BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, August 11, 2015

Work Session – 6:00 p.m.

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

Work Session – 6:00 p.m.

1. Review of the proposed design concept for Mill Street Park – Mr. Paul Rowland and MGB+A architects p. 3

Regular Session – 7:00 p.m.

- 1. Welcome, Pledge of Allegiance and Thought/Prayer
- 2. Approve minutes of previous meeting July 28, 2015

p. 7

- 3. Council Reports
- 4. Youth Council Report
- 5. Consider approval of weekly expenditures > \$1,000 paid August 4 (June invoices), 2015

p. 11

6. Consider approval of a Single Event Permit for St. Olaf's Oktoberfest event on September 25-26, 2015 – Mr. Chad Wilkinson

7. Consider approval of the annual Tyler Technologies Software Maintenance contract in the amount of \$68,808.02 – Mr. Alan West p. 15

- 8. Consider adoption of Resolution 2015-09 to initiate the process for considering whether to establish an independent Fire Service Area Mr. Russell Mahan p. 21
- 9. Consider final subdivision approval for Val Verda Meadows subdivision Mr. Paul Rowland p. 31
- 10. 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).

City Recorder	

Council Staff Report

Subject: Mill Street Park/Mill Creek Park/ Unnamed Park

Study Session Update

Address: 600 East Mill Street

Author: City Engineer

Department: Engineering

Date: Aug 11, 2015



Background

In August of 2013, the City purchased the 7 acre Stahle property at 600 East Mill Street for the purpose of constructing a new city park with the anticipated monies returning to the city from the RAP tax. After a Landscape Architect/Park Designer was selected and discussion with the Council at their Winter Retreat about design philosophies, the preliminary design and public input process was undertaken for the purpose of establishing a preliminary design for the proposed park. All of the public meetings and online surveys resulted in a preliminary design concept which was unveiled to the public on June 11, 2015.

This study session is for the purpose of reviewing the final proposed design concept and receiving Council input so that the preparation of design documents can proceed toward a spring 2016 construction start.

Analysis

The preliminary park design has been through the following public process and is now ready for council input prior to preparation of final construction documents:

Jan. 2015	Send out RFP's and get proposals for Architectural services							
Feb 6, 2015	Council Retreat to discuss basic design philosophies for park							
Feb 24, 2015	Council select MGB+A as the park designer							
Mid April, 2015	Purchase Buck Swaney 1 acre property							
April 22, 2015	Meet with Swaney's immediate neighbors to announce additional							
	property							
April 23, 2015	First public meeting to review the park and new Swaney property, about							
	80 attend							
April 28, 2015	Open 1 st Surveymonkey online survey, eventually has 417 responses							
May 7, 2015	Second public meeting to introduce 4 possible concepts based on survey,							
	about 75 attend							
May 11, 2015	Open 2 nd Surveymonkey online survey to get response to 4 concepts,							
	eventually has 180 responses.							
May 28, 2015	3 rd public meeting to review Swaney property and traffic concerns, about							
	75 attend							

June 11, 2015 4th and final public meeting introducing a preliminary concept plan based on the input to date

With the formal public process complete and a concept plan which was well received by those in attendance at the final public meeting, the Architects and designers are now ready for final input and direction from the Council. You will remember that the anticipated overall budget for the park is \$3.2 M, which is being funded out of the next few years of RAP(arks!) Tax revenue.

Next Steps:

Demolition of the Buck Swaney House: Aug 2015
Preparation of Plans and Specs: Winter '15-'16
Removal and thinning of trees: Spring 2016
Construction Spring-Fall 2016

Significant Impacts

These decisions will result in a park which will be used by the citizens of Bountiful for generations to come.

Department Review

This memo has been reviewed by the Engineering and Parks Department.

Recommendation

The purpose of the study session is to review with the full Council the proposed design concept plan and receive "final" input and direction for the preparation of construction documents.

Attachments

The proposed final concept plan.

LAYOUT OVERVIEW



1		_	Minutes of the							
2	BOUNTIFUL CITY COUNCIL									
3		July 2	8, 2015 – 6:05 p.m.							
4										
5	Present:	Mayor Pro Tem:	Beth Holbrook							
6		Council Members:	Kendalyn Harris, Richard Higginson, John Marc Knight							
7		City Manager:	Gary Hill							
8		City Engineer:	Paul Rowland							
9		City Attorney:	Russell Mahan							
10		City Planner:	Chad Wilkinson							
11		Department Director's & Per	sonnel:							
12			Tom Ross- Police Chief							
13			Tyson Beck – Finance							
14			Brock Hill – Parks							
15			Charles Benson - Streets							
16		Recording Secretary:	Nikki Dandurand							
17	Excused:	Mayor:	Randy Lewis							
18		Council Member:	John Pitt							
19										
20	Office	ial Notice of the City Council N	Meeting was given by posting an Agenda at City Hall and							

Work Session – 6:05 p.m.

on the Bountiful City Website and the Utah Public Notice Website, and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

VAL VERDA LAND USE DISCUSSION

Mr. Wilkinson gave a power point presentation on the history of the Val Verda area and the options Council has going forward. Over the years, there have been five annexations within the original Val Verda area. Zoning did not significantly change when the area was annexed. Mr. Wilkinson presented four land use options to the Council to consider: Option is to keep the zoning as it now is; Option 2 is to rezone the entire area on a voluntary basis to R-1; Option 3 would include an overlay district; Option 4 would be to create a specific area plan which would be adopted as an amendment, and a future land use map.

The Council discussed the different options, taking into consideration what the public would want, including combining options and approving the moratorium in the regular meeting. Council gave Mr. Wilkinson recommendations on how to proceed including waiving the re-zoning fees, extending the moratorium and having additional discussions with the property owners, particularly the 13 owners of the one acre lots that are not zone R-1.

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

Mayor Pro Tem Holbrook called the meeting to order at 7:05 p.m. and welcomed those in attendance. Colton Erickson, Troop 1323, led the Pledge of Allegiance; Marcus Anjewierden, resident of Bountiful, gave a prayer.

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APPROVAL OF MINUTES

Minutes of the July 14, 2015 meeting were presented. Councilman Knight made a motion to approve the minutes as presented, and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight and voting "aye".

COUNCIL REPORTS

Councilwoman Holbrook stated that over 300 volunteers are signed up to help with Tour of Utah next week. Summerfest also starts the same day, August 5, 2015. Councilwoman Harris mentioned that the Youth Council helped with the Exchange Club breakfast and delivered flyers for Tour of Utah to neighborhoods around the City. Councilman Higginson thanked all that participated and volunteered in the Handcart Days Parade and activities. The Davis County School District is holding open discussions on August 27th, 2015 at the Bountiful City Library for all interested. No other Council reports were made.

YOUTH COUNCIL REPORT

None.

CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JULY 2, 8 and 16, 2015

Mayor Pro Tem Holbrook presented the weekly expenditure summaries paid on July 2, 2015 for \$ 457,406.00, July 8, 2015 for \$ 21,952.78, July 16, 2015 (June invoices) for \$ 1,116,086.50 and July 16, 2015 (July invoices) for \$ 546,668.85 and the monthly financial reports from December 2014 to May 2015. Councilwoman Harris moved to approve the expenditures and reports as presented, and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".

CROSSING GUARD RECOGNITION – CHIEF TOM ROSS

Chief Ross presented Carol Wilson with a plaque from the City for appreciation and gratitude for serving 33 years as a crossing guard. Chief Ross also mentioned that she has been picking up/dropping off another crossing guard for many years as well. Ms. Wilson was very grateful and loves seeing the kids every day.

CONSIDER APPROVAL OF ORDINANCE 2015-15 CONTINUING THE MORATORIUM ON ANY SUBDIVISION OR ZONING ACTIONS IN THE VAL VERDA AREA - MR. RUSSELL MAHAN

Mr. Mahan stated that the proposed ordinance is written to continue the moratorium for six more months to prohibit against any subdivision, re-subdivision or re-zoning within the Val Verda subdivision. This will give further time to the Council to consider and construct an ordinance for the area. Councilman Higginson made a motion to approve Ordinance 2015-15 as presented, and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight and voting "aye".

CONSIDER APPROVAL OF THE PURCHASE OF A SKID-STEER LOADER FROM INTERMOUNTAIN BOBCAT IN THE AMOUNT OF \$39,116.30 – MR. CHARLES BENSON

Mr. Benson stated the skid-steer loader is used year round for road construction, paving and

patching. Three bids were received, with Intermountain being the lowest and the state bid. Councilwoman Harris made a motion to approve the purchase, and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".

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CONSIDER APPROVAL OF THE PURCHASE OF STEEL POLES FROM SABRE FWT IN THE AMOUNT OF \$89,086 – MR. ALLEN JOHNSON

This agenda item has been postponed to a future meeting.

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CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR TESORO STATION AT 2563 S. MAIN AND 598 W. 2600 S., DON ROBINSON REPRESENTING OVERLAND LEASING, LLC, APPLICANT – MR. CHAD WILKINSON

Mr. Wilkinson stated this site plan is to expand the current facility. The Planning Commission reviewed the request on July 21, 2015, and forwards a recommendation of approval to the City Council for the preliminary and final site plan for a gas station/convenience store subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Prior to final approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
- 3. Obtain approval of the proposed driveway locations from the Utah Department of Transportation prior to issuance of a building permit.
- 4. Signage will require a separate sign permit.
- 5. Prior to issuance of building permit, the property shall be consolidated into one parcel.

Councilman Higginson made a motion to approve the site plans and Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".

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CONSIDER APPROVAL OF A FINAL SITE PLAN TO ALLOW A COMMERCIAL AND MULTI-FAMILY MIXED USE DEVELOPMENT FOR KNOWLTON GENERAL TO INCLUDE 4 PARCELS LOCATED AT APPROXIMATELY 35 W. 100 S AND 195 S. 100 W., HEPWORTH/JOHNSON, APPLICANT - MR. CHAD WILKINSON

Mr. Wilkinson stated the applicant, Knowlton General (representing Hepworth Investments and Alice Johnson), is requesting final site plan approval for Phase 2 of a mixed use commercial/multifamily development. Mr. Knowlton approached the Council about changing recommended conditions item #3 to read as "Prior to issuance of building permit for the second structure, there will be a four-way inspection..." (thus allowing time for the land to be consolidated into one parcel.). Mr. Mahan stated this would be an awkward spot in the process require compliance with the single parcel condition, but Council members suggested there is enough financial gain/input to proceed with the suggestion. Mr. Knowlton proceeded to explain the four parcels will be joined in the near future, and to delay the project because of this requirement costs time and money. Council members expressed their desire to move forward with the project, despite the hold up with the parcel consolidation. Mr. Rowland, Mr. Mahan and Mr. Gary Hill were apprehensive about this change as it could result in an unfinished project or partially completed building if the condition was unmet. Councilman Higginson made a motion to approve the final site plans for phase 1, requesting that

- 45
- 46 conditions 1 and 2 remain as written. Condition 3 to read as: "Prior to issuance of a second building

permit, the property shall be consolidated into one parcel..." and Councilman Knight seconded the motion. Councilpersons Higginson, Holbrook and Knight voted "aye", with Councilwoman Harris abstaining.

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CONSIDER APPROVAL OF THE PURCHASE OF A HUSTLER MOWER FROM UNITED SERVICE AND SALES IN THE AMOUNT OF \$20,475 – MR. BROCK HILL

Mr. Hill stated with three operating mowers it is a challenge to schedule the mowing equipment between the four crews and in a manner that all of the mowing gets completed every week. Therefore, it is necessary that a new mower be purchased which will allow the maintenance staff to perform the critical maintenance services required in the Parks and other properties. With the addition of another new 8 acre park in the near future it is becoming evident our mowing equipment is inadequate to support our maintenance operations. Councilman Knight made a motion to approve the purchase and Councilman Higginson seconded the motion, noting that United Service and Sales is the only supplier for this equipment. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".

CONSIDER APPROVAL OF THE PURCHASE OF A COYOTE DUMP UTILITY VEHICLE FOR THE CEMETERY FROM COYOTE LOADER SALES IN THE AMOUNT OF \$55,000 – MR. BROCK HILL

Mr. Hill stated that currently, the cemetery is using a large backhoe, a 1 ton truck and small golf course type utility vehicles to remove soil and turf as they prepare gravesites for burial. It is becoming increasingly difficult to maneuver the larger equipment in and around existing graves, headstones, turf, and irrigation equipment without causing significant damage. Coyote Loader Sales is the sole source provider for this specialized type of equipment. The purchase of this utility vehicle has been budgeted for in this year's capital equipment budget. Councilwoman Harris made a motion to purchase the utility vehicle, and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".

Councilman Higginson made a motion to close the regular session and 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) and Councilman Knight seconded the motion. The regular meeting of City Council was adjourned at 8:00 p.m.

Mayor Pro Tempore, Beth Holbrook	

City Recorder, Shawna Andrus

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid

August 4, 2015-June Invoices

Author: Tyson Beck, Finance Director

Department: Finance **Date:** August 11, 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.

Significant Impacts

None

Recommendation

Council should review and approve the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid August 4, 2015.

Expenditure Report for Invoices >\$1,000.00

Paid August 4, 2015 - June 2015 Invoices

VENDOR	VENDOR NAME	<u>DEPARTMENT</u>	ACCOUNT		<u>AMOUNT</u>	CHECK NO	INVOICE	<u>DESCRIPTION</u>
1078	All Star Striping, LLC	Streets	10.448000	Operating Supplies	\$ 9,894.00	184318	3862	ROAD STRIPING
1609	Centerville Redevelopment	RAP Tax	83.475300	Interlocal Payment-Centerville	32,607.65	184322	07222015	MONTHLY REMIT - MAY/JUNE 2015
1888	Davis Co. Government	Police	10.431600	Animal Control Services	5,155.84	184324	71912	ANIMAL CONTROL SERVICES
3608	Questar	Light & Power	53.448611	Natural Gas	23,186.69	184332	07092015	JUNE 2015 NET GAS
5000	U.S. Bank	Engineering	10.421000	Books Subscr & Mmbrshp	3,381.00	184334	07102015PR	CODE COUNCIL, MISC. EXPENSES
6564	Universal Computers	Liability Insurance	63.451150	Liability Claims/Deductible	1,675.00	184335	07092015	POWER SURGE DAMAGE
4341	UAMPS	Light & Power	53.448621	Power Purch IPP	1,406.83	184336	07232015	JULY 2015 POWER PURCHASE
4341	UAMPS	Light & Power	53.448628	Pineview Hydro	5,669.97	184336	07232015	JULY 2015 POWER PURCHASE
4341	UAMPS	Light & Power	53.448622	Power Purch San Juan	161,399.62	184336	07232015	JULY 2015 POWER PURCHASE
4341	UAMPS	Light & Power	53.448620	Power Purch CRSP	225,899.41	184336	07232015	JULY 2015 POWER PURCHASE
4341	UAMPS	Light & Power	53.448626	Power Purch UAMPS (Pool, etc)	621,402.26	184336	07232015	JULY 2015 POWER PURCHASE
				TOTAL:	\$ 1,091,678.27	_		

City Council Staff Report

Subject: Single Event Alcohol Permit – St. Olaf Catholic Church

Author: Chad Wilkinson **Department:** Planning **Date:** August 11, 2015



Background

St. Olaf's Church has requested a Local Consent for a Single Event Alcohol Permit for Friday, September 25, 2015. The requested license is to serve alcohol for a single fund raising event, and is not for an ongoing right to serve liquor. Under State law, any licensing for alcoholic beverages beyond beer (such as wine and hard liquors) must be approved by the State. However, part of the State licensing process includes a consent form to be signed by the local jurisdiction.

Analysis

The applicant meets all of the legal requirements for the permit to be issued. St. Olaf's requests these permits every six months, and has done so for many years. There has never been a problem about these events, and the City Council has routinely approved them. St Olaf's has requested a Local Consent Single Event Alcohol Permit for Friday, September 25, 2015. The event will run from 12:00 p.m. thru 12 a.m. The organizers have paid all applicable fees to the City and now request approval from the City.

Department Review

This application has been reviewed by the Planning Director, the Police Chief, and the City Manager.

Significant Impacts

None.

Recommendation

It is recommended that the application be granted.

Attachments

St. Olaf's Application for a Single Event Permit and Local Consent form.

SINGLE EVENT PERMIT **Local Consent**

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control

Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises
AUTHORITY: Utah Code 32B-9-201
Bountiful , [City [] Town [] County Local business license authority
hereby grants its consent to the issuance of a temporary single event permit license to:
Applicant Entity/Organization: SALM OLAF CATHOLIC CHURCH
Event Name: OKTOBERFEST
Event location address: 350 EAST 1800 So Bountiful W 84010
Event location address: 350 EAST 1800 So Bountiful WA 84010 state zip On the 25 & 26 day(s) of September 3015
during the hours of $\frac{12 \text{ Non-} 12 \text{ Night}}{\text{defined hours from-to}}$, pursuant to the provision of Utah Code 32B-9.
Authorized Signature DIAME PARKIN DVANCEMENT DIA 7/30, 15
Name/Title Date

City Council Staff Report

Subject: Tyler Technologies Software Maintenance

Author: Alan West

Department: Information Systems **Date:** August 11, 2015



Background

Tyler Technologies provides support for all Bountiful City financial software. Software Support Maintenance Agreements (SSMA) are usual and customary in the computer software industry.

Analysis

This maintenance agreement guarantees that we receive all updates, enhancements and modifications to our Munis software. The contract also provides full access to Tyler's technical support staff to solve problems or get general processing help. This year we have added Operating System and Database Administrative Support (OSDBA). OSDBA support provides extensive real-time system analysis and management of all updates and upgrades.

Department Review

During the budget process the Information System staff provides each department a detailed analysis of expected computer-related costs. The projected Tyler Technologies software maintenance costs are included in that report. Each department has budgeted for this expense.

Significant Impacts

Keeping our software up-to-date is critical. Accurate processing of all transactions related to Finance, Payroll, Accounts Payable, Utility Billing, Permits & Inspections, etc. is vital to the day-to-day operations of the City.

Recommendation

Information Systems staff recommend that City Council approve the annual Tyler Technologies Software Maintenance contract as follows:

Financial Software Maintenance: \$54,243.02
 Operating System/Database Administrative Support: \$12,915.00
 Tyler Unlimited Client Access Maintenance: \$1,650.00
 TOTAL: \$68,808.02

Attachments

Copies of related invoices



Tyler Technologies, Inc. (FEIN 75-2303920) P.O. Box 203556 Dallas, TX 75320-3556

Invoice

Invoice No 045-139023 **Date** 08/01/2015

Page 1 of 2

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Questions:

Tyler Technologies - ERP & Schools Phone: 1-800-772-2260 Press 2, then 1

Fax: 1-866-673-3274 Email: ar@tylertech.com

Bill To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010 Ship To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010

Customer No. 41630	Ord No 63359	PO Number	Currency USD		<i>Terms</i> NET30	Due D 08/31	
Date	Description			Units	Rate	Extend	led Price
	JPDATE LICENSING - WO	WARE AND SHOULD BE		1	1,958.19		1,958.19
SUPPORT & U	Start: 29/Sep/2015, End: 28 JPDATE LICENSING - ACC Start: 29/Sep/2015, End: 28	TG/GL/BUDGET/AP		1	6,344.94		6,344.94
SUPPORT & U	JPDATE LICENSING - MUN Start: 29/Sep/2015, End: 28	IIS OFFICE		1	1,093.95		1,093.95
	JPDATE LICENSING - BUS Start: 29/Sep/2015, End: 28	INESS & VENDOR SELF SERV /Sep/2016	ICE	1	1,093.95		1,093.95
	JPDATE LICENSING - BUS Start: 29/Sep/2015, End: 28			1	1,312.75		1,312.75
	JPDATE LICENSING - CEN Start: 29/Sep/2015, End: 28			1	0.00		0.00
	JPDATE LICENSING - CITI Start: 29/Sep/2015, End: 28			1	1,444.02		1,444.02
	JPDATE LICENSING - FIXE Start: 29/Sep/2015, End: 28			1	1,684.69		1,684.69
	JPDATE LICENSING - GEN Start: 29/Sep/2015, End: 28			1	656.38		656.38
	JPDATE LICENSING - HUN Start: 29/Sep/2015, End: 28	IAN RESOURCES MANAGEME /Sep/2016	ENT	1	1,684.69		1,684.69
Maintenance: \$	JPDATE LICENSING - INVE Start: 29/Sep/2015, End: 28	/Sep/2016		1	1,564.36		1,564.36
	JPDATE LICENSING - MUN Start: 29/Sep/2015, End: 28			1	1,859.73		1,859.73
	JPDATE LICENSING - ACC Start: 29/Sep/2015, End: 28			1	1,444.02		1,444.02
	JPDATE LICENSING - PAY Start: 29/Sep/2015, End: 28	ROLL WITH EMPLOYEE SELF /Sep/2016	SERVICE	1	3,522.54		3,522.54
	JPDATE LICENSING - PER Start: 29/Sep/2015, End: 28	MITS & CODE ENFORCEMEN ⁻ /Sep/2016	Г	1	5,348.23		5,348.23
	JPDATE LICENSING - ROL Start: 29/Sep/2015, End: 28	E TAILORED DASHBOARD /Sep/2016		1	1,093.95		1,093.95
Maintenance: S	JPDATE LICENSING - TIME Start: 29/Sep/2015, End: 28	/Sep/2016		1	481.34		481.34
	JPDATE LICENSING - TRE Start: 29/Sep/2015, End: 28			1	1,093.95		1,093.95
SUPPORT & I	JPDATE LICENSING - TYL	ER CASHIERING		1	2,406.71	16	2,406.71



Tyler Technologies, Inc. (FEIN 75-2303920) P.O. Box 203556 Dallas, TX 75320-3556

Invoice

 Invoice No
 Date
 Page

 045-139023
 08/01/2015
 2 of 2

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Questions:

Tyler Technologies - ERP & Schools Phone: 1-800-772-2260 Press 2, then 1

Fax: 1-866-673-3274 Email: ar@tylertech.com

Bill To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010 Ship To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010

Customer No. 41630	Ord No 63359	PO Number	Currency USD		Terms NET30	Due Date 08/31/2015
Date	Description			Units	Rate	Extended Price
Maintenance	e: Start: 29/Sep/2015, End: 28	/Sep/2016				
	& UPDATE LICENSING - TYLI e: Start: 29/Sep/2015, End: 28	ER CONTENT MANAGER SE /Sep/2016		1	3,063.08	3,063.08
SUPPORT 8	& UPDATE LICENSING - TYLI :	ER FORMS PROCESSING		1	2,431.01	2,431.01
Maintenance	e: Start: 29/Sep/2015, End: 28	/Sep/2016				
AND STATE OF	& UPDATE LICENSING - TYLI e: Start: 29/Sep/2015, End: 28			1	2,279.08	2,279.08
	& UPDATE LICENSING - UTIL e: Start: 29/Sep/2015, End: 28			1	1,805.02	1,805.02
	& UPDATE LICENSING - UTIL e: Start: 29/Sep/2015, End: 28			1	5,032.20	5,032.20
	& UPDATE LICENSING - PUR e: Start: 29/Sep/2015, End: 28			1	1,684.69	1,684.69
	& UPDATE LICENSING - GAS e: Start: 29/Sep/2015, End: 28			1	1,859.55	1,859.55

ATTENTION

Order your checks and forms from Tyler Business Forms at 877-749-2090 or tylerbusinessforms.com to guarantee 100% compliance with your software.

Subtotal	54,243.02
Sales Tax	0.00
Invoice Total	54,243.02



Tyler Technologies, Inc. (FEIN 75-2303920) P.O. Box 203556 Dallas, TX 75320-3556

Invoice

Invoice No 045-139024 **Date** 08/01/2015

Page 1 of 1

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Questions:

Tyler Technologies - ERP & Schools Phone: 1-800-772-2260 Press 2, then 1

Fax: 1-866-673-3274 Email: ar@tylertech.com



Bill To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010 Ship To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010

Customer No.	Ord No	PO Number	Currency	Terms	Due Date
41630	63360		USD	NET30	08/31/2015
Date	Description		Unit	s Rate	Extended Price
Contract No.: BOUN	TIFUL, UT				A PARTY AND

TYLER UNLIMITED CLIENT ACCESS MAINTENANCE

Maintenance: Start: 29/Sep/2015, End: 28/Sep/2016

1,650.00

1,650.00

ATTENTION Order your checks and forms from

Tyler Business Forms at 877-749-2090 or tylerbusinessforms.com to guarantee 100% compliance with your software.

1,650.00
0.00
1,650.00



Tyler Technologies, Inc. (FEIN 75-2303920) P.O. Box 203556 Dallas, TX 75320-3556

Invoice

Invoice No 045-139276

Date 08/01/2015

Page 1 of 1

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Bill To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010 Ship To: CITY OF BOUNTIFUL ATTN: ALAN WEST 790 SOUTH 100 EAST BOUNTIFUL, UT 84010

Customer No. 41630	Ord No 68414	PO Number	<i>Currency</i> USD	<i>Terms</i> NET30	Due Date 08/31/2015
Date	Description		Unit	s Rate	Extended Price
Contract No.: BOUN OPERATIN	TIFUL, UT IG SYSTEM DATABASE ADMIN	ISTRATIVE SUPPORT	1	12,915.00	12,915.00

Maintenance: Start: 01/Sep/2015, End: 31/Aug/2016

ATTENTION

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Sales Tax	0.00
Invoice Total	12,915.00
Invoice I otal	12,915.00

City Council Staff Report

Subject: Initial Resolution on Creating an Independent Fire Service Area

Authors: Russell Mahan Department: City Attorney

Date: 4 August 2015



Background

Bountiful City has historically had its own fire department. In 2004 it was decided to join forces with the surrounding cities to create the South Davis Metro Fire Agency, which is what we now have. This was done by an Interlocal Cooperation Agreement, which created a separate but not an independent governmental entity. South Davis Fire is funded by each City individually appropriating money. The governing board consists of the Mayors and a County Commissioner. The Fire Agency has no taxing authority.

It is now proposed that an independent "Fire Service Area" be set up, which would have its own authority to levy a property tax. It would be still be governed by representatives from the cities and county. This proposed resolution only initiates the process for considering whether to create the new Fire Service Area. It is not a final decision. There will be a public hearing on September 8th and a final decision by the Bountiful City Council will come when a second resolution is considered later this year.

Analysis

When the Fire Agency was established there was a feeling that it was an intermediate step toward an ultimately independent District. In the 2004 Interlocal Agreement itself, which was adopted by the Bountiful City Council, it stated that "It is the desire of the participants…to create a new legal entity having taxing authority…. To that end, the participants are entering into this Interlocal Agreement in order to make interim preparations to create the legal entity…." That statement is not binding but indicates the feelings at the time. Whether to create an independent fire service area now should be decided upon current facts and judgment.

There are several points I would like to make with respect to this Resolution.

1. The new Fire Service Area will be its own independent District with its own taxing authority over Bountiful residents. However, the exercise of that right of taxation will be through elected representatives from the member entities. The governing board will consist of Mayors and a

County Commissioner, who are elected to their respective positions by a vote of the people. The majority of the District governing board will be made up of representatives from the other cities, and will have the ability to increase property taxes without approval of the Bountiful City Council or Mayor. However, this is not a new situation. Bountiful residents are already subject to other taxing entities the City does not fully control, such as South Davis Sewer, the Mosquito Abatement District, etc. If requested, voting by the Fire Service Area board will be by a weighted vote, which would give Bountiful about 36% of the vote.

2. The new Fire Service Area will not be financially independent from the beginning. Attaining financial independence will be a process of many years. As stated in paragraph 2 of the resolution, "the proposed district shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law."

A small property tax base will be transferred from Bountiful City (and each city) to the District. This means that it will be deducted from Bountiful's taxing base and put into the District. This initial tax base transfer (of a mill levy of .000010 or \$22,312) will be revenue neutral to the taxpayer because it will be deducted from the Bountiful property tax and added to the Fire Service Area property tax, creating an offset. However, it should be understood that in the future the Fire Service Area will very likely increase property taxes to pay for the operational and capital improvement needs of the District. Any such increases will be subject to truth in taxation laws and hearings by the District.

Transferred property tax bases from the cities and county will be small and will not fund the entire expenses of the Fire Service Area. "Member assessments" will therefore be made to the cities and county for proportionate financial contributions. This will continue into the future until such time, if ever, that the property tax and other revenues make assessments of cities no longer necessary.

Another source of funding is fire impact fees on new construction. Bountiful has not implemented such fees, but when the new Fire Service Area is created the application of those impact fees will be District wide, including Bountiful. Because they are limited to new construction, and Bountiful is mostly built out, this will have relatively little importance.

3. When the South Davis Metro Fire Agency was created in 2005 it needed money to acquire land and build fire stations, so each member City was assessed a certain amount. Bountiful paid its contribution toward this by a \$3,100,000 credit for the newly constructed fire station on 100 West Street and \$1,192,000 in cash, and the other cities paid their share for through a bond (the

2006 Revenue Bond for \$4,205,000.) That bond is still outstanding and has many years yet to go until paid off.

Bountiful's credit and cash contribution, and non-obligation to pay the bonds, is recognized and protected in paragraph 6 of the Resolution:

Obligations of the Agency to any Member for existing debt of the Agency shall be assumed by the Service Area. Capital contribution requirements or limits contained in the existing interlocal agreement creating the South Davis Metro Fire Agency, including specifically paragraph 5.01(h), and any amendment thereto shall continue in full force and effect until satisfied. Specifically, in consideration of the transfer by Bountiful City of \$1,192,000.00 and the \$3,100,000.00 capital contribution credit due Bountiful City as set forth in paragraph 5.01(h) of the interlocal agreement, Bountiful City and its citizens shall not be obligated to pay any portion of the Ambulance Fee Revenue Bond Series 2006, or any refinancing of those bonds. Capital contributions for future capital improvements approved by the South Davis Metro Fire Service Area Board shall be paid proportionately by each member as determined by the Board.

The initial property tax revenues from the various cities and county will be used to pay to help pay the bonds. Property taxes must be uniformly applied throughout the new Fire Service Area, which will include Bountiful. However, Bountiful residents need to be protected from paying the bonds. This is provided for in paragraph 2 of the Resolution: "Subject to Paragraph 6 [quoted above], the initial district tax levy will be used for payment of debt service on existing fire station bonds." There will therefore need to be a corresponding offset of Bountiful residents' property tax revenues against the financial assessments against Bountiful City.

- 4. The budgeting process of the new Fire Service Area will be subject to the professional financial and budgeting skills of the city managers of the cities. Paragraph 3(b) of the Resolution provides that, "There shall be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district.... The Administrative Committee shall be composed of the city manager of each participating city.... The Chair of the Administrative Committee shall be elected by the members thereof and shall serve as Budget Officer for the District with duties as assigned by the Board including filing and presenting the tentative operating and capital budget with the Board of Trustees."
- 5. Because the new Fire Service Area will not be completely independent, a new inter-local agreement will need to be worked out among the member entities. This will need to be done

prior to the adoption of the final resolution later this year. The attorney for South Davis Metro Fire is working on a draft. It will need to be approved by the City Council.

- 6. It should be remembered that Bountiful will have a declining percentage of responsibility and contribution within the new Fire Service Area. Bountiful originally made up about 44% of the Fire Agency (based on population), but that has since dropped to about 36%. It will continue to go down over time as the other cities grow much faster than Bountiful. Nevertheless, Bountiful is still the biggest component and must have a proportionate vote in any governing arrangement. Ultimately, however, North Salt Lake will likely be larger than Bountiful.
- 7. In order to have a new Fire District in place for 2016, it must be created and recorded with the Lieutenant Governor prior to December 31st of this year. This requires a series of steps starting now. The creation of the new Fire Service Area must be unanimous among all of the cities and the county. In other words, Bountiful has a veto power on it.

Department Review

This memorandum has been prepared by City Attorney Russell Mahan and reviewed by City Manager Gary Hill.

Recommendation

It is recommended that the City Council adopt Resolution 2015-09 to initiate the process for considering whether to establish an independent Fire Service Area.

Significant Impacts

This will have multiple and significant impacts. These will be part of the discussion.

Attachments

Resolution 2015-09.

Notice of Public Hearing.



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 RESOLUTION NO. 2015-09

A Resolution of Bountiful City, a municipal corporation of the State of Utah, proposing the creation of a local district and service area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services to the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and the unincorporated area of south Davis County and the transfer of the responsibilities and operations of the existing South Davis Metro Fire Agency to the proposed district.

WHEREAS, Bountiful City has previously entered into an interlocal agreement with the cities of Centerville, North Salt lake, West Bountiful, Woods Cross and Davis County for the joint operation of the South Davis Metro Fire Agency;

WHEREAS, Bountiful City has determined that it is in the best interest of the citizens of the city to provide for greater ongoing stability for fire protection, paramedic emergency medical services emergency response and ambulance services by creating a separate governmental entity with dedicated functions and additional sources of funding;

WHEREAS, Bountiful City and the other public entities participating in the South Davis Metro Fire Agency desire to create a local district and service area to assume the responsibilities of South Davis Metro Fire Agency (the "Agency");

WHEREAS, the participating public entities desire to allow additional funding mechanisms with a dedicated property tax levy under the control of elected officials appointed by each participating governmental entity; and

WHEREAS, the participating entities are authorized by Utah Code Annotated Sec. 17B-1-203(1)(d) to commence the creation of a local district and service area by adopting a Resolution proposing its creation.

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

SECTION 1. FIRE SERVICE AREA PROPOSED. 1. The City Council hereby proposes the creation of a local district and service area for the provision of fire protection, emergency medical response, paramedic, emergency response services, ambulance services and related services. The local district and service area proposed by this Resolution shall be composed of the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West

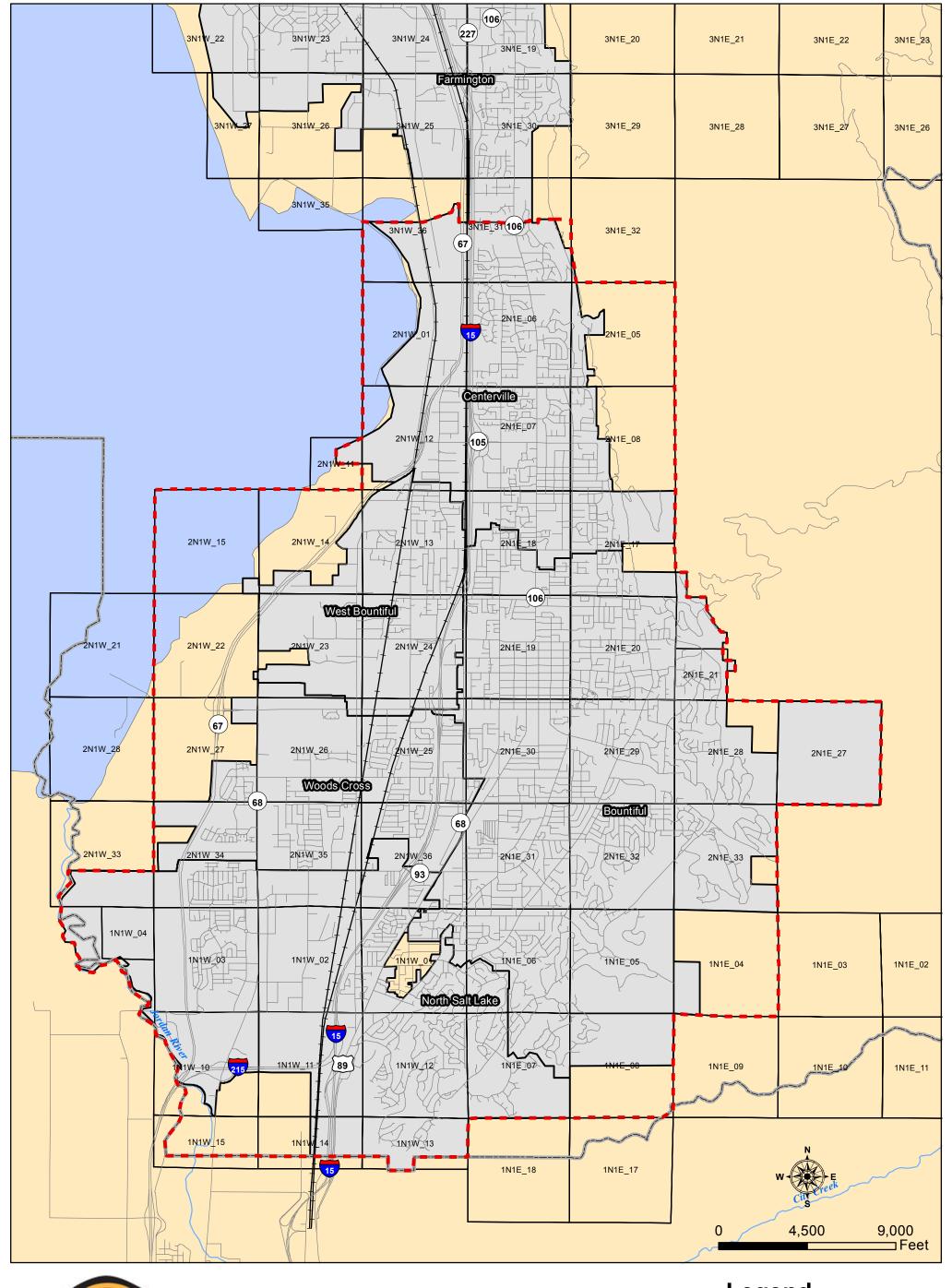
Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake as more shown on the map which is attached hereto as Attachment A. The proposed local district and service area shall be known as the South Davis Metro Fire Service Area.

- 2. The proposed district shall be funded through revenues that may include member assessments, a property tax levy, revenues generated by its operations and such other revenues that are authorized by law. Assessments will be made in accordance with the provisions of a new interlocal agreement entered into among the member entities and the Service Area. It is anticipated that the property tax impact on an average residential property in Bountiful City having a value of \$274,000 will be \$1.51. Bountiful City will reduce its property tax levy in the initial year after creation of the District by an amount equal to equalized fire service area tax levy of the district. Bountiful City anticipates that there will be no additional cost to the average household as a result of the initial district tax levy. Subject to Paragraph 6, the initial district tax levy will be used for payment of debt service on existing fire station bonds. The City anticipates that the district will need to increase the tax rate in future years to fund additional needs.
- 3. (a) The proposed local district shall be governed by a Board of Trustees composed of one elected official appointed by each participating entity in accordance with Utah Code Annotated Sec. 17B-2a-905. The Fire Chief shall serve as the Chief Executive and Administrative Officer of the district.
- (b) There shall be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district's officers and employees and such other matters as are assigned to it by the Board of Trustees. Administrative Committee shall be composed of the city manager of each participating city, or in the event that any participating city does not employ a city manager, a representative appointed by the governing authority of the city, and a designee appointed by the County Commission of Davis County to represent the county. The Fire Chief shall be responsible for the preparation of a proposed budget for submission to the Administrative Committee and the preparation of tentative and final budgets approved by the Committee and Board. The Chair of the Administrative Committee shall be elected by the members thereof and shall serve as Budget Officer for the District with duties as assigned by the Board including filing and presenting the tentative operating and capital budget with the Board of Trustees. The Fire Chief shall be responsible to ensure that agency expenditures within each fund conform with the fund budget and any other budget guidelines approved by the Board. The Fire Chief shall serve as an ex officio, non-voting member of the Administrative Committee. Subject to approval of the Board of Trustees, the Administrative Committee shall adopt bylaws for its operation and governance.
- (c) A majority of the Board members, with a quorum present, shall be required for all actions taken by the Board of Trustees except that actions taken to adopt or amend the bylaws of the service area or actions taken to change the assessment formulas by which member charges are determined shall require a two-thirds vote of the entire Board. Votes shall not be weighted unless a weighted vote is formally requested by a Board member. Weighting of votes shall be in accordance with each member's most recent annual assessment.

- 4. A Public Hearing on the creation of the proposed local district and service area shall be held the 8th day of September, 2015, at Bountiful City Hall, 790 So. 100 E., Bountiful, UT at 6:00 p.m.. The City Recorder is directed to publish notice of the Public Hearing in a newspaper of general circulation in Bountiful City and on the Utah Public Notice Website. Notices shall be published in accordance with UCA Sec 17B-1-211.
- 5. The South Davis Metro Fire Service Area shall take effect upon completion of all proceedings required by law and approval and certification by the Utah Lieutenant Governor in accordance with UCA §67-1a-6.5 and shall commence operation of the enumerated and authorized services on July 1, 2016.
- 6. Effective July 1, 2016, the interlocal agreement establishing the South Davis Metro Fire Agency dated October 1, 2004 shall be terminated and dissolved and all functions, obligations, buildings and other assets of all types of the Agency shall be transferred to and assumed by the South Davis Metro Fire Service Area. Obligations of the Agency to any Member for existing debt of the Agency shall be assumed by the Service Area. Capital contribution requirements or limits contained in the existing interlocal agreement creating the South Davis Metro Fire Agency, including specifically paragraph 5.01(h), and any amendment thereto shall continue in full force and effect until satisfied. Specifically, in consideration of the transfer by Bountiful City of \$1,192,000.00 and the \$3,100,000.00 capital contribution credit due Bountiful City as set forth in paragraph 5.01(h) of the interlocal agreement, Bountiful City and its citizens shall not be obligated to pay any portion of the Ambulance Fee Revenue Bond Series 2006, or any refinancing of those bonds. Capital contributions for future capital improvements approved by the South Davis Metro Fire Service Area Board shall be paid proportionately by each member as determined by the Board.
- 7. The City Recorder is hereby directed to transmit a certified copy of this Resolution to the Mayors and City Councils of the cities of Centerville, North Salt Lake, West Bountiful, and Woods Cross and to the Davis County Commission.

SECTION 2. EFFECTIVE DATE. This resolution shall take effect immediately.

ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 11TH DAY OF AUGUST, 2015.





SOUTH DAVIS METRO FIRE SERVICE AREA







Legend

--- South Davis Metro
--- Fire Service Area

County
Boundaries

City Boundaries

THIS ADVERTISEMENT NEEDS TO BE AT LEAST 1/4 PAGE IN SIZE, USE 18 POINT TYPE, AND BE SURROUNDED BY A 1/4 INCH BORDER. IT MUST BE PUBLISHED ONCE EACH WEEK FOR FOUR CONSECUTIVE WEEKS

Davis County and the cities of Bountiful, Centerville, North Salt Lake, West Bountiful and Woods Cross have adopted Resolutions proposing the creation of a local district to provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services. The proposed local district will assume the responsibilities of the current South Davis Metro Fire Agency. A summary of the Resolution is set out below. Each City Council and the Davis County Commission will hold a public hearing to explain the purpose and operation of the district and receive public input on the proposed local district at the dates, times and locations below:

BOUNTIFUL--September 8, 2015 at 7:00 p.m. in the Bountiful City Council Chambers, 790 S. 100 E., Bountiful, UT.

CENTERVILLE—September 15, 2015 at 7:00 p.m. in the Centerville City Council Chambers, 250 N. Main St., Centerville, UT.

DAVIS COUNTY—September 15, 2015 at 6:00 p.m. in the Davis County Commission Chambers, 61 S. Main St., Farmington UT

NORTH SALT LAKE—September 15, 2015, at 7:00 p.m. in the North Salt Lake City Council Chambers, 10 E. Center St., North Salt Lake, UT.

WEST BOUNTIFUL—September 15, 2015 at 7:30 p.m. in the West Bountiful City Council Chambers, 550 N. 800 W., West Bountiful, UT.

WOODS CROSS—September 15, 2015 at 7:00 p.m. in the Woods Cross City Council Chambers, 1555 S. 800 W., Woods Cross, UT.

SUMMARY OF THE ADOPTED RESOLUTION

<u>Purpose of the Proposed District</u>--Provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services and assume the assets, liabilities and responsibilities of the current South Davis Metro Fire Agency.

<u>Areas included in the Proposed District</u>--The proposed district will include the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake.

<u>Funding for the Proposed District</u>—The proposed district will be funded through revenues that may include member assessments, revenues generated by its operations and such other revenues that are authorized by law. Property taxes will be imposed by the proposed district.

<u>Governance of the Proposed District</u>—The proposed local district will be governed by a Board of Trustees composed of one elected official appointed by each participating entity. The Fire Chief will serve as the Chief Executive and Administrative Officer of the district.

Administrative Oversight—There will be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district's officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee is composed of City Managers or other representatives appointed by the Member participating governmental entities. The Chair of the Administrative Committee serves as the Budget Officer for the district.

PROTESTS

Within 60 days after a public hearing, any registered voter living within the boundaries of the proposed district or property owner owning property located within the boundaries of the proposed district may file a written protest against the creation of the proposed district. Protests for voters or property owners in Centerville, North Salt Lake, West Bountiful and Woods Cross must be filed with the appropriate City Recorder no later than November 16, 2015. Protests for voters or property owners in Bountiful City must be filed with the Bountiful City Recorder no later than November 9, 2015. Protests for voters or property owners in that portion of the unincorporated area of Davis County included in the proposed district must be filed with the Davis County Clerk no later than November 16, 2015.

Council Staff Report

Subject: Final Subdivision Approval for Val Verda Meadows

Subdivision

Address: 200 West 3100 South

Author: City Engineer

Department: Engineering, Planning

Date: Aug 11, 2015



Background

Brighton Homes, acting as developer, has completed the subdivision construction drawings and the plat map and is now requesting final approval for the eight lot Val Verda Meadows subdivision. This subdivision was granted preliminary approval by the Council on July 14, 2015, and a vacation ordinance was passed by the Council the same evening.

Analysis

To review, the proposed subdivision consists of eight lots that front onto a new 300 ft. long culde-sac. The smallest of the proposed lots contains 9,072 s.f. and the largest contains 17,141 s.f., all in excess of the required minimum 8,000 s.f. for the zone. In addition, all of the lots have more than the required 70 ft. frontage for interior lots and 80 ft. for corner lots.

The proposed new 300 foot long cul-de-sac has been designed to meet the Bountiful City standard width for a residential street and will be constructed with a nice gentle slope of about 5.5%.

Department Review

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

Recommendation

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards and the Planning Commission sends a positive recommendation for final approval to the City Council.

- 1. Post a bond to cover the costs of construction of the new cul-de-sac and sign a development agreement for the required subdivision improvements.
- 2. Make all necessary red line corrections to the drawings.
- 3. Payment of all required fees.
- 4. Provide a current Title Report.
- 5. Pay for an overlay of the disturbed portions of 3100 South and 200 West St.

6. Lots 1, 5 and 6 shall only have access off of the new cul-de-sac or 200 West and not 3100 South, to be noted on the plat.

Significant Impacts

This places 8 homes where there has historically only been two with the corresponding increase to storm water runoff and traffic on 3100 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Attachments

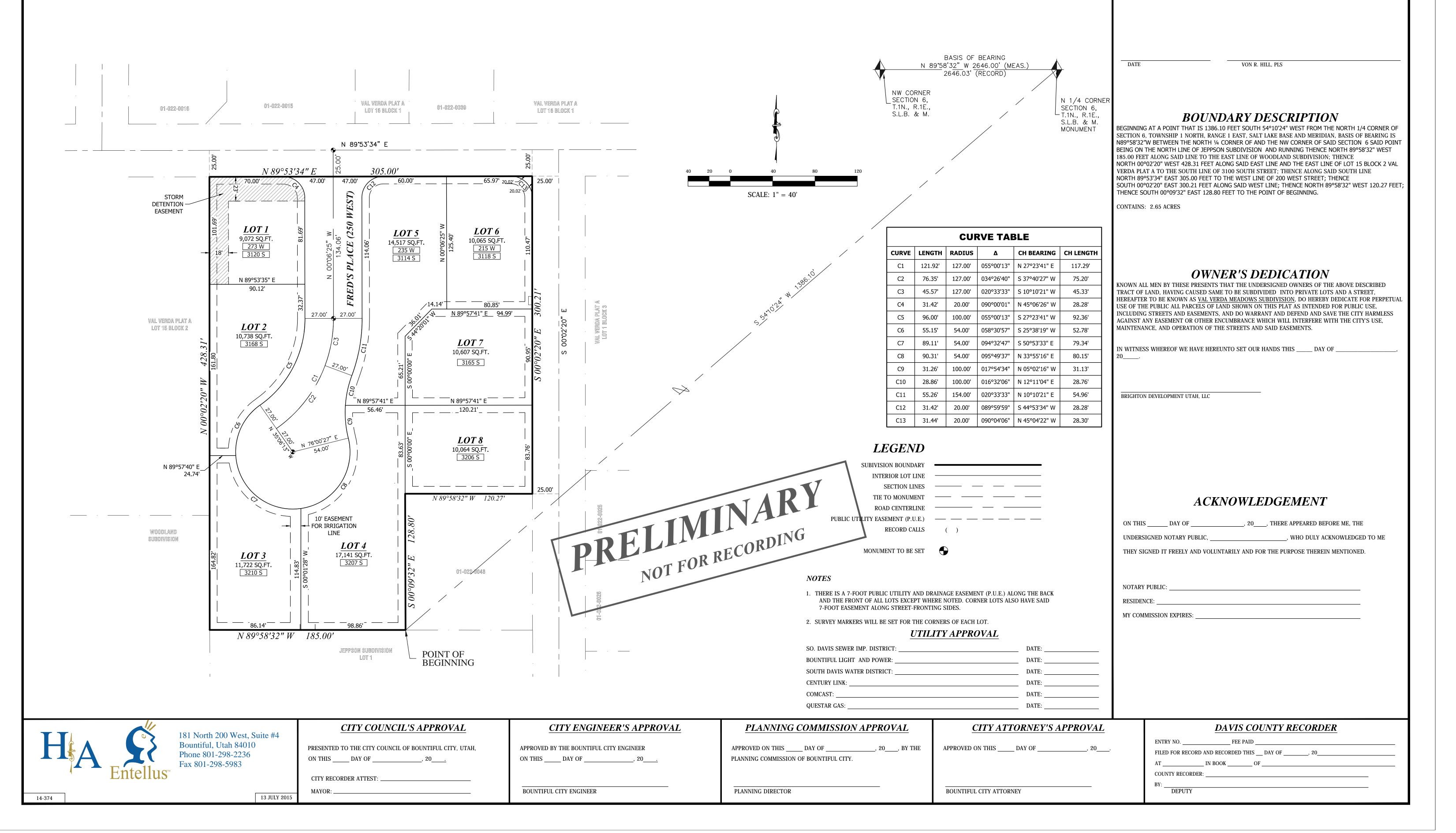
Aerial photo showing the area to be subdivided A copy of the Val Verda Meadows Subdivision Final Plat.

Aerial Photo of the Proposed Val Verda Meadows



VAL VERDA MEADOWS SUBDIVISION

LOCATED IN THE NW 1/4 OF SECTION 6, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

STAKED ON THE GROUND AS SHOWN.