property on Mill Street. Of the remaining RAP Tax funds, 14%, or \$65,000 annually (\$650,000 over ten years) would be allocated to other parks and related projects with 11%, or \$47,400 annually (\$475,000 over ten years) to fund Arts and Cultural projects and events. This allocation was deemed consistent with public statements made during the process of reauthorizing the RAP Tax funding.

Following discussion of the Parks Department budget and the proposed funding from newly reauthorized RAP Tax funding, Committee member John Marc Knight made a motion to accept the tentative budget of the Parks Department, as presented with corrections (including the recommendation for funding from transfer of RAP Tax funds). Committee member Randy Lewis seconded the motion. Voting was unanimous with committee members Pitt, Lewis, and Knight voting "aye".

The meeting adjourned at 6:12 p.m. on a motion made by committee member Randy Lewis and seconded by committee member John Marc Knight. Voting was unanimous with Committee members Lewis, Knight, and Pitt voting "aye".

Minutes of the
BOUNTIFUL CITY COUNCIL
April 28, 2015 – 6:32 p.m.

Present:	Mayor:	Randy Lewis
	Council Members:	Kendalyn Harris, Richard Higginson Beth Holbrook, John Marc Knight, John Pitt
	City Manager:	Gary Hill
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Planner:	Chad Wilkinson
	Department Directors & Personnel:	Ed Biehler, Asst. Police Chief Tyson Beck, Finance
	Recording Secretary:	Nikki Dandurand

Official Notice of the Work Session and Regular Meeting had been given by posting a written notice and an Agenda at City Hall and by providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Bountiful City Website and the Utah Public Notice Website.

Work Session – 6:32 p.m. – 6:56 p.m.
Planning Commission Room

Mayor Lewis called the meeting to order, and welcomed those in attendance.

SHORT TERM RENTALS DISCUSSION – MR. CHAD WILKINSON

Mr. Wilkinson informed staff and Council of several complaints made regarding short term rentals in the City. He stated that there are about 11 of these “short-term” rentals within the City boundaries, and would like Council to make recommendations to clarify or modify the existing code. Council members provided various input and advice. It was the consensus that staff bring forward an ordinance to allow short term rentals.

The Work Session adjourned at 6:56 p.m. to move into Regular Meeting.

Regular Meeting – 7:02 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance. Ben Fowers, local High School student, led the Pledge of Allegiance. Rev. Sharyl Peterson, from Bountiful Community Church gave a thought/prayer.

APPROVAL OF MINUTES

Minutes of the April 14, 2015 City Council Meeting were presented. Councilman Higginson made a motion to approve the minutes, as presented, and Councilwoman Holbrook seconded the

1 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
2 voting “aye”.

3
4 **COUNCIL REPORTS**

5 Councilwoman Harris reported the Business Symposium will be held May 13, 2015.
6 Councilwoman Holbrook commented on the Concert series, which will later be announced by
7 Richard Watson. She also stated the BDAC will have their grand opening on May 15, 2015, and the
8 Tour of Utah will be in August 2015. Councilman Knight stated the Car Show will be June 19/20,
9 2015. Councilman Pitt stated the “Mill Street Park” had a committee meeting last week and two
10 more meetings are planned for May 7 & 28th, 2015.

11
12 **YOUTH COUNCIL REPORT**

13 Councilwoman Harris reported that a new Mayor was appointed, Natasha Haslam; with new
14 youth council members as well for 2015-16.

15
16 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID APRIL 9 & 16,**
17 **2015**

18 Mayor Lewis presented the weekly summaries paid on April 9, 2015 for \$122,822.94 and
19 April 16, 2014 for \$242,261.44. Councilman Knight moved to approve the reports, as presented, and
20 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
21 Higginson, Holbrook, Knight and Pitt voting “aye”.

22
23 **BOUNTIFUL CITY SERVICE COUNCIL CONCERTS IN THE PARK – MR. RICHARD**
24 **WATSON**

25 Mr. Watson announced the Concerts in the Park schedule. Concerts in the Park are free to the
26 public and run June-August, at the 4th North Park.

27
28 **BOUNTIFUL AND VIEWMONT HIGH SCHOOL STATE CHAMPIOIN/STERLING**
29 **SCHOLAR RECOGNITION – MAYOR RANDY LEWIS**

30 Mayor Lewis and Council recognized various groups within the High Schools that achieved
31 championships/high levels of accomplishment throughout the school year. Mayor Lewis also
32 recognized the Sterling Scholars that were awarded in the school year.

33
34 **CONSIDER APPROVAL OF A CONTRACT WITH MIKE & STERLING’S FLOORING**
35 **AMERICA TO REPLACE CARPET ON THE MAIN FLOOR OF THE PUBLIC SAFETY**
36 **BUILDIGN IN THE AMOUNT OF \$58,457 – ASST. POLICE CHIEF, ED BIEHLER**

37 Chief Biehler stated the carpet in the Public Safety building is nearly 18 years old and in need
38 of replacement. Three bids were received, Mike & Sterling giving the lowest bid. The bid also
39 includes matching additional carpet squares for any future replacement. Councilman Knight made a
40 motion to approve the contract with Mike & Sterling, and Councilwoman Harris seconded the
41 motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”, for a unanimous
42 vote.

43
44
45
46 **CONSIDER FINAL APPROVAL OF AN EIGHT-LOT SUBDIVISION FOR RUTH**

ESTATES AT 50 EAST 3100 SOUTH, ROBERT LINDSAY, APPLICANT – MR. PAUL ROWLAND

Mr. Rowland stated in January 2015, the Council gave preliminary subdivision approval. Mr. Lindsay, applicant, is asking for final approval on the lots, with all conditions being met. The Planning Commission recommends approval. Councilman Pitt made a motion to approve the final approval, and Councilman Higginson seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”.

Councilwoman Holbrook made a motion to adjourn to a closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205). Councilman Pitt seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”. The Regular City Council Meeting was adjourned at 8:07 p.m.

Attendees in Closed Session:

- Mayor: Randy Lewis*
- Council Members: Kendalyn Harris, Beth Holbrook, Richard Higginson, John Marc Knight, John Pitt*
- City Manager: Gary Hill*
- City Attorney: Russell Mahan*
- City Engineer: Paul Rowland*
- City Planner: Chad Wilkinson*

Mayor

City Recorder

Minutes of the Streets & Sanitation Committee Budget Meeting

Bountiful City Streets Department
April 29, 2015 (4:00 p.m.)

Present:

Committee Members:	Richard Higginson, John Pitt and Kendalyn Harris
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Paul Rowland, Gary Blowers, Lloyd Cheney, Merle Schutz, Sherry DeMarco, Charles Benson, and Paul Hartvigsen

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Committee chair Richard Higginson called the meeting to order at 4:08 p.m., and welcomed those in attendance. It was noted that Merle Schutz will be retiring on April 30th and Sherry DeMarco will be taking Merle's position at the Streets Department. Sherry will be transferring from the Finance Department of the City.

PRESENTATION OF BUDGETS

Gary Blowers presented the detailed budget for the Sanitation fund and responded to questions from the committee. The positive impact from a change in allocation of municipal collection fees was again mentioned. The Fiscal Year 2015-2016 budget will contain a split of municipal collections revenue with 90% of that revenue funding the Sanitation operations and 10% of the revenue funding the Landfill operations. The annual Household Hazardous Waste (HHW) collection event was reviewed along with the typical items dropped off which include unused paint, pesticides, fertilizers, and other hazardous waste items. Discussion was also held regarding equipment used and the purchase and maintenance of equipment. The Sanitation Department currently utilizes five garbage trucks with two spare trucks for coverage of the City.

The next budget presented for approval was the Landfill fund. Gary Blowers outlined the operations of the Landfill and selected aspects of the current financial results. Equipment lease versus buy decisions were reviewed and it was noted that the Fiscal Year 2015-2016 budget will include a loader that will be acquired under a lease with option to purchase after three years. Committee chair

Higginson asked about the possibility of increasing the amount of green waste at the Landfill to be processed for resale by eliminating fees for bringing green waste to the Landfill. Committee member Harris expressed concern with the proposal based on a perception of increased workloads that may result. Both Paul Rowland and Gary Blowers cautioned against the proposal due to negative revenue impacts and increased staffing and equipment costs that would be needed to manage an increased volume of green waste collections above current levels.

Gary Blowers next presented the detailed budget for the Storm Water fund and responded to questions from the committee. Budget items discussed included storm drain work projects and replacement of a street sweeper.

The budget of the Recycling fund was then presented along with a discussion of rising contract costs from Ace Disposal. It was noted that the city cost per can will be rising from \$2.40 to \$2.45 while the cost charged to residents will be maintained at the current \$2.50 per can rate. A proposed change in recycling charge per can will likely be presented for the Fiscal Year 2016-2017 budget to keep pace with increasing costs of the program.

Gary Blowers introduced the Streets Department budget with a Power Point presentation on street paving and maintenance options. The presentation outlined the chief causes of pavement failure which include traffic loading and street cuts for utility work as well as weather effects and poor maintenance practices. The presentation contained several pictures of local neighborhood paving projects using various asphalt paving treatments including slurry seal, crack seal, mastic treatments and numerous other examples. Utah Department of Transportation and National Highway Institute data on optimal road maintenance schedules and treatments were reviewed and compared with current and desired practices of the Streets and Engineering Departments.

Following the pavement presentation, Gary Blowers reviewed the detailed budget for the Streets department with the committee and responded to their questions. Recent changes in the supervisory structure of the Streets Department were reviewed by both Paul Rowland and Gary Blowers and it was noted that these supervisory changes (along with a few long-time employee departures) caused a decrease in personnel costs between the current budget and the proposed Fiscal Year 2015-2016 budget. Various budget line items were reviewed including planned concrete repair work and reduction in road salt usage which was primarily due to a very mild seasonal weather pattern with lack of significant snowfall. Equipment purchase needs were also reviewed.

Committee chair Richard Higginson asked for a motion to approve the Sanitation, Landfill, Storm Water, Recycling and Streets department budgets for Fiscal Year 2015-2016. Committee member John Pitt made a motion to accept the tentative budgets of the Sanitation, Landfill, Storm Water, Recycling and Streets departments, as presented, and send the budgets to the full Council for

approval. Committee member Kendalyn Harris seconded the motion. Voting was unanimous with committee members Higginson, Pitt, and Harris voting “aye”.

Paul Rowland mentioned one final item of note regarding upcoming plans from the Utah Department of Transportation for concrete paving of 400 North. Both Paul Rowland and Lloyd Cheney outlined their plan to stay actively involved with the 400 North road planning process to ensure proper concrete standards are adhered to by the State.

The meeting adjourned at 5:35 p.m.

PENDING

Minutes of the Finance, Administration & RDA Budget Committee Meeting

Bountiful City Hall Planning Conference Room
April 30, 2015 (4:00 p.m.)

Present:

Committee Members:	Randy C. Lewis, Kendalyn Harris (excused at 5:25 p.m.), and Beth Holbrook
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Russell Mahan, Shannon Cottam, Tyson Beck, Alan West, Ted Elder, Chad Wilkinson, Paul Rowland, Rex Pickett

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Committee Chair Randy Lewis called the meeting to order at 4:04 p.m., and welcomed those in attendance. Committee Chair Lewis asked Galen Rasmussen to introduce the order in which budgets would be presented for review.

PRESENTATION OF BUDGETS

Gary Hill reviewed the Legislative Department budget including financial results in the current budget year thus far and recommendations for fiscal year 2015-2016. Changes in the personnel services area between the current budget and proposed budget are due to a 2% Cost of Living Adjustment (COLA) and expected increases in health insurance premiums. In the operations and maintenance area the changes between years are due to anticipated costs of holding both a primary and general municipal election in calendar year 2015 with \$25,000 to \$30,000 budgeted for each election phase. Committee members asked about County plans to enact State transportation funding that were authorized in the recently completed legislative session. Gary Hill mentioned that timing for enactment of the funding is unknown at this point but newly authorized sales tax amounts for transportation will take effect at the start of calendar year 2016. The review of the Legislative budget concluded with discussion regarding long-term capital plans.

Gary Hill reviewed the budget submission for the Executive Department of the City including financial results in the current budget year thus far and recommendations for fiscal year 2015-2016. As noted in the Legislative budget review, changes in the personnel services area between the current budget and proposed budget are due to a 2% COLA and expected increases in health insurance premiums.

The Executive Department staff consists of the City Manager and the City Recorder/Administrative Assistant.

Russell Mahan presented the budget request for the Legal Department by referencing the effects of the COLA and health insurance premium increases. There was also a reference to the relatively small size of this budget and small staff size.

Russell Mahan then presented the budget request for the Liability Insurance Fund, including a brief review of the insurance carriers used and various practices used to manage the insurance programs of the City. Committee discussion focused on the historical practice of relying on interest income and transfers from City departments to fund operations. However, the interest rate environment over the last few years has not allowed this funding practice to keep pace with rising costs. Thus, the current cash balance of the fund has been declining. Gary Hill mentioned that a study would be performed during the upcoming budget year to identify ways to increase the cash balance of the Liability Insurance Fund. Recommendations will likely include, among other measures, departmental transfers to bolster the Liability Insurance Fund.

Following review and questions regarding the Liability Fund, Russell Mahan presented the detailed budget request for the Workers Compensation Fund, which included a review of the financial status of the Fund for the current fiscal year and fiscal year 2015-2016. This Fund will also be studied in Fiscal Year 2015-2016 for financial viability and future funding needs along with the Liability Insurance Fund.

Shannon Cottam presented the budget request for the Human Resources Department which was created in the current fiscal year from a full-time position and a part-time position formerly in the Finance Department and a part-time equivalent position formerly in the Treasury Department. The Human Resources Department supports City and South Davis Recreation District departments to provide consistency in managing employment policies and practices. While staff size of the department is small, both employees are among the busiest staff members in the City since all employees will interact with the department at some point during any given year.

Alan West presented the budget request for the Information Systems Department and Computer Maintenance Fund, including a brief review of the projects planned for the department and a financial status for the current fiscal year and fiscal year 2015-2016. Committee members and management spoke briefly about department staffing and the talented individuals that support the City. Particular reference was made to the recent death of Roger Linnell who served the department well for many years as an Information Systems Analyst. Roger was a friend to all and will be greatly missed. Projects for the current fiscal year included web site development and branding; completion of the Tyler Technologies software implementation, with emphasis on the purchase order and inventory modules. In Fiscal Year 2015-2016 the staff will acquire and install updated network equipment.

The Computer Maintenance Fund operation was reviewed by Alan West including the typical replacement cycle of six years for equipment. Equipment life is being extended now through a program of replacing standard hard drives with solid state drives and additional memory. The City has approximately 250 computers under the maintenance program currently.

Tyson Beck presented the budget request for the Finance Department, including a brief review of the financial status for the current fiscal year and fiscal year 2015-2016. Recent staffing changes were mentioned since the department has had three long-time staff members either retire or leave for other jobs within the City, or with other governmental employers, during the last twelve months. The Finance Department, like the Treasury, Human Resources and Information Systems Departments all serve the administrative needs of the City as well as the South Davis Recreation District under an inter-local agreement between the City and the District.

Ted Elder presented the budget request for the Treasury Department, with reference to the same cost drivers mentioned in budgets outlined previously. The Treasury Department has been very involved over the last year with the Information Systems Department and outside vendors to transition from the formerly used software and systems to the new Tyler Technologies MUNIS platform. While there are still lingering implementation issues, these issues are being effectively addressed and the project is moving forward in a positive way.

During the review of Treasury, a question was asked about the City's credit card merchant fee agreements in place. Galen Rasmussen mentioned that the City was previously with WorldPay as a vendor for merchant services and a study was performed a little more than a year ago to identify savings available and potential vendors. The Council was presented with a recommendation early in calendar year 2014 to change merchant services to Chase Paymentech under State of Utah contract. This vendor had the lowest merchant fees available and is performing well now with the City's systems. To better serve the needs of the Golf Course, their merchant services are provided by Mercury Payment Systems (a Utah firm). Ted Elder and Galen Rasmussen will be preparing Requests for Proposals (RFPs) for City banking and investment services in the next few months to reevaluate services now under contract. Currently, the City is under contract with JP Morgan Chase Bank for its operating accounts, Zions Bank for about \$35 million of the City's investment portfolio and U S Bank for the majority of escrow account business. The remaining balance of funds are in the State Public Treasurer's Investment Fund and other individual investments brokered through other institutions.

Paul Rowland reviewed the budget proposal for the Engineering Department outlining similar changes due to a 2% COLA and health insurance increases. Personnel services are also impacted by a change in the upcoming fiscal year with the number of interns employed. Currently, there are two interns but in the upcoming budget year there will only be one intern employed. A question was asked regarding vehicle allowances in the department. Mr. Rowland responded that most employees are provided a

car allowance for business use of their personal vehicles. The department has two older vehicles that are still used by interns during the summer season and occasionally for other department purposes.

Chad Wilkinson outlined the budget for the Planning Department in the current year and for Fiscal Year 2015-2016. Changes in the personnel services category are due to changes in staff with a new Assistant Planner which was hired part-time instead of being an unpaid intern. In the current budget year, a replacement copier will be purchased for joint use of the Planning and Engineering Departments since the current copier is older and had a number of repairs. Changes in fees for the new budget year were also outlined. The changes include an embedded charge for mailing label software. Currently, those requesting zone changes and various other planning services must pay for mailing lists and printing through Davis County. The acquisition of mailing label software in-house will eliminate the need for City patrons to travel to Davis County for this service.

The committee members convened as the Board of the Bountiful City Redevelopment Agency (RDA) to hear the RDA budget presentation from Chad Wilkinson. Chad presented the proposed budgets for the RDA Revolving Loan Fund (Fund 72) and the Regular RDA Operating Fund (Fund 73). It was noted that the Revolving Loan Fund has several loans outstanding with a loan to Skills Fitness that was originally programmed to be paid off by May 2015. Skills Fitness has made application to extend their loan which has been approved administratively so the budget will need to be amended for Fiscal Year 2014-2015 and 2015-2016 to reflect this change. Loans in the program can typically be called after 60 days of notice is provided. A question was raised as to progress of meetings being held by the City Manager and RDA Director with other taxing districts to extend the RDA. Meetings have been held thus far with the School District and the County but the progress has been slow.

Chad Wilkinson continued by reviewing the proposed budget of the RDA Operating Fund which included identification of major projects accomplished in the current budget year such as acquisition of the building now housing the Bountiful Davis Arts Center (BDAC) and the former Smedley Manor which will be home for the Bountiful Historic Preservation Foundation. At the conclusion of the RDA budget discussions the committee members dismissed themselves as the RDA Board and reconvened as the City budget committee.

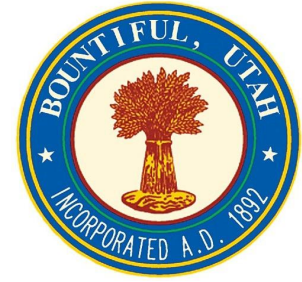
Galen Rasmussen reviewed the budget submissions for the Debt Service and Municipal Building Authority Funds of the City. The remaining debt issues in each fund are, or will, be paid off within the next few months leaving the City virtually debt free (with the exception of the revenue bonds issued in 2010 for the Light & Power natural gas turbine project). The City carries no General Obligation debt. References were made to the predominant theme nationwide of encouraging governmental entities to take on additional debt for projects given the favorable interest rate environment. However, Bountiful has for years continued to maintain a conservative financial philosophy of pay-as-you-go and taking on debt cautiously and sparingly for major projects of significance.

Gary Hill presented a slide presentation to review the RAP Tax Fund of the City and plans for the newly reauthorized RAP Tax which begins in April 2016. Currently, the City receives approximately \$400,000 annually in RAP Tax funds of which 90% is passed along to the Centerville RDA for funding of the Centerpoint Legacy Theater operations until March 2016 through inter-local agreement. Gary Hill mentioned that newly reauthorized funding is projected to amount to \$4.5 million over a ten year period. This total \$4.5 million in RAP Tax funds are proposed by staff to be allocated 75% to fund design and development of the park property on Mill Street, 14% to fund various park improvements and amenities, and 11% to fund Arts and Culture. The City's Capital Projects Fund would loan funds in advance to develop the Mill Street property. The Capital Projects Fund would be reimbursed over a ten year period through annual transfers of \$337,500. This amounts to \$3,375,000 over a ten year period and equates to the recommended 75% allocation of RAP Tax funds to Mill Street property development. The transfer from the RAP Tax Fund to the Capital Projects Fund would begin in the Fiscal Year 2016-2017 budget.

Committee Member Beth Holbrook made a motion to accept the tentative budgets outlined in the meeting, as presented, and Committee Member Kendalyn Harris seconded the motion. Voting was unanimous with Committee members Randy Lewis, Beth Holbrook and Kendalyn Harris voting "aye".

The meeting adjourned at 5:37 p.m.

City Council Staff Report



Subject: Expenditures for invoices > \$1,000 paid April 23 & 30, 2015

Author: Tyson Beck, Finance Director

Department: Finance

Date: May 4, 2015

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.

Recommendation

Council should review and approve the attached expenditures.

Significant Impacts

None

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid April 23 & 30, 2015.

Weekly Expenditure Report for Invoices > \$1,000

Paid April 23, 2015

<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>
1425	BOUNTIFUL HISTORICAL	Legislative	10.492070	Contr-Btfl Historical Soc	\$ 25,000.00	182508	04152015	CONTRIBUTION FY 2014-15
1615	CENTURYLINK	Enhanced 911	10.428000	Telephone Expense	1,698.95	182514	04022015	801-D08-1325-325
1845	D & L SUPPLY	Water	51.448400	Dist Systm Repair & Maint	3,752.00	182520	38220	RINGS
2126	FAIRBANKS SCALES	Landfill	57.426000	Bldg & Grnd Suppl & Maint	1,165.00	182527	1213460	MAINTENANCE AGREEMENT
4939	HILL WEST, LLC.	Light & Power	53.448613	Plant	2,125.00	182537	1938	2015 AIR EMISSIONS INVENTORY
2562	HYDRO SPECIALTIES CO	Water	51.448400	Dist Systm Repair & Maint	3,194.10	182538	17339	METER REGISTERS
2562	HYDRO SPECIALTIES CO	Water	51.448400	Dist Systm Repair & Maint	6,313.00	182538	17336	WATER METERS & PLATES
2664	J & J NURSERY AND GA	Golf Course	55.426100	Special Projects	2,338.70	182543	201655	TREES
2714	JIM RILEY ENGINEERIN	Water	51.431000	Profess & Tech Services	1,050.00	182546	4413	40 YR. PLAN
2799	KELLERSTRASS ENTERPR	Streets	10.425000	Equip Supplies & Maint	17,618.94	182547	242031	SULFUR, E-10
3195	MOUNTAIN STATES SUPP	Water	51.448400	Dist Systm Repair & Maint	1,063.85	182556	S101371854.001	METERS
3195	MOUNTAIN STATES SUPP	Water	51.448400	Dist Systm Repair & Maint	1,165.33	182556	S101371829.001	METER/ADAPTER
3195	MOUNTAIN STATES SUPP	Water	51.448400	Dist Systm Repair & Maint	1,393.25	182556	S101370134.001	INVENTORY SUPPLIES
3236	NASRO	Police	10.423000	Travel & Training	1,000.00	182558	16657CONF	2015 CONF. REG.-GUNDERSEN,WITTE
3607	QUESTAR GAS	Light & Power	53.448611	Natural Gas	8,483.85	182571	03312015	AC# 6056810000
3982	SOUTH DAVIS METRO FI	Fire	10.431000	Profess & Tech Services	480,699.63	182578	04012015	QUARTERLY PAYMENT
4216	TIRE WORLD	Water	51.425000	Equip Supplies & Maint	1,203.32	182586	4013	RPR-LUGS
4217	TITLEIST	Golf Course	55.448240	Items Purchased - Resale	8,017.80	182587	900205548	GOLF BALLS
4229	TOM RANDALL DIST. CO	Golf Course	55.425000	Equip Supplies & Maint	1,384.23	182589	227828	GAS PURCHASE
4331	USA BLUE BOOK (DBA)	Water	51.448000	Operating Supplies	1,372.18	182593	605695	CUTTER WHEELS, PIPE CUTTER
4357	UTAH COMMUNICATIONS	Police	10.425200	Communication Equip Maint	2,394.75	182594	54232	MARCH 2015-GOVT RADIO SVC
4450	VERIZON WIRELESS	Light & Power	53.448641	Communication Equipment	2,083.64	182597	9743144083	AC#371517659-00001
4456	VIRGINIA TRANSFORMER	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	175,910.80	182598	44195	2X POWER TRANSFORMERS FOR SW SUBSTATION
4555	WEST, ALAN M	Information Systems	10.428000	Telephone Expense	1,028.82	182599	04132015	REIMB-MISC. SUPPLIES, EQUIP, TRAVEL
1944	DIAMANT ENVIRONMENTA	Light & Power	53.472100	Buildings	2,300.00	182644	040715	ASBESTOS SAMPLING, LEAD TESTING
5365	GSBS ARCHITECTS	Legislative	45.472100	Buildings	7,883.00	182645	32380	BLDG STRUCTURAL STUDY
5429	PERFORMANCE FORD LIN	Police	45.474500	Machinery & Equipment	17,807.00	182646	04152015	VIN#1FAHP2E89FG157198, FORD TAURUS
3519	POND'S PLUMBING/HEAT	Legislative	45.472100	Buildings	4,871.00	182647	TC150101	FURNACE INSTALL, A/C INSTALL
3519	POND'S PLUMBING/HEAT	Police	45.472100	Buildings	8,465.00	182647	20150403	BOILER TUNE-UP, SEAL, VALVE
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	3,825.00	182648	45-130615	IMPLEMENTATION
TOTAL:					<u>\$ 796,608.14</u>			

WEEKLY EXPENDITURES FOR INVOICES > \$1,000.00

PAID APRIL 30, 2015

<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>
1008	A-1 CASTERS & EQUIPMENT	Storm Water	49.425000	Equip Supplies & Maint	\$ 1,230.57	182649	5060346	CASTERS FOR SWEEPER TRUCK
1609	CENTERVILLE REDEV.	RAP Tax	83.475300	Interlocal Payment-Centerville	27,438.18	182674	04272015	RAP TAX
1716	CMT ENGINEERING LABOR	Light & Power	53.472100	Buildings	3,700.00	182677	53459	GEOTECHNICAL STUDY
1888	DAVIS COUNTY GOVERNMENT	Police	10.431600	Animal Control Services	5,147.74	182683	70747	MAR 2015 ANIMAL CONTROL SVCS
1920	DELCO WESTERN	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	3,233.01	182684	242360	MISC. VALVES, LEVERS, MOTOR
1920	DELCO WESTERN	Police	10.426000	Bldg & Grnd Suppl & Maint	4,366.10	182684	242370	PUMPS-BASEMENT
2003	DUNCAN ELECTRIC SUPP	Light & Power	53.448636	Special Equipment	1,825.43	182687	42614-1	CRIMP TOOL-GREENLEE
5067	E-ONE, INC.	Streets	10.425000	Equip Supplies & Maint	1,577.21	182688	SLS/10358355	RELIEF QD HALE
2055	ELECTRICAL CONSULTANT	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	1,911.00	182689	61522	SUBSTATION DESIGN
2562	HYDRO SPECIALTIES CO	Water	51.431000	Profess & Tech Services	2,013.91	182705	17399	UPGRADE TO SCM/DATA LOGGING
2562	HYDRO SPECIALTIES CO	Water	51.448400	Dist Systm Repair & Maint	3,600.00	182705	17381	ERT'S
5027	INTERNAL REVENUE SERVICE	Administrative	10.461000	Miscellaneous Expense	1,400.00	182708	04272015	1099 IRS AUDIT
5027	INTERNAL REVENUE SERVICE	Golf Course	55.413010	Fica Taxes	3,539.36	182708	04272015	1099 IRS AUDIT
5549	JRCA ARCHITECTS,INC	Light & Power	53.472100	Buildings	21,821.97	182711	14041-04	SCHEMATIC DESIGN, DESIGN DEVELOPMENT
2886	LAKEVIEW ROCK PRODUCTS	Water	51.461300	Street Opening Expense	1,115.92	182712	327264	ROAD BASE
3348	OFFICE DEPOT	Computer Maintenance	61.429300	Computer Hardware	1,399.93	182725	764928818001	MONITORS
3411	PAINT SPOT BODY SHOP	Liability Insurance	63.451150	Liability Claims/Deductible	1,385.80	182726	04272015	POLICE ACCIDENT - DEGANTE
3499	PITNEY BOWES INC	Administrative	45.474500	Machinery & Equipment	20,228.28	182729	623647	FOLDER/INSERTER
3549	PREMIER VEHICLE INST	Police	10.425430	Service & Parts	2,795.20	182731	18088	DETECTIVE VEHICLE
3549	PREMIER VEHICLE INST	Police	10.425430	Service & Parts	2,838.18	182731	18087	DETECTIVE VEHICLE
3917	SIGNATURE PRESS	Golf Course	55.448220	Pro Shop Misc Supplies	2,704.04	182738	61614	SCORECARDS
3933	SKAGGS COMPANIES, INC	Police	10.445100	Public Safety Supplies	1,048.90	182739	2469304 RI	DISTRACTION DEVISE, RUBBER BALLS
4016	SPRINT	Police	10.425200	Communication Equip Maint	1,296.34	182743	04122015	AC#456251837
4025	STAKER & PARSON COMP	Golf Course	55.426100	Special Projects	1,360.06	182744	3746758	GOLF COURSE SAND
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,414.60	182744	3749820	PATCHING
4042	STATE ENGINEER	Light & Power	53.448627	Echo Hyrdo	4,890.61	182747	04162015	2015 ASSESSMENT-AC#103250
4273	TURF EQUIPMENT CO	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	1,822.10	182752	381641-00	MISC. PARTS
5000	U.S. BANK CORPORATE	Police	10.423000	Travel & Training	1,076.16	182754	04102015JP	EMP REC,TRAVEL NASRO CONF FL
5000	U.S. BANK CORPORATE	Police	10.445100	Public Safety Supplies	1,279.15	182754	04102015DE	CMRA CASE,EAR PRT,GUN SUP, SWAT, SHRTS
5000	U.S. BANK CORPORATE	Executive	10.423000	Travel & Training	1,636.62	182754	04102015GH	TRAVEL/NLC/UCMA,MEALS/TRNG,EMP AWDS,CNCL TRVL DC
5000	U.S. BANK CORPORATE	Water	51.426000	Bldg & Grnd Suppl & Maint	3,130.00	182754	04102015MS	TRVL,OFFICE FURN,SHOP SUPPLIES
5000	U.S. BANK CORPORATE	Legislative	10.423000	Travel & Training	8,959.46	182754	04102015GH	TRAVEL/NLC/UCMA,MEALS/TRNG,EMP AWDS,CNCL TRVL DC
4314	UNIVAR USA, INC.	Water	51.448000	Operating Supplies	1,795.28	182757	SL801226	FLUORIDE
4341	UTAH ASSOCIATED MUNI.	Light & Power	53.448621	Power Purch IPP	2,072.78	182758	04242015	POWER PURCHASE FOR MAR 2015
4341	UTAH ASSOCIATED MUNI.	Light & Power	53.448622	Power Purch San Juan	175,454.79	182758	04242015	POWER PURCHASE FOR MAR 2015
4341	UTAH ASSOCIATED MUNI.	Light & Power	53.448620	Power Purch CRSP	350,148.29	182758	04242015	POWER PURCHASE FOR MAR 2015
4341	UTAH ASSOCIATED MUNI.	Light & Power	53.448626	Power Purch UAMPS (Pool, etc)	375,097.43	182758	04242015	POWER PURCHASE FOR MAR 2015
4413	UTAH STATE TAX COMMISSION	Workers' Comp Insurance	64.461200	State Tax On Premium	3,500.00	182759	04282015	1ST QUARTER PAYMENT - AC# 11590939-005-ISE
6266	UTILITY, GAS & OIL	Water	51.448000	Operating Supplies	5,093.00	182760	32715	VALVE EXERCISER
TOTAL:					<u>\$ 1,056,347.40</u>			

City Council Staff Report



Subject: Budget Overview and Tentative Budget Adoption
Author: Galen D. Rasmussen, Assistant City Manager
Department: Finance
Date: May 12, 2015

Background

As required by State law (Utah Code Sections 10-6-109 to 10-6-113), a budget has been prepared by management and staff for consideration as Bountiful City's Tentative Budget for Fiscal Year 2015-2016. State law requires adoption of a tentative budget at the first regular meeting in May of each year along with the setting of a time and place for a public hearing on that Tentative Budget.

Analysis

The document, "**Council Committee Budget Reviews, 2015-2016 Operating & Capital Budgets (with Fees & Charges)**" was distributed previously to each of you for use in conducting Council Budget Committee Meetings with every department and fund of the City and the Bountiful Redevelopment Agency (RDA). Development of the budget began in early January within each department of the City. The City Manager, Assistant City Manager, HR Manager and others prepared projections and various analyses to arrive at the budget document you received.

This Council Committee Budget Reviews document is presented tonight for adoption by the Mayor and City Council as the "Tentative Budget" of the City for Fiscal Year 2015-2016 which begins on July 1, 2015 and ends on June 30, 2016. The budget document contains a summary of the budget process, Council priorities, a variety of narrative descriptions, and quantitative measures. This collection of data provides documentation for results of past operations, projected results for the current fiscal year, and the request for Fiscal Year 2015-2016. There are also sections for fees and charges and a long-term capital plan. Submitted also for adoption, by reference, along with the budget document are:

1. Compensation schedules which were used to develop the personnel services sections of the budget document.
2. A certification of participation in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems (URS) for fiscal year 2015-2016.

This combined budget document with fees, charges, long-term capital plan, referenced compensation schedules, and URS certifications are presented for consideration of adoption.

As a companion to the budget document, I will also conduct a brief presentation during the Council Meeting to highlight overall financial trends and key points of the budget for each fund of the City for consideration of the Council. The budget document itself is prepared in accordance with the State Uniform Fiscal Procedures Act and is balanced with regard to revenues and expenditures/expenses.

Department Reviews

The referenced budget document for Fiscal Year 2015-2016 has been reviewed by every department manager in the City; Council Budget Committees; and the City Manager for concurrence. The companion analysis presentation to be provided during the meeting is derived from the budget document and has also been reviewed for concurrence by the City Manager.

Significant Impacts

None.

Recommendation

Based on the analysis provided, and the Operating & Capital Budget document referenced, it is recommended that the Mayor and City Council:

1. Adopt the "Council Committee Reviews, 2015-2016 Operating & Capital Budgets" document as the City's Tentative Budget.
2. Set the time and place for a public hearing on the Tentative Budget. This would be the City Council Meeting to be held at 7:00 p.m. on Tuesday, June 9, 2015 at Bountiful City Hall.

Attachments

None

City Council Staff Report



Subject: Network Storage Upgrade

Author: Alan West

Department: Information Systems

Date: May12, 2015

Background

Data storage management has been a critical function of the Information Systems staff from the day computers were installed in the City. When we replaced the first 10MB hard drive with a 30MB drive we thought, "We'll never need anything bigger than this!" At that point we'd never heard of a "Gigabyte". *(Now, that original 30MB drive could store only SIX high quality digital photos!)* Today our storage requirements are measured in Terabytes... and grow rapidly. The push to go paperless, along with demands to save police videos and other historical data have made it necessary to expand our data storage capacity.

Analysis

We are currently using Dell Compellent SAN (Storage Area Network) devices. Our main equipment is located in our data center at City Hall. We also have a Disaster Recovery (DR) unit in the basement of the Power Plant. Critical data is duplicated automatically to the DR site at regular intervals. (Data is also backed up on removable disks and stored in the granite vaults in Little Cottonwood Canyon).

Our current Compellent maintenance contract expires in September. We requested proposals from several vendors to expand our capacity and extend our maintenance contract. But we were told that Dell has announced an "End of Life" date of 2017 for our existing Compellent storage equipment. This not only means that replacement parts may not be available, but maintenance and support costs are skyrocketing. The proposals indicate that the cost to extend coverage on a 5-year maintenance contract will be \$70,000.

Department Review

All departments rely on the availability of network data storage. Some of the significant storage requirements include:

- Thousands of Accounts Payable invoices are scanned into the system each year
- GL Journal support documents are also saved
- The Utility Billing Department not only saves scanned images of customer applications, but an image of each utility bill is saved to the system for archival and quick retrieval

- All Microsoft Exchange Email data is saved on this storage equipment
- GIS data storage needs have expanded over the years (map layers)
- The Police Department's needs have grown dramatically over the years. We now have requirements to archive:
 - In-car video
 - BodyCam video
 - Evidence photos
 - Case narratives and history

Recommendation

We recommend that the City Council approve the purchase of new EMC² network storage equipment to replace the existing Dell Compellent equipment as follows:

- EMC² VNX-E 3200
 - Controllers and Enclosures
 - 25 ea. 900GB 10K Drives
 - 12 ea. 200GB FAST Cache Drives
 - 1GBE ISCSI/IP Ports
 - Remote Deploy Support
 - Enhanced HW & SW Support
 - Installation & Configuration
 - **TOTAL: (*Amount from quote less Sale Tax*):** **\$38,412.34**
- \$40,000 has been budgeted for network upgrades

Significant Impacts

This upgrade will impact every computer user at Bountiful City. Several significant improvements will be realized by moving our data storage to the EMC² equipment.

- *Increased Storage Capacity*
 - *We will immediately increase our usable drive space from 15TB to 24TB*
 - *This particular solution can be scaled up to 450TB using a total of 175 hard drives*
- *Increased Disc Access Speed*
 - *Our current solution delivers approximately 1,500 IOPS*
 - *The EMC² storage equipment will provide up to 5,500 IOPS*
 - *(IOPS = Input/Output Operations Per Second)*

Attachments

- April 24, 2015 Quote NWZQ12104 from NetWize

NetWize

INFORMATION TECHNOLOGY CONSULTING & SERVICES

702 West Confluence Avenue
Salt Lake City, Utah 84123
801-747-3200

QUOTE

Number NWZQ12104

Date Apr 24, 2015

Prepared for

Bountiful City Corporation
Alan West
790 South 100 East
Bountiful, UT 84010
United States
Phone (801) 298-6213

Salesperson

Stelios Antonopoulos
ants@netwize.net
801-747-1663

Line	Qty	Description	Unit Price	Ext. Price
1	1	EMC VNX-E 3200 2XSP DPE 25X2.5 DS 25X900GB 10K (This is the 25 Pack of the Spinning 900GB - 10K Drives)	\$11,972.60	\$11,972.60
2	1	EMC VNX-E 2U DAE WITH 12 X 3.5" Drive Slots (This is the Enclosure for the Additional Hard Drives)	\$1,190.27	\$1,190.27
3	3	EMC VNX-EV NXE 3200 200GB FAST Cache 12X 3.5" (This is the 12 Pack of the Fast Cache SSD 200GB Hard Drive)	\$2,138.29	\$6,414.87
4	3	EMC VNX-E 2 C13 PWRCRD W/ NEMA 5-15 Plugs 125.V 10A	\$0.00	\$0.00
5	1	EMC VNX-E License Solution PSNT AS LAC	\$0.00	\$0.00
6	1	EMC VNX-E 3200 Fast Suite = /C	\$0.00	\$0.00
7	1	EMC VNX-E 3200 Base Dual SP Ecosys = IC (This is the License for the Operating System)	\$3,075.07	\$3,075.07
8	1	EMC VNX-E 3200 Remote Protection = IC	\$0.00	\$0.00
9	1	EMC VNX-E ESRS Install	\$0.00	\$0.00
10	1	EMC VNX-E Remote Deploy Support For VNX-E Unified (This is the Manage Console to manage the actual Cluster and additional nodes in the future)	\$1,370.55	\$1,370.55
11	1	EMC VNX-E E-Learning Value Pak (This is the E-Training / E-Learning of the Cluster for the System Admin)	\$554.79	\$554.79

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY, ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Line	Qty	Description	Unit Price	Ext. Price
12	1	EMC VNX-E Enhanced HW Support (This is the 3 Years Hardware support)	\$3,097.48	\$3,097.48
13	1	EMC VNX-E Enhanced SW Support (This is the 3 Years Software support)	\$2,460.33	\$2,460.33
14	1	EMC VNX-E Enhanced HW Support-Warranty Upg. (This is the Additional 2 Years Hardware and Software Upgrade support)	\$1,326.10	\$1,326.10
15	2	EMC VNX-E 4 Port 1GBE ISCSI/IP (This are the 2 additional ISCSI 1GB cards for each controller, this system can upgrade to 10GB in the future if need it)	\$630.14	\$1,260.28
16	1	NetWize Installation And Confuguration (This is the Process of Installation and Data Migration from the Old Storage to the new one a Statement of work will be written by the Engineer explaining the process step by step)	\$5,400.00	\$5,400.00
17		Befefits and Features		
18	1	Every vnxe3200 unified storage platform Includes snapshot for local data protection without additional licensing charges	\$0.00	\$0.00

SubTotal	\$38,122.34
Tax	\$2,611.38
Shipping	\$290.00
Total	\$41,023.72

PRICES SUBJECT TO CHANGE - PRICES BASED UPON TOTAL PURCHASE - ALL DELIVERY, TRAINING OR CONSULTING SERVICES TO BE BILLED AT PUBLISHED RATES FOR EACH ACTIVITY INVOLVED - GENERALLY, ALL HARDWARE COMPUTER COMPONENTS PROPOSED ABOVE ARE COVERED BY A LIMITED ONE YEAR WARRANTY, COVERING PARTS AND LABOR FOR HARDWARE ONLY AND ON A DEPOT BASIS - WE SPECIFICALLY DISCLAIM ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTIES OR WITH REGARD TO ANY LICENSED PRODUCTS. WE SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, BUSINESS, GOODWILL, DATA, INTERRUPTION OF BUSINESS, NOR FOR INCIDENTAL OR CONSEQUENTIAL MERCHANTABILITY OR FITNESS OF PURPOSE, DAMAGES RELATED TO THIS AGREEMENT. MINIMUM 15% RESTOCKING FEE WITH ORIGINAL PACKAGING.

Council Staff Report

Subject: Final Subdivision Approval for Steele Subdivision Phase 2 with an Amendment to Lot 101 of Steele Subdivision Phase 1
Address: 810 East 500 South Street
Author: City Engineer
Department: Engineering, Planning
Date: May 12, 2015



Background

On April 23, 2013, the City Council granted preliminary approval of Steele Subdivision Phases 1 and 2, along with final approval for Steele Subdivision Phase 1. Mr. Matt Vance is now requesting final subdivision approval for the second phase of the Steele Subdivision, located at about 800 E 500 South, along with a modification to Lot 1 of Steele Subdivision Phase 1.

Analysis

The proposed subdivision consists of dividing the remainder portion of the original Steele Subdivision into two lots, both fronting onto 500 South Street, with one retaining the existing home. Lot 2, which will retain the existing house, is proposed to have a frontage of 70 ft. and contain 39,686 sq. ft. while the new lot will have a frontage of 72 ft and contain 8,064 sq. ft., both meeting the requirements of the R-4 zone. The third lot in the subdivision is actually an amendment of the existing Lot 101 of Phase 1. The owner/developer has realized that the lot which will end up with the existing house is plenty big, and the original lot 101 could benefit by adding a little more area. With the amendment Lot 101 which contained 13,067 sq. ft., becomes lot 203 with 16,774 sq. ft. Both still meet the minimum size and frontage requirements of the zone.

Because part of the property is in an already developed area and is already occupied by a residential dwelling, all of the necessary utilities for the new lot are available either on the property, or in 500 South Street however new utility laterals may need to be cut into 500 South Street. Culinary water is served by Bountiful Water and sewer by South Davis Sewer. Because there is no storm drain system in 500 South, 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.

Since the two lots front onto an existing street, all of the surface improvements already exist, however some of the curb and gutter and sidewalk in front of property are in rough shape and will need to be replaced as part of the construction of the new home. In addition, the drive approach into the existing home will need to be moved and the concrete in the park strip must be removed and replaced with landscaping.

Because this new subdivision includes a lot from the original Phase 1, that amendment will require a public hearing be held at City Council.

Department Review

The proposed preliminary and final plat has been reviewed by the Engineering Department, Planning Department and Planning Commission.

Recommendation

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards. The Planning Commission sends a unanimous recommendation for final approval of the Steele Subdivision Phase 2 with an Amendment to Lot 101 of Steele Subdivision Phase 1.

1. The existing lot 101 be amended after the required Public Hearing.
2. Make necessary red line corrections.
3. Provide a signed mylar ready for recording.
4. Payment of all required fees.
5. Provide a current Title Report.
6. The existing walk and curb and gutter along the proposed lots be replaced as necessary with the construction of a new home on the lot 201, and the concrete be removed from the park strip at the same time.

Significant Impacts

This places one new driveway on to 500 South which will not have a detrimental effect on the surrounding area.

Attachments

Aerial photo showing the area to be subdivided

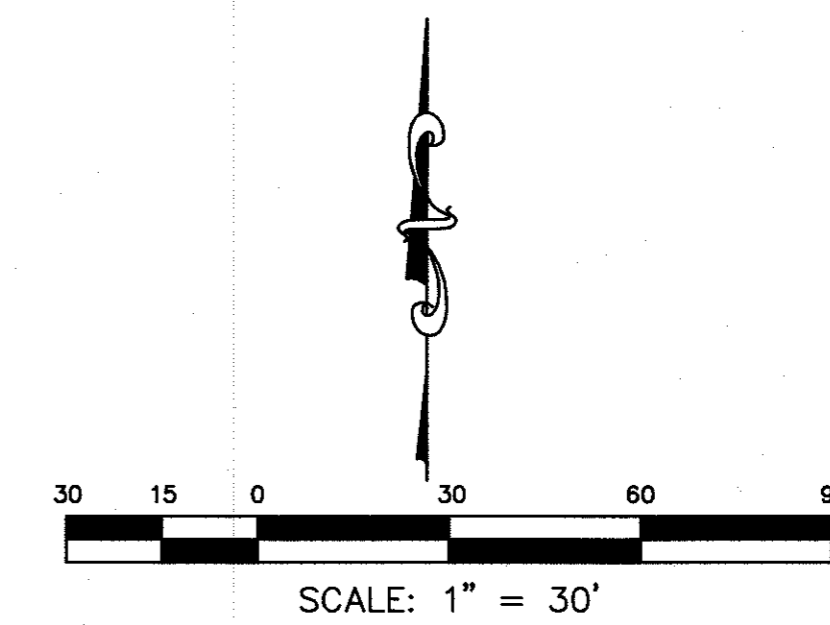
A copy of the Steele Subdivision Preliminary Plat (Phases 1 and 2).

A copy of the Steele Subdivision Phase 2 with an Amendment to Lot 101 of Steele Subdivision Phase 1

Aerial Photo of the Proposed Steele Subdivision Phases 1 and 2



PRELIMINARY PLAT
STEELE SUBDIVISION PHASE 1



NORTH 1/4 CORNER
 SEC 29, T2N, R1E, SLB&M

FOUND MONUMENT AT
 500 SOUTH STREET
 AND 400 EAST STREET

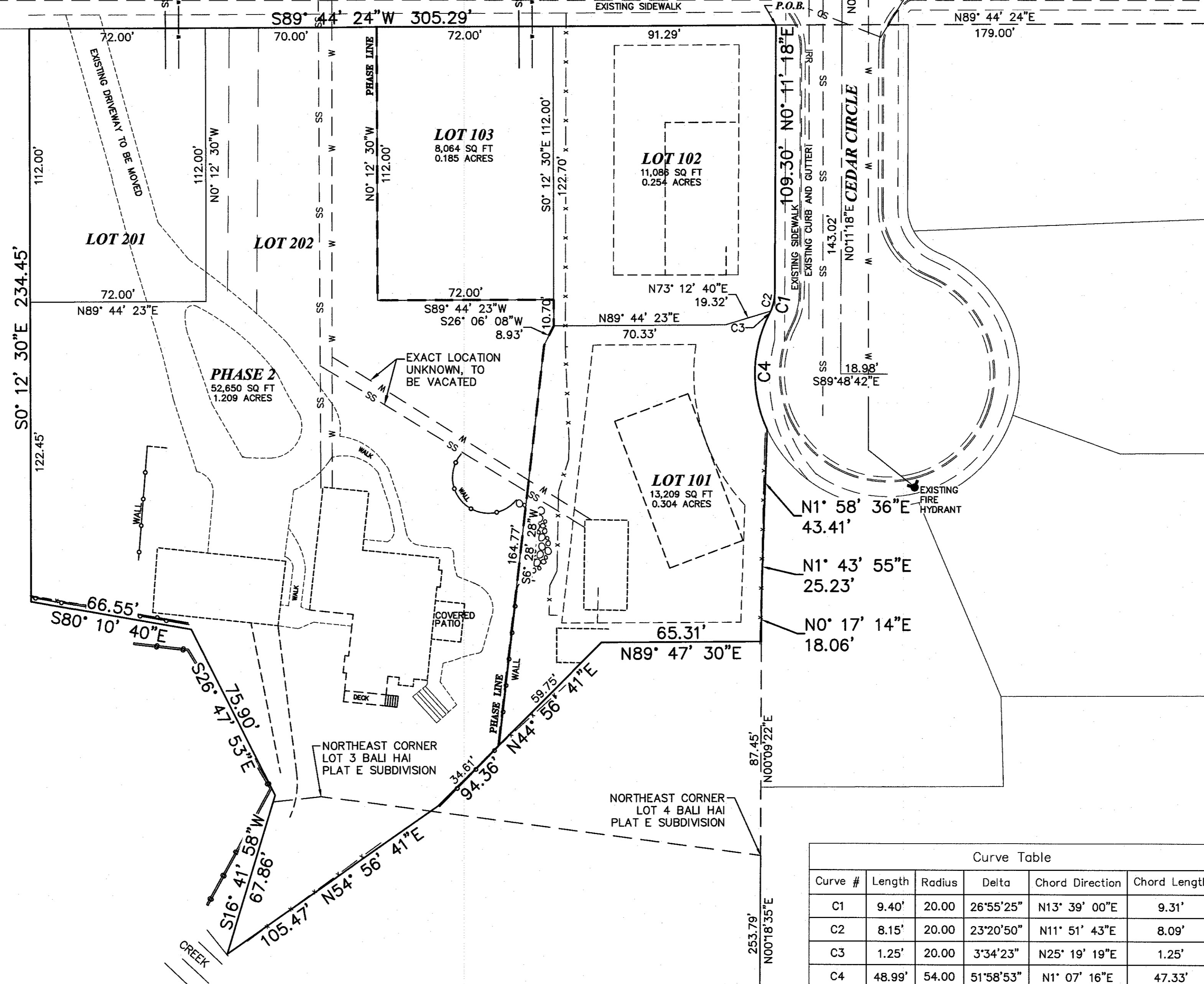
FOUND MONUMENT AT
 500 SOUTH STREET
 AND 100 EAST STREET

OWNER/DEVELOPER
 DAVID HANSEN
 810 EAST 500 SOUTH
 BOUNTIFUL, UTAH 84010
 801-295-4980
 801-792-9851

DESCRIPTION

BEGINNING ON THE SOUTH LINE OF AN EXISTING STREET (500 SOUTH STREET) AT A POINT SOUTH 0°11'18" EAST 553.92 FEET AND SOUTH 89°44'24" WEST 324.00 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 89°44'24" EAST 2435.97 FEET ALONG THE MONUMENTED CENTERLINE OF SAID 500 SOUTH STREET AND SOUTH 0°11'18" WEST 33.00 FEET AND NORTH 89°44'24" WEST 179.00 FEET FROM THE STREET MONUMENT FOUND AT THE INTERSECTION OF 500 SOUTH STREET AND 400 EAST STREET IN BOUNTIFUL CITY, UTAH, AND RUNNING THENCE SOUTH 89°44'24" WEST 305.29 FEET ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET; THENCE SOUTH 0°12'30" EAST 234.35 FEET; THENCE SOUTH 80°10'40" EAST 66.55 FEET; THENCE SOUTH 26°47'53" EAST 75.90 FEET TO A POINT SOUTH 83°46'00" WEST 18.91 FEET FROM THE NORTHEAST CORNER OF LOT 3, BALI HAI PLAT E SUBDIVISION; THENCE SOUTH 16°41'58" WEST 67.86 FEET TO A POINT SOUTH 29°44'10" WEST 77.22 FEET FROM SAID NORTHEAST CORNER OF LOT 3; THENCE NORTH 54°56'41" EAST 105.47 FEET TO A POINT SOUTH 82°20'00" EAST 48.47 FEET FROM SAID NORTHEAST CORNER OF LOT 3; THENCE NORTH 44°56'41" EAST 94.36 FEET; THENCE NORTH 89°47'30" EAST 65.31 FEET TO A POINT NORTH 0°12'30" WEST 85 FEET FROM THE NORTHEAST CORNER OF LOT 4 OF SAID SUBDIVISION; THENCE NORTH 0°17'14" EAST 18.06 FEET; THENCE NORTH 1°43'55" EAST 25.23 FEET; THENCE NORTH 1°58'36" EAST 43.41 FEET TO A POINT ON A 54.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE 48.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°58'53" (CHORD BEARING NORTH 1°07'16" EAST 47.33 FEET) TO A POINT ON A 20.00-FOOT RADIUS CURVE TO THE LEFT; THENCE 9.40 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°55'25" (CHORD BEARING NORTH 13°39'00" EAST 9.31 FEET); THENCE NORTH 0°11'18" EAST 109.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 1.95 ACRES



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	9.40'	20.00	26°55'25"	N13° 39' 00"E	9.31'
C2	8.15'	20.00	23°20'50"	N11° 51' 43"E	8.09'
C3	1.25'	20.00	3°34'23"	N25° 19' 19"E	1.25'
C4	48.99'	54.00	51°58'53"	N1° 07' 16"E	47.33'

LEGEND

- PROPERTY LINE —————
- FENCE LINE - - - - -
- ROAD CENTERLINE ————
- TIE TO MONUMENT ————
- SECTION LINES ————
- EDGE OF PAVEMENT ————
- EXISTING SPOT ELEVATION ● 4220.04
- EXISTING CONCRETE & CURB ————
- EXISTING INDEX CONTOUR ———— 4220
- EXISTING WATER LINE ———— W
- EXISTING SEWER LINE ———— SS
- EXISTING STORM DRAIN ———— SD
- EXISTING IRRIGATION ———— IRR
- SETBACK LINE ————
- WALL ————

H HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-9983 Fax

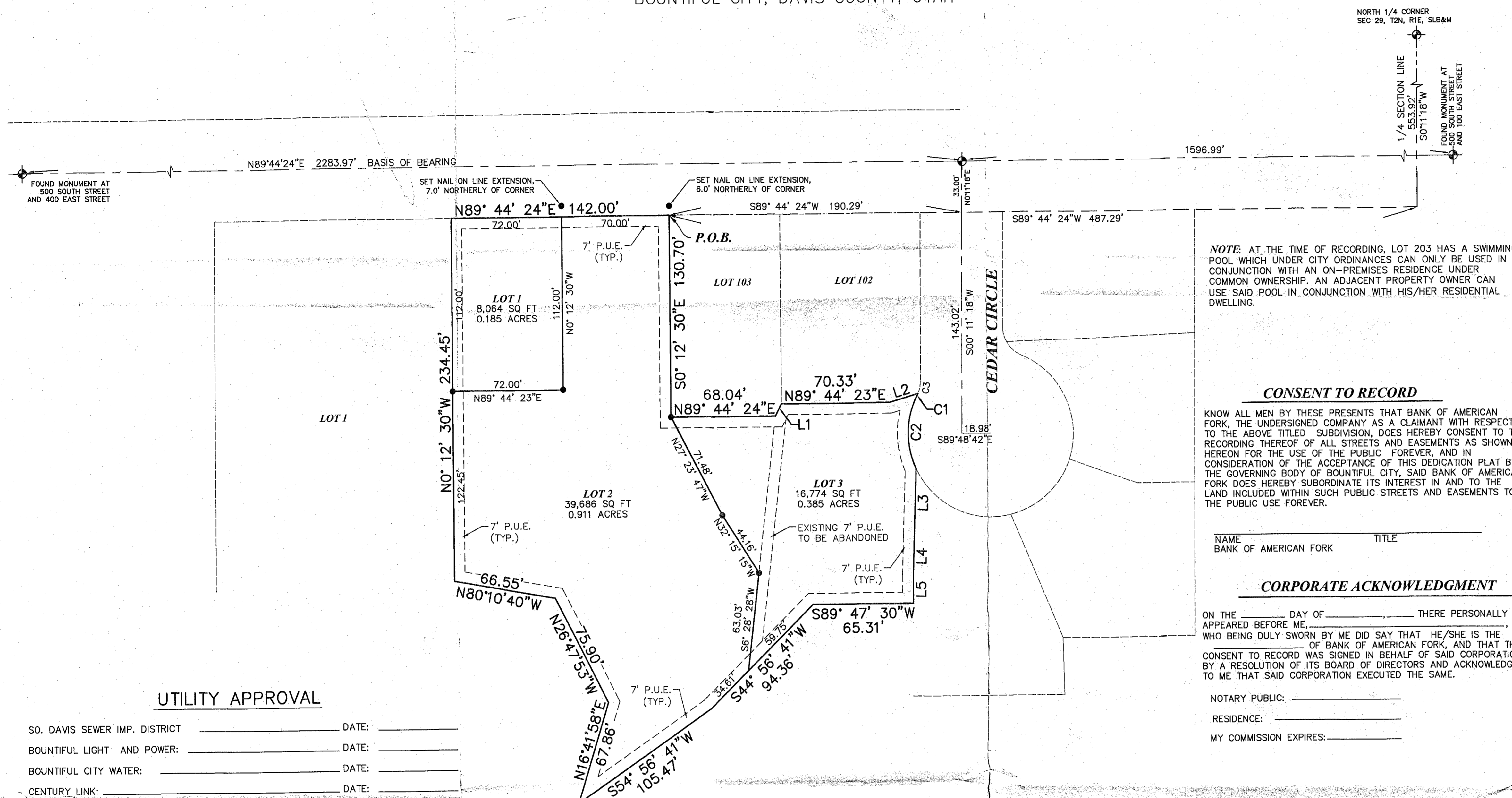
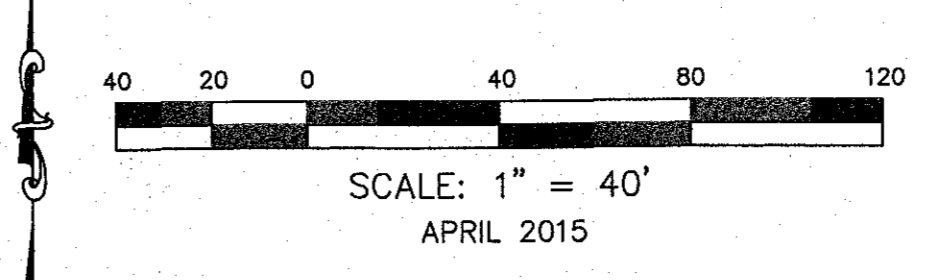
PRELIMINARY PLAT
STEELE SUBDIVISION PHASE 1
 DAVID HANSEN
 LOCATED IN THE SW QUARTER OF SECTION 29, T2N, R1E, SLB&M
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN/SHM	DATE 10/15/12
APPROVED/VR	DATE 10/16/12
REVISED/SHM	DATE 11/06/12
SHM	11/13/12
SHM	12/18/12
SHM	01/02/13
JRC	02/12/13
SHM	02/26/13
JRC	03/05/13
JRC	03/15/13

SHEET 1 OF 1
 SHEET NAME
 PRELIMINARY PROP
 DRAWING NAME
 PRELIMINARY PLAT 13MAR13
 PROJECT NO.
 04-231

STEELE SUBDIVISION PHASE 2

INCLUDING ALL OF LOT 101 STEELE SUBDIVISION PHASE 1
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 29,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, S.L.B. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS STEELE SUBDIVISION PHASE 2, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL

NOT FOR CONSTRUCTION

BOUNDARY DESCRIPTION

BEGINNING AT THE NORTHWEST CORNER OF STEELE SUBDIVISION PHASE 1 LOCATED IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, SAID POINT BEING NORTH89°44'24"E 2283.97 FEET ALONG THE MONUMENT LINE OF 500 SOUTH STREET AND SOUTH 0°11'18"W 33.00 FEET AND SOUTH89°44'24"W 190.29 FEET FROM THE MONUMENT MARKING THE INTERSECTION OF 400 EAST AND 500 SOUTH STREET, SAID POINT ALSO BEING SOUTH0°11'18"W 553.92 FEET ALONG THE QUARTER SECTION LINE AND SOUTH89°44'24"W 487.29 FEET FROM THE NORTH QUARTER CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH12°30'E 130.70 FEET; THENCE NORTH89°44'24"E 68.04 FEET; THENCE NORTH26°06'08"E 8.93 FEET; THENCE NORTH89°44'23"E 70.33 FEET; THENCE NORTH73°12'40"E 19.32 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 1.25 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°34'23" (CHORD BEARS SOUTH25°19'19"W 1.25 FEET) TO A POINT OF TANGENCY WITH A 54.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 48.99 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°58'53" (CHORD BEARS SOUTH10°7'16"W 47.33 FEET) THENCE SOUTH1°58'36"W 43.41 FEET; THENCE SOUTH1°43'55"W 25.23 FEET; THENCE SOUTH17°14'W 18.06 FEET; THENCE SOUTH89°47'30"W 65.31 FEET; THENCE SOUTH44°56'41"W 94.36 FEET; THENCE SOUTH54°56'41"W 105.47 FEET; THENCE NORTH16°41'58"E 67.86 FEET; THENCE NORTH26°47'53"W 75.90 FEET THENCE NORTH80°10'40"W 66.55 FEET; THENCE NORTH01°2'30"W 234.45 FEET TO THE SOUTH LINE OF 500 SOUTH STREET; THENCE ALONG SAID SOUTH LINE NORTH89°44'24"E 142.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.481 ACRES.

NOTE: AT THE TIME OF RECORDING, LOT 203 HAS A SWIMMING POOL WHICH UNDER CITY ORDINANCES CAN ONLY BE USED IN CONJUNCTION WITH AN ON-PREMISES RESIDENCE UNDER COMMON OWNERSHIP. AN ADJACENT PROPERTY OWNER CAN USE SAID POOL IN CONJUNCTION WITH HIS/HER RESIDENTIAL DWELLING.

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT BANK OF AMERICAN FORK, THE UNDERSIGNED COMPANY AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE RECORDING THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAT BY THE GOVERNING BODY OF BOUNTIFUL CITY, SAID BANK OF AMERICAN FORK DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

NAME: BANK OF AMERICAN FORK TITLE: _____

CORPORATE ACKNOWLEDGMENT

ON THE _____ DAY OF _____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN BY ME DID SAY THAT HE/SHE IS THE _____ OF BANK OF AMERICAN FORK, AND THAT THE CONSENT TO RECORD WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF ITS BOARD OF DIRECTORS AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

LLC ACKNOWLEDGMENT

ON THE _____ DAY OF _____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING DULY SWORN BY ME DID SAY THAT HE/SHE IS THE _____ OF PACIFIC LAND ONE, LLC, AND THAT THE OWNER'S DEDICATION WAS SIGNED IN BEHALF OF SAID CORPORATION BY A RESOLUTION OF ITS BOARD OF DIRECTORS AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS STEELE SUBDIVISION PHASE 2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

SHIRLEE J. HANSEN, TRUSTEE OF SHIRLEE J. HANSEN TRUST, JANUARY 3, 1992

PACIFIC LAND ONE, LLC

TRUST ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, SHIRLEE J. HANSEN, TRUSTEE OF THE SHIRLEE J. HANSEN TRUST, DATED JANUARY 3, 1992, SIGNER OF THE OWNER'S DEDICATION, AND DID SAY THAT IT WAS SIGNED VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

STEELE SUBDIVISION PHASE 2

INCLUDING ALL OF LOT 101 STEELE SUBDIVISION PHASE 1
 LOCATED IN THE NW QUARTER OF SECTION 29,
 T. 2 N., R. 1 E., S.L.B. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____
 BOUNTIFUL IRRIGATION: _____ DATE: _____
 QUESTAR GAS: _____ DATE: _____

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	1.25'	20.00	3°34'23"	S25° 19' 19"W	1.25'
C2	48.99'	54.00	51°58'53"	S1° 07' 16"W	47.33'
C3	8.15'	20.00	23°20'50"	S11° 51' 43"W	8.09'

Parcel Line Table

Line #	Direction	Length
L1	N26° 06' 08"E	8.93
L2	N73° 12' 40"E	19.32
L3	S1° 58' 36"W	43.41
L4	S1° 43' 55"W	25.23
L5	S0° 17' 14"W	18.06

LEGEND

SUBDIVISION LINE: _____
 ROAD CENTERLINE: _____
 TIE TO MONUMENT: _____
 LOT LINE: _____
 EASEMENT (P.U.E.): _____
 H&A REBAR AND CAP SET AT CORNERS EXCEPT AS NOTED

HILL & ARGYLE, Inc.
 Engineering and Surveying
 181 North 200 West, Suite #4, Bountiful, Utah 84010
 (801) 298-2236 Phone, (801) 298-5983 Fax
 15-192 PLAT
 4/13/15
 4/21/15

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE BOUNTIFUL CITY ENGINEER.

BOUNTIFUL CITY ENGINEER: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.

CHAIRMAN: _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____

BOUNTIFUL CITY ATTORNEY: _____

BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL, UTAH THIS _____ DAY OF _____, 20____ AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____

MAYOR: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER _____
 BY _____ DEPUTY

Council Staff Report

Subject: Preliminary and Final Subdivision Approval for Noker Subdivision
Address: 73 West 900 North
Author: City Engineer
Department: Engineering, Planning
Date: May 12, 2015



Background

Mr. Brady Boyington is proposing to subdivide a parcel in the R-4 Zone owned by this grandfather, Alvin Noker, which consists of Lot 18 (73 W. 900 North) of the Chapel Subdivision Plat A and an adjacent vacant parcel laying between Chapel Subdivision and East Chapel Subdivision. Currently there is a house and detached garage on the property at 73 West which will remain while this proposal is to subdivide the property and build a new home on the currently vacant parcel.

Analysis

The proposed subdivision consists of two properties, both fronting onto 900 North Street, one with an existing home and one that is currently vacant. The lot which will retain the existing house is proposed to have a frontage of 76 ft. and contain 9,943 sq. ft while the new lot will have a frontage of 70 ft and contain 8,386 sq. ft., both meeting the requirements of the R-4 zone.

Because part of the property is in an already developed area and is already occupied by a residential dwelling, all of the necessary utilities for the new lot are available either on the property, or in 900 North Street, however new utility laterals will need to be cut into 900 North Street. Culinary water is served by Bountiful Water and sewer by South Davis Sewer. Because there is no storm drain system in 900 North, 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.

Since the two lots front onto an existing street, all of the surface improvements already exist, however the curb and gutter and sidewalk in front of the vacant parcel are in rough shape and will need to be replaced as part of the construction of the new home. In addition, the drive approach into the existing home is in complete disrepair and there is no sidewalk in front of the home. The approach will need to be replaced and walk installed as part of this project also.

Because this new subdivision includes a lot which is currently a part of an existing subdivision, that lot, lot 18 needs to be vacated out of Chapel Subdivision Plat A before it can be included

into the new Noker Subdivision. This will be handled by ordinance after a public hearing is held at City Council.

Department Review

The proposed preliminary and final plat has been reviewed by the Engineering Department, Planning Department and the Planning Commission.

Recommendation

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards. The Planning Commission sends an unanimous recommendation for preliminary and final approval of the Noker Subdivision.

1. The existing lot 18 be vacated from the Chapel Subdivision Plat A Subdivision by vote and ordinance of the City Council after the required Public Hearing.
2. Payment of all required fees.
3. Make necessary red line corrections.
4. Increase the width of the overhead power easement to 14 ft. wide per the requirements of Bountiful Light and Power.
5. Provide a current Title Report.
6. The existing walk and curb and gutter along the proposed new lot must be replaced with the construction of a new home on that lot, and the drive approach on the existing lot must be replaced and new walk installed at the same time.

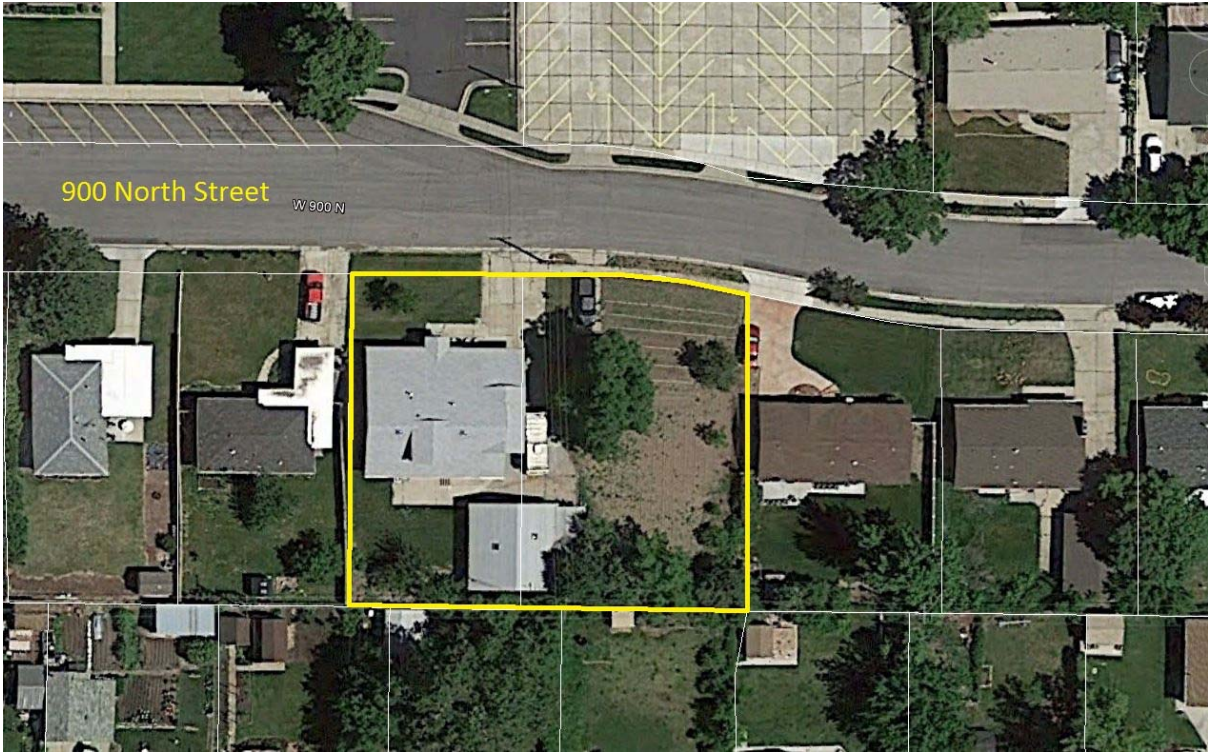
Significant Impacts

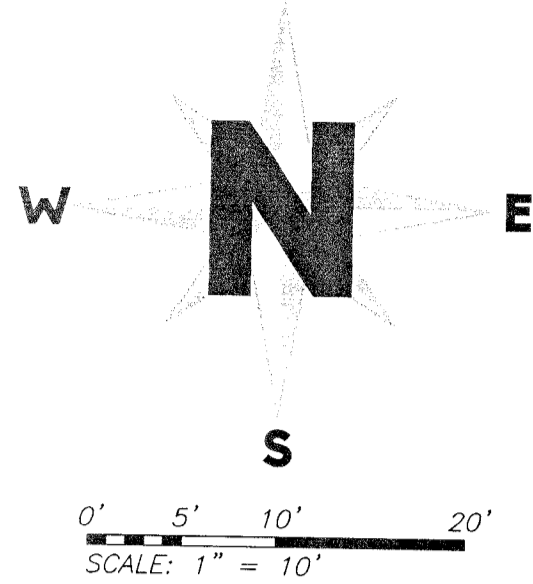
This places two homes where there has historically only been one and places a new driveway on to 900 North. Because this is a cul-de sac with light traffic as it is, all of the impacts are minor and will not have a detrimental effect on the surrounding area.

Attachments

- Aerial photo showing the area to be subdivided
- A copy of the Noker Subdivision Preliminary Plat.
- A copy of the Noker Subdivision Final Plat

Aerial Photo of the Proposed Noker Subdivision





1000 NORTH STREET
(N89°28'00"W 703.52)

FOUND BRASS
CAP MONUMENT
BASIS OF BEARING
MAIN STREET

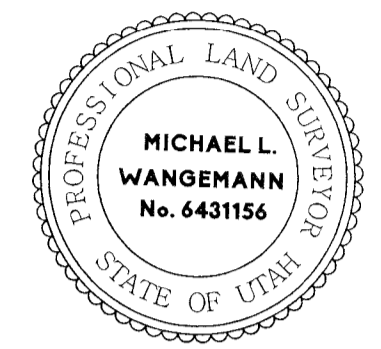
900 NORTH STREET
(S89°28'00"E 381.49)

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE BOUNDARIES OF THE FOLLOWING DESCRIBED PROPERTY:

(SEE BELOW)
I FURTHER CERTIFY THAT THIS PLAT CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE VISIBLE IMPROVEMENTS EFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES; THAT NONE OF THE VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY ENCRUSH UPON ADJOINING PROPERTIES; AND THAT NO VISIBLE IMPROVEMENTS, FENCES OR EAVES OF ADJOINING PROPERTIES ENCRUSH UPON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

I ALSO FURTHER CERTIFY THAT THIS PLAT DOES NOT PURPORT TO DISCLOSE OVERLAPS, GAPS, OR BOUNDARY LINE DISPUTES OF THE PROPERTY SURVEYED WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE ADJOINING PROPERTIES, NOR DOES IT PURPORT TO DISCLOSE OWNERSHIP OF OR CLAIMS OF EASEMENTS OR ENCUMBRANCES UPON THE PROPERTY SURVEYED.



Michael L. Wangemann, PLS
Date of Plat or Map: March 25, 2015
PLS# 6431156-2201

LEGAL DESCRIPTION

DEED LEGAL DESCRIPTION AS CONTAINED IN QUIT CLAIM DEED ENTRY NO. 104428
ALL OF LOT 18, BLOCK 3, CHAPEL SUBDIVISION, PLAT A, ALSO BEGINNING ON THE SOUTH LINE OF 900 NORTH STREET AT A POINT NORTH 89°28' WEST 672.50 FEET AND SOUTH 00°15' WEST 337 FEET FROM THE NORTHEAST CORNER BLOCK 9, NMC PLAT BOUNTIFUL TS 5 UR, SAID POINT IS ALSO THE NORTHEAST CORNER OF LOT 18, BLOCK 3, CHAPEL SUBDIVISION, PLAT A, SUBDIVISION; THENCE NORTH 00°15' EAST 1818 FEET ALONG WEST LINE SAID LOT 2 TO SOUTH LINE 900 NORTH STREET; THENCE NORTH 89°28' WEST 110 FEET TO POINT OF BEGINNING.

LEGAL DESCRIPTION FOR LOT 18A
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 NORTH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 18, CHAPEL SUBDIVISION, PLAT A, BEING NORTH 89°28' WEST 703.52 FEET AND SOUTH 00°15' WEST 369.95 FEET FROM THE INTERSECTION MONUMENT IN 1000 NORTH STREET AND MAIN STREET; AND RUNNING THENCE NORTH 89°28'00" WEST 65.00 FEET; THENCE SOUTH 00°15'00" WEST 125.00 FEET; THENCE SOUTH 89°28'00" WEST 65.00 FEET; THENCE SOUTH 89°46'00" EAST 16.41 FEET; THENCE NORTH 00°15'00" EAST 47.56 FEET; THENCE NORTH 89°28'00" WEST 110 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR LOT 18B
BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 NORTH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 18, CHAPEL SUBDIVISION, PLAT A, BEING NORTH 89°28' WEST 703.52 FEET AND SOUTH 00°15' WEST 369.95 FEET AND SOUTH 89°28'00" EAST 110 FEET TO A POINT ON A 406.28 FOOT RADIUS CURVE EASTERLY ALONG THE ARC OF SAID CURVE 2.41 FEET TO THE RIGHT, THROUGH A CENTRAL ANGLE 00°20'24" (WHICH LONG CHORD BEARS SOUTH 89°20'13" EAST 2.41 FEET) FROM THE INTERSECTION MONUMENT IN 1000 NORTH STREET AND MAIN STREET; AND RUNNING THENCE SOUTHEASTERLY CONTINUING ALONG THE ARC OF SAID 406.28 FOOT RADIUS CURVE TO THE RIGHT 70.00 FEET THROUGH A CENTRAL ANGLE 09°52'18" (WHICH LONG CHORD BEARS SOUTH 84°13'51" EAST 69.91 FEET); THENCE SOUTH 00°15'00" WEST 118.18 FEET; THENCE NORTH 89°46'00" WEST 66.59 FEET; THENCE NORTH 00°15'00" EAST 47.56 FEET; THENCE NORTH 89°28'00" WEST 300 FEET TO THE POINT OF BEGINNING.

UTILITY NOTE
THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WAS PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.



GENERAL NOTES

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.
- THE SUBJECT PROPERTY IS LOCATED IN R-4 ZONE AND HAS A MINIMUM LOT SIZE OF 8000 SQ/FT AND A MINIMUM LOT WIDTH OF 70 LF/FT, ACCORDING TO THE BOUNTIFUL CITY ZONING ORDINANCE FOR SINGLE-FAMILY RESIDENTIAL, CHAPTER 4-R.

NARRATIVE

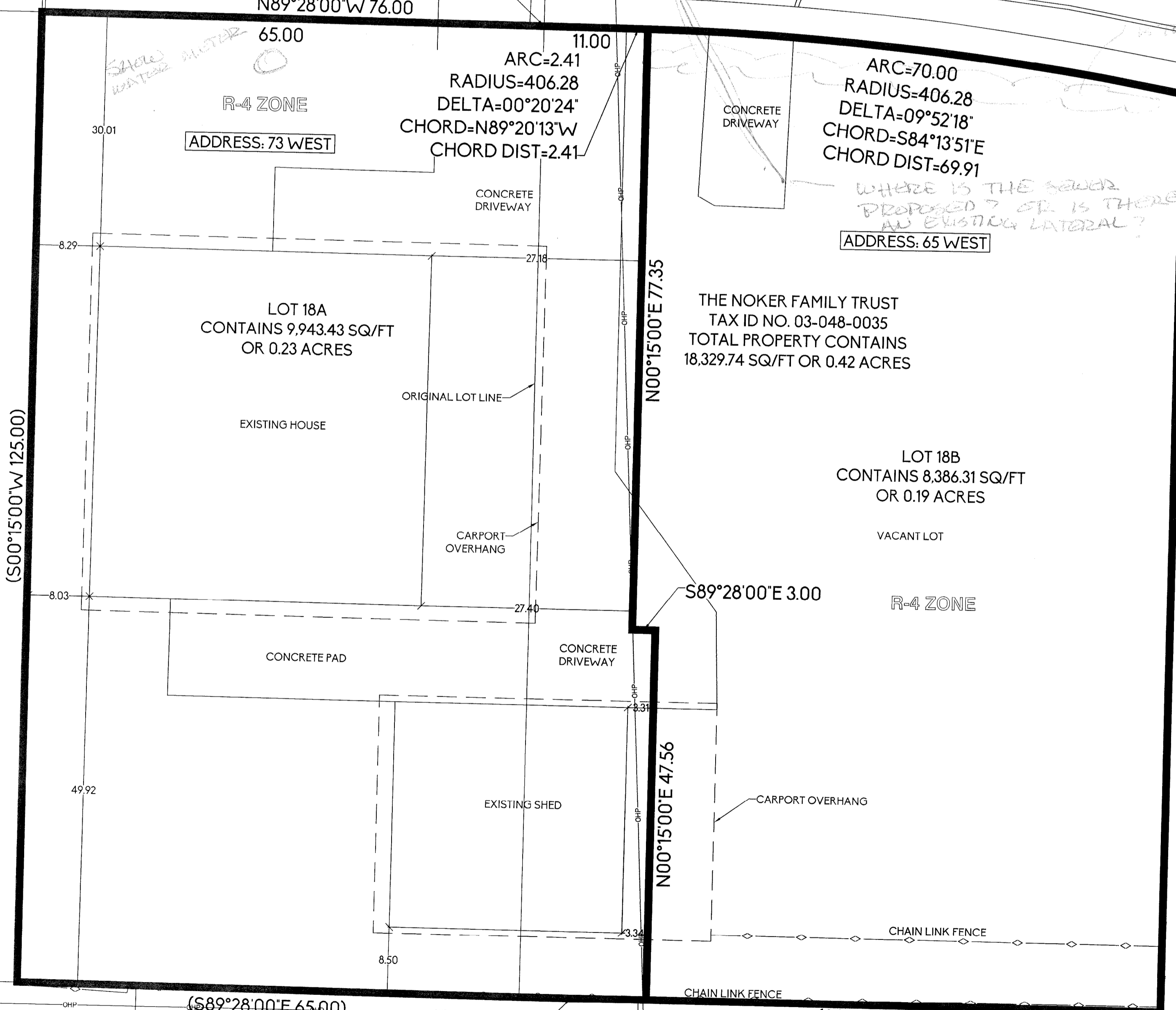
THE PURPOSE OF THIS SURVEY WAS TO DETERMINE WHERE THE EXISTING PROPERTY LINES WERE FOR THE ALVIN NOKER PROPERTY. THE SUBJECT PROPERTY WAS MADE UP OF TWO DIFFERENT PARCELS. THE COMMON LINE BETWEEN THE TWO PARCELS WAS REQUESTED TO BE CHANGED TO CONFORM TO BOUNTIFUL CITY ORDINANCES, AND JOGGING AROUND AN EXISTING SHED, SO THE UNDEVELOPED PARCEL COULD BE DEVELOPED. THE LOT LINE ADJUSTMENT PROCESS AND APPROVAL IS BEING CONSIDERED THROUGH BOUNTIFUL CITY.

LEGEND

Section Monument	Street Monument	Reference/Witness Monument
Property Corner	Break Line	Electrical Box
Fire Hydrant	Telephone Pedestal	Sanitary Sewer Manhole
Storm Drain Manhole	Water Meter	Water Manhole
Property Line	Edge of Asphalt	
Center Line	Sanitary Sewer Line w/ Manhole	
Easement Line	Gas Line w/ Valve	
Vinyl Fence	Overhead Power Line w/ Pole	
Chain Link Fence	Storm Drain Line w/ Catch Basin	
Curb & Gutter	Water Line w/ Valves	
Curb Wall		

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTION OF 1000 NORTH STREET AND MAIN STREET AND 900 NORTH STREET AND MAIN STREET AS SHOWN ON THIS SURVEY PLAT.



LOT 18A
CONTAINS 9,943.43 SQ/FT
OR 0.23 ACRES

THE NOKER FAMILY TRUST
TAX ID NO. 03-048-0035
TOTAL PROPERTY CONTAINS
18,329.74 SQ/FT OR 0.42 ACRES

LOT 18B
CONTAINS 8,386.31 SQ/FT
OR 0.19 ACRES

LOT 2
EAST CHAPEL SUBDIVISION
PAULY HOWARD
TAX ID NO. 03-049-0002

LOT 17
CHAPEL SUBDIVISION PLAT 'A'
JOSEPH DOUGLAS
TAX ID NO. 03-048-0034

LOT 7
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0024

LOT 6
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0023

LOT 5
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0022

LOT 4
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0021

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH
SYRACUSE, UT 84075
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

JOB NUMBER
0922-15

SHEET
1 OF 1

NOKER SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
CITY OF BOUNTIFUL, COUNTY OF DAVIS, STATE OF UTAH

1000 NORTH STREET
N89°33'29"W 703.52

S89°57'34"E 190.20
NOT FOUND MONUMENT
NORTH QUARTER CORNER, SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

900 NORTH STREET
(S89°28'00"E 381.49)

MAIN STREET
BASIS OF BEARING
(S00°10'12"W 321.64) 321.84

FOUND BRASS
CAP MONUMENT

POINT OF BEGINNING
NORTHEAST CORNER LOT 18,
CHAPEL SUBDIVISION PLAT 'A'
N89°33'29"W 76.00

ARC=72.41
RADIUS=406.28
DELTA=10°12'42"
CHORD=S84°29'32"E
CHORD DIST=72.32

ARC=2.41
RADIUS=406.28
DELTA=00°20'24"
CHORD=N89°25'42"W
CHORD DIST=2.41

ARC=70.00
RADIUS=406.28
DELTA=09°52'18"
CHORD=S84°19'20"E
CHORD DIST=69.91

R-4 ZONE
ADDRESS: 73 WEST

ADDRESS: 67 WEST

ADDRESS: 59 WEST

LOT 18A
CONTAINS 9,943 SQ/FT
OR 0.23 ACRES

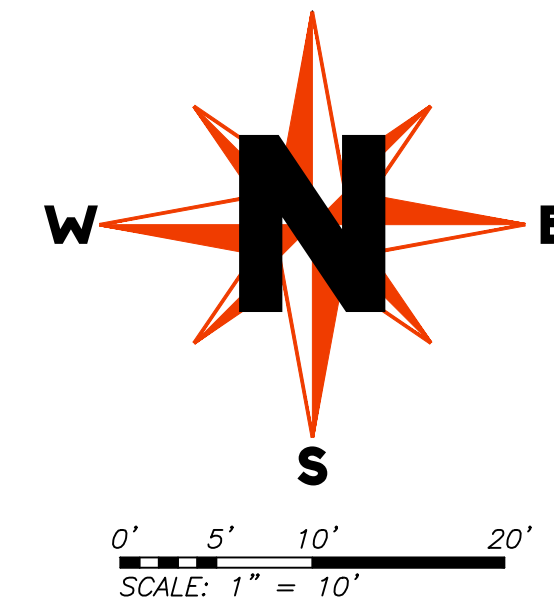
LOT 2,
EAST CHAPEL SUBDIVISION
PAULY HOWARD
TAX ID NO. 03-049-0002

LOT 18B
CONTAINS 8,386 SQ/FT
OR 0.19 ACRES

LOT 17,
CHAPEL SUBDIVISION PLAT 'A'
JOSEPH DOUGLAS
TAX ID NO. 03-048-0034

10' P.U.E.
(5' EACH SIDE OF EXISTING
OVERHEAD POWER LINE)

R-4 ZONE



LEGEND		
	Section Monument	Property Line
	Property Corner (to be set) Rebar & Cap Stamped 'UTAH LAND SURVEYING'	Center Line
	Street Monument	Easement Line
	Break Line	

BASIS OF BEARINGS
THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTION OF 1000 NORTH STREET AND MAIN STREET AND 900 NORTH STREET AND MAIN STREET AS SHOWN ON THIS SURVEY PLAT.

S00°10'12"W 125.00

N00°10'12"E 77.35

N00°10'12"E 47.56

S00°10'12"W 118.18

10' P.U.E.

S89°51'29"E 16.41

10' P.U.E.

S89°51'29"E 66.59

S89°33'29"E 65.00

S89°51'29"E 83.00

LOT 7,
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0024

LOT 6,
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0023

LOT 5,
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0022

LOT 4,
CHAPEL SUBDIVISION PLAT 'A'
TAX ID NO. 03-048-0021

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, SYRACUSE, UTAH, DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT I HOLD LICENSE NO. 6431156 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS

NOKER SUBDIVISION

AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

Michael L. Wangemann, PLS
Date of Plat or Map: April 21, 2015
PLS# 6431156-2201



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 900 NORTH STREET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 18, CHAPEL SUBDIVISION PLAT 'A', BEING NORTH 89°33'29" WEST 703.52 FEET AND SOUTH 00°10'12" WEST 369.95 FEET FROM THE INTERSECTION MONUMENT IN 1000 NORTH STREET AND MAIN STREET, SAID POINT BEING ALSO SOUTH 89°57'34" EAST ALONG THE SECTION LINE 190.20 FEET AND SOUTH 00°10'12" WEST 587.40 FEET FROM THE NORTH QUARTER CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°33'29" EAST 100 FEET TO A POINT ON A 406.28 FOOT RADIUS CURVE EASTERLY, THENCE ALONG THE ARC OF SAID CURVE 72.41 FEET TO THE RIGHT THROUGH A CENTRAL ANGLE 10°12'42" (WHICH LONG CHORD BEARS SOUTH 84°29'32" EAST 72.32 FEET, THENCE SOUTH 00°10'12" WEST 1818 FEET, THENCE NORTH 89°51'29" WEST 83.00 FEET, THENCE NORTH 89°33'29" WEST 65.00 FEET, THENCE NORTH 00°10'12" EAST 125.00 FEET, THENCE NORTH 89°33'29" WEST 65.00 FEET TO THE POINT OF BEGINNING, CONTAINS 18,330 SQ FT OR 0.42 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS HEREafter TO BE KNOWN AS **NOKER SUBDIVISION**, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS AND SAID EASEMENTS

IN WITNESS WHEREOF WE HAVE HEREunto SET OUR HANDS THIS _____ DAY OF _____, 2015.

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2015, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY

AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

APPROVALS

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
BOUNTIFUL IRRIGATION: _____ DATE: _____
QUISTAR GAS: _____ DATE: _____

UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

2302 WEST 2100 SOUTH
SYRACUSE, UT 84075
PHONE 801.725.8395
FAX 801.820.7775
www.utahlandsurveying.com

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS _____ DAY OF _____, 2015.
CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL
APPROVED BY THE BOUNTIFUL CITY ENGINEER ON THIS _____ DAY OF _____, 2015.
BOUNTIFUL CITY ENGINEER: _____

PLANNING COMMISSION APPROVAL
ON THIS _____ DAY OF _____, 2015, BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.
PLANNING DIRECTOR: _____

CITY ATTORNEY'S APPROVAL
APPROVED ON THIS _____ DAY OF _____, 2015.
BOUNTIFUL CITY ATTORNEY: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2015
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

Council Staff Report



Subject: Public Hearing for the Purpose of Adopting an Ordinance vacating Lot 18 of the Chapel Subdivision Plat A
Address: 73 West 900 North
Author: Paul Rowland, City Engineer
Department: Engineering, Planning
Date: May 12, 2015

Background

Bountiful City has received a petition from Alvin Noker to vacate of Lot 18 (73 W. 900 North) of the Chapel Subdivision Plat A for the purpose of incorporating that land into a new 2-lot subdivision. The separation of lot 18 of the Chapel Subdivision Plat A can only be done by Ordinance after proper public notice and a public hearing.

Analysis

On May 5, 2015, the Planning Commission reviewed a request for preliminary and final approval of a 2-lot subdivision on the property and recommended to the City Council that the proposal complied with the underlying zoning standards of the R-4 zone subject to several conditions. One of the recommended conditions requires that lot 18 included in the proposed subdivision be vacated from the original Chapel Subdivision Plat A.

Notice has been given pursuant to §10-9a-207 of the Utah Code and an Ordinance prepared vacating Lot 18 of the Chapel Subdivision Plat A and now a public hearing must be held to take any public comment.

Department Review

The proposed ordinance has been reviewed by the Engineering Department, Legal Department and the Planning Department

Significant Impacts

None.

Recommendation

Consider and approve the request for vacation of Lot 18 of the Chapel Subdivision Plat A.

Attachments

Copy of Ordinance 2015-10



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. 2015-10

An Ordinance vacating Lot 18 from Block 3 of Chapel Subdivision Plat A in Bountiful, Davis County, Utah, and releasing the easements thereon, for the purpose of being incorporated into the new Noker Subdivision.

WHEREAS, the property owners have petitioned the City of Bountiful to vacate Lot 18 from Block 3 of Chapel Subdivision Plat A in order to be included in a new subdivision to be called Noker Subdivision; and

WHEREAS, the request for subdivision approval was reviewed by the Bountiful Planning Commission on May 5, 2015; and

WHEREAS, the Bountiful City Council has today given preliminary and final approval to the new Noker Subdivision on specified conditions, which include the vacation of the requested lots from the subdivision in order to create the new subdivision,

WHEREAS, lawful notice of this proposed vacation pursuant to §10-9a-207 of the Utah Code has been given; and

WHEREAS, the Bountiful City Council finds that within the meaning of §10-9a-609 of the Utah Code there is good cause for vacating Lot 18 from Block 3 of Chapel Subdivision Plat A as requested and does not affect an existing street, and that the new Noker Subdivision is in conformity with applicable zoning requirements;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOUNTIFUL CITY COUNCIL AS FOLLOWS:

Section 1. Legal Description. This ordinance affects the following-described parcel(s) of real property:

Lot 18 from Block 3 of Chapel Subdivision Plat A, Bountiful, Davis County, Utah, as further described in Exhibit "A"

Section 2. Vacation. On the effective date hereof, Lot 18 from Block 3 of Chapel Subdivision Plat A in Bountiful, Utah, is hereby vacated, and the easements thereon are hereby released.

Section 3. Recording of Ordinance. After the signing of the Noker Subdivision plat by all property owners, and the fulfillment of all conditions of approval for the Noker Subdivision, a copy of this Ordinance shall be recorded in the office of the Davis County Recorder.

Section 4. Repeal. All 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, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

Section 5. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 6. Effective Date. This ordinance shall take effect immediately upon first publication required conditions.

Adopted this 12th day of May, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

State of Utah)
 : ss
County of Davis)

The foregoing Ordinance 2015-04 was duly acknowledged before me this _____ day of May, 2015, by Mayor Randy C. Lewis and City Recorder Shawna Andrus of the City of Bountiful.

Notary Public

Council Staff Report



Subject: Preliminary Site Plan Review for a 19 Unit multi-family development
Author: Chad Wilkinson, City Planner
Address: 156 and 166 W 200 South, and 167 W 100 South
Date: May 12, 2015

Description of Request:

The applicant, Sharm Smoot, is requesting site plan approval for a 19 unit multifamily development located within the RM-19 zoning district. Multi Family Housing is a permitted use in the RM-19 zone subject to site plan review and approval. The submitted plan shows future phases 2 and 3. However this review only includes the properties shown as Phase 1. Approval of Phase 2 and 3 will require separate review and approval.

Background and Analysis:

The proposed development would consolidate three existing parcels into one approximately 1 acre parcel. The development would remove three existing single family dwellings and replace with a 19-unit multi-family building. The applicant proposes a large open space area on the north side of the property that will serve a dual purpose as a storm drainage facility and a recreational amenity for residents.

Access is proposed from 200 South via a single drive approach. The proposed site plan includes adequate parking for the units proposed as well as one covered space per unit as required by Code.

The proposed building is 3 stories with an overall height of 35 feet and meets the height and setback standards of the ordinance. The building materials consist of a mix of manufactured stone, stucco and EIFS materials. The proposal meets the landscaping and open space requirements of the ordinance. The site provides 40 percent landscaping as required by Code.

Storm drainage is proposed to be collected in a detention basin located on the north portion of the development. Staff has concerns with the elevation of the building as shown and recommends that the building be raised. The submitted plan does not include existing contours needed to determine how many feet the building must be raised. For this reason, staff is recommending only preliminary approval at this time, until the issue can be resolved.

Department Review

This proposal has been reviewed by the Engineering and Planning Departments.

Significant Impacts

The proposal will replace three single family homes with 19 units of multifamily housing. Traffic is expected to increase in the area and additional impacts will occur to utilities. However, the area is served by adequate utilities and infrastructure to serve the increase in density.

Recommended Action

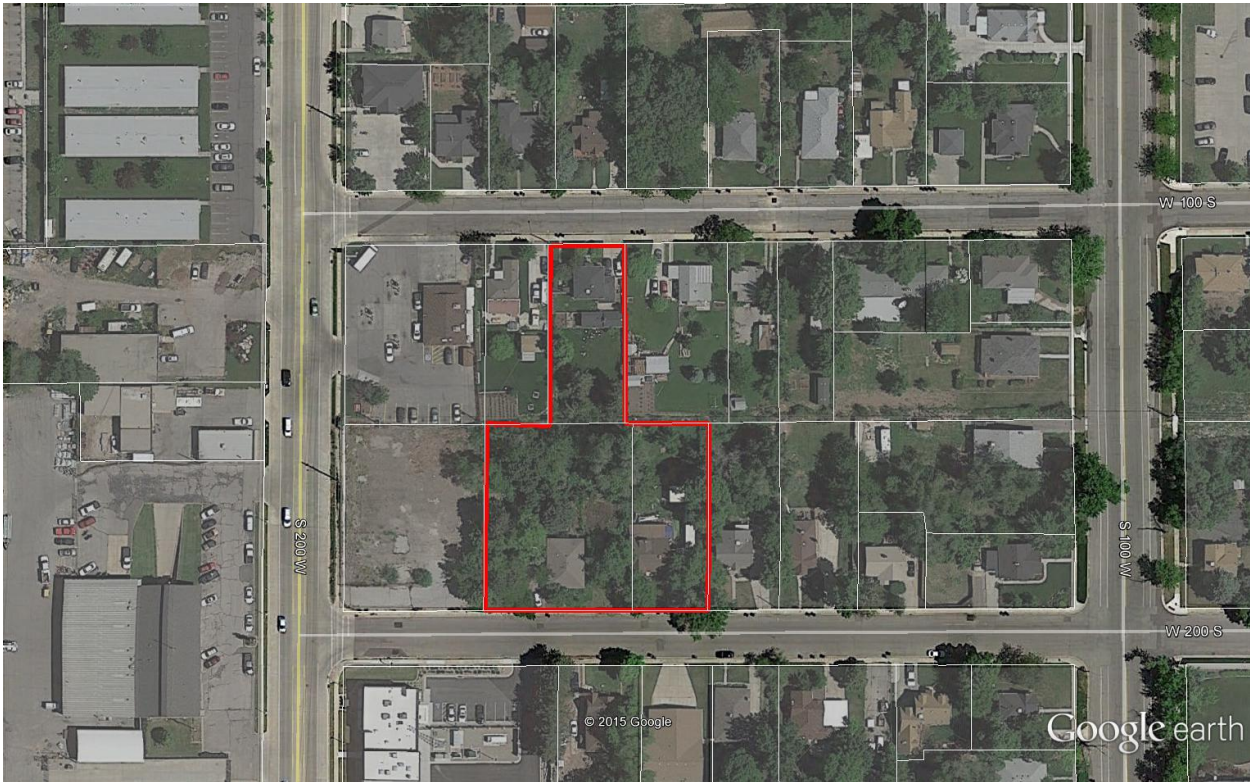
The Planning Commission reviewed the request on May 5th 2015 and recommends approval of the request for preliminary site plan review subject to the following conditions:

1. Complete any and all redline corrections, including modifications required for grading on site.
2. Complete any modifications required by conditions of the Planning Commission for preliminary approval.
3. Within 6 months of preliminary approval submit to the City Council for final approval.

Attachments

1. Aerial photo
2. Site plan
3. Building elevations
4. Landscape Plan

Aerial Photo





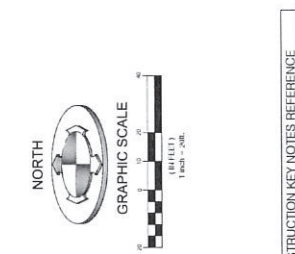
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DATE	REVISION	DESCRIPTION
04/27/2015	1	ISSUE FOR PERMITS
04/27/2015	2	CHANGE IN SITE PLAN
04/27/2015	3	CHANGE IN SITE PLAN
04/27/2015	4	CHANGE IN SITE PLAN
04/27/2015	5	CHANGE IN SITE PLAN

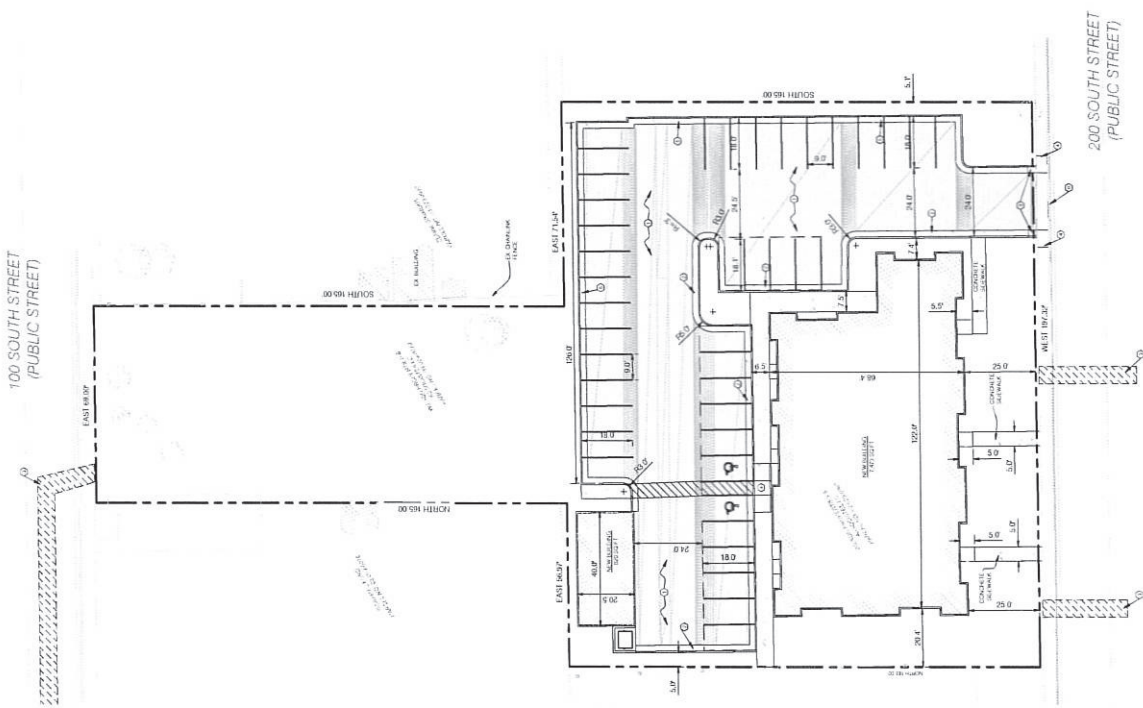


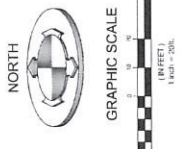
NOTE: ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

NO.	DESCRIPTION	DETAIL
1	ASPHALT PAVEMENT WITH GRANULAR BASE	25CD 01
2	2.5' RELEASE CURB & GUTTER	1CD 02
3	SAW CUT AND ASPHALT PATCHER PAV. PLAN NO. 35	
4	ASPHALT PATCHER PAV. PLAN NO. 35	35CD 02
5	CONCRETE CURB & GUTTER	1CD 01
6	TRANSITION CURB DOWN TO MATCH EXISTING PAVING ELEV.	
7	NOTE USED	
8	SAW CUT EX. CURB FOR NEW DRIVE APPROACH	
9	TRANSITION CURB DOWN TO MATCH EXISTING BACK OF WALK	

PHASE 1 AREA TABLE	SP.	sq.
DRIVEWAY	1	10.3
CONCRETE DRIVEWAY	2	17.0
TOTAL		27.3

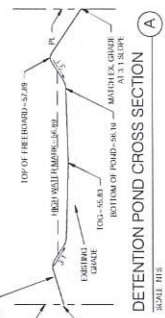
PHASE 1 PARKING COUNT			
PARTICULARS	TWO-WHEEL	REGULAR	ADA
TOTAL	39	2	41





GRADING AND DRAINAGE KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
1	GRADE SITE TO ELEVATIONS AND CONTIGUOUS POINTS ON PLAN.	
2	12" DIAMETER HOPE AND 1/2" SLOPE STORM DRAINAGE, FINISHED.	300D.02
3	2"X2 CATCH BASIN.	400D.03
4	2" ORBICE PLATE.	500D.01
5	INLET BOX.	500D.01
6	12" DIAMETER HOPE CLASS B STORM DRAIN LINE.	
7	STORM DRAIN ELEVATION BOX PER APPLICABLE PLAN NO. 301 TYPE B.	
8	PIPE LOWER THAN FINISH GRADE AT EDGE OF BUILDING.	
9	ALL HOPE PIPE TO HAVE SOIL TIGHT JOINTS.	



DETENTION POND CROSS SECTION
SCALE: 1/8" = 1'-0"

STORM DRAINAGE CALCULATIONS
Rational Method (Q=CIA)

Area = 2.29 sq ft
Runoff Coefficient (C) = 0.5
Time of Concentration (Tc) = 1.5 min
Slope = 0.02

NO.	AREA (SQ FT)	CONTRIBUTING AREA (SQ FT)	TIME OF CONCENTRATION (MIN)	COEFFICIENT (C)	PEAK FLOW (GPM)	PEAK FLOW (MGD)
1	100	100	1.5	0.5	1.1	0.00001
2	100	200	1.5	0.5	2.2	0.00002
3	100	300	1.5	0.5	3.3	0.00003
4	100	400	1.5	0.5	4.4	0.00004
5	100	500	1.5	0.5	5.5	0.00005
6	100	600	1.5	0.5	6.6	0.00006
7	100	700	1.5	0.5	7.7	0.00007
8	100	800	1.5	0.5	8.8	0.00008
9	100	900	1.5	0.5	9.9	0.00009
10	100	1000	1.5	0.5	11.0	0.00010

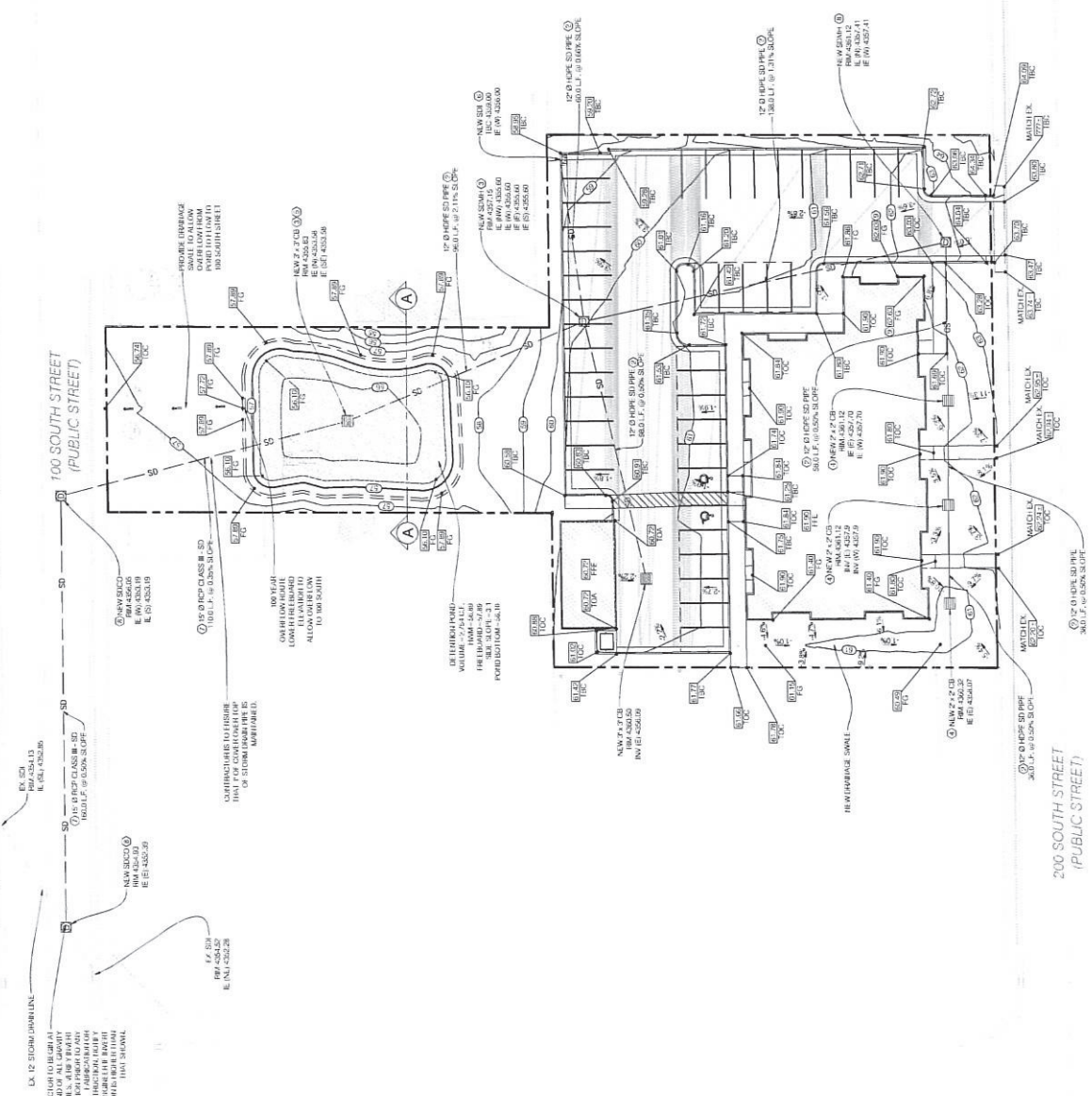
Q = C x I x A = 2.29 x 0.5 x 100 = 114.5 GPM

Peak Flow = 114.5 GPM

Flow Velocity = 1.5 ft/s

Flow Depth = 0.5 ft

Flow Width = 1.0 ft



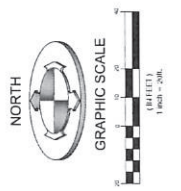


DATE	DESCRIPTION
1	CONTRACT REVIEW / COMMENTS
2	CONTRACT REVIEW / PLAN
3	CONTRACT REVIEW / PLAN
4	CONTRACT REVIEW / PLAN
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6	CONTRACT REVIEW / PLAN
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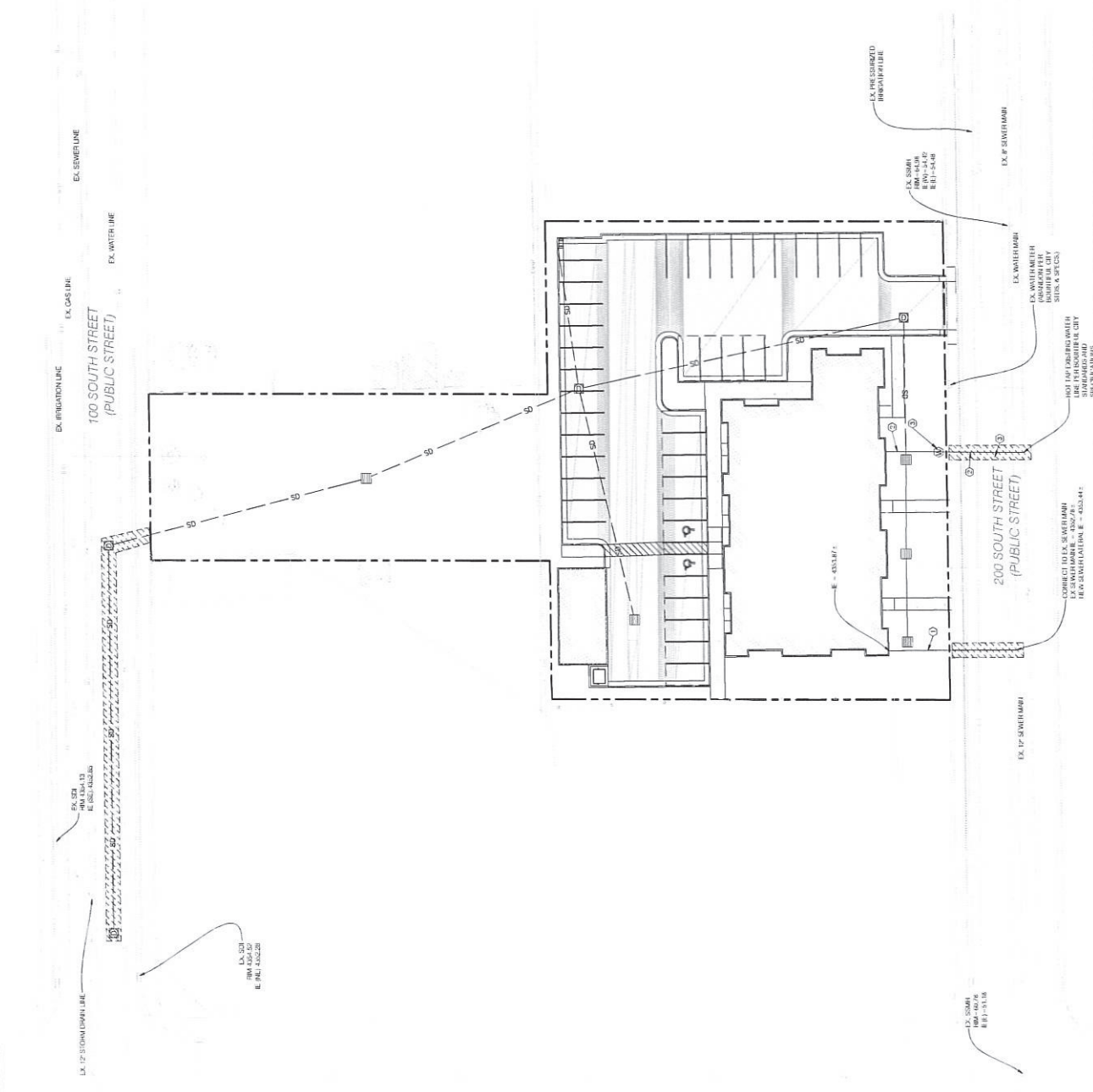


UTILITIES KEY NOTES REFERENCE

NO.	DESCRIPTION	DETAIL
1	2" PVC SDR-35 SEWER/LABOR @ 2% MIN. SLOPE	SECTION
2	2" HDPE WATER SERVICE LINE	SECTION
3	2" HDPE WATER SERVICE LINE	SECTION
4	2" HDPE WATER SERVICE LINE	SECTION
5	2" HDPE WATER SERVICE LINE	SECTION
6	2" HDPE WATER SERVICE LINE	SECTION
7	2" HDPE WATER SERVICE LINE	SECTION
8	2" HDPE WATER SERVICE LINE	SECTION
9	2" HDPE WATER SERVICE LINE	SECTION
10	2" HDPE WATER SERVICE LINE	SECTION
11	2" HDPE WATER SERVICE LINE	SECTION
12	2" HDPE WATER SERVICE LINE	SECTION
13	2" HDPE WATER SERVICE LINE	SECTION
14	2" HDPE WATER SERVICE LINE	SECTION
15	2" HDPE WATER SERVICE LINE	SECTION
16	2" HDPE WATER SERVICE LINE	SECTION
17	2" HDPE WATER SERVICE LINE	SECTION
18	2" HDPE WATER SERVICE LINE	SECTION
19	2" HDPE WATER SERVICE LINE	SECTION
20	2" HDPE WATER SERVICE LINE	SECTION
21	2" HDPE WATER SERVICE LINE	SECTION
22	2" HDPE WATER SERVICE LINE	SECTION
23	2" HDPE WATER SERVICE LINE	SECTION
24	2" HDPE WATER SERVICE LINE	SECTION
25	2" HDPE WATER SERVICE LINE	SECTION
26	2" HDPE WATER SERVICE LINE	SECTION
27	2" HDPE WATER SERVICE LINE	SECTION
28	2" HDPE WATER SERVICE LINE	SECTION
29	2" HDPE WATER SERVICE LINE	SECTION
30	2" HDPE WATER SERVICE LINE	SECTION



NOTE: SEE LANDSCAPE ARCHITECTURAL PLANS FOR INFORMATION ON IRRIGATION LINES AND METERS



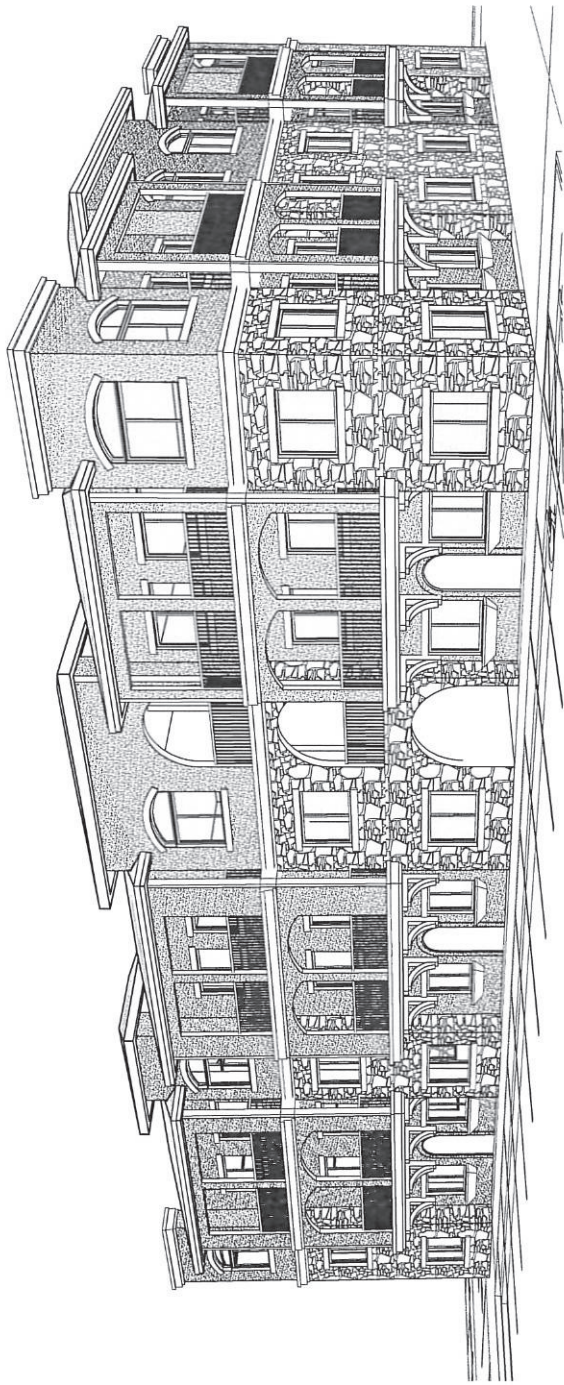
PROJECT NUMBER 14095
ISSUE DATE: APRIL 7, 2015
REVISIONS: No. _____ Date _____

SESSIONS SETTLEMENT
BOUNTIFUL UTAH

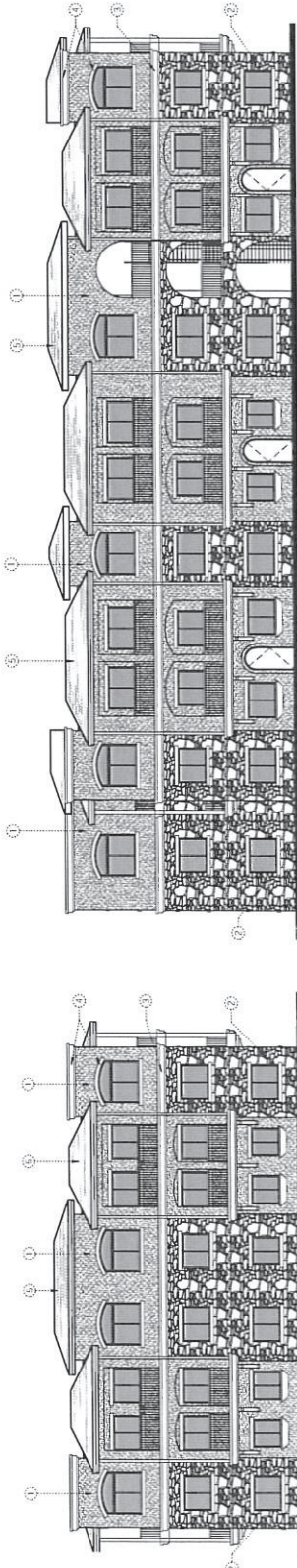
NORTH AND WEST ELEVATIONS

A2.1

- NOTED NOTES:**
- 1. FINISH SYSTEM, COLOR AND FINISH AS PER OWNER
 - 2. MATERIALS TO BE USED, COLOR AND TYPE AS PER OWNER
 - 3. SHEET DIMS FROM WINDSCOT CAP
 - 4. SHEET OVER LUMP
 - 5. ARCHITECTURAL SYMBOLS, COLOR AND FINISH



PERSPECTIVE 1



WEST ELEVATION
1/8" = 1'-0"

NORTHELEVATION
1/8" = 1'-0"

PROJECT NUMBER
14095

ISSUE DATE:
APRIL 7, 2015

REVISIONS:
No. Date

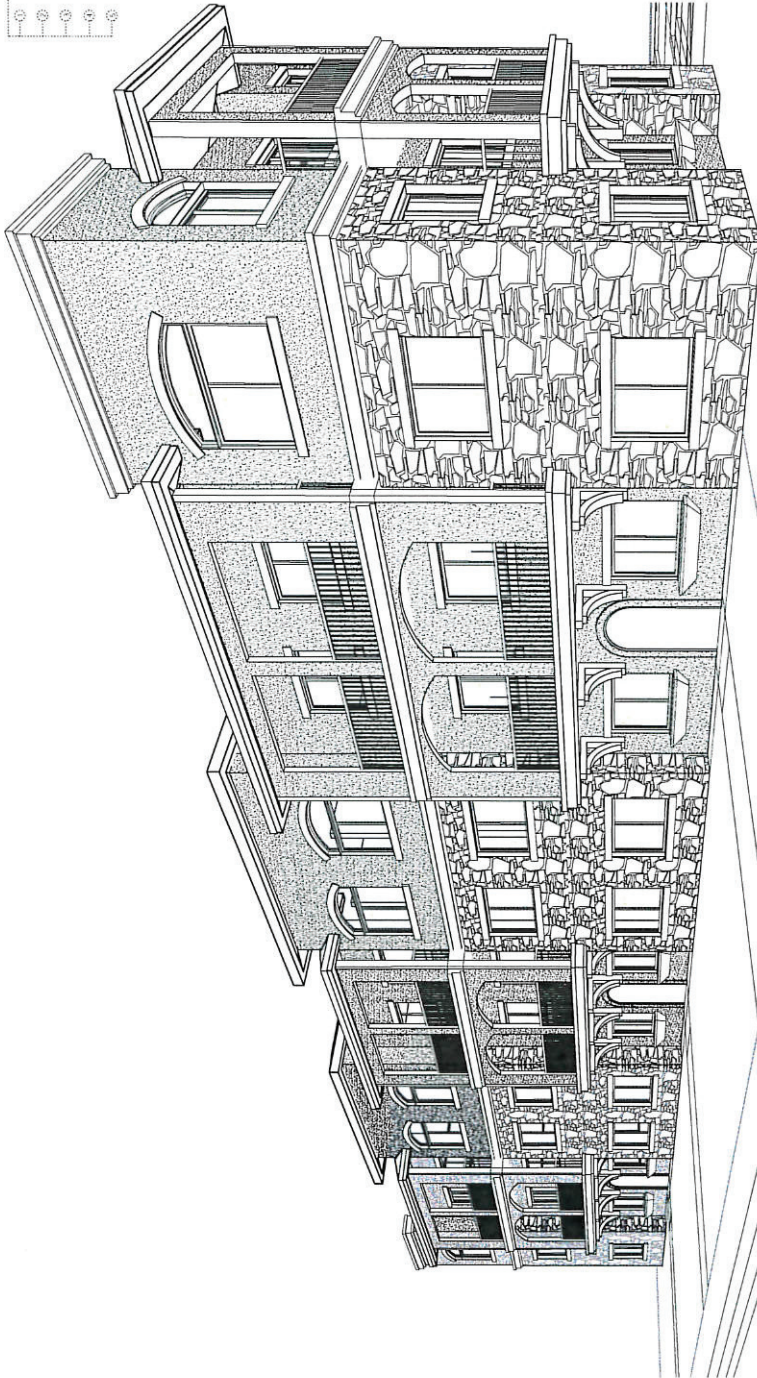
SESSIONS SETTLEMENT
BOUNTIFUL UTAH

SOUTH AND EAST
ELEVATIONS

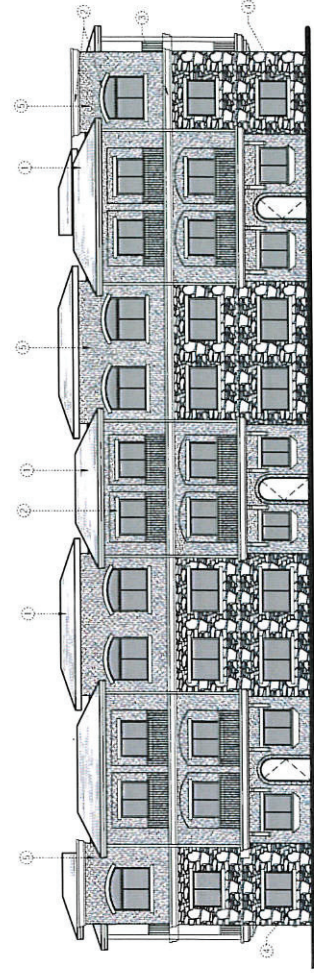
A2.2



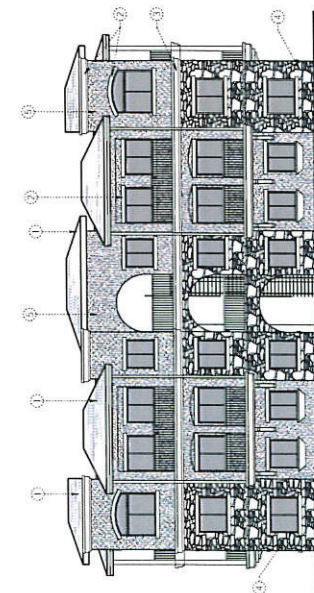
- DETAIL NOTES:
- 1 ARCHITECTURE: ASPHALT ROOF: CLEAR AS PER URMER
 - 2 SUEDE OVER FLOOR
 - 3 SUEDE OVER FLOOR BRACKET CAP
 - 4 MANUFACTURED STONE: CLEAR AND TYPIC AS PER URMER
 - 5 1/2" SOLID TO CLEAR: ABOUT FLOOR AS PER URMER



PERSPECTIVE 2



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"

JZW ARCHITECTS
138 EAST CENTER STREET, NORTH SALT LAKE CITY, UTAH 84103
PHONE: 801.488.8443
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MASTER PLAN

SESSIONS
SETTLEMENT

PHASES 1-3

PREPARED FOR:
SHARMA SMOOT
SMOOT COMMERCIAL
BROKERS & MANAGEMENT
200 W. 400 N. #2
CENTERVILLE, UTAH 84014

G. BROWN DESIGN INC
SITE AND LANDSCAPE ARCHITECTS
60 East South Temple, Suite 510
Salt Lake City, Utah 84102
P: 801.575.4066 F: 801.575.6166
WWW.GBROWNDISIGN.COM

April 27, 2015



■ PREPARED FOR:
 SEAN W. BROWN
 1000 EAST 1000 NORTH, 42
 CENTREVILLE, UTAH

■ CONSULTANTS:

SESSIONS SETTLEMENT
 TOWN HOMES
 167 WEST 200 SOUTH
 BOUNTIFUL, UTAH

■ REVISIONS:



■ STAMP

■ SHEET TITLE
 PLANTING PLAN

■ DATE: 04.07.15
 ■ DRAWN BY: RML
 ■ CHECKED BY: DW
 ■ JOB NO.: U15-004

■ SHEET NO.: LP-101

LANDSCAPE PLAN REVIEW SET

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Circle with dot)	AGE 6IN	ACER SINALBA 'FLAME'	FLAME AXUR MAPLE	6-8' CLUMP	6
(Circle with dot)	AGE 6-8"	ACER PLATANOIDES 'COLPANE'	COLPANE NORWAY MAPLE	2' CAL	6
(Circle with dot)	AVE 6RA	AVELANCHER X BRANIFFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	6-8' CLUMP	6
(Circle with dot)	EX TREE	EXISTING TREE TO REMAIN	EXISTING TREE	EXISTING TREE	6
(Circle with dot)	PRU 6HA	PRUNUS CALLERIANA 'CHANTICLEER'	CHANTICLEER PEAR	2' CAL	16
(Circle with dot)	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Circle with dot)	BUX 6BH	BUXUS MICROPHYLLA 'NITEBUSH 6BH'	GLORIE NITEBUSH	5.6AL	51
(Circle with dot)	EOG 6OH	EOXYMUS ALANUS 'COMPACTUS'	COMPACT BURNING BUSH	5.6AL	19
(Circle with dot)	JUN FOR	JUNIPERUS CHRENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5.6AL	29
(Circle with dot)	ROS 2H6	ROSA X RAUBERDUNY 'BLANNET'	RAUBERDUNY BLANNET ROSE	5.6AL	36
(Circle with dot)	9TH 6HE	SYMPLOCARPOS X CRENALTA 'HANGOCK'	HANGOCK CORALBERRY	5.6AL	10
(Circle with dot)	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Circle with dot)	AST 102	ASTER DICHOMIS 'WOODS PURPLE'	WOODS ASTER	1.6AL	76
(Circle with dot)	HEM 6RO	HEMIPERCALLIS X STELLA DE GRADY	STELLA DE GRADY LILY	1.6AL	74
(Circle with dot)	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Circle with dot)	POA 10A	Poa 10A	DROUGHT TOLERANT BLUE GRASS	5.0D	8,405 SF

■ ANNUALS/PERENNIALS

■ PERENNIALS

■ GRASS COVERS

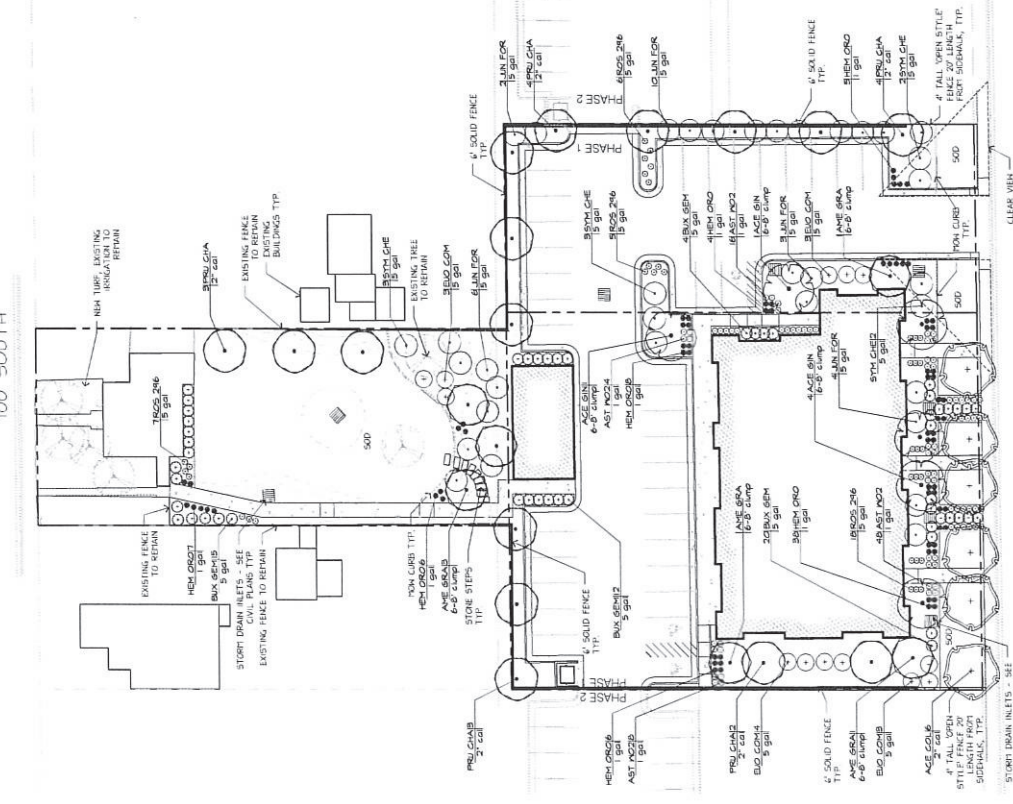
PLANTING NOTES

1. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK AND IMMEDIATELY NOTIFY THE OWNER'S REP. OF ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION IN THE ACTUAL FIELD CONDITIONS. THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES SHALL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR PACK TO LOGGING CONSTRUCTION CONTACT THE OWNER, BLUE STATES OF UTAH AT 801-400-462-481, AND ALL OTHER ENTITIES AS NECESSARY TO OBTAIN ALL NECESSARY PERMITS AND UTILITIES INFORMATION. ANY CHANGES TO THE DRAWING SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. REFER TO LEGENDS, NOTES, AND DETAILS FOR FURTHER INFORMATION.
4. ALL PLANT MATERIAL SHALL CONFORM TO THE PRINTED GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
5. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED.
6. ON THE PLANT LISTED IN THE PLANT SCHEDULE USE FOR CONFORMANCE ONLY. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL QUANTITIES AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS. QUANTITIES OF PLANTS INDICATED BY THE CONTRACTOR SHALL BE USED FOR PLANTS OF PLANTING ONLY AS APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION.
7. PLANTING SHALL BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES: PLANTS OF CULTURE ONLY AS APPROVED BY THE OWNER'S REP PRIOR TO INSTALLATION.
8. MULCH IS TO BE 2" NEAR SOUTH-FACING GRAVEL TO BE PLACED IN ALL PLANTERS ABOVE REED BARRIER FABRIC. COBBLE TO BE PLACED 3" DEEP.

PLANTING SUMMARY

DESCRIPTION	EGGS	PROCESSED
PUBLIC STREET SETBACK	27	27 (13,31 SF)
TURF HIGH WATER PLANTS	29	29 (11,97 SF)
STREET TREES (EVERY 30')	4	4 (1,60 SF)
SCREENING TREES ALONG PROPERTY LINES	6	6 (2,16 SF)
SCREENING TREES ALONG PROPERTY LINES	20	20 (7,20 SF)
SCREENING TREES ALONG PROPERTY LINES	2	2 (72 SF)
SCREENING TREES ALONG PROPERTY LINES	2	2 (72 SF)

100 SOUTH



200 SOUTH



Council Staff Report



Subject: Preliminary and Final Subdivision Approval for Highland Oaks Subdivision Plat B Amended, Including the Required Public Hearing
Address: 993 East Highland Oaks Drive
Author: City Engineer
Department: Engineering, Planning
Date: May 12, 2015

Background

Cory and Kara Chapman own both lot 208 and lot 209 of the Highland Oaks Subdivision Plat B, both of which are steep mountain side properties. Their home sits on lot 209 but some of its landscaping encroaches onto lot 208. The Chapmans have been using both lots as a single property and are now requesting that this subdivision amendment be approved to formally combine these two lots into one property and eliminate the possibility of another home being built on the very steep and difficult lot 208. This subdivision amendment requires a Public Hearing, but not an Ordinance.

Analysis

The Chapmans purchased lots 208 and 209 for the purpose of building a home on lot 209 and leaving the remainder of the property open. Lot 208 is very steep and the only buildable pad is very near the road and is mostly encumbered by a large public utility easement serving the lots to the east.

Over the past several years, the Chapmans have constructed their home, a pool and other landscaping improvements. The latest landscape improvement involved the installation of a large solar array to heat the pool which required the recent variance granted by the Planning Commission. This variance discussion, along with discussions involving other improvements, included the requirement that the two lots be combined so that no further development could occur on the steep lot 208.

A couple of years ago, the Chapmans went to the County Recorder's office and had the two properties combined under one tax ID number. While the County's property tax system recognizes the lots as one, for tax purpose, the reality is that the two lots are still separate and lot 208 could still be sold and built on. By amending the plat, the two lots are eliminated and one single lot is recorded in their place.

Department Review

The proposed preliminary plat has been reviewed by the Engineering Department and Planning Department.

Recommendation

After holding the required Public Hearing to consider this request, with the conditions listed below, the Planning Commission sends a unanimous recommendation for preliminary and final approval of the Highland Oaks Subdivision Plat B Amended.

1. Make all necessary red line corrections to the drawings.
2. Payment of all required fees.
3. Provide a current Title Report.

Significant Impacts

This subdivision amendment has no significant impacts.

Attachments

Aerial photo showing the area of lots 208 and 209
A copy of the Highland Oaks Subdivision Plat B Amended.

Aerial Photo of the Proposed Highland Oaks Plat B Amended



**HIGHLAND OAKS SUBDIVISION PLAT B AMENDED
COMBINING LOTS 208 & 209 HIGHLAND OAKS PLAT B**

LOCATED IN THE SOUTH HALF OF SECTION 5,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 2015

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HIGHLAND OAKS SUBDIVISION PLAT B AMENDED AMENDING LOTS 208 & 209 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

DATE _____ UTAH SURVEYOR NO. 166385

DESCRIPTION

ALL OF LOT 208 AND 209 HIGHLAND OAKS SUBDIVISION PLAT B, BEING A PART OF THE SOUTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH. LOT 208 CONTAINS 2.217 ACRES; LOT 209 CONTAINS 1.394 ACRES.

DESCRIPTION INFORMATION FROM THE DAVIS COUNTY RECORDER AS PER SAID SUBDIVISION PLAT ENTRY #1182380, BOOK 1880, PAGE 78, JUNE 2, 1995.

ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 210 HIGHLAND OAKS SUBDIVISION PLAT B A RECORDED SUBDIVISION LOCATED IN THE SOUTH HALF OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING SOUTH 89°37'12" WEST 740.60 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 331.03 FEET AND NORTH 89°29'06" EAST 245.00 FEET FROM THE CENTER OF SAID SECTION 5, AND RUNNING THENCE NORTH 89°29'06" EAST 155.83 FEET; THENCE NORTH 89°59'29" EAST 242.70 FEET; THENCE SOUTH 2°14'16" WEST 502.20 FEET; THENCE NORTH 88°00'00" WEST 119.71 FEET TO A POINT ON A 227.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 208.58 FEET THROUGH A CENTRAL ANGLE OF 52°38'47" (CHORD BEARS NORTH 61°14'54" WEST 201.32 FEET); THENCE NORTH 11°42'39" WEST 407.86 FEET TO THE POINT OF BEGINNING. CONTAINING 3.611 ACRES

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS HIGHLAND OAKS SUBDIVISION PLAT B AMENDED AMENDING LOTS 208 & 209, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__.

ACKNOWLEDGEMENT

ON THIS ____ DAY OF _____, 20__, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

LEGEND

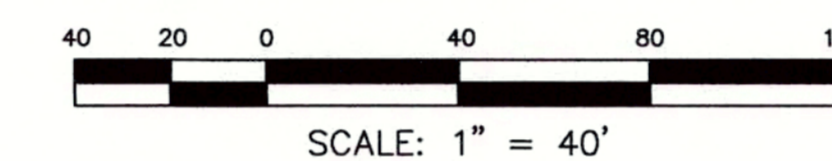
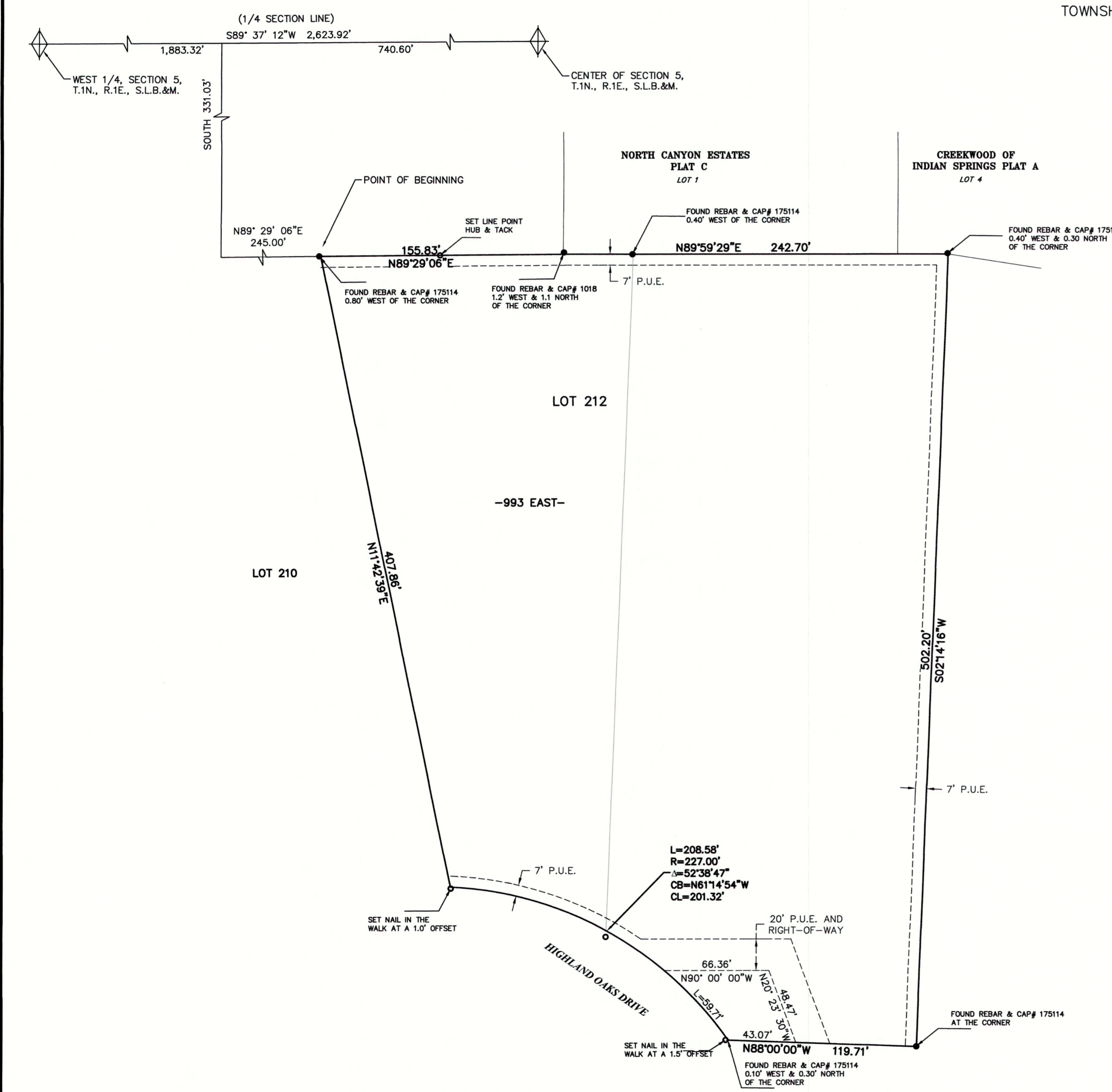
- SUBDIVISION BOUNDARY _____
- INTERIOR LOT LINE _____
- SECTION LINES _____
- TIE TO MONUMENT _____
- ROAD CENTERLINE _____
- FENCE LINE _____
- WALL LINE _____
- PUBLIC UTILITY EASEMENT (P.U.E.) _____
- RECORD CALLS () _____

NOTES

- THERE IS A 10-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.E.) ALONG THE BACK AND FRONT OF ALL LOTS. CORNER LOTS ALSO HAVE SAID 10-FOOT EASEMENT ALONG STREET-FRONTING SIDES.

UTILITY APPROVAL

- SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
- BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
- BOUNTIFUL CITY WATER: _____ DATE: _____
- CENTURY LINK: _____ DATE: _____
- COMCAST: _____ DATE: _____
- BOUNTIFUL IRRIGATION: _____ DATE: _____
- QUESTAR GAS: _____ DATE: _____



<p>H HILL & ARGYLE, Inc. Engineering and Surveying 181 North 200 West, Suite #4, Bountiful, Utah 84010 (801) 298-2236 Phone, (801) 298-5983 Fax PROJECT 15-181 04/06/15</p>	<p>CITY COUNCIL'S APPROVAL</p> <p>PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS ____ DAY OF _____, 20__.</p> <p>CITY RECORDER ATTEST: _____</p> <p>MAYOR: _____</p>	<p>CITY ENGINEER'S APPROVAL</p> <p>APPROVED BY THE BOUNTIFUL CITY ENGINEER ON THIS DAY OF _____, 20__.</p> <p>_____ BOUNTIFUL CITY ENGINEER</p>	<p>PLANNING COMMISSION APPROVAL</p> <p>ON THIS ____ DAY OF _____, 20__ BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.</p> <p>_____ CHAIRMAN</p>	<p>CITY ATTORNEY'S APPROVAL</p> <p>APPROVED ON THIS ____ DAY OF _____, 20__.</p> <p>_____ BOUNTIFUL CITY ATTORNEY</p>	<p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID _____</p> <p>FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20__</p> <p>AT _____ IN BOOK _____ OF _____</p> <p>COUNTY RECORDER: _____</p> <p>BY: _____ DEPUTY</p>
	<p>_____</p>				