

# BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, MARCH 24, 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. Bountiful City Branding Project – Mr. Alan West and i4 Solutions p. 3
2. Tennis Court Policy Resolution – Mr. Brock Hill p. 5

### **Regular Meeting – 7:00 p.m.**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meeting – February 24, 2015 p. 9
3. Council Reports
4. Youth Council Report
5. Consider approval of weekly expenditures > \$1,000 paid February 19, 25, March 5 & 12, 2015 p. 15
6. Consider approval of Resolution 2015-05 regulating the use of City tennis courts – Mr. Brock Hill p. 5
7. Consider approval of a bid from Northern Power for 21 Ermco Transformers in the amount of \$54,858 – Mr. Alan Farnes p. 21
8. Consider approval of a bid from Alles & Associates/Powell Industries for a metal-clad switch gear in the amount of \$536,744 – Mr. Alan Farnes p. 23
9. Consider approval of the preliminary and final site plan for a specialty grocery store located at 55 West 500 South, Leadership Circle LLC, applicant – Mr. Chad Wilkinson p. 25
10. Consider final approval of the Old Orchard subdivision plat, Mr. Brian Knowlton, applicant – Mr. Paul Rowland p. 41
11. Consider final approval of the Deer Hollow at Stone Creek subdivision plat, Ms. Joan Peterson, applicant – Mr. Paul Rowland p. 45
12. Consider approval of the purchase of a Pitney Bowes DI500 folder/inserter in the amount of \$20,228.28 and an annual maintenance fee of \$1,970 – Mr. Tyson Beck p. 49
13. Consider approval of Sidewalk Café Ordinance 2015-09 – Mr. Russell Mahan p. 57
14. 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 Council Staff Report



**Subject:** Bountiful City Branding Project

**Author:** Alan West

**Department:** Information Systems

**Date:** March 24, 2015

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## **Background**

Last year the City Council expressed interest in developing a “**Bountiful Brand**”. In October 2014 the City Council approved a contract with i4 Solutions to design a new city logo and to implement a new website.

## **Progress**

A “Branding Team” was formed to work with i4 Solutions and represent the interests and ideas of the City Council and Bountiful City staff members. This group has met several times to review design concepts and provide feedback. The Branding Team includes:

### **Bountiful City**

Gary Hill – City Manager  
Kendalyn Harris – City Council  
John Pitt – City Council  
Chief Tom Ross – Police Chief  
Alan West – Information Systems Director  
Roger Linnell – Programmer / Analyst

### **i4 Solutions**

Mike Rivera - Designer  
Jim Cutler – Account Manager

Recently i4 Solutions shared a few of their design ideas with the Bountiful Management Team. The discussion resulted in several positive (and very constructive) suggestions which i4 Solutions has now used in their next phase of design and “refinement”.

## **Presentation**

We are anxious to share with the Mayor and City Council some of the branding designs that have been developed through this process. Mike Rivera and Jim Cutler of i4 Solutions have been **very responsive** and have made countless modifications. About fifteen original designs were presented. Those designs have now been pared down and have morphed into what we feel are some great options.

i4 Solutions will attend the work session and will present the latest designs. We would like to get your feedback and direction as we approach the final phase of this project.



# City Council Staff Report



**Subject: City Tennis Court Regulations**  
**Author: City Atty Russell Mahan & Parks Director Brock Hill**  
**Date: 24 March 2015**

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## **Background**

On December 9, 2014, the City Council discussed the subject of adopting tennis court regulations including use for teaching private tennis lessons. On January 20, 2015, Parks Director Brock Hill and I met with interested parties, including Patti Adamson and representatives of the Eagle Ridge Tennis Club. Afterward regulations were drafted and submitted to those who were at the meeting. Their comments were invited to be submitted by Monday, March 23<sup>rd</sup>.

## **Analysis**

Subject to the proposed regulations of the ordinance, the use of City tennis courts for private tennis lessons would be permitted. The main points of the regulations are these:

- Private teachers must apply to the City for approval. They must have a City business license and liability insurance of \$1,000,000, and pay in advance \$5.00 per hour for each requested tennis court.
- Reservations for private lessons are restricted to specific courts and times, which will always leave one court at the site available to the public.
- Reservations are made in advance on a quarterly basis.

## **Department Review**

This staff report was prepared by the City Attorney and reviewed by the City Manager.

## **Significant Impacts**

This is not a budget item but would have an impact on staffing to make reservations and enforce the policy. The fee is intended to recover the costs.

## **Recommendation**

It is recommended that the City Council approve the Tennis Court Regulations.

## **Attachments**

Bountiful City Tennis Court Regulations  
Bountiful City Resolution 2015-05.

## **Bountiful City Tennis Court Regulations**

Bountiful City owns, and asserts its ownership and right to regulate, all City sports facilities, including tennis courts. These Tennis Court Regulations are in addition to, and subject to, the Field Reservation Policy.

1. Tennis courts are available for free for non-commercial use by the public without reservation on a first-come, first-serve basis. If a second party arrives to use the court, the first party must give possession of the court to the second party within one hour. This use is subject to any prior commercial reservations made under these policies.

2. Tennis courts specifically designated by the Parks Director, for the specific hours designated, are available for commercial use for the purpose of teaching paid lessons only in compliance with these regulations.

(a) No person may teach paid lessons on a City tennis court unless that person:

(i) has applied in writing for, and been granted, written permission for such use by the Bountiful City Parks Department.

(ii) has in place commercial insurance in the amount of at least \$1,000,000 / \$1,000,000, with the City listed as an additional insured, and proof of insurance has been given to and accepted by the City.

(iii) has a business license from the City.

(b) The fee for commercial use of a tennis court is \$5.00 per hour.

(c) Reservations must be made on a quarterly basis, with quarters being March-May, June-August, September-November, and December-February. In the event that there is more than one applicant for reservation for the same time and place, approval shall be given on a basis determined by the City. Any one party, directly or indirectly, may reserve no more than two courts and two different locations at any given time.

(d) Applications for reservations must be made no later than 60 days ahead of the first day of the quarter for which reservations are requested. Applications must be in writing, stating the name, address, email address and phone number of the applicant, and the details of courts, dates and times requested. Applications must be accompanied by payment of all fees for the coming quarter for which application is made. The applications should state a first and second choice of courts from among the courts designated as available by the Parks Director.

(e) Upon application, compliance with these requirements, approval by the Parks Director, and the payment of fees, the City may reserve the designated tennis court(s) for the applicant's use for the days and hours specified, and the applicant shall be entitled to the use of the specified court(s) at such times.

(f) Before and after their lessons, those receiving tennis instruction must yield possession of adjacent non-commercial courts to any members of the public.

(g) Once the reservations have been made, there is no refund or transfer of fees. There is no refund of fees for bad weather. The applicant bears all the risk of weather and other risks of the business.

(h) No tournaments are allowed.

3. All use of tennis courts is subject to the following rules:

(a) All tennis court users must wear tennis shoes or other appropriate footwear that will not damage, or risk damaging, the court surfaces;

(b) No equipment may be placed within the tennis court fences;

(c) No snow removal of any kind may be done;

(d) There must be polite and orderly conduct at all times.

(e) There can be no amplified sound.

(e) The tennis courts must be surrendered promptly at the time the City designates. All trash and equipment must then be removed.

4. Anyone acting in violation of these regulations may be required to leave the premises, have reservations canceled, or be banned from the use of City tennis facilities.

5. The City reserves the right to change these rules at any time as it deems necessary. The commercial availability program may be discontinued at any time upon a refund of any pre-paid monies.



# 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. 2015-05

### A RESOLUTION ESTABLISHING BOUNTIFUL CITY TENNIS COURT REGULATIONS.

#### IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The City Council is authorized by Utah Code §10-8-84 to “pass all ordinances and rules, and make all regulations...as are necessary and proper to provide for the safety and preserve the health, and promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants.”

2. The City Council is authorized by Utah Code §10-3-717 to “exercise all administrative powers by resolution including...(4) regulating the use and operation of municipal property.”

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH, AS FOLLOWS:**

**SECTION 1. POLICY ADOPTED.** The Bountiful City Tennis Court Regulations attached hereto are adopted.

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

**ADOPTED THIS 24TH DAY OF MARCH, 2015.**

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**RANDY C. LEWIS, MAYOR**

**ATTEST:**

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**SHAWNA ANDRUS, CITY RECORDER**



1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL  
3 February 24, 2015 – 6:02 p.m.  
4

5 Present: Mayor: Randy Lewis  
6 Council Members: Kendalyn Harris, Richard Higginson  
7 Beth Holbrook, John Marc Knight, John Pitt  
8 City Manager: Gary Hill  
9 City Attorney: Russell Mahan  
10 City Engineer: Paul Rowland  
11 City Planner: Chad Wilkinson  
12 Department Directors & Personnel:  
13 Tyson Beck, Finance Director  
14 Chief Tom Ross, Police  
15 Recording Secretary: Nikki Dandurand  
16

17 Official Notice of the Work Session and Regular Meeting had been given by posting a written  
18 notice and an Agenda at City Hall and by providing copies to the following newspapers of general  
19 circulation: Davis County Clipper, Standard Examiner, and on the Bountiful City Website and the  
20 Utah Public Notice Website.  
21

22 **Work Session – 6:02 p.m. – 6:46 p.m.**  
23 **Planning Commission Room**  
24

25 Mayor Lewis called the meeting to order, and welcomed those in attendance.  
26

27 **SENATOR WEILER**

28 Mayor Lewis thanked Senator Weiler for taking time to visit with Bountiful City. Senator  
29 Weiler appreciated the invitation to come and asked Staff and Council if there were any questions he  
30 could answer or address at this time. Council and Staff asked Senator Weiler various questions  
31 regarding the legislative session, transportation, air quality, the Healthy Utah initiative and others  
32 concerning the welfare of the City and State.  
33

34 **SIDEWALK CAFÉ ORDINANCE REVIEW – MR. RUSSELL MAHAN**

35 Mr. Mahan reviewed the draft ordinance with the Council. There was discussion about  
36 limiting operation to certain months, music and heating.  
37

38 **ORDINANCE ON HUNTING, STREET INTERSECTIONS AND PROCUREMENT**  
39 **REVIEW – MR. RUSSELL MAHAN**

40 Mr. Mahan reviewed this ordinance with Council, before it is voted on tonight. This  
41 ordinance would include increasing the approval limit for purchase/procurement for the City  
42 Manager up to \$20,000, set a standard limit for intersection allowance in newly built intersections  
43 and a very limited hunting license permit within City limits. Mr. Mahan would like to change the  
44 word “contracts” to “actions” within the ordinance for the procurement process. Council agreed to  
45 the change and ordinance review.

1  
2 The Work Session adjourned at 6:46 p.m. to move into Regular Meeting.  
3

4 **Regular Meeting – 6:57 p.m.**  
5 **City Council Chambers**  
6

7 Mayor Lewis called the meeting to order at 6:57 p.m. and welcomed those in attendance.  
8 Newman Callister, a resident of Bountiful, led the Pledge of Allegiance. Bishop Steven Erickson, of  
9 the Woodland Hills Ward, gave a prayer.  
10

11 **APPROVAL OF MINUTES**

12 Minutes of the February 5-6, 2015 City Council Retreat and February 10, 2015 Regular City  
13 Council Meeting were presented. Councilman Pitt made a motion to approve the minutes, as  
14 presented, and Councilman Higginson seconded the motion. Voting was unanimous with  
15 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.  
16

17 **COUNCIL REPORTS**

18 Councilwoman Holbrook mentioned that the Summer Concert Series is being planned. No  
19 other Council reports were made.  
20

21 **YOUTH COUNCIL REPORT**

22 Youth Council Planner, Jaden Carter, reported that the Youth Council will be attending a  
23 leadership conference at Utah State University in two weeks. Also, the Youth Council is planning a  
24 Bunny Hop at the South Davis Recreation District the end of March.  
25

26 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID FEBRUARY 5 &**  
27 **12, 2015**

28 Mayor Lewis presented the weekly summaries paid on February 5, 2015 for \$470,116.89 and  
29 February 12, 2015 for \$781,478.58. Councilman Knight moved to approve the reports, as presented,  
30 and Councilman Higginson seconded the motion. Councilman Higginson inquired about the cost of  
31 the Taurus engines that are being replaced. Mr. Allen Johnson responded that the first half of the  
32 project is paid for, but the engines are operational right now. Voting was unanimous with  
33 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.  
34

35 **RECOGNITION OF LOWELL LEISHMAN FOR 21 YEARS OF SERVICE ON THE**  
36 **POWER COMMISSION – MAYOR RANDY LEWIS & MR. ALLEN JOHNSON**

37 Mr. Johnson spoke highly of Mr. Leishman and commented on his knowledge of the power  
38 system and continued efforts to provide Bountiful City with the best power and prices around.  
39 Former Mayor John Cushing made a few additional comments, with Mayor Lewis presenting a  
40 plaque of appreciation to Mr. Leishman.  
41

42 **CONSIDER APPROVAL OF THE APPOINTMENT OF SUSAN BECKER AND JOHN**  
43 **CUSHING TO THE POWER COMMISSION FOR FOUR-YEAR TERMS ENDING IN**  
44 **JANUARY 2019 – MR. ALLEN JOHNSON**

45 Mr. Johnson requested the reappointment of John Cushing and appointment of Susan Becker,  
46 , to the Power Commission Board, as recommended by Mayor Lewis. Councilman Pitt moved to

1 approve the appointments for both candidates, and Councilwoman Harris seconded the motion.  
2 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting  
3 “aye”.  
4

5 **CONSIDER APPROVAL OF AN INSTALLATION CONTRACT WITH QUALITY TIME**  
6 **RECREATION FOR BOUNTIFUL PARK PLAYGROUND PHASE II IN THE AMOUNT OF**  
7 **\$19,500 – MR. BROCK HILL**

8 Mr. Hill stated that it was previously determined in the original proposal for the playground  
9 that the installation part of this project would be contracted separately. Mr. Hill reported that three  
10 proposals were submitted; only one, Quality Time Recreation, had a responsible and complete bid.  
11 The funds for this contract will be covered by the Council’s contingency fund. Councilman Knight  
12 inquired if Mr. Hill and staff had spoken with the builders of the equipment to see if the bid  
13 submitted was a fair price. Mr. Hill responded that yes, he did speak with them and they confirmed it  
14 was fair. He continued that once the equipment arrives, the installation should take approximately  
15 one week to complete. Councilman Knight suggested a grand opening of the park when completed.  
16 Councilman Pitt made a motion to approve the installation contract, and Councilman Knight  
17 seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”, for  
18 a unanimous vote.  
19

20 **CONSIDER APPROVAL OF A CONTRACT WITH MGB+A LANDSCAPE ARCHITECTS**  
21 **FOR THE DESIGN OF THE NEW CITY PARK AT 600 MILL STREET – MR. PAUL**  
22 **ROWLAND**

23 Mr. Rowland stated that there has been a lot of public interest in this project. Three proposals  
24 were submitted, and MGB+A was selected.. Mr. Rowland continued that MGB+A’s public process  
25 works well with the residents desire to be involved. Mayor Lewis added that the development of the  
26 park is a welcome addition to the City and to have the residents input is so positive. Councilman  
27 Higginson made a motion to approve the contract with MGB+A, and Councilman Pitt seconded the  
28 motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”. Contract was  
29 approved.  
30

31 **CONSIDER APPROVAL OF AN APPLICATION FOR A SINGLE EVENT BEER PERMIT**  
32 **FOR ST. OLAF’S CATHOLIC CHURCH WHICH WILL BE HELD ON APRIL 25, 2015 –**  
33 **MR. CHAD WILKINSON**

34 Mr. Wilkinson stated this is for their annual event. Councilman Pitt made a motion to  
35 approve the permit, and Councilwoman Holbrook seconded the motion. Councilpersons Harris,  
36 Holbrook, Higginson, Knight and Pitt voted “aye”.  
37

38 **CONSIDER APPROVAL OF THE PURCHASE OF TRANSFORMERS FOR THE**  
39 **SOUTHWEST SUBSTATION FROM VIRGINIA TRANSFORMER CORP. IN THE**  
40 **AMOUNT OF \$872,154 – MR. ALLEN JOHNSON**

41 Mr. Johnson stated that this is an ongoing project, but this purchase will benefit the City in the  
42 long term. Mr. Johnson is suggesting approval of the second lowest bid, because of the close locale.  
43 Councilwoman Harris made a motion to approve the purchase, and Councilwoman Holbrook  
44 seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”.  
45

46 **CONSIDER APPROVAL OF THE PURCHASE OF 46 POWER POLES FROM**

1 **MCFARLAND CASCADE IN THE AMOUNT OF \$24,182 – MR. ALLEN JOHNSON**

2 Mr. Johnson reported the continued maintenance on the power poles and using the “butt-  
3 treated” poles only. Councilwoman Harris asked if they are becoming less available and what the  
4 other options are. Mr. Johnson replied they are becoming less available, but other cities do use them  
5 as well. The demand for the power poles is high. Councilwoman Holbrook made a motion to  
6 approve the purchase, and Councilwoman Harris seconded the motion. Councilpersons Harris,  
7 Holbrook, Higginson, Knight and Pitt voted “aye”.

8  
9 **CONSIDER APPROVAL OF THE PURCHASE OF 11 GARAGE DOORS FROM**  
10 **OVERHEAD DOOR IN THE AMOUNT OF \$20,565 – MR. ALLEN JOHNSON**

11 Mr. Johnson stated the warehouse doors (11) are approximately 30 years old and are in need  
12 of replacement. This purchase was included in the current year’s budget. Councilman Knight asked  
13 if there was any salvage value to the doors. Mr. Johnson replied, no, they will be disposed of.  
14 Councilwoman Holbrook made a motion to approve the purchase, and Councilman Higginson  
15 seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”.

16  
17 **CONSIDER APPROVAL OF THE PURCHASE OF A 2015 CHEVROLET EQUINOX FROM**  
18 **YOUNG CHEVROLET IN THE AMOUNT OF \$24,605.40 – MR. ALLEN JOHNSON**

19 Mr. Johnson stated this vehicle will replace the current 2000 Jeep Cherokee and the Utah  
20 State Bid was used. Councilman Higginson inquired as to why this particular vehicle was selected.  
21 Mr. Johnson stated that after comparing mid-size SUV’s, 4-wheel drive and all other specs, this  
22 vehicle will best fit the needs of the department. Councilman Pitt made a motion to approve the  
23 purchase, and Councilwoman Holbrook seconded the motion. Councilpersons Harris, Holbrook,  
24 Higginson, Knight and Pitt voted “aye”.

25  
26 **CONSIDER APPROVAL OF THE PURCHASE OF A BATTERY BANK REPLACEMENT**  
27 **FOR THE SOUTHEAST SUBSTATION FROM POWER PRODUCT SERVICES FOR**  
28 **\$17,828 – MR. ALLEN JOHNSON**

29 Mr. Johnson stated that the existing battery bank is approximately 18 years old, and is  
30 beginning to show signs of deterioration. Three proposals were received for a new battery bank, with  
31 a correction to the price at \$18,839.00, which was the low bid from Power Product Services.  
32 Councilman Higginson made a motion to approve the purchase, and Councilwoman Holbrook  
33 seconded the motion. Councilpersons Harris, Holbrook, Higginson, Knight and Pitt voted “aye”.

34  
35 **CONSIDER APPROVAL OF ORDINANCE 2015-08 REGARDING HUNTING WITHIN**  
36 **CITY LIMITS, STREET INTERSECTIONS AND AMENDING THE CITY**  
37 **PROCUREMENT CODE – MR. RUSSELL MAHAN**

38 Mr. Mahan reviewed the ordinance, as it was previously discussed in the Work Session  
39 tonight. Councilwoman Holbrook inquired as to why the hunting provision is included and to what  
40 purpose. Mr. Mahan responded that the Division of Wildlife Resources stated that it would be  
41 necessary to change the ordinance in order for DWR to participate in a program to reduce the wild  
42 turkey population living on the golf course. Councilman Knight made a motion to approve  
43 Ordinance 2015-08, and Councilman Higginson seconded the motion. Councilpersons Harris,  
44 Holbrook, Higginson, Knight and Pitt voted “aye”. Ordinance 2015-08 passes.

45  
46 Councilman Higginson made a motion to adjourn to a closed session to discuss the acquisition or sale

1 of real property, pending litigation and/or to discuss the character and/or competency of an  
2 individual(s) (Utah Code §52-4-205). Councilman Knight seconded the motion. The Regular City  
3 Council Meeting was adjourned at 7:50 p.m.  
4

5 *Attendees in Closed Session:*

6 *Mayor: Randy Lewis*

7 *Council Members: Kendalyn Harris, Beth Holbrook, Richard Higginson, John Marc  
8 Knight, John Pitt*

9 *City Manager: Gary Hill*

10 *City Attorney: Russell Mahan*

11 *City Engineer: Paul Rowland*

12 *City Planner: Chad Wilkinson*  
13  
14  
15  
16  
17

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*Mayor*

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*City Recorder*

PENDING



# City Council Staff Report



**Subject:** Expenditures for invoices > \$1,000 paid February 19, 26 and March 5 & 12, 2015

**Author:** Heidi Voordeckers, Assistant Finance Director

**Department:** Finance

**Date:** March 16, 2015

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## **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 February 19, 26 and March 5 & 12, 2015.

## Expenditure Report for Invoices > \$1,000.00

Paid February 19, 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>
5958	TURLEY, RAYMOND	Liability Insurance	63.451150	Liability Claims/Deductible	\$ 1,153.20	181402	02132015	POLICE ACCIDENT (SYRETT)
3607	QUESTAR GAS	Streets	10.427000	Utilities	1,259.21	181393	02032015	AC#2493910000
3607	QUESTAR GAS	Streets	10.427000	Utilities	1,457.50	181393	02042015F	AC#3893910000
3607	QUESTAR GAS	Light & Power	53.448613	Plant	1,475.31	181393	02032015A	AC#1067495449
1105	ALTEC INDUSTRIES	Light & Power	53.448635	Vehicles	1,592.15	181365	10341553	#5046 HAND CONTROL
3607	QUESTAR GAS	Water	51.427000	Utilities	1,611.73	181393	02042015	AC#9591363682
3607	QUESTAR GAS	Police	10.427000	Utilities	2,752.06	181393	02032015E	AC#3401140000
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	3,084.24	181367	54L10915	TREE TRIMMING
4450	VERIZON WIRELESS	Light & Power	53.448641	Communication Equipment	3,615.92	181405	9739758833	AC#371517689-00001
4574	WHEELER MACHINERY CO	Streets	10.425000	Equip Supplies & Maint	3,763.57	181410	SS000044349	EMISSION REPAIRS ON TRUCK #2355
3323	BLUE TARP FINANCIAL	Water	51.474500	Machinery & Equipment	3,947.29	181370	32186474	GENERATOR & COMPRESSOR/2015 CREW CAB
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	4,112.32	181367	54U15015	TREE TRIMMING
3972	SOLAR TURBINES, INC.	Light & Power	53.448614	Plant Equipment Repairs	4,856.40	181399	12076000205	#1 EXCHANGE TRANSPORT & FREIGHT
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	181367	54L10815	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	181367	55I73215	TREE TRIMMING
2055	ELECTRICAL CONSULTANT	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	6,444.00	181379	60504	S.W. SUB DESIGN
3607	QUESTAR GAS	Light & Power	53.448611	Natural Gas	9,530.53	181393	02052015A	AC#6056810000
5549	JRCA ARCHITECTS,INC	Light & Power	53.472100	Buildings	11,944.66	181384	14041-02	SCHEMATIC DESIGN-POWER DEPT PROJECT
5365	GSBS ARCHITECTS	Legislative	45.472100	Buildings	13,669.60	181380	32165	BUILDING STRUCTURAL STUDY
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	14,280.02	181385	234288	FUEL PURCHASE
4535	WEBER RIVER WATER	Light & Power	53.448627	Echo Hyrdo	210,143.56	181407	01302015	REPAIRS TO ECHO DAM SPILLWAY
<b>TOTAL:</b>					<u><u>\$ 310,974.07</u></u>			



**EXPENDITURE REPORT FOR INVOICES > \$1,000.00**

PAID ON FEBRUARY 26, 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>
1211	ASPHALT MATERIALS INC	Water	51.461300	Street Opening Expense	\$ 1,365.10	181445	62396	ASPHALT
1347	BICIN SALES INC	Government Buildings	10.426000	Bldg & Grnd Suppl & Maint	2,614.12	181447	19874	CLEANING SUPPLIES
5500	BOWEN COLLINS & ASSOC	Engineering	10.431000	Profess & Tech Services	1,630.50	181452	12367	FEMA FIS REVIEW
1585	CARSON ELEVATOR COMPANY	Police	10.426000	Bldg & Grnd Suppl & Maint	1,600.00	181457	J35338	5 YEAR FULL LOAD TESTS ON 4 ELEVATORS
2164	FERGUSON ENTERPRISES	Water	51.448400	Dist Systm Repair & Maint	1,439.20	181468	946797	SYSTEM MATERIALS
2164	FERGUSON ENTERPRISES	Water	51.448400	Dist Systm Repair & Maint	1,944.42	181468	947780	SYSTEM MATERIALS
5365	GSBS ARCHITECTS	Legislative	45.472100	Buildings	15,371.50	181475	32184	BUILDING STRUCTURAL STUDY
2614	INTERMOUNTAIN GEOENV	Legislative	45.472100	Buildings	2,407.50	181485	536-002-05	WALL FAILURE-CONST OBSERVATIONS & DENSITY TESTING
2707	JENSEN, JERRELL	Light & Power	53.423000	Travel & Training	1,743.52	181491	02122015	ROCKY MOUNTAIN METER SCHOOL 3/16-19/15 CO
2870	KUSTOM SIGNALS, INC	Liquor Control	10.445100	Public Safety Supplies	2,493.00	181492	509802	PROLASER 4 LASER GUN W/CASE
2937	LEWIS, YOUNG,	Debt Service	30.483000	SID Administration Fees	3,688.00	181499	2015-0019A	SID 2002-1 ADMIN FEES
3103	METRO GRAPHICS, LLC	Legislative	10.422000	Public Notices	1,800.00	181501	2961	02/15 NEWSLETTER 18000 COUNT
3293	NICKERSON CO INC	Water	51.448400	Dist Systm Repair & Maint	14,250.00	181508	J16308	MOTORS-INSTALL AND STARTUP
5452	NIELSON, JAMES	Police	10.423000	Travel & Training	1,200.00	181509	02232015	REIMB-2014 FALL TUITION
5989	POWER EQUIPMENT COMP	Landfill	57.425000	Equip Supplies & Maint	8,942.00	181517	L502011279	AL-JON FRONT WHEEL COMPACTOR CLEATS
5989	POWER EQUIPMENT COMP	Landfill	57.425000	Equip Supplies & Maint	9,344.00	181517	L501011263	AL-JON RESIN WHEEL COMPACTOR CLEATS
3541	PRECISION CONCRETE	Streets	10.473400	Concrete Repairs	78,984.78	181518	15016	TRIP HAZARD REMOVAL
3777	ROTATIONAL MOLDING	Sanitation	58.448010	Garbage Containers	4,050.00	181524	30636	GARBAGE CANS
5538	S.V.C.I. SPECIALTY	Police	45.474500	Machinery & Equipment	19,563.00	181527	1250	SWAT TRUCK BUILD OUT 30% BALANCE
4808	SMITH HYATT ARCHITECTS	Redevelopment Agency	73.426100	Special Projects	2,851.63	181532	2384	BDAC PROJECT
4171	THATCHER COMPANY	Water	51.448000	Operating Supplies	2,287.26	181540	1352079	CHLORINE
4171	THATCHER COMPANY	Water	51.448000	Operating Supplies	2,322.56	181540	1355306	CHLORINE
4229	TOM RANDALL DIST. CO	Golf Course	55.425000	Equip Supplies & Maint	1,510.82	181543	225484	FUEL PURCHASE
5000	U.S. BANK CORPORATE	Computer Maintenance	61.429300	Computer Hardware	2,064.93	181546	02102015AW	TABLET,LCD COVER,CMPTRS,MNTRS,INTERNET,CHRGR,SPKRS
5000	U.S. BANK CORPORATE	Legislative	10.461000	Miscellaneous Expense	5,518.80	181546	02102015GH	MEALS/MTGS,EMPLOYEE AWARDS,TRVL EXP & REGS
5000	U.S. BANK CORPORATE	Legislative	10.423000	Travel & Training	7,484.56	181546	02102015GH	MEALS/MTGS,EMPLOYEE AWARDS,TRVL EXP & REGS
4314	UNIVAR USA, INC.	Water	51.448000	Operating Supplies	2,472.72	181549	SL796369	FLUORIDE
<b>TOTAL:</b>					<u>\$ 200,943.92</u>			

**WEEKLY EXPENDITURE REPORT FOR INVOICES > \$1,000.00**

**PAID MARCH 5, 2015**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>ACCOUNT</u>	<u>DEPARTMENT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
4019	SQUIRE, MORRIS J	10.423000	Travel & Training	\$ 1,056.13	181648	02202015	REIMB-CONF/NEW CODE CHGS 2/16-20/15
2126	FAIRBANKS SCALES	57.426000	Bldg & Ground Suppl & Maint	1,203.00	181583	1204719	MAINT AGREEMENT-SCALES
1211	ASPHALT MATERIALS INC	10.441200	Road Material Patch/ Class C	1,207.85	181562	62551	PATCHING
2003	DUNCAN ELECTRIC SUPPLY	10.426000	Bldg & Ground Suppl & Maint	1,364.64	181580	42062-1	WIRE,CAT5E RISER
1599	CCG-HOWELLS	10.426000	Bldg & Ground Suppl & Maint	1,482.83	181568	54325	OFFICE SETUP
5553	PURCELL TIRE AND SERV	58.425000	Equip Supplies & Maint	1,671.55	181623	2809563	RECAPS & DRIVE, STEER TIRES/SAND TRUCKS
2446	HD SUPPLY POWER SOLUTIONS	53.448636	Special Equipment	2,056.50	181593	2771377-00	9X HARNESES (LARGE)
4341	UTAH ASSOCIATED MUNI	53.448621	Power Purch IPP	2,072.78	181659	02252015	1/15 POWER PURCHASE
3018	MARQUEE BODY & PAINT	10.425430	Service & Parts	2,092.72	181610	4509	2011 F150 CREW CAB REPAIRS
4357	UTAH COMMUNICATIONS	10.425200	Communication Equip Maint	2,394.75	181660	53270	1/15 RADIO SERVICE
2930	LEON POULSEN CONSTRUCTION	51.461300	Street Opening Expense	3,168.50	181608	6444	CONCRETE REPAIRS
4307	UNITED SERVICE & SAL	45.474500	Machinery & Equipment	3,888.00	181658	S29833	DEBRIS LOADER
2765	JP ELECTRICAL, LC	10.426050	Bldg/Grnds Maint - Stoker	4,246.00	181603	11701	HEAT TAPE/U OF U BLDG
1212	ASPLUNDH TREE EXPERT	53.448632	Distribution	5,140.40	181563	55V59815	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	53.448632	Distribution	5,140.40	181563	56M55015	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	53.448632	Distribution	5,140.40	181563	56M55115	TREE TRIMMING
5847	JONES EXCAVATING COMP	45.472100	Buildings	5,392.70	181601	02162015	2546 MAPLE HILLS DR-SHEETPILE SHORING
3749	ROCKSCAPES	10.473400	Concrete Repairs	7,887.00	181632	02232015	ROCK WALL RPRS-993 HIGHLAND OAKS DR
4307	UNITED SERVICE & SAL	45.474500	Machinery & Equipment	7,906.00	181658	S29834	BUMP BODY INSERT,LEAF BODY
4281	TWIN D INC.	49.462400	Contract Equipment	10,012.04	181656	13016	FLUSHING, VAC & VIDEO STRM DRAINS
1609	CENTERVILLE REDEVELOPMENT	83.475300	Interlocal Payment-Centerville	45,816.17	181570	02262015	MONTHLY RAP TAX REMITTANCE @ 90% OF COLLECTIONS
2930	LEON POULSEN CONSTRUCTION	10.473400	Concrete Repairs	50,241.60	181608	6444	CONCRETE REPAIRS
4341	UTAH ASSOCIATED MUNI	53.448622	Power Purch San Juan	148,443.34	181659	02252015	1/15 POWER PURCHASE
5659	PRECISION CONSTRUCTION	73.426100	Special Projects	199,089.02	181622	4	BDAC REMODEL
4341	UTAH ASSOCIATED MUNI	53.448620	Power Purch CRSP	371,427.65	181659	02252015	1/15 POWER PURCHASE
4341	UTAH ASSOCIATED MUNI	53.448626	Power Purch UAMPS (Pool, etc)	539,406.40	181659	02252015	1/15 POWER PURCHASE
<b>TOTAL:</b>				<u>\$ 1,428,948.37</u>			

## WEEKLY EXPENDITURE REPORT FOR INVOICES > \$1,000.00

PAID MARCH 12, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>ACCOUNT</u>	<u>DEPARTMENT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
4895	BANKS, JEREMY	10.423000	Travel & Training	\$ 1,200.00	181679	02262015	REIMB-2014 FALL TUITION
1615	CENTURYLINK	10.428000	Telephone Expense	3,556.32	181690	02222015	801-578-0401-452B
5621	DANIELS PAINTING INC	51.426000	Bldg & Grnd Suppl & Maint	4,977.00	181695	9109	ADDITIONAL PAINTING
2182	FLANARY, PAUL	59.423000	Travel & Training	1,044.19	181702	03042015	UCPA TRAINING 3/1-4/15 ST. GEORGE
2264	GATEWAY MAPPING, INC	10.423000	Travel & Training	1,106.70	181703	92547	01/15 PROF SVCS
2264	GATEWAY MAPPING, INC	51.431000	Profess & Tech Services	1,106.70	181703	92547	01/15 PROF SVCS
2564	I-D ELECTRIC INC	51.431000	Profess & Tech Services	2,688.74	181710	94848	REPLACE BREAKER-1ST EAST
2799	KELLERSTRASS ENTERPRISE	10.425000	Equip Supplies & Maint	13,303.19	181720	233220	FUEL PURCHASE
2937	LEWIS, YOUNG,	10.431000	Profess & Tech Services	4,825.00	181725	2014-0041J	CONSULTING SVCS-SENIOR & AFFD HOUSING UPDATE
3195	MOUNTAIN STATES SUPPLY	51.448400	Dist System Repair & Maint	1,485.48	181731	S101313828.001	SYSTEM MATERIALS
5292	PARR, BROWN, GEE	57.431000	Profess & Tech Services	2,158.00	181739	807109	LANDFILL FUND LEGAL OPINION
3541	PRECISION CONCRETE	10.473400	Concrete Repairs	21,015.22	181744	15026	TRIP HAZARD REMOVAL
3559	PRIME SYSTEMS INCORP	61.429200	Computer Software	2,399.00	181746	202103	AVG BSNS RNWL SUBSCRIPTIONS 2 YR 200 COMPUTER
6008	REMOTE SITE PRODUCTS	53.448640	SCADA	1,520.77	181751	3885	RADIO FOR SCADA
6002	SHOCK, INC	10.461000	Miscellaneous Expense	1,494.00	181754	15-1394	AED UNIT FOR CITY HALL
3938	SKM INC.	51.431000	Profess & Tech Services	1,428.70	181755	4816	RPR FLUORIDE SYSTEM/TRT PLNT
4016	SPRINT	10.425200	Communication Equip Maint	1,296.94	181758	456251837-055	AC#456251837
4217	TITLEIST	55.448240	Items Purchased - Resale	1,100.67	181762	900169057	GLOVES
4217	TITLEIST	55.448240	Items Purchased - Resale	1,580.68	181762	900162137	MENS WEAR
4217	TITLEIST	55.448240	Items Purchased - Resale	3,178.53	181762	900169060	SHOES
4285	TYLER TECHNOLOGIES	45.474500	Machinery & Equipment	1,275.00	181765	45-127935	IMPLEMENTATION
4285	TYLER TECHNOLOGIES	45.474500	Machinery & Equipment	9,370.00	181765	45-123912	DELL CASH STATIONS & HH SCANNERS
4450	VERIZON WIRELESS	10.428000	Telephone Expense	1,134.66	181774	9741055247	AC#771440923-00001
4469	VRIENS TRUCK PARTS	10.425000	Equip Supplies & Maint	1,000.00	181775	9956	USED COMPUTER ECM FOR #2274
<b>TOTAL:</b>				<b>\$ 85,245.49</b>			



# City Council Staff Report



**Subject:** Transformer Bid Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** March 24, 2015

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## **Background**

Our inventory of transformers is running low on 3-phase 150 kVa transformers, as well as single phase transformers and we need to purchase some for inventory. This purchase is to replenish our inventory so that we can keep a sufficient number of transformers on hand to cover emergency repairs and to meet the needs of upcoming projects that arise before we can order and receive new transformers.

## **Analysis**

Invitations to submit a bid for these transformers were sent out to two (2) major suppliers. The bid included the following quantities:

- 10 (ea.) 50KVA single phase pad transformers
- 4 (ea.) 75KVA single phase pad transformers
- 4 (ea.) 100KVA single phase pad transformers
- 3 (ea.) 150KVA three phase pad transformers

We received and opened sealed bids on February 18, 2015 at 8:00 a.m. The results are as follows:

Distributors	Cost	Delivery
<b>Northern Power - Ermco Centerville, Utah</b>	\$54,858.00	8-10 weeks
H.D.Utilities –Cooper Salt Lake City, Utah	\$65,503.00	8-10 weeks
H.D.Utilities –GE/Prolec Salt Lake City, Utah	\$77,931.00	8-10 weeks

## **Department Review**

Bids were reviewed by the Power Department Director and City Manager.

## **Significant Impacts**

These replacements of transformers are a budgeted item and will be purchased and placed into inventory until they are needed to be installed on the system.

**Recommendation**

Staff recommends that we accept the low bid from Northern Power for the 21 Ermco Transformers for the sum of \$54,858.00

This item will be discussed at the Power Commission meeting Tuesday morning and we will bring their recommendations to the City Council meeting.

**Attachments**

None

# City Council Staff Report



**Subject:** Substation Switchgear  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** March 24, 2015

## Background

We are planning a complete rebuild of our Southwest Substation which is located at 252 West 1800 South, Bountiful, Utah. This rebuild project is scheduled to begin mid September 2015 when we will take the existing substation out of service for demolition. The new substation will be completed and back in service by or before May 2016. We have started to bid out some of the larger items that will have the longer lead times for delivery.

We have opened bids for the new metal-clad switchgear. There will be two separate switchgear cabinets, one for each of the two transformers that will be installed in the new substation. These are pad mounted, outdoor enclosures that are custom built to meet our requirements. Each enclosure will be about 10' tall, 9' deep and 18' long. These enclosures will house all of the low side breakers.

## Analysis

The bid results for the metal-clad switchgear are as follows.

Local Sales Rep. (Switchgear Manufacturer)	Manufacturing Plant Location	Breaker Type (Manufacturer)	Total Bid Price	Delivery
Alles & Associates (Powell Industries)	Houston, Texas	Spring Stored Energy G.E.	\$536,744	22 wks
Riter Engineering Company (Square-D)	Smyrna, Tennessee	Spring Stored Energy (Square-D)	\$552,520	20 wks
Alles & Associates (Powell Industries)	Houston, Texas	Magnetic Actuated ABB	Alternate \$554,928	22 wks
Powell Industries (Powell Industries)	Houston, Texas	Spring Stored Energy (Powell Power/Vac)	\$606,896	22-26 wks
Rogers-Strong (Tampa Armature Works)	Riverview, Florida	Spring Stored Energy (Eaton)	\$608,370	20 wks

The low bid from Alles & Associates / Powell Industries for the G.E. spring stored energy breaker is a standard breaker that we have been using on our system for many years.

Electrical Consultants, Inc. (ECI) who is the electrical engineering firm that we have hired to assist us with the Southwest Substation project has reviewed the low bid proposal from Alles & Associates / Powell Industries and has found that it meets the specifications.

### **Department Review**

This has been reviewed by the Power Department Staff, the City Manager and ECI.

### **Significant Impacts**

The purchase of the metal-clad switchgear will require progress payments with 20% paid after the purchase order is issued, 30% paid about two months later and the final 50% payment upon delivery.

We have \$1,000,000 in the 2014-15 budget and \$3,500,000 in the proposed 2015-16 budget. This switchgear will be paid for from the Capital Work In Progress account 535300-474780.

### **Recommendation**

Staff recommends approval of the low bid from Alles & Associates / Powell Industries for a total of \$536,744.

This item will be discussed at the Power Commission meeting Tuesday, March 17, 2015, and we will bring their recommendation to the City Council meeting that night.

### **Attachments**

None



# City Council Staff Report



**Subject:** Preliminary and Final Site Plan Review for a Specialty Grocery Store  
**Author:** Chad Wilkinson, City Planner  
**Address:** 55 West 500 South  
**Date:** March 24, 2015

## **Description of Request:**

The applicant, Leadership Circle LLC, is requesting site plan approval for a 14,000 square foot specialty grocery store located within the C-G (General Commercial) zone. Grocery stores are a permitted use in the zone.

## **Background and Analysis:**

The proposed grocery store will be located on the former Dee's restaurant site. The property is surrounded by commercial zoning and uses with the exception of the south boundary of the property which abuts a multi-family residential zone. The applicant will demolish the building and replace with a new 14,000 square foot store with accompanying parking. The site will be accessed from two driveways on 500 South located on the east and west sides of the property. The 70 parking spaces proposed meet the minimum standard of one space per 200 square feet. The plan shows three disabled person parking spaces in conformance with code.

The applicant proposes 18 percent landscaping for the site which exceeds the minimum 15 percent required for the C-G zoning district. A final landscape plan will need to be submitted in conjunction with the building permit. A six foot tall fence will be required along the south property line where the property abuts residential zoning. Details of the trash enclosure screening will also be required prior to building permit. The site plan shows a monument sign within the vision clearance area of the driveway on the north west corner of the property. This sign will need to be moved to a location outside of the vision clearance area. All signs will be approved under a separate review process.

The exterior finishes will consist of brown corrugated metal and green fiber cement siding with metal cornice elements. The building has windows on the north and east sides with the main entrance on the north east side. The building meets the height and setback standards of the zone.

## **Department Review**

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

## **Significant Impacts**

Impacts are expected to be minimal as the property has been commercially developed for many years.

## **Recommended Action**

The Planning Commission recommends approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. As required by Code, the plan shall be revised to show a minimum six-foot tall screening fence along the entire south property line where the site abuts residential zoning.
3. Complete any modifications required by conditions of the Planning Commission for preliminary approval.

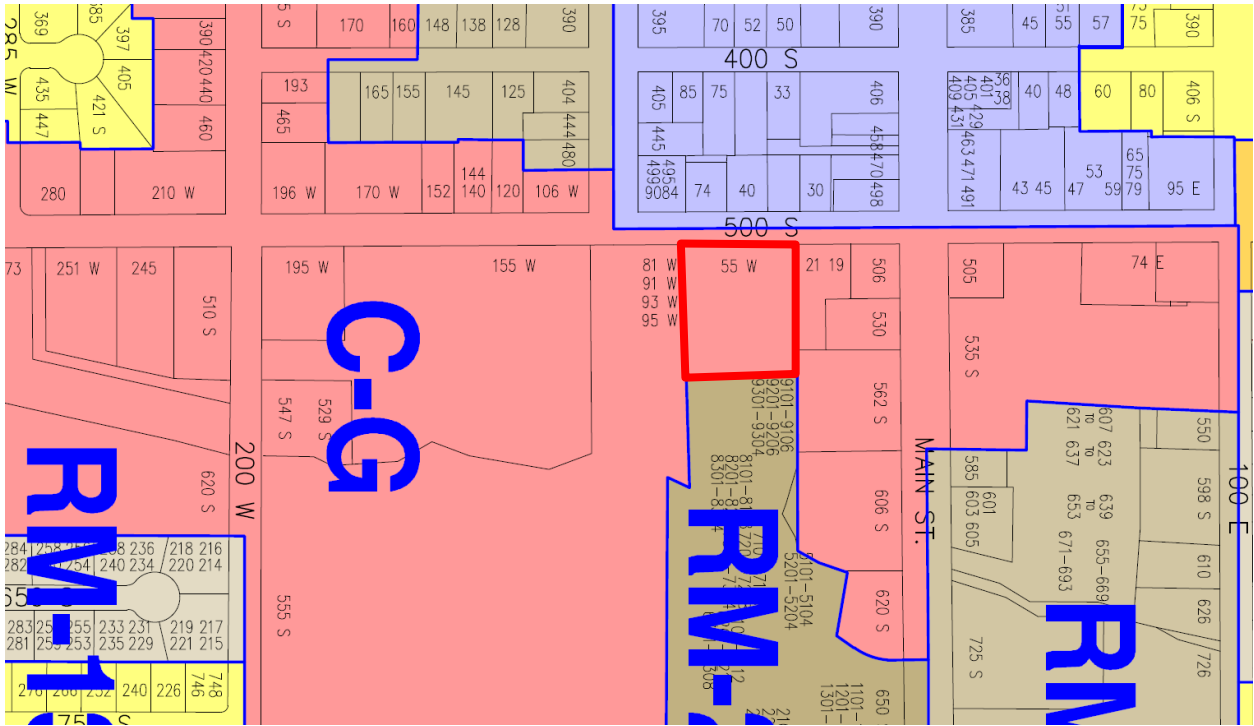
## **Attachments**

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

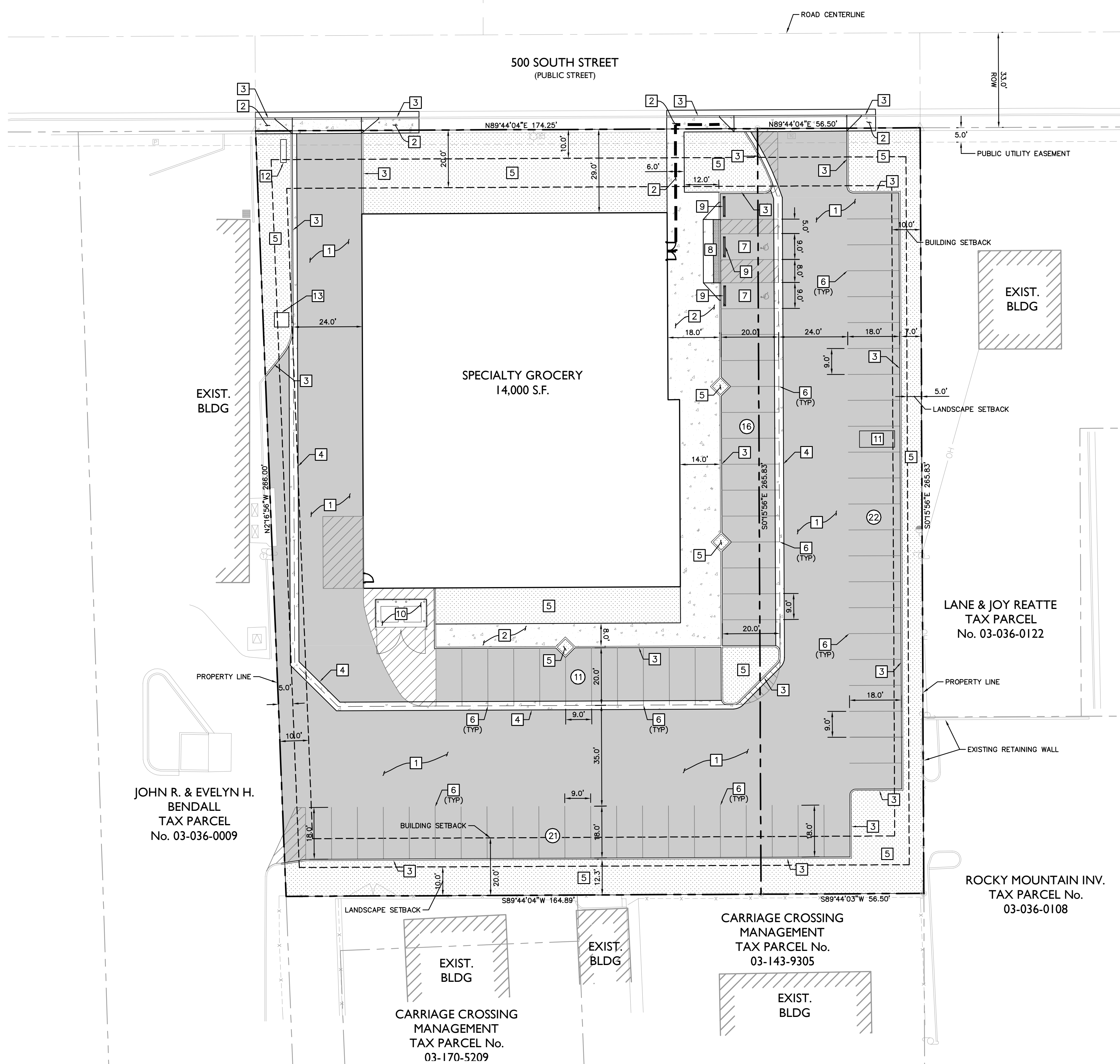
Aerial Photo



# Zoning Map



Date: February 3, 2015 6:08 PM  
 User: SEUL, STEPHEN  
 Path: \\s:\projects\2015\02-03-036\03-036-0122.dwg  
 This document, together with the contracts and design presented herewith, is intended only for the specific purpose and shall not be used for any other purpose without the written authorization of Kimley-Horn and Associates, Inc.



**CONSTRUCTION NOTES**

- 1 PROPOSED ASPHALT PAVEMENT
- 2 PROPOSED CONCRETE SIDEWALK; WIDTH PER PLAN
- 3 PROPOSED 6" VERTICAL CONCRETE CURB
- 4 PROPOSED 3' WIDE CONCRETE VALLEY GUTTER
- 5 PROPOSED LANDSCAPE AREA; SEE LANDSCAPE PLANS
- 6 PROPOSED 4" PARKING STRIPING
- 7 PROPOSED ADA PARKING
- 8 PROPOSED SIDEWALK RAMP
- 9 PROPOSED CONCRETE WHEEL STOPS
- 10 PROPOSED DUMPSTER AND TRASH ENCLOSURE
- 11 PROPOSED CART CORRAL
- 12 PROPOSED MONUMENT SIGN
- 13 PROPOSED TRANSFORMER PAD

**PROJECT NOTES**

**STATEMENT OF BUILDING AND OCCUPANCY:**

THE BUILDING TO BE CONSTRUCTED WILL BE USED AS A SPECIALTY RETAIL THAT WILL SELL ORGANIC PRODUCE AND OTHER LOCALLY BASED FOOD AND BEAUTY PRODUCTS. OCCUPANCY CLASSIFICATIONS WILL BE PRIMARILY MERCANTILE AND BUSINESS. THE FLOOR PLAN SUBMITTED IS CONCEPTUAL IN NATURE BUT IS COMPLETE IN THE ROOMS AND SPACES PROVIDED; HOWEVER, FOR THE FINAL CONSTRUCTION DOCUMENTS, THE ROOMS MAY SHIFT IN LOCATION AND SIZE. THE FOOTPRINT OF THE STORE WILL BE APPROXIMATELY 14,000 SQUARE FEET AND INDIVIDUAL ROOM SIZES ARE PROVIDED ON THE PLAN.

**OFF STREET PARKING AND LOADING IN COMPLIANCE WITH CHAPTER 18:**

THE TOTAL PARKING PROVIDED COMPLIES WITH THE 1SPACE PER 200 SF OF SPACE PROVIDED IN THE 'GENERAL BUSINESS/RETAIL NOT SPECIFICALLY DESCRIBED' IN CHAPTER 18 OF THE CODE. THE LOADING SPACE IS PROVIDED IN THE SOUTHWEST CORNER OF THE BUILDING AND MEETS THE NUMBER PROVIDED MEETS THE REQUIREMENT BASED ON THE GROSS FLOOR AREA. THE AREA FOR THE LOADING SPACE MEETS THE SIZING STANDARD AND TRUCK ACCESS HAS BEEN COORDINATED SO THAT A WB-67 TRUCK CAN ACCESS THE DOCK AREA BY CIRCULATING THROUGH THE SITE. THE LOADING SPACE OCCUPIES THE SIDE YARD BUT IS PERPENDICULAR TO THE ACCESS SO IT ISN'T READILY VISIBLE FROM THE STREET. SECTION 18 OF THE CODE STATES THAT BECAUSE OF THE PLACEMENT OF THE DOCK IN THE SIDE YARD, IT MUST BE SCREENED. WE FEEL THAT PROVIDING SCREENING HERE ISN'T POSSIBLE WHILE ALLOWING THE TRUCK TO CIRCULATE PROPERLY. THE LOADING AREA DOESN'T INCLUDE A LOADING DOCK BUT RATHER AN OVERHEAD DOOR AT GRADE IN ORDER TO MINIMIZE THE APPEARANCE. THIS, IN COMBINATION WITH THE DISTANCE FROM TO THE PROPERTY LINE, PROXIMITY OF THE ADJACENT BUILDING, AND PLACEMENT AT THE REAR OF THE BUILDING, LEAVES A VERY NARROW VIEW OF THE AREA FROM THE STREET WHICH WE FEEL MEETS THE INTENT OF THE SCREENING REQUIREMENT IN THIS CHAPTER.

**PARKING DATA**

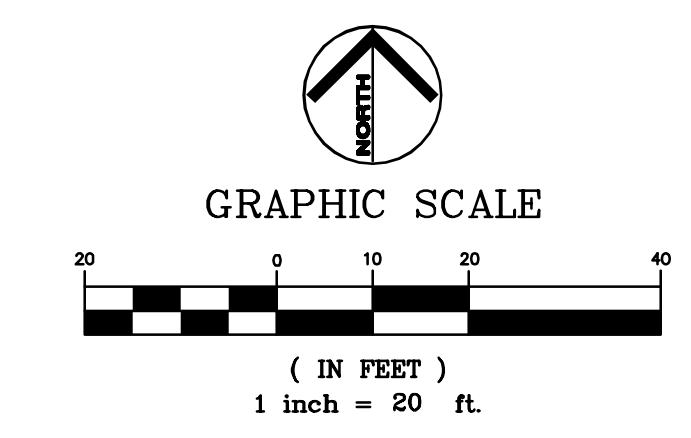
PARKING REQUIREMENT	5 STALLS / 1000 S.F.
BUILDING AREA	14,000 S.F.
REQUIRED PARKING	70 STALLS
PARKING PROVIDED	70 STALLS

**LANDSCAPING DATA**

SITE AREA	60,113 SF (1.38 AC)
LANDSCAPING REQUIRED	9,017 SF (15%)
LANDSCAPING PROVIDED	11,010 SF (18.3%)

**LEGEND**

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT LINE
- ADA PATH OF TRAVEL FROM RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING FENCE
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE PLANS

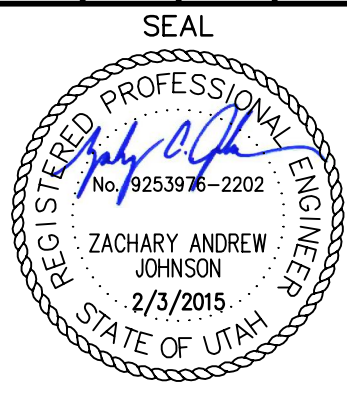


DATE	DESCRIPTION
2/2/2015 <td>SAS SITE PLAN SUBMITTAL</td>	SAS SITE PLAN SUBMITTAL

215 South State Street  
 Salt Lake City, UT 84111  
 Tel. No. (801) 213-3176

**PRELIMINARY SITE PLAN**  
**SPECIALTY GROCERY**  
 BOUNTIFUL, UTAH

DRAWN BY:	SAS	2/2/2015
DESIGNED BY:	ZAJ	2/2/2015
CHECKED BY:	ZAJ	2/2/2015
PROJECT NO.:	093537000	SCALE: AS SHOWN



PREPARED UNDER THE DIRECTION AND SUPERVISION OF ZACHARY A. JOHNSON, P.E. UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

SHEET  
**C2.10**

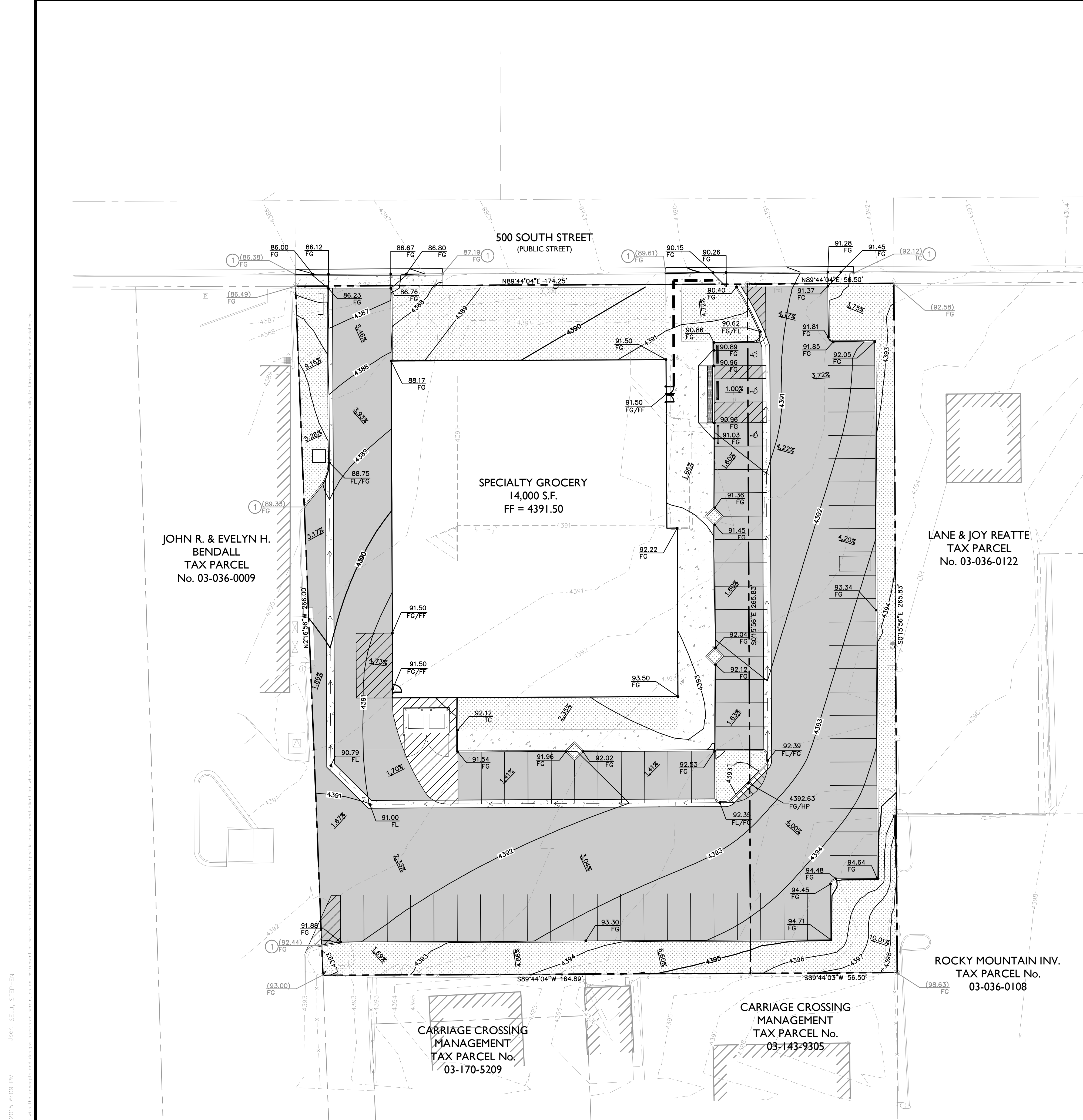
**CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.**

BLUE STAKES OF UTAH  
 Utility Notification Center, Inc.  
 1-800-662-4111  
 Dig Safely.

**811**  
 Know what's Below.  
 Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**CONSTRUCTION NOTES**

① MATCH EXISTING SPOT ELEVATION.

**LEGEND**

- PROPERTY LINE
- ADJACENT LOT LINE
- EXISTING EASEMENT LINE
- ADA PATH OF TRAVEL FROM RIGHT-OF-WAY
- EASEMENT LINE
- EXISTING FENCE
- PROPOSED A.C. PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED LANDSCAPE AREA; REFER TO LANDSCAPE PLANS
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION

**BENCHMARK**

THE BENCHMARK UTILIZED FOR THE SITE SURVEY IS THE BOUNTIFUL CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND MAIN STREET AS SHOWN ON RECORD OF SURVEY 002947, DATED NOVEMBER 24, 1998, PREPARED BY BINGHAM ENGINEERING, DAVIS COUNTY SURVEY OFFICE.

PROJECT BENCHMARK 4399.03'

**PROJECT NOTES**

**GRADING NOTES:**  
ADD 4.300 FEET TO ALL PROPOSED AND EXISTING SPOT ELEVATIONS TO OBTAIN ELEVATIONS IN REFERENCE TO THE IDENTIFIED PROJECT BENCHMARK.

DATE	DESCRIPTION
2/2/2015	SITE PLAN SUBMITTAL

PROJECT BENCHMARK 4399.03'

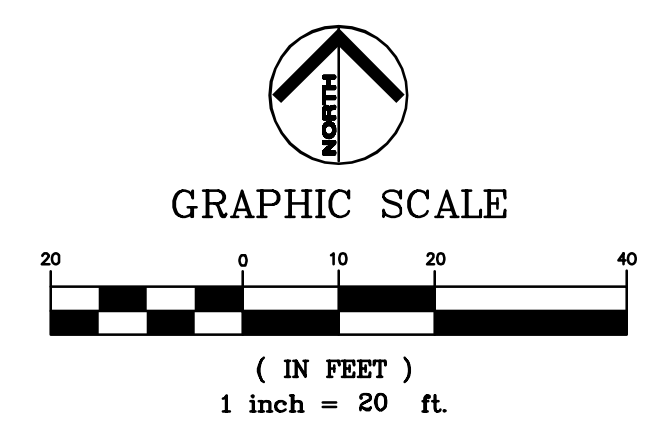
**Kimley & Horn**

215 South State Street  
Salt Lake City, UT 84111  
Tel. No. (801) 213-3176

**PRELIMINARY GRADING PLAN**

**SPECIALTY GROCERY**  
BOUNTIFUL, UTAH

DRAWN BY:	SAS	2/2/2015
DESIGNED BY:	ZAJ	2/2/2015
CHECKED BY:	ZAJ	2/2/2015
PROJECT NO.:	093537000	SCALE: AS SHOWN



Date: February 3, 2015 6:03 PM  
User: SEULI, STEPHEN  
Path: \\server\projects\2015\02\03\03-036-0108\03-036-0108.dwg

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SEAL

REGISTERED PROFESSIONAL ENGINEER

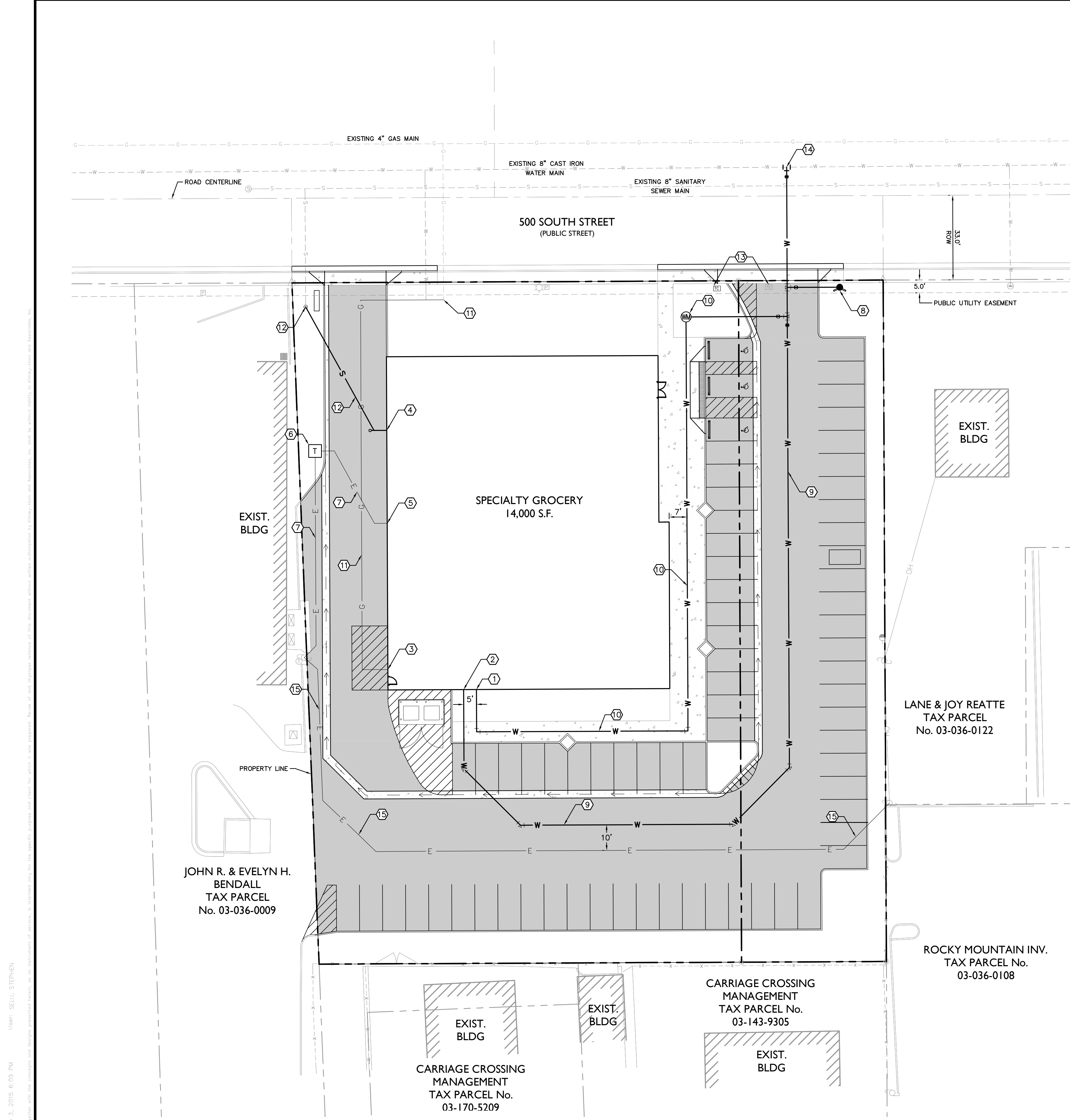
ZACHARY ANDREW JOHNSON

2/3/2015

STATE OF UTAH

PREPARED UNDER THE DIRECTION AND SUPERVISION OF ZACHARY A. JOHNSON, P.E. UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN

SHEET  
**C3.10**



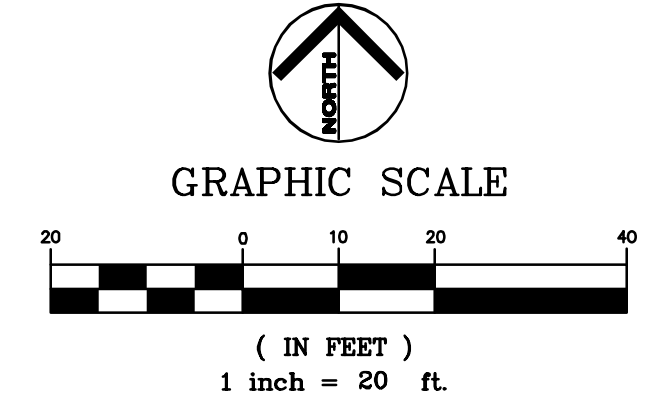
**CONSTRUCTION NOTES**

- ① PROPOSED DOMESTIC WATER ENTRY LOCATION.
- ② PROPOSED FIRE WATER ENTRY LOCATION.
- ③ PROPOSED GAS SERVICE ENTRY LOCATION.
- ④ PROPOSED SANITARY SEWER SERVICE ENTRY LOCATION.
- ⑤ PROPOSED ELECTRICAL SERVICE ENTRY LOCATION.
- ⑥ PROPOSED TRANSFORMER PAD, TO BE COORDINATED WITH BOUNTIFUL CITY LIGHT AND POWER.
- ⑦ PROPOSED UNDERGROUND ELECTRICAL SERVICE, TO BE COORDINATED WITH BOUNTIFUL CITY LIGHT AND POWER.
- ⑧ PROPOSED FIRE HYDRANT SERVICE AND ASSEMBLY, TO BE INSTALLED BY BOUNTIFUL CITY WATER DEPARTMENT.
- ⑨ PROPOSED UNDERGROUND FIRE SERVICE TO BUILDING, TO BE COORDINATED WITH BOUNTIFUL CITY WATER DEPARTMENT AND SOUTH DAVID METRO FIRE.
- ⑩ PROPOSED DOMESTIC WATER METER AND UNDERGROUND SERVICE TO BUILDING, TO BE COORDINATED WITH BOUNTIFUL CITY WATER DEPARTMENT.
- ⑪ PROPOSED UNDERGROUND GAS SERVICE, TIE INTO EXISTING 1-1/4" SERVICE MINIMUM 3' INSIDE THE PROPERTY LINE, TO BE COORDINATED WITH QUESTAR GAS.
- ⑫ PROPOSED UNDERGROUND SANITARY SEWER SERVICE TO BUILDING, TIE INTO EXISTING SANITARY SEWER CLEANOUT, TO BE COORDINATED WITH SOUTH DAVIS SEWER DISTRICT.
- ⑬ RELOCATE EXISTING TRAFFIC SIGNAL EQUIPMENT BOX, FROM PROPOSED DRIVE AISLE LOCATION TO LANDSCAPE AREA, TO BE COORDINATED WITH BOUNTIFUL CITY PUBLIC UTILITIES.
- ⑭ PROPOSED WET TAP IN EXISTING 8" WATER MAIN, TO BE COORDINATED WITH BOUNTIFUL CITY WATER DEPARTMENT.
- ⑮ RELOCATE EXISTING OVERHEAD POWER LINE TO UNDERGROUND SERVICE, TO BE COORDINATED WITH BOUNTIFUL CITY LIGHT AND POWER.

**LEGEND**

---	PROPERTY LINE
---	ADJACENT LOT LINE
- - - -	EXISTING EASEMENT LINE
- x - x - x	EXISTING FENCE
- - - -	EXISTING WATER LINE
- W -	PROPOSED WATER LINE
- S -	EXISTING SANITARY SEWER
- - - -	PROPOSED SANITARY SEWER
- G -	EXISTING UNDERGROUND GAS LINE
- - - -	PROPOSED UNDERGROUND GAS LINE
- E -	EXISTING OVERHEAD ELECTRICAL LINE
- - - -	PROPOSED UNDERGROUND ELECTRICAL LINE
[Hatched Box]	PROPOSED A.C. PAVEMENT
[Dotted Box]	PROPOSED CONCRETE PAVEMENT

DATE 2/2/2015	DESCRIPTION SITE PLAN SUBMITTAL
DRAWN BY SAS	DESIGNED BY ZAJ
CHECKED BY ZAJ	PROJECT NO. 093537000
SCALE AS SHOWN	
<p><b>PRELIMINARY UTILITY PLAN</b></p> <p><b>SPECIALTY GROCERY</b> BOUNTIFUL, UTAH</p>	
DRAWN BY: SAS 2/2/2015 DESIGNED BY: ZAJ 2/2/2015 CHECKED BY: ZAJ 2/2/2015 PROJECT NO.: 093537000 SCALE: AS SHOWN	
PREPARED UNDER THE DIRECTION AND SUPERVISION OF ZACHARY A. JOHNSON, P.E. UTAH REGISTRATION NO. 9253976-2202 FOR AND ON BEHALF OF KIMLEY-HORN.	
<p>SHEET</p> <p><b>C4.10</b></p>	



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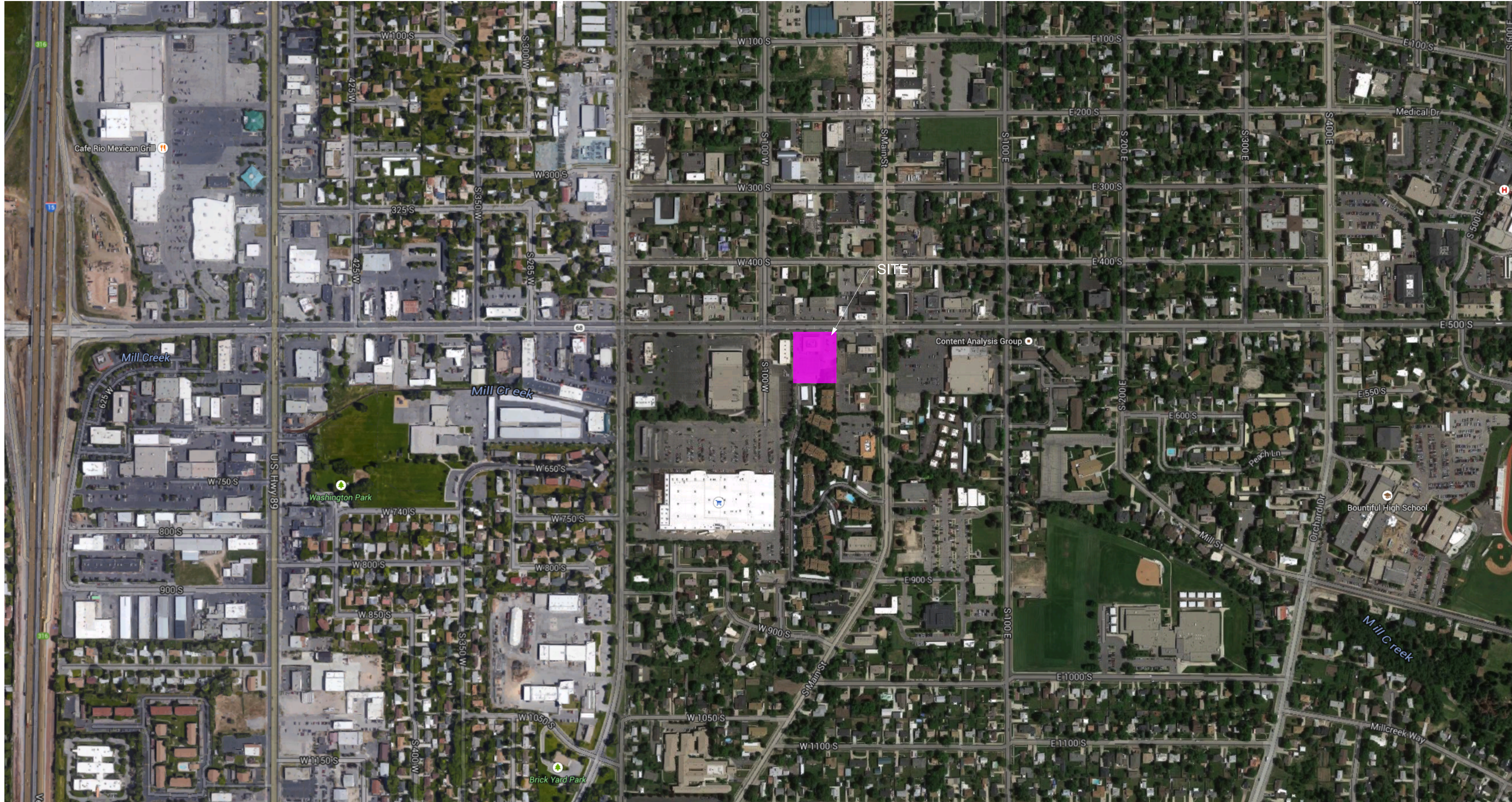
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Date: February 3, 2015 6:03 PM User: SEULI, STEPHEN  
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55 WEST 500 SOUTH  
BOUNTIFUL, UTAH 84010

1 VICINITY MAP  
NOT TO SCALE

sheet title  
Vicinity Map

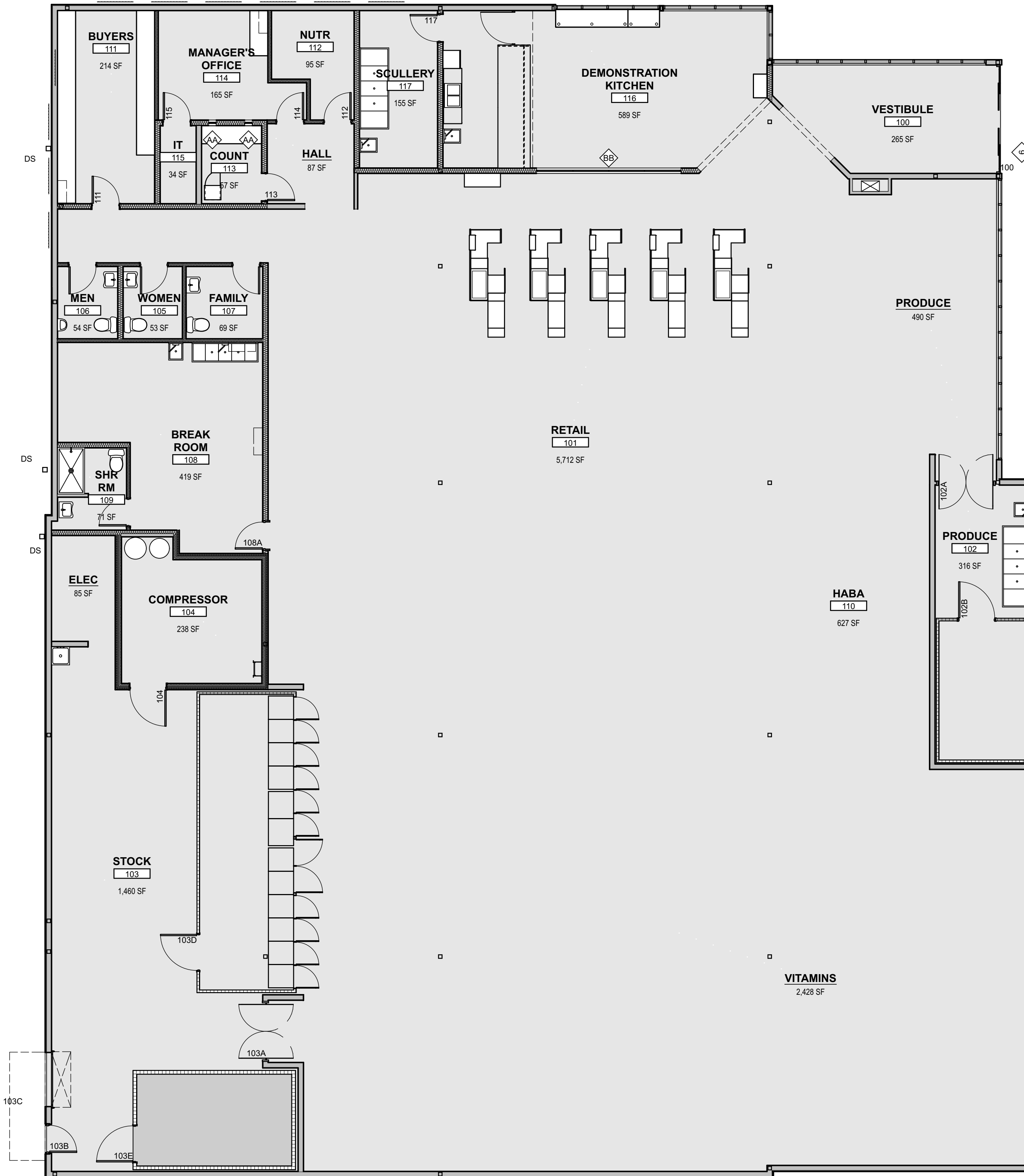
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of 32  
sheet no.

Issue / date





### 1 CONCEPTUAL MAIN LEVEL

NOT TO SCALE

sheet title  
Proposed First Level  
Plan

aa by

app ly

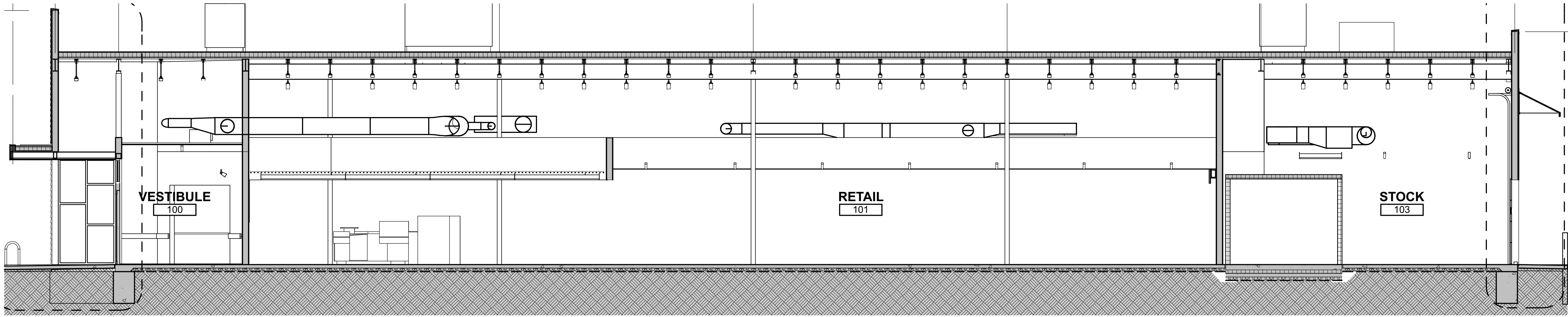
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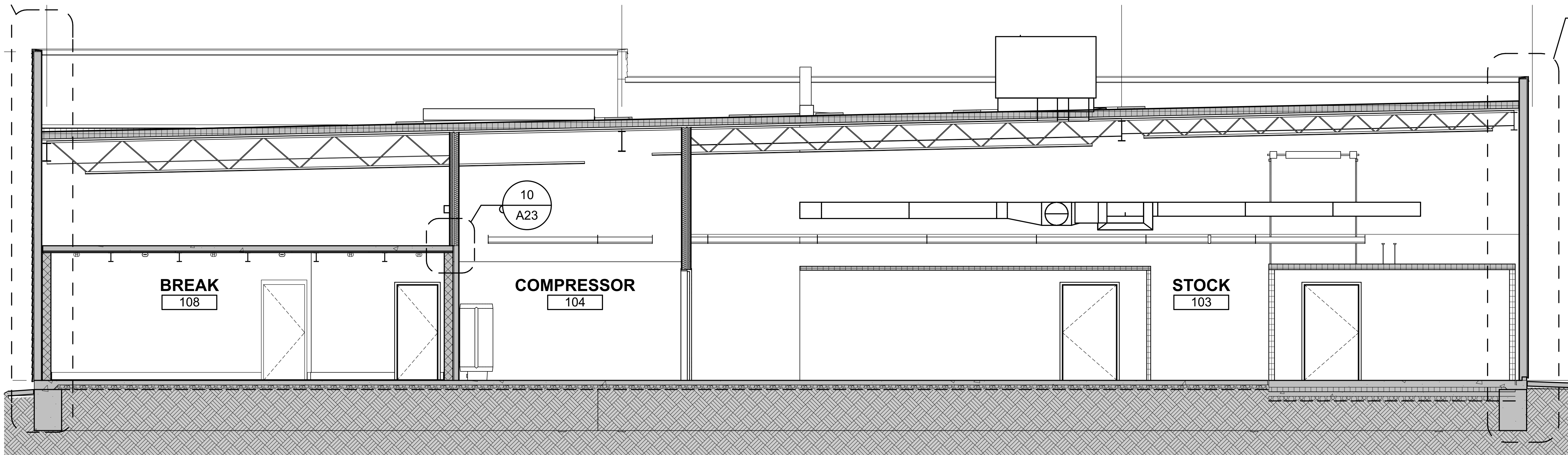
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**3 CONCEPTUAL BUILDING SECTION 2**  
NOT TO SCALE



**1 CONCEPTUAL BUILDING SECTION 1**  
NOT TO SCALE

NOTE: BUILDING SECTIONS ARE SHOWN AS A CONCEPTUAL REPRESENTATION ONLY. FINAL STRUCTURAL SYSTEMS, AND INTERIOR LAYOUT HAVE NOT BEEN RESOLVED.

sheet title  
Proposed Building Sections

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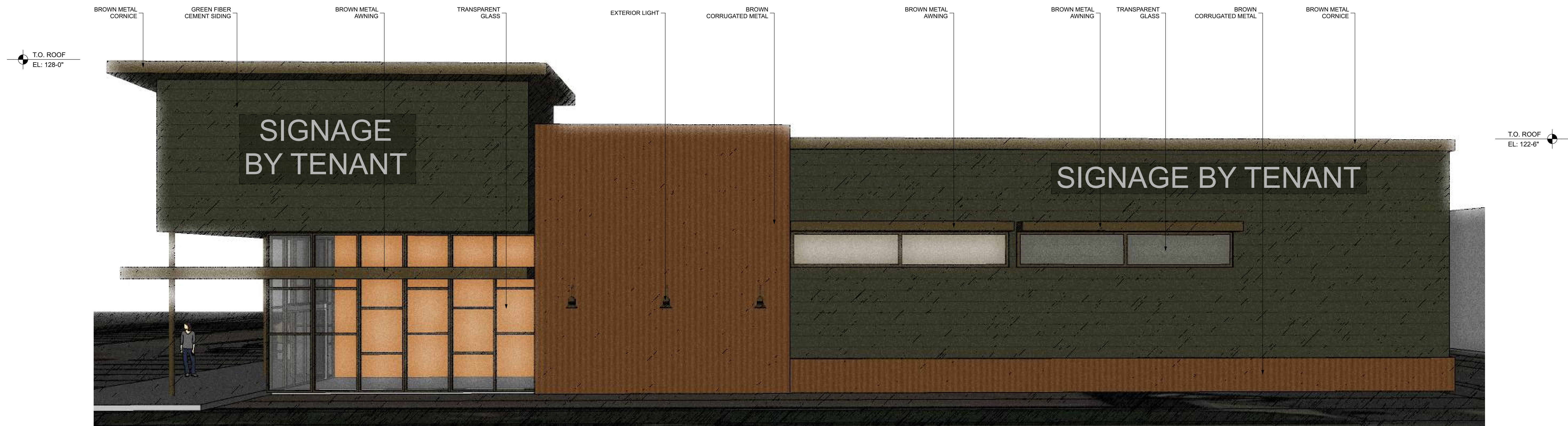
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**2 CONCEPTUAL EAST ELEVATION**  
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**1 CONCEPTUAL NORTH ELEVATION**  
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 Proposed Exterior Elevations

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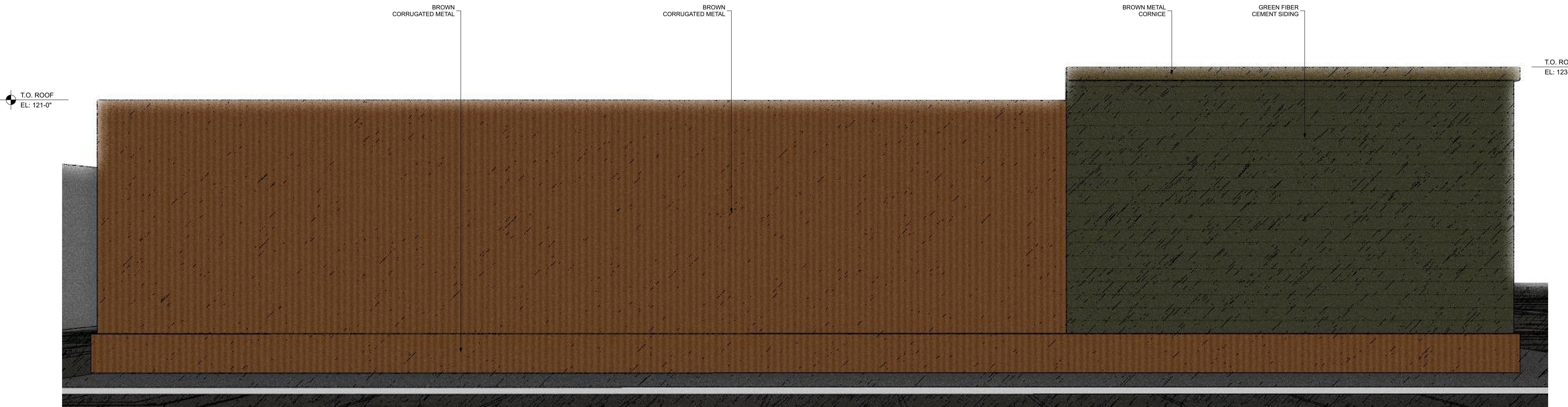
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A4 of 6  
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2 CONCEPTUAL WEST ELEVATION  
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1 CONCEPTUAL SOUTH ELEVATION  
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Proposed Exterior  
Perspectives

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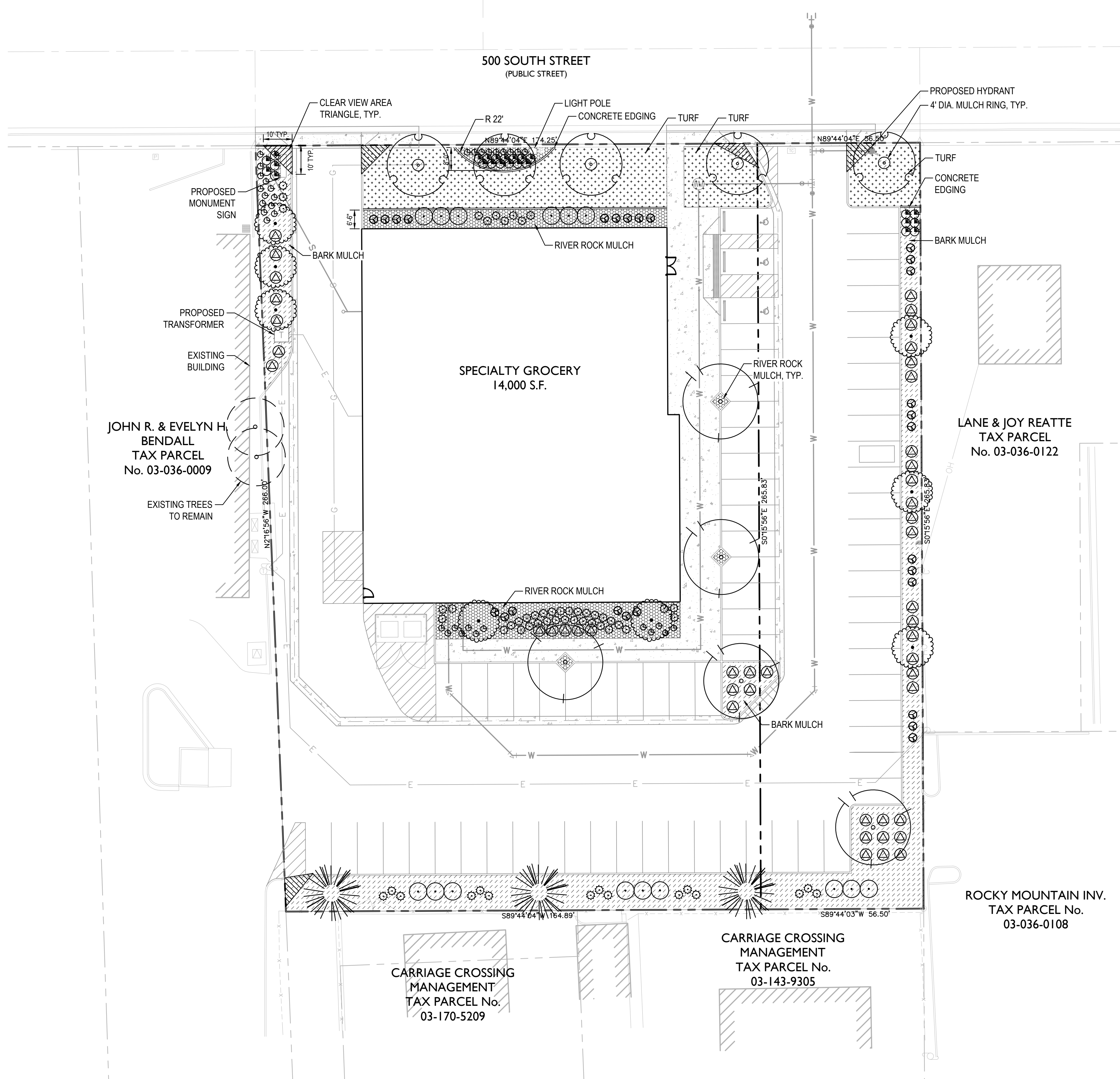
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of 37  
sheet no.



**2** CONCEPTUAL STREET PERSPECTIVE  
NOT TO SCALE



**1** CONCEPTUAL ENTRY PERSPECTIVE  
NOT TO SCALE



**LEGEND**

	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	PROPOSED CONCRETE PAVEMENT

**PLANTING LEGEND**

TREES	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	QTY
	Gleditsia triacanthos var. Skyline <b>Pyramidal Honeylocust</b>	2" Caliper, Single Trunk Full crown, B&B, specimen	5
	Pinus nigra <b>Austrian Pine</b>	8' ht. min., Full crown, B&B, specimen quality	3
	Prunus cerasifera 'Mt. St. Helens' <b>Mt. St. Helens Plum</b>	2" Caliper, Single Trunk Full crown, B&B, specimen	5
	Pyrus calleryana 'Trinity' <b>Trinity Ornamental Pear</b>	1-1/2" Caliper, Single Trunk Full crown, B&B, specimen	8
	Existing tree to remain in place <b>Species vary</b>		

SHRUBS & GROUNDCOVERS	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	QTY
	Berberis thunbergii 'Rose Glow' <b>Rose Glow Barberry</b>	5 Gal. 12" x 12"	27
	Calamagrostis x. acutiflora 'Karl Foerster' <b>Karl Foerster Grass</b>	3 Gal. 24" ht.	67
	Helictotrichon sempervirens <b>Blue Avena Grass</b>	3 Gal. 12" x 12" Spacing 24" o.c.	34
	Juniperus horizontalis 'Icee Blue' <b>Icee Blue Juniper</b>	1 Gal. 12" spr. Spacing 6" o.c.	45
	Ligustrum x 'Vicaryi' <b>Golden Privet</b>	5 Gal. 24" x 24" Spacing 6" o.c.	15
	Spiraea japonica 'Limemound' <b>Limemound Spiraea</b>	5 Gal. 12" x 12" Spacing 3' o.c.	24

MISCELLANEOUS	DESCRIPTION / SPECIFICATION	QTY
	<b>River Rock Mulch</b> 4" Deep, 1-3" River Rock (washed) with an underlayment of Dewit Pro5 Weed Barrier. Rock color to complement the building fascia. Submit sample to Owner's Representative for approval. Rock mulch shall be laid at a density so that no landscape fabric is visible.	1,985 SF
	<b>Turf</b> Bio Blue Turf - Biogross Sod Farms; 100% insect/disease free, thick healthy pad 3" min. soil base, laid tight, rolled	3,035 SF
	<b>Bark Mulch</b> 3" Depth, Shredded Organic Hardwood Bark Mulch	5,935 SF
	<b>Concrete edging</b> 6" wide x 8" deep cast-in-place concrete mowstrip with a 2" deep compacted gravel base	153 LF

**BOUNTIFUL CITY CODE REQUIRMENT COMPLIANCE**

CODE SEC.	REQUIRED	PROVIDED
14-16-108	10' x 10' clear view area at driveways; no trees, max. 3' ht. shrubs	Provided
14-16-109	First 10' of yard setback adjacent to street shall be landscaped.	Provided
	Street Trees, min 2" caliper / (1) tree per 35 LF street frontage [170 LF = 5 trees]	2" cal. minimum, (5) trees
	(1) tree per 750 SF landscape area [10,955 SF = 15 trees]	(16) trees, min. 1-1/2" caliper
	(1) shrub per 200 SF landscape area, min. 5 gallon [10,955 SF = 55 shrubs]	(67) 5 gallon shrubs
14-16-117	Trees selected from approved Tree Selection List, table 14-16-117a	Provided

**PRELIMINARY LANDSCAPE PLAN**

**SPECIALTY GROCERY**  
BOUNTIFUL, UTAH

DRAWN BY: CMR 2/2/2015  
 DESIGNED BY: CMR 2/2/2015  
 CHECKED BY: ASB 2/2/2015  
 PROJECT NO.: 093537000  
 SCALE: AS SHOWN

SEAL  
 State of Utah  
 Christopher M. Rose  
 LICENSED Landscape Architect  
 No. 9112943-5301

**PRELIMINARY**  
NOT FOR CONSTRUCTION

SHEET  
**LI.10**

**Kimley»Horn**  
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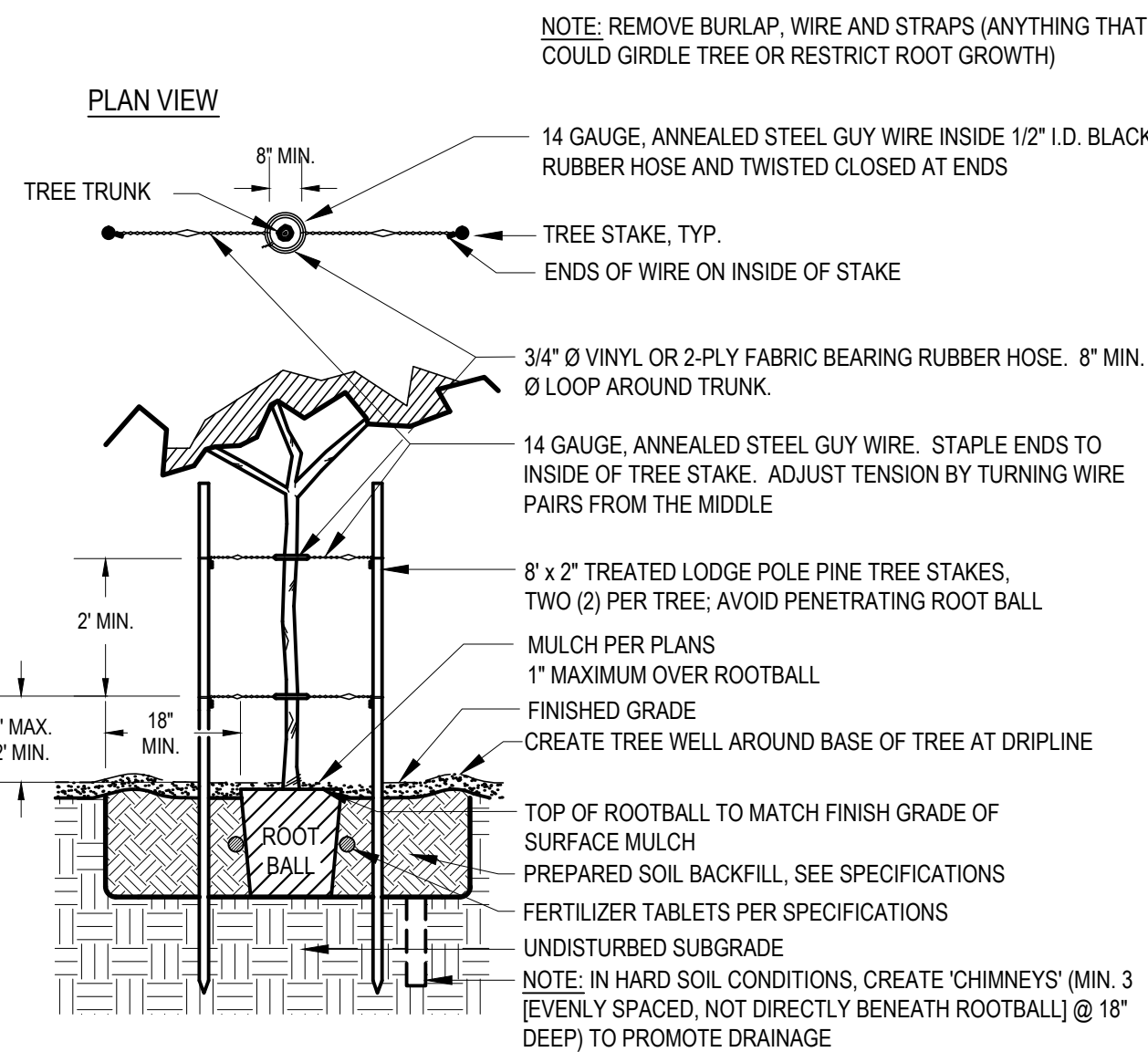
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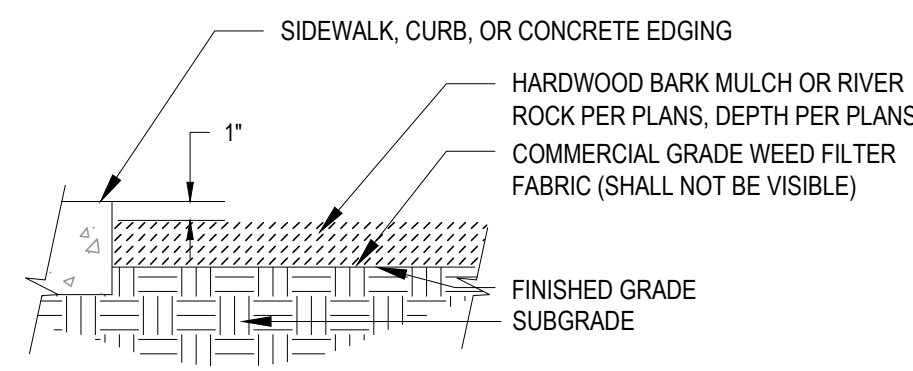
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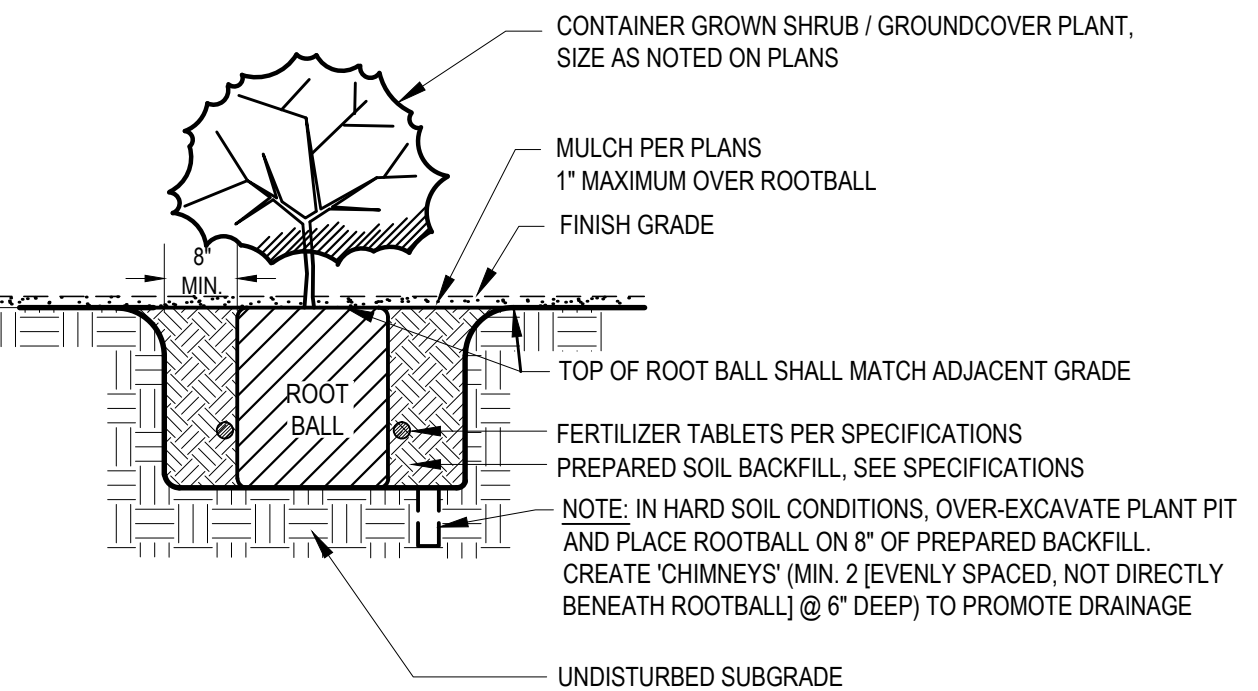


**1 TREE PLANTING AND STAKING**  
SCALE: N.T.S.



**NOTE**  
1. COMPACT SUBGRADE TO 80% AND INSTALL WEED FILTER FABRIC PRIOR TO INSTALLATION OF MULCH AT REQUIRED DEPTH. KEEP TOP OF MULCH 1" BELOW ADJACENT WALKS, CURBS, OR OTHER HARD SURFACES.  
2. MULCH SHALL BE INSTALLED SO WEED FILTER FABRIC IS NOT VISIBLE.

**3 MULCH INSTALLATION**  
SCALE: N.T.S.



**2 SHRUB / GROUND COVER PLANTING**  
SCALE: N.T.S.

**AMENDED PLANTING BACKFILL MIX**  
MIX SHALL CONSIST OF: 1/2 PART 'NATIVE' SITE SOIL (NO CALICHE IN BACKFILL) & 1/2 PART MULCH ('HUMUS' 'NATURAL FERTILE, FRIABLE SOIL THOROUGHLY MIXED PRIOR TO BACKFILLING PIT. REMOVE ALL INORGANIC MATERIAL GREATER THAN 1" IN SIZE. SOIL BACKFILLING SHALL BE ACCOMPLISHED IN 6" LIFTS. EACH LIFT SHALL BE WATER SETTLED WITHOUT POOLING.

**SLOW-RELEASE FERTILIZER TABLETS**  
FERTILIZER TABLETS SHALL BE AGRIFORM OR EQUAL (21 GRAM 20-10-5) SLOW RELEASE. TABLETS SHALL BE PLACED AT 1/2 THE DEPTH OF THE ROOTBALL AT THE FOLLOWING RATES:  
1 TABLET PER 1-GALLON CONTAINER  
2 TABLETS PER 5-GALLON CONTAINER  
3 TABLETS PER 15-GALLON CONTAINER  
4 TABLETS PER BALL AND BURLAP (24" BOX EQUIVALENT)

AND AT A RATE OF 1 TABLET PER EACH ADDITIONAL 6" BOX SIZE OR EQUIVALENT. WHEN MULTIPLE QUANTITIES OF TABLETS ARE REQUIRED, THEY SHALL BE EQUALLY SPACED AT THE SPECIFIED DEPTH.

**4 BACKFILL AND FERTILIZER NOTES**

DATE	2/2/2015	DESCRIPTION	SITE PLAN SUBMITTAL
<b>PRELIMINARY LANDSCAPE DETAILS</b>			
<b>SPECIALTY GROCERY</b> BOUNTIFUL, UTAH			
DRAWN BY:	CMR	2/2/2015	
DESIGNED BY:	CMR	2/2/2015	
CHECKED BY:	ASB	2/2/2015	
PROJECT No.:	093537000	SCALE:	AS SHOWN
<b>PRELIMINARY</b> NOT FOR CONSTRUCTION			
SHEET <b>LI.20</b>			

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 Tel: No. (801) 213-3176  
**Kimley»Horn**

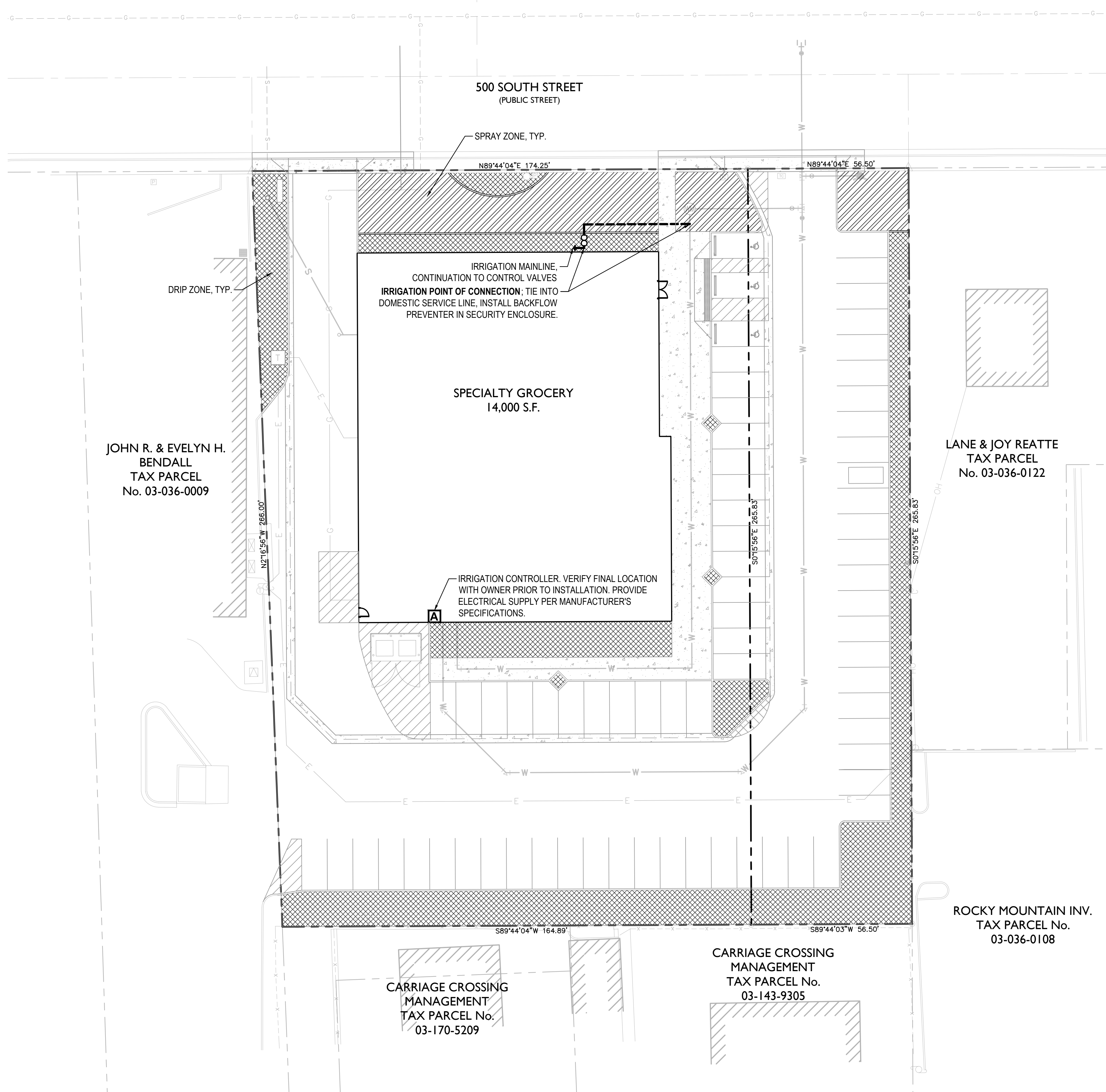
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**LEGEND**

	PROPERTY LINE
	ADJACENT LOT LINE
	EXISTING EASEMENT LINE
	EXISTING FENCE
	PROPOSED CONCRETE PAVEMENT

**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER / DESCRIPTION	QTY
	Rain Bird ESP-SMTe 7-Station Controller with wall-mounted locking metal cabinet, outdoor weather sensor, and battery back-up and lightning surge protection. Coordinate Final Location with Owner.	1
	1" Backflow Preventer, FEBCO 825Y See Civil Plans for location information.	1
	Turf Spray Irrigation Zone: Operated by Electric Remote Control Valve with 4" pop-up spray with MPR nozzles.	
	Drip Irrigation Zone (trees and shrubs): Operated by low flow drip control valve kit including remote control valve, filter, and pressure regulator. Trees and shrubs to be watered with point-source irrigation emitters.	

Note: All irrigation pipe and control wire beneath paved surfaces shall be sleeved in independent sleeves, min. 2x the diameter of the pipe.

**IRRIGATION NOTES**

- CONTRACTOR SHALL REVIEW AND FIELD VERIFY LAYOUT OF ALL IRRIGATION SYSTEM COMPONENTS AND HAVE THE LAYOUT APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.
- SYSTEM DESIGN REQUIRES A STATIC PRESSURE OF 60 TO 75 PSI. CONTRACTOR SHALL FIELD VERIFY PRESSURE PRIOR TO ORDERING MATERIAL OR STARTING IRRIGATION INSTALLATION AND NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE OF ANY DIFFERENCE FROM PRESSURE INDICATED. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT AND OWNER'S REPRESENTATIVE, HE ASSUMES FULL RESPONSIBILITY FOR ANY SYSTEM ALTERATIONS.
- ALL PIPING AND WIRING PLACED UNDER PAVED AREAS SHALL BE PER PLAN DETAILS. SLEEVE INSTALLATIONS SHALL BE COMPLETED PRIOR TO THE START OF ANY PAVING OPERATIONS (SEE ENGINEERING PAVING PLANS). WHERE NECESSARY, VERIFY EXISTING SLEEVE LOCATIONS AND DETERMINE CONDITION AND COMPATIBILITY WITH DESIGN PRIOR TO THE START OF ANY OTHER WORK. SLEEVING BENEATH EXISTING PAVEMENTS SHALL BE INSTALLED BY BORING UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND POINT OF CONNECTION WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL PLANTS AS INDICATED ON THE PLANS WITHOUT RUN-OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
- REFER TO DETAILS FOR INSTALLATION PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB-LATERAL PIPING, FITTINGS, AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS.
- ANY SUBSTITUTIONS OR OMISSIONS OF IRRIGATION COMPONENTS AND EQUIPMENT MUST BE APPROVED IN WRITING BY OWNER'S REPRESENTATIVE PRIOR TO STARTING INSTALLATION.

DATE	DESCRIPTION
2/2/2015	SITE PLAN SUBMITTAL

315 South State Street  
Salt Lake City, UT 84111  
Tel. No. (801) 213-3176

**PRELIMINARY IRRIGATION PLAN**

**SPECIALTY GROCERY**  
BOUNTIFUL, UTAH

DRAWN BY:	CMR	2/2/2015
DESIGNED BY:	CMR	2/2/2015
CHECKED BY:	ASB	2/2/2015
PROJECT No.:	093537000	SCALE: AS SHOWN

SEAL

CHRISTOPHER M. ROSE  
No. 9112943-5301

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Dig Safely. Know what's Below. Call before you dig.

CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



# Council Staff Report

Item #

**Subject:** Final Subdivision Approval for Old Orchard Subdivision  
**Address:** 132 West 3100 South  
**Author:** City Engineer  
**Department:** Engineering, Planning  
**Date:** March 24, 2015



## Background

Mr. Brian Knowlton, acting for Knowlton General Construction, has completed the plans and the subdivision plat map, and is now requesting final approval for the five lot Old Orchard Subdivision. This subdivision was granted preliminary approval by the Council on January 27, 2015, and a vacation ordinance was passed by the Council the same evening.

## Analysis

To review, the proposed subdivision consists of five lots, three fronting onto 3100 South and two fronting onto the extremely undersized 3025 South St. Three of the lots contain around 14,800 s.f., the fourth contains about 16,326 s.f. and the fifth lot is larger at about 24,500 s.f. They are all well in excess of the required minimum 8,000 s.f. for the zone. The lots fronting 3100 South have just over 87 ft. of frontage. The two lots on 3025 South front the street along a curve in the road and both have the required width at the 25 ft. setback.

3025 South is a small piece of road which the City inherited from Davis County when the area was annexed into Bountiful City. The road is only about 26 ft. wide and doesn't have curb and gutter along the portion that fronts on the property being subdivided. The developer's engineer has prepared plans for the installation of the curb and gutter along 3025 South as required by the preliminary approval conditions, and the final plat shows the dedication of property along the Right of Way so that the road can be expanded if the opportunity arises in the future.

## Department Review

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

## Recommendation

With the conditions listed below, the Planning Commission sends a positive recommendation for final approval of the Old Orchard Subdivision plat.

1. Payment of all required fees.
2. Provide a current Title Report.

3. Construct the curb and gutter along the 3025 S. frontage with the construction of the first home fronting that street.

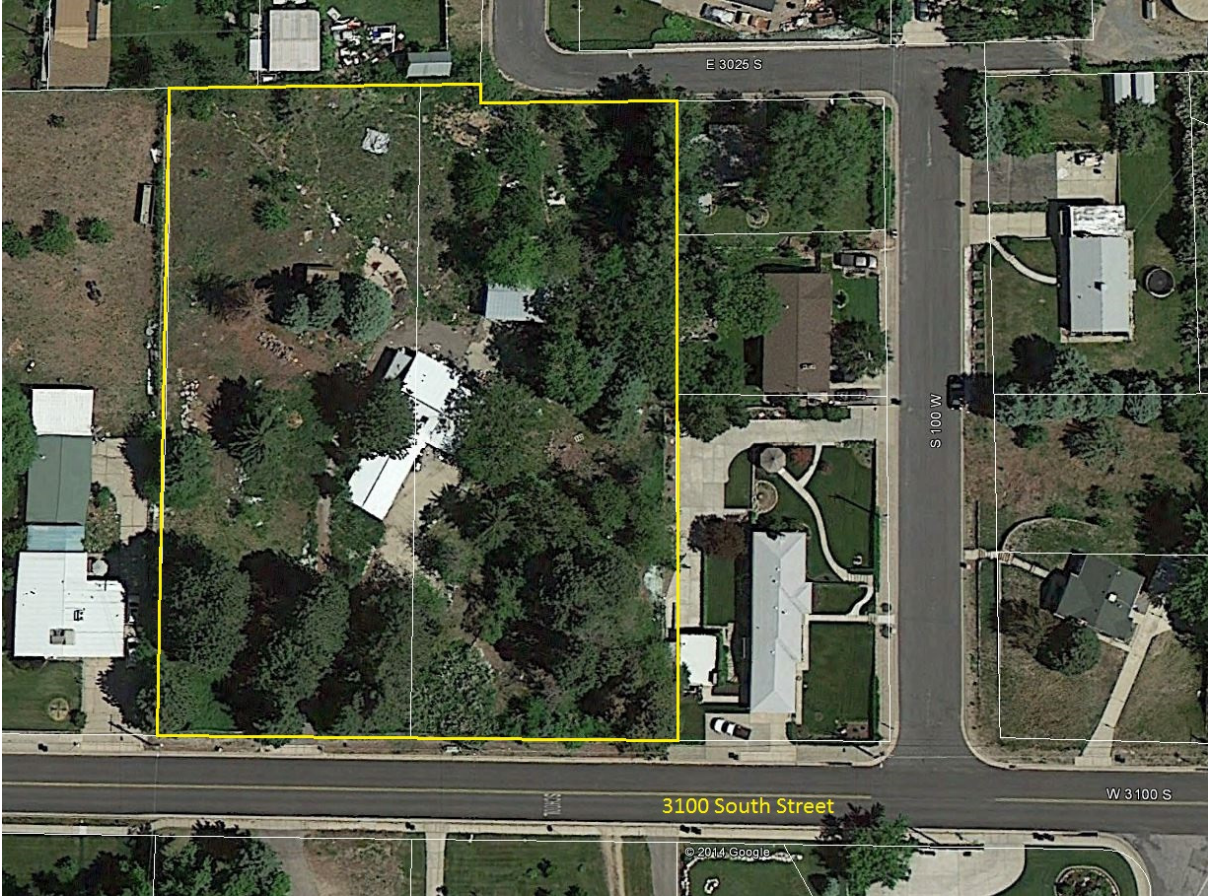
### **Significant Impacts**

This places five homes where there has historically only been one and places two new driveways on to 3025 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

### **Attachments**

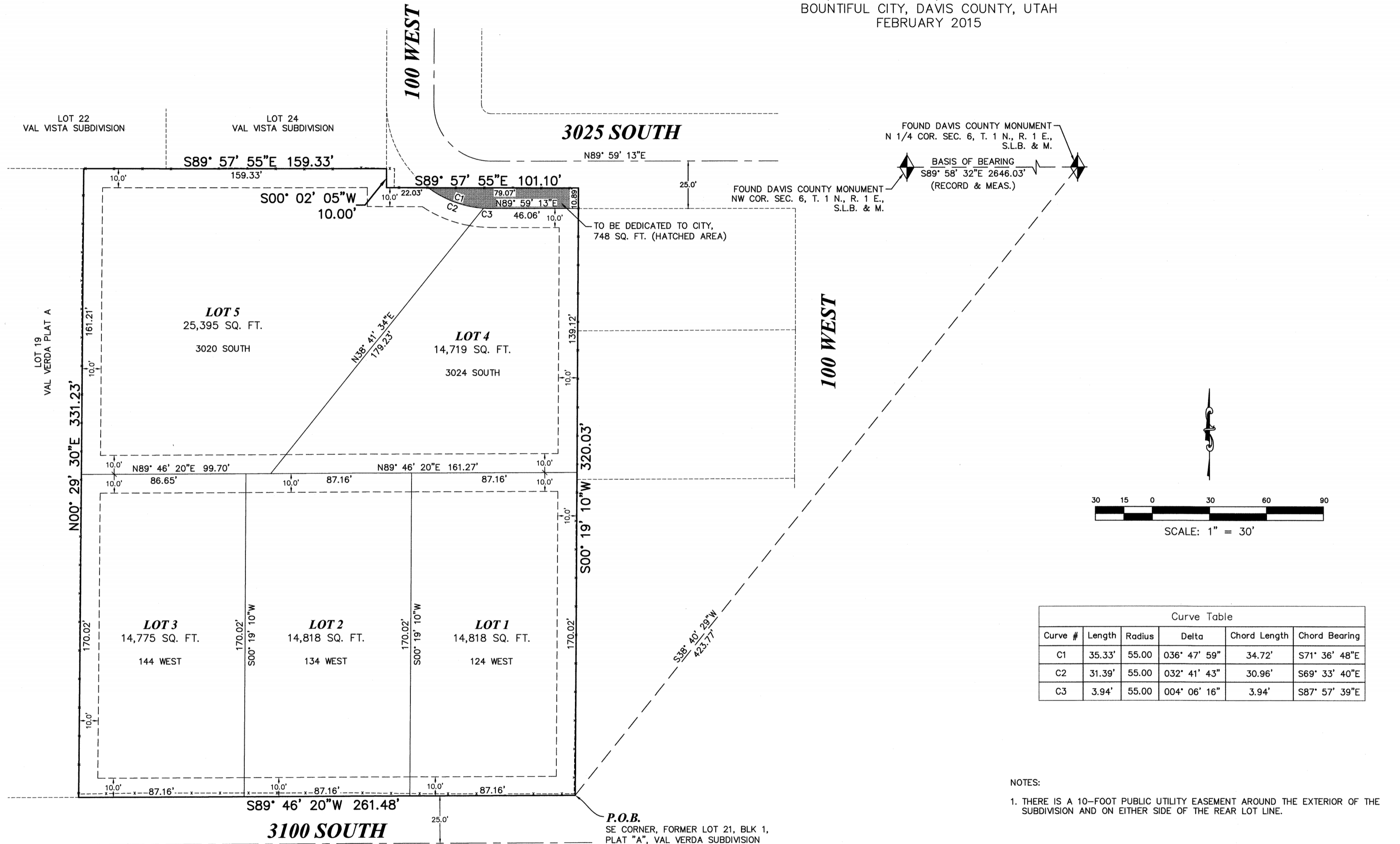
Aerial photo showing the area to be subdivided  
A copy of the Old Orchard Subdivision Final Plat.

Aerial Photo of the Proposed Old Orchard Subdivision



**OLD ORCHARD SUBDIVISION**

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,  
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
FEBRUARY 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 HERETHIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS OLD ORCHARD SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE \_\_\_\_\_ UTAH SURVEYOR NO. 166385

**BOUNDARY DESCRIPTION**

FORMER LOT 20, BLOCK 1, PLAT "A", VAL VERDA, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

ALSO, BEGINNING AT THE NORTHWEST CORNER OF FORMER LOT 21, BLOCK 1, PLAT "A", VAL VERDA, WITHIN SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, AND RUNNING THENCE EAST 29.9 FEET; THENCE SOUTH 10 FEET; THENCE EAST 101.1 FEET; THENCE SOUTH 322.6 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 21; THENCE WEST 131 FEET; THENCE NORTH 332.6 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

ALSO BEING DESCRIBED AS: BEGINNING ON THE NORTH LINE OF 3100 SOUTH STREET AT THE SOUTHEAST CORNER OF FORMER LOT 21, BLOCK 1, PLAT "A", VAL VERDA SUBDIVISION, SAID POINT BEING SOUTH 89°58'32" EAST 2646.03 FEET ALONG THE SECTION LINE TO THE NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND SOUTH 38°40'29" WEST 423.77 FEET FROM THE NORTHWEST CORNER OF THENCE SAID SECTION 6, AND RUNNING THENCE SOUTH 89°46'20" WEST 261.48 FEET ALONG THE NORTH LINE OF 3100 SOUTH STREET TO THE SOUTHWEST CORNER OF FORMER LOT 20 OF SAID VAL VERDA SUBDIVISION; THENCE NORTH 00°29'30" EAST 331.23 FEET ALONG THE WEST LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 89°57'55" EAST 159.33 FEET ALONG THE NORTH LINE OF SAID LOT 20 AND OF SAID LOT 21; THENCE SOUTH 00°02'05" WEST 10.00 FEET; THENCE SOUTH 89°57'55" EAST 101.10 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH 00°19'10" WEST 320.03 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 1.96 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 OLD ORCHARD 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 \_\_\_\_\_, 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: \_\_\_\_\_

**UTILITY APPROVAL**

SO. DAVIS SEWER IMP. DISTRICT: \_\_\_\_\_ DATE: \_\_\_\_\_  
BOUNTIFUL LIGHT AND POWER: \_\_\_\_\_ DATE: \_\_\_\_\_  
SOUTH DAVIS WATER: \_\_\_\_\_ DATE: \_\_\_\_\_  
CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMCAST: \_\_\_\_\_ DATE: \_\_\_\_\_  
QUESTAR GAS: \_\_\_\_\_ DATE: \_\_\_\_\_

NOTES:  
1. THERE IS A 10-FOOT PUBLIC UTILITY EASEMENT AROUND THE EXTERIOR OF THE SUBDIVISION AND ON EITHER SIDE OF THE REAR LOT LINE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.33'	55.00	036° 47' 59"	34.72'	S71° 36' 48"E
C2	31.39'	55.00	032° 41' 43"	30.96'	S69° 33' 40"E
C3	3.94'	55.00	004° 06' 16"	3.94'	S87° 57' 39"E

**LEGEND**  
SUBDIVISION BOUNDARY \_\_\_\_\_  
INTERIOR LOT LINE \_\_\_\_\_  
TIE TO MONUMENT \_\_\_\_\_  
ROAD CENTERLINE \_\_\_\_\_  
FENCE LINE \_\_\_\_\_  
PUBLIC UTILITY EASEMENT (P.U.E.) \_\_\_\_\_  
RECORD CALLS ( )

**HILL & ARGYLE, Inc.**  
Engineering and Surveying  
181 North 200 West, Suite #4, Bountiful, Utah 84010  
(801) 298-2236 Phone, (801) 298-5983 Fax  
PROJECT 14-379 02/03/15  
02/10/15

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY RECORDER ATTEST: \_\_\_\_\_  
MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**  
APPROVED BY THE BOUNTIFUL CITY ENGINEER ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BOUNTIFUL CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.  
CHAIRMAN \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**  
APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BOUNTIFUL CITY ATTORNEY \_\_\_\_\_

**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

Item #

**Subject:** Final Subdivision Approval for Deer Hollow at Stone Creek Subdivision  
**Address:** 1090 East 400 North  
**Author:** City Engineer  
**Department:** Engineering, Planning  
**Date:** March 24, 2015

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## Background

Ms. Joan Peterson was granted preliminary approval for a four lot subdivision of the property on the southeast corner of 400 North Street and Davis Blvd. She is now requesting final approval of the subdivision plat.

## Analysis

In review, the proposed subdivision is located in the R-3 zone and consists of four lots, two fronting onto Davis Blvd., one fronting onto 400 North St. and a corner lot fronting both streets. All of the lots contain more than the minimum required footage of 11,000 s.f., with the smallest being 11,023 sf. and the largest containing almost 30,200 s.f. The two lots fronting Davis Blvd. have just over 103 and 129 ft. of frontage, the corner lot has 110 ft. along Davis Blvd and 119 ft along 400 North, and the lot fronting 400 North has a frontage of almost 125 ft.

The property currently has a single family home built across the property line between the proposed Lot 1 and 2, with the barn/garage all on the proposed Lot 1. The existing house will need to be removed as a part of this subdivision process but the barn/garage could stay if wanted.

The final plat has now been prepared and checked in relation to the conditions placed with the preliminary approval, and is ready for final approval.

## Department Review

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

## Recommendation

The Planning Commission sends a positive recommendation for Final Approval of the Deer Hollow at Stone Creek Subdivision plat with the conditions listed below.

1. Payment of all required fees, including a fee to reoverlay Davis Blvd after the utility cuts are completed..

2. Provide a current Title Report.
3. No building will be allowed in the mapped Special Flood Hazard Area.
4. Lot 2, the corner lot, shall have its access from Davis Blvd.

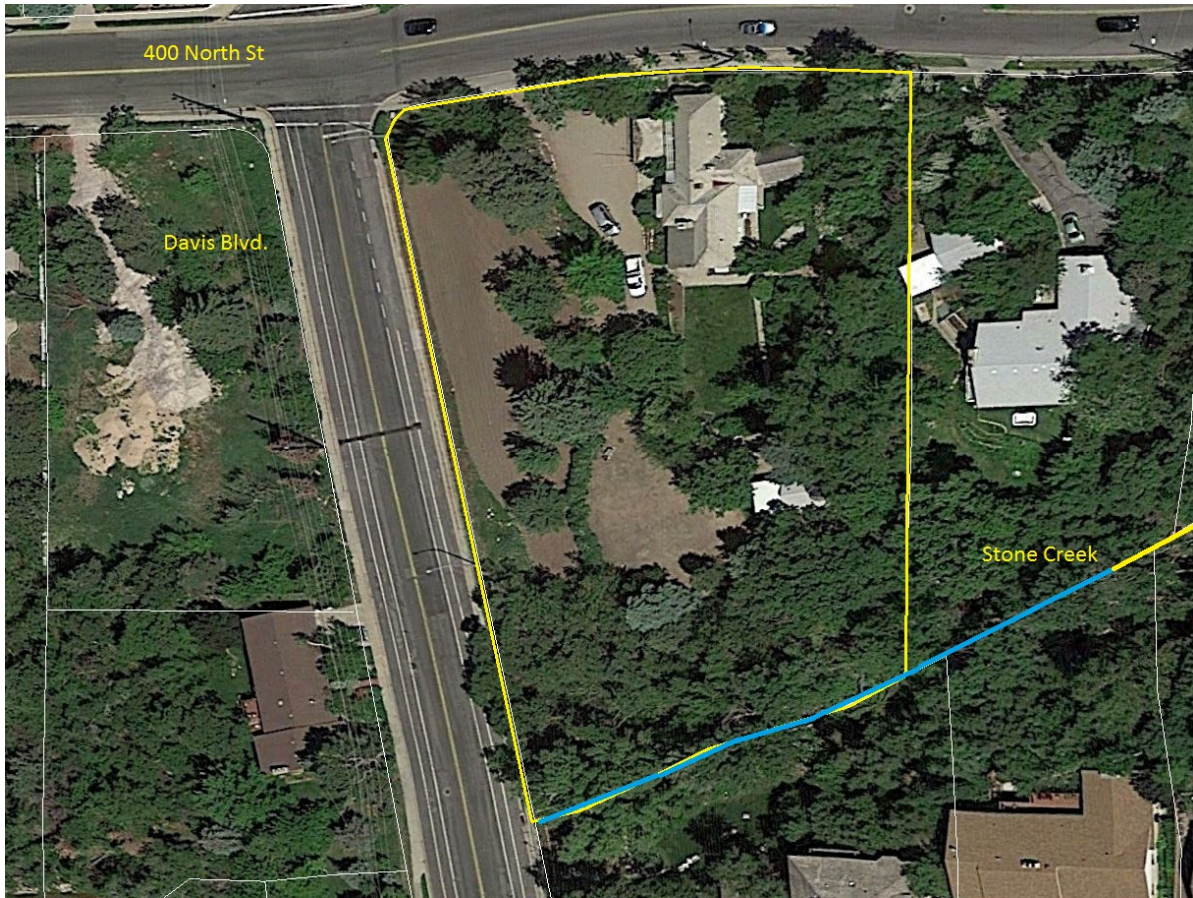
### **Significant Impacts**

This places four homes where there has historically only been one and places three new driveways on to Davis Blvd. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

### **Attachments**

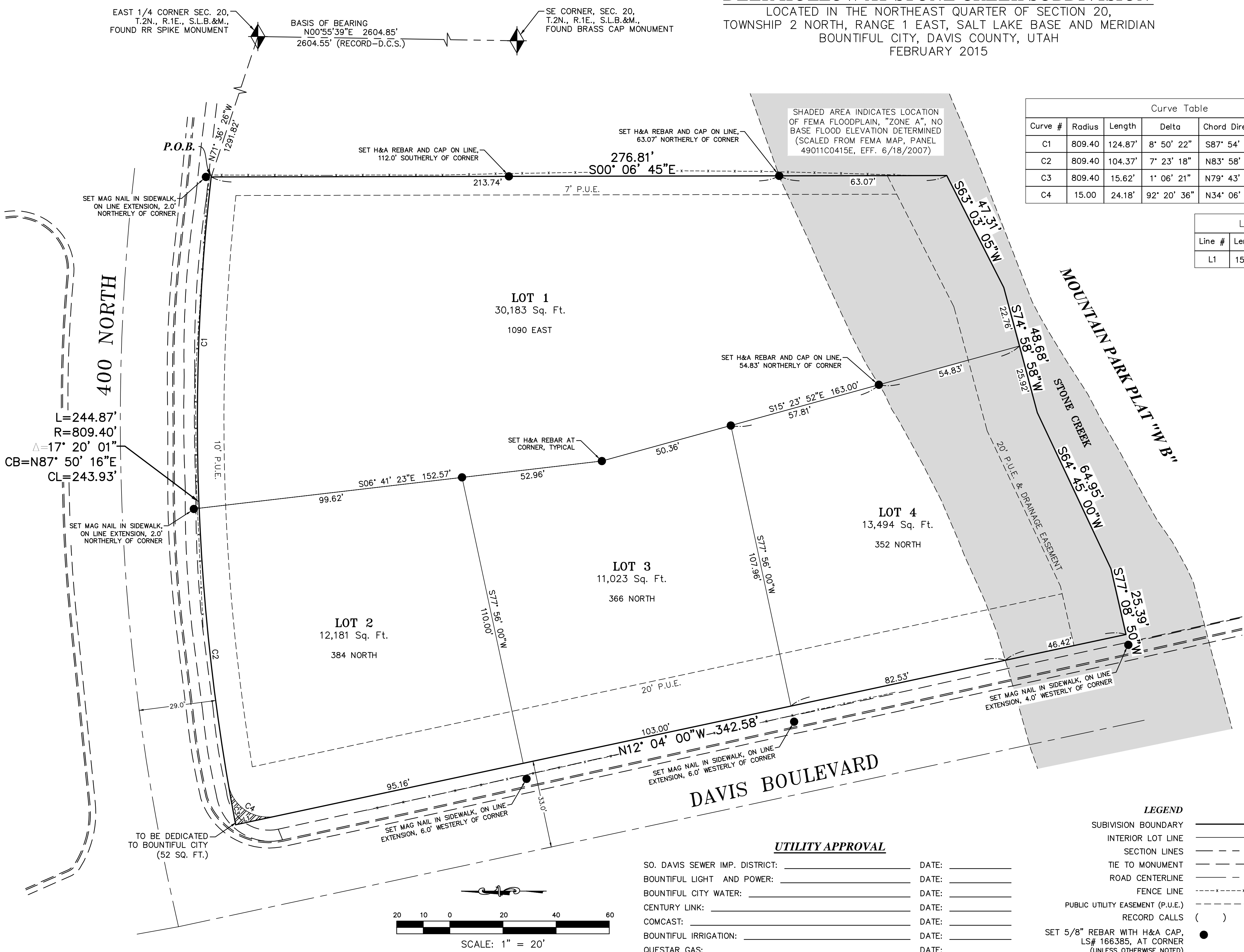
Aerial photo showing the area to be subdivided  
A copy of the Deer Hollow at Stone Creek Subdivision plat.

Aerial Photo of the proposed Deer Hollow at Stone Creek Subdivision



## DEER HOLLOW AT STONE CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
FEBRUARY 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 DEER HOLLOW AT STONE CREEK SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE \_\_\_\_\_ UTAH SURVEYOR NO. 166385

### BOUNDARY DESCRIPTION

BEGINNING ON THE SOUTH LINE OF 400 NORTH STREET, WHICH POINT IS NORTH 71°36'26" WEST 1291.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BASIS OF BEARING NORTH 0°55'39" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 20) AND RUNNING

THENCE SOUTH 00°06'45" EAST 276.81 FEET TO THE NORTH LINE OF THE MOUNTAIN PARK PLAT "WB" SUBDIVISION;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:

- (1) SOUTH 63°03'05" WEST 47.31 FEET,
- (2) SOUTH 74°58'58" WEST 48.68 FEET,
- (3) SOUTH 64°45'00" WEST 64.95 FEET,
- (4) SOUTH 77°08'50" WEST 25.39 FEET TO THE EAST LINE OF DAVIS BOULEVARD;

THENCE NORTH 12°04'00" WEST 342.58 FEET TO A POINT ON A NON-TANGENT, 809.40-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE SOUTH LINE OF 400 NORTH STREET;

THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE 244.87 FEET THROUGH A CENTRAL ANGLE OF 17°20'01" (CHORD BEARS NORTH 87°50'16" EAST 243.93 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1.54 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 DEER HOLLOW AT STONE CREEK 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 \_\_\_\_\_, 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: \_\_\_\_\_

**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 14-167 01/29/15  
 02/02/15  
 02/04/15

**CITY COUNCIL'S APPROVAL**

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE BOUNTIFUL CITY ENGINEER ON THIS DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.

\_\_\_\_\_  
 CHAIRMAN

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BOUNTIFUL CITY ATTORNEY

**DAVIS COUNTY RECORDER**

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



# Staff Report



**Subject:** Folder/Inserter Machine Bids  
**Author:** Galen D. Rasmussen, Assistant City Manager  
**Department:** Finance  
**Date:** March 24, 2015

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## **Background**

Staff utilizes a Pitney Bowes DI600 folder/inserter machine to fold, insert and prepare for mailing (1) employee correspondence, (2) accounts payable checks, (3) selected utilities statements and (4) business licensing statements. The existing machine was purchased over eight years ago in September 2006 but the machine is now in need of replacement due to the frequency of service calls and the higher cost of maintenance. The machine used prior to Pitney Bowes was a Neopost which lasted seven years before replacement.

## **Analysis**

A committee of machine users from the Finance, Treasury, Human Resources and Planning Departments provided machine specifications to three vendors to obtain quotes from them. All vendors offer State of Utah/Western States Contract Alliance (WSCA) pricing:

1. Bell & Howell, LLC
2. Neopost Northwest (formerly Mountainland Business Systems)
3. Pitney Bowes

The Bell & Howell representative replied to our request stating that they only offer higher volume machines outside of our specification range and suggested that we obtain quotes from Neopost and Pitney Bowes. Quotes were obtained from both Neopost and Pitney Bowes and demonstrations of machine capabilities were viewed by the committee members using City envelopes and various standard stock items for folding and inserting.

Quotes received from Neopost and Pitney Bowes were as follows:

### **Neopost**

Neopost Model DS85

\$18,879.00	purchase cost
\$2,895.00	annual maintenance contract
\$33,354.00	total cost of ownership over 5 years (purchase cost + five years maintenance)

### **Pitney Bowes**

Pitney Bowes Model DI500

\$20,228.28	purchase cost
\$1,970.00	annual maintenance contract
\$30,078.28	total cost of ownership over 5 years (purchase cost + five years maintenance)

Committee members and management recommend purchase of the Pitney Bowes DI500 machine based on the following reasons:

1. The range of available machine features.
2. Operator familiarity with Pitney Bowes equipment.
3. Higher user satisfaction with machine capabilities during demonstration.
4. Lower total cost of ownership.

### **Department Review**

This analysis and purchase request has been reviewed by the City Manager, Finance Director, HR Manager, Planning Director and City Treasurer in addition to a majority of the committee of machine users. The recommendation below comes with their concurrence.

### **Significant Impacts**

A folder/inserter machine is a necessary piece of office equipment which facilitates the timely preparation and delivery of mail pieces from four key departments in City Hall (Treasury, Finance, HR and Planning). When the machine is down for maintenance, mail preparation and delivery of checks and statements slows below standard and output can be delayed up to several days depending on how long the machine is out of operation.

The purchase of a folder/inserter was originally budgeted in Fiscal Year 2013-2014 in the Finance Department under account 454140-474500. Due to changes in staff and resulting extra workloads in the last two years, a request was made to the City Manager to move the purchase to the current Fiscal Year 2014-2015 budget. The request was approved by the City Manager subject to Council approval of the applicable amendment needed in the budget. If Council approves an amendment to authorize a purchase of the recommended folder/inserter, the Finance Department budget account 454140-474500 "Machinery & Equipment" would be increased by an even amount of \$20,300 to cover the purchase cost of \$20,228.28. The \$1,970.00 maintenance agreement would be covered within the existing budget for account number 104140-425000 "Equipment Supplies & Maintenance."

### **Recommendation**

Staff recommends Council approval of the following:

1. A Fiscal Year 2014-2015 budget amendment of \$20,300 to increase the budget authority for account 454140-474500 to allow for the purchase of a folder/inserter. This amendment will be summarized and presented again on June 9<sup>th</sup> for approval along with other City budget amendments needed.
2. Purchase authority for the specified Pitney Bowes DI500 folder/inserter on State Contract/WSCA pricing in the amount of \$20,228.28 in account 454140-474500 plus annual maintenance of \$1,970.00 in account 104140-425000.

## **Attachments**

Quote documentation from:

1. Bell & Howell
2. Neopost and
3. Pitney Bowes

## Galen Rasmussen

---

**From:** McDermott, Marjorie <Marjorie.McDermott@bhemail.com>  
**Sent:** Tuesday, March 3, 2015 4:55 PM  
**To:** Galen Rasmussen  
**Cc:** Ted Elder; Tyson Beck; Shannon Cottam  
**Subject:** RE: Bountiful City, UT Request for folder/inserter recommendation and quote

Dear Galen:

Bell and Howell appreciates the opportunity to quote an inserter to Bountiful City, unfortunately, we do not manufacturer a system that meets your needs. All of our inserters are high-volume.

I would respectfully suggest Neopost and Pitney Bowes as possible choices.

Best regards,

**Marjorie McDermott**  
National Executive Director,  
Government Solutions  
Bell and Howell, LLC  
Office: (801) 930-5402  
Mobile: (801)349-6191

CONFIDENTIALITY NOTICE: This e-mail communication and all attachments are confidential and legally privileged information of BELL and HOWELL. If you are not the intended recipient, any disclosure, copying, distribution or use of the information contained in or attached to this message is strictly prohibited. Please notify me of the delivery error at the telephone number shown above or by return e-mail, and please delete this communication and any copy thereof immediately. Thank you.

---

**From:** Galen Rasmussen [<mailto:galenr@bountifulutah.gov>]  
**Sent:** Tuesday, March 03, 2015 9:55 AM  
**To:** McDermott, Marjorie  
**Cc:** Ted Elder; Tyson Beck; Shannon Cottam  
**Subject:** Bountiful City, UT Request for folder/inserter recommendation and quote

Marjorie,

Bountiful City is interested in receiving a recommendation and quote on a folder/inserter machine to replace our existing Pitney Bowes DI600 machine (see attached picture). After visiting with our machine users, we feel that we may be able to downsize from the machine we use now since the volume of our folding/inserting jobs is decreasing. I have listed below the types of jobs and volumes we are now doing as well as issues we have experienced with our current Pitney Bowes folder/inserter. I hope this information will be helpful to you in providing a recommendation and pricing on a machine for our needs:

The types of folder/inserter jobs (e.g. check inserts, mailings, fold only, etc.):

1. Fold only
2. Fold and Insert
3. Fold, Insert and Seal

Frequency of use for the current machine:

1. Two batches of vendor (accounts payable) checks weekly
2. One batch of payroll checks weekly
3. One batch of utility billing related correspondence weekly
4. Two or three batches of business licensing correspondence yearly

Volume of batches:

1. Accounts Payable (30 to 50 checks/attachments weekly)
2. Accounts Payable (100 to 150 checks/attachments weekly)
3. Payroll (15 checks twice per month)
4. Payroll (10 checks twice per month)
5. Utility Billing (100 to 225 notices weekly)
6. Business Licensing (estimated 5,000 to 7,500 semi-annually)

Desired features in a new machine:

All features of current machine (bottom flap and top flap envelope capable; multiple job types; multiple inserts with return envelope insert)

Envelope seal only

Issues experienced with the current machine:

Jamming upon envelope insertion

Jamming at exit point

Noise level

We look forward to your reply with a recommendation and pricing under State Contract Number AR175.

Galen D. Rasmussen, CPA  
Assistant City Manager

Bountiful City  
790 S 100 E  
Bountiful, UT 84010

Telephone: 801-298-6117  
Fax: 801-298-3171  
Email: [GalenR@BountifulUtah.gov](mailto:GalenR@BountifulUtah.gov)



**NEOPOST USA**  
**Official Price Quotation**

**State Contract Number** WSCA # ADSP011-000004114-4  
**Date** 3/6/2015

QUOTE PREPARED FOR:	
Company	Bountiful City
Address	790 South 100 East
City, State, Zip	Bountiful, UT 84010
Contact Name	Galen Rasmussen
Contact Phone	801-298-6117
Contact Email	<a href="mailto:galenr@bountifulutah.gov">galenr@bountifulutah.gov</a>

Item #	Quantity	Commodity Code or Part Number	Description	Unit Price	Extended Price
1	1	DS85E5HCDF	DS-85 5st Expert: 4 Auto Fdrs + 1 HCDF	\$ 17,245.00	\$ 17,245.00
2	1	DS85MFFAC	MaxiFeeder (ProFeeder) Factory Installed	\$ 1,634.00	\$ 1,634.00
			<b>Equipment Total</b>		<b>\$ 18,879.00</b>
-	0				\$ -
-	0	MAINTENANCE	<b>Annual Maintenance Agreement - After 1st year</b> (Includes 12 month warranty)	\$ 2,895.00	\$ -
			<b>Grand Total</b>		<b>\$ 18,879.00</b>
			<b>Purchase Order to:</b>		
			Neopost USA Inc.		
			478 Wheelers Farm Road		
			Milford CT 06461		
			<b>Remit Address:</b>		
			Neopost USA Inc.		
			25881 Network Place		
			Chicago, IL 60673-1258		

**Machine configuration:** Neopost DS-85 Folder/Inserter with 5 Expert Stations, 4 Autofeeder + 1 High Capacity Feeder, High Capacity Vertical Stacker, Maxifeeder (Factory Installed), and Bottom Address Fold Plate





**CUSTOMER PROPOSAL**

**For:**

**BOUNTIFUL CITY**

**790 S 100 E**

**BOUNTIFUL, UT 84010-5005**

**February 27, 2015**

**PURCHASE QUOTATION**

<u>QTY</u>	<u>ITEM</u>	<u>PROGRAM I.D.</u>	<u>DESCRIPTION</u>	<u>RENTAL AMOUNT***</u>	<u>UNIT PRICE</u>	<u>DISCOUNT/ TRADE IN ALLOWANCE</u>	<u>NET PRICE*</u>	<u>EMA/SMA TOTAL ANNUAL* RATE</u>
1	DI5E	G/WSCA12+	DI500 6 Station		\$18,580	\$0.00	\$18,579.96	\$1,865.00
1	DIPS	G/WSCA12+	OptiFlow Power Stacker		\$1,208	\$0.00	\$1,207.96	\$105.00
1	DITA	G/WSCA12+	Install & Training for Power Stackers			\$0.00	\$0.00	\$0.00
1	DITB	G/WSCA12+	Operator Training for DI500/DI600		\$440	\$0.00	\$440.36	\$0.00
<b>TOTALS</b>					<b>\$0.00</b>		<b>\$20,228.28</b>	<b>\$1,970.00</b>

\*\*\* Billed quarterly for rented items.

\* Applicable taxes will be added.





# City Council Staff Report



**Subject: Sidewalk Café Ordinance**  
**Author: City Attorney Russell Mahan**  
**Date: 24 March 2015**

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## **Background**

In July 2014 and February 2015 the City Council considered the subject of adopting an ordinance to allow and govern the use of the public sidewalks for restaurant seating. An ordinance was thereafter drafted, which was submitted to the downtown merchants. They had no comments or suggestions. The ordinance has been revised to incorporate Council suggestions.

## **Analysis**

Subject to the proposed regulations of the ordinance, sidewalk cafes would be permitted in the downtown area. The main points of the ordinance are these:

- Sidewalk cafes can operate at any time.
- The café can operate only in the frontage of the business, unless written permission is given by an adjacent owner. The site and plan must be approved by the Planning Director.
- Owners are responsible for keeping the area clean.
- There can be no alcohol, busing stations, or food preparation stations.
- At least six feet of unimpeded sidewalk must be reserved for pedestrians.
- There is a \$50 annual license fee for a Sidewalk Café License
- The licensee must have liability insurance of at least \$1,000,000.

## **Department Review**

This staff report was prepared by the City Attorney and reviewed by the City Manager.

## **Significant Impacts**

This is not a budget item but would have a significant impact on the downtown area.

**Recommendation**

It is recommended that the City Council approve the Sidewalk Café Ordinance.

**Attachments**

Sidewalk café ordinance, No. 2015-09.



# 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. 2015-09

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### AN ORDINANCE ALLOWING SIDEWALK CAFES IN THE DOWNTOWN AREA AND PROVIDING FOR LICENSING AND REGULATING SUCH BUSINESSES.

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#### IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The City Council is empowered by Section 10-8-1 of the Utah Code to control its own properties, including the public rights of way in Downtown Bountiful: and
2. Section 10-8-84 of the Utah Code empowers the Bountiful City Council to pass all ordinances as are necessary and proper to provide for the safety and preserve the health, promote the prosperity, improve the morals, peace and good order, comfort, and convenience of the city and its inhabitants.

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

**SECTION 1.** The Bountiful City Code is hereby amended to add the following provisions:

#### **Title 5 Business Regulations Chapter 17 Sidewalk Cafes**

##### **5-17-101. Sidewalk Café.**

Subject to the regulations stated herein, outdoor dining on a public sidewalk or land as part of a restaurant business (a "Sidewalk Café") is allowed only by permit and only in the Downtown Zone on Main Street between 400 North and 500 South. It is unlawful to have outdoor dining on public property without a Sidewalk Café License.

##### **5-17-102. Licensing.**

A Sidewalk Café License may be issued by the Bountiful City Planning & Economic Development Director if all conditions are met and continuously maintained:

- (a) A signed and completed Sidewalk Café License application must be submitted with an application fee of \$50, which shall be applied to the calendar year license fee of \$50. The applicant must be a fully lawful and licensed restaurant. An annual Sidewalk Café License must be obtained, and an annual license fee of \$50 must be paid, in addition to the other required licensing of the restaurant.

(b) The application must include a scaled drawing of the proposed sidewalk café use, including dimensions, seating, capacity, etc. The plan must comply with the requirements of this ordinance and must demonstrate that the Sidewalk Café will not interfere with adequate pedestrian flow, access to building entrances, pedestrian and traffic safety, and the aesthetic quality of the surrounding area, and that the proposal meets the Sidewalk Café regulations contained herein. The Planning Director may require modifications to the plan prior to approval. The operation of the Sidewalk Café must be in compliance with the approved plan.

(c) The applicant must sign and comply with the terms of a Sidewalk Café License Agreement. The Licensee must agree to indemnify and defend the City in all respects relating to the use of public property for the Licensee's business.

(d) A Sidewalk Café License is non-transferrable.

(e) Any license issued hereunder vests no right, title or interest whatsoever by the Licensee in, or in the use of, the public right of way or public property. The Sidewalk Café program and any license issued under it is revocable at will by the City.

(f) The City reserves the right to deny a license if in the City Planning Director's opinion the proposed location is not suitable for a sidewalk café, such as a narrow sidewalk, a busy traffic street, a narrow business frontage, etc. Such a denial may be appealed to the Bountiful City Administrative Law Judge.

(g) The City reserves the right and power to terminate the license agreement for any reason, including, but not limited to, a violation of any provision of this ordinance and/or the terms of the license agreement. This termination may be appealed within fifteen days to the Bountiful City Administrative Law Judge. The licensing program can be discontinued by the City at any time, and the prorated balance of the annual licensing fee refunded.

(h) The License may be summarily suspended for up to five days by the Planning Director for violation of the License Agreement. This suspension may be appealed to the Bountiful City Manager.

(i) The License may be permanently revoked by the Planning Director for violation of the License Agreement. This revocation may be appealed within fifteen days to the Bountiful City Administrative Law Judge.

### **5-17-103. Insurance Requirements.**

The Sidewalk Cafe licensee must have and continuously maintain in effect, and provide proof to the City, liability insurance in the amount of \$1,000,000 per occurrence and \$1,000,000 aggregate combined single limit, and must name the City as an additional insured in that policy.

#### **5-17-104. Sidewalk Café Regulations.**

All Sidewalk Cafes must continuously comply with the following requirements:

- (a) The conducting of a sidewalk cafe business is at the sole risk of the licensee. The City assumes no liability with respect to any such business.
- (b) Outdoor dining may be conducted at any time of the year. If it snows during that time, outdoor dining must be suspended and outdoor furnishings removed immediately by the licensee for snow removal.
- (c) The City reserves the right and power to temporarily order the discontinuation of the operation of public outdoor dining at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. These situations include, but are not limited to, festivals, parades, marches, road races, repairs to the street or sidewalk, or any emergencies occurring in the area. To the extent possible, the Licensee shall be given prior written notice of the time period during which the operation of outdoor dining will not be permitted by the City, but failure to give notice shall not affect the right and power of the City to prohibit outdoor dining operation at any particular time.
- (d) Outdoor dining may be located only on public sidewalks adjacent to or abutting the indoor restaurant which operates the outdoor dining. Outdoor dining shall extend no further than the actual street frontage of the operating restaurant, unless approved in writing by the adjacent property owner (which approval may be revoked by the adjacent owner at any time).
- (e) The outdoor dining operation shall provide not less than six contiguous feet of sidewalk clear of obstructions to allow unimpeded pedestrian traffic next to the front of the building. The term “obstructions” includes, but is not be limited to, railings, tables, chairs, planters, umbrellas, and signs.
- (f) The location of outdoor dining cannot obstruct the clear sight distance for vehicles or access or crossings for the disabled. The Bountiful City Engineer has the authority to determine whether the outdoor dining constitutes an obstruction. Any obstruction may be summarily moved or removed by the City.
- (g) Outdoor dining operation shall meet all Building Code requirements and Zoning Code Regulations.
- (h) No modifications shall be made to City property without written approval of the City

Planning Director.

(i) Furnishings for outdoor dining shall consist solely of movable tables, chairs and decorative accessories. Furnishings must be suitable for the purpose, kept in a state of good repair and in a clean and safe condition at all times.

(j) Awnings shall be adequately secured and retractable. Umbrellas over tables must be adequately weighted and safe.

(k) Tables, chairs, and all other furnishings or accessories may, at the risk of the licensee, be left in place overnight during seasonal operation but shall be removed from the sidewalk and stored indoors whenever outdoor dining is not in seasonal operation. It shall be the responsibility of the licensee to secure furnishings and accessories that are left in place overnight.

(l) Outdoor heaters with power cords, bus stop stations, and food preparation are not permitted in the outdoor dining facility.

(m) Outdoor dining shall be at the same elevation as the public sidewalk. Paint, carpeting, artificial turf, platforms or other surfaces of any kind are not permitted at any time in the outdoor dining facility.

(n) No sign shall be allowed at any outdoor dining facility except for the name of the establishment on an awning or umbrella fringe. One menu board sign may be displayed within the area of the outdoor dining, mounted on an easel or other easily removable fixture. The sign shall not exceed six square feet.

(o) Alcohol, beer and wine may not be served on a public sidewalk.

(p) Outdoor dining may operate during regular business hours of the restaurant operating the outdoor dining but no later than 11:00 p.m.

(q) The licensee of outdoor dining is responsible for keeping the premises clean and clear of trash at all times, including the public sidewalk and other furnishings of the outdoor dining. At no time should trash or debris of any kind be blown, swept or otherwise deposited into the street. The presetting of tables with utensils, glasses, napkins, condiments and the like is prohibited.

(r) The premises must be maintained in an orderly manner. The Licensee is responsible for the good conduct of its customers in the public right of way or property.

(s) No food preparation shall be done by the Licensee in the public right of way or land.

(t) There shall be public address system broadcast within or to the outdoor dining area. A

restaurant owner wishing to have music must apply to the City for a sound amplifier license under Section 5-6-102 of the Bountiful City Code.

(u) If the restaurant owner desires to have a sidewalk café area that includes grass, such as in a parkstrip, the owner must either undertake all maintenance, mowing, etc, or remove all furniture every night to allow City maintenance. The City reserves the right to monitor such a situation and to make further requirements concerning lawn maintenance.

(v) Such other rules or restrictions as are deemed necessary by the City Planning Director under the circumstances of the location and business may be required.

(w) Regulations applicable to a sidewalk café business may be added, modified or repealed by the City at any time without notice.

**SECTION 2. SEVERABILITY.** If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**SECTION 5. EFFECTIVE DATE.** This ordinance shall take effect immediately upon first publication.

**ADOPTED THIS 24TH DAY OF MARCH, 2015.**

**BOUNTIFUL CITY:**

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**RANDY C. LEWIS, MAYOR**

**ATTEST:**

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**SHAWNA ANDRUS, CITY RECORDER**