

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, April 11, 2017

Work Session – 6:30 p.m.

Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the 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 6:30 p.m.

1. Discussion of Downtown Plaza Design process – Mr. Gary Hill p. 3

Regular Session 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meeting –February 28 & March 28, 2017 p. 5
3. Council Reports
4. BCYC Report
5. Consider approval of:
 - a. Weekly expenditures > \$1,000 paid March 20 & 27, 2017 p. 19
 - b. February 2017 Financial Report p. 23
6. Consider approval of the purchase of four dispatch consoles in the amount of \$57,437 – Chief Tom Ross p. 37
7. Consider approval of the proposal from ECI to provide engineering services for the Phase 7 Transmission Line Rebuild in the amount of \$74,300 – Mr. Allen Johnson p. 41
8. Consider approval of a Local Single Event Alcohol Permit for St. Olaf's on Saturday, May 13, 2017 – Mr. Chad Wilkinson p. 43
9. Consider preliminary and final approval of an amendment to the site plan for Renaissance Town Center located at 1501 South Renaissance Town Center – Mr. Chad Wilkinson p. 45
10. Consider affirming the Planning Commission recommendation of denial or scheduling a public hearing to consider a zoning text amendment to Section 14-16-107 (c) to allow concrete in park strips along certain state maintained roads in Bountiful, Michael Willey, Nathan Plummer et al., applicants – Mr. Chad Wilkinson p. 61
11. Consider preliminary and final approval of Moncur Subdivision located at 1184 North 400 East – Mr. Paul Rowland p. 99
12. Consider approval of an easement release at 1060 South 1650 East and authorizing the Mayor to sign the release documents – Mr. Paul Rowland p. 103
13. Adjourn


City Recorder

City Council Staff Report



Subject: Downtown Plaza Process
Author: Gary Hill
Department: Administration
Date: April 11, 2017

Background

Earlier this year the City Council decided to cancel the city hall construction project and instead just develop the adjacent downtown plaza. The City had contracted with VCBO architects for the city hall project, who had in turn partnered with EPG Landscape Architects to design the plaza. The contract with VCBO (and EPG) was cancelled, but only after EPG and VCBO had come up with two concepts for the plaza. These concepts were the result of several meetings with the public, staff, and the city council.

Staff would like direction from the City Council on how to proceed with the plaza now that it has been determined to move forward with the plaza.

Analysis

There are two basic issues that the City Council needs to address in order to move forward with the plaza. (1) How far back in the design process to go, and (2) what to do with the soccer field where the city hall was to be constructed. (3) Staff would also like direction on when to proceed with demolition of the Stoker School building.

Design Process - As previously mentioned, there currently exist two draft plaza concepts. They are the result of input received from two general open houses, three stakeholder meetings with the downtown merchants, local service groups, and Plat A neighbors, and several meetings with the city staff. There are some very good ideas built into these concepts, and could be further improved with additional input.

One approach to move forward (and Staff's recommendation) would be to use these two concepts as the starting point for the upcoming design process. Rather than start a design process from scratch, the concepts would provide the jumping-off point for a new process.

An alternative approach could be to simply start over from the beginning. This would of course take longer and be more expensive, but would provide for fresh ideas. In either case, the city would take advantage of Qualtrics to solicit public ideas and hold multiple public meetings to work on the design. A contract for design services would also need to be solicited.

Soccer Field – A related decision needs to be made regarding the soccer field on 200 South. The field could be incorporated into the plaza and included in the design process. Alternatively, it could be left for the time being as a soccer field. This would provide maximum flexibility for some future use, including being left as a soccer field permanently. This is Staff's recommendation.

Stoker School – Stoker School will be vacated by the University of Utah near the first week of June. The City and the Historical Society are planning a commemoration party to be held at the building on Friday, May 5th. Following vacation of the building, the City and Historical Society will look through the building for items that can be salvaged and used either by the City, in the new museum, or provided for the public through the Historical Society.

Staff recommends that the building be razed as soon as possible after vacation to mitigate any of the myriad concerns that attend vacant buildings. Staff would like Council's direction on soliciting bids for mitigation and demolition of the building.

Department Review

This report was prepared by the City Manager

Significant Impacts

None

Recommendation

Staff requests that the City Council give direction on how to proceed with the development of the downtown plaza. Staff recommends that the two current concepts be used as the starting point of the new process and the soccer field be left as it is for the foreseeable future. Staff also recommends razing the Stoker building shortly after it is vacated.

Attachments

None

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Minutes of the BOUNTIFUL CITY COUNCIL

February 28, 2017 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Clinton Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson
Department Directors/Staff:		
	Police	Chief Tom Ross
	Parks Director	Brock Hill
	Power Superintendent	Alan Farnes
	Water Supervisor	Brett Eggett
	Recording Secretary	Nikki Dandurand

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

Work Session – 6:00 p.m. **Planning Conference Room**

Mayor Lewis welcomed those in attendance and called the session to order at 6:00 p.m. Mr. Paul Rowland stated that in past meetings and at the Council Retreat on February 9, the City Council discussed ways to maximize the life of the Cemetery for the residents of Bountiful. Late last year the City Council purchased approximately eight acres to the east of the City Cemetery for future expansion. The purchase of the new Cemetery property has significantly extended the life of the Cemetery and also provides means and time to build the Perpetual Care Fund to a sufficient balance. Mr. Rowland presented four options for the east property. The Council and staff discussed the best options and generally decided that option one is the best outcome for the land purchase and perpetual fund use. Mr. Gary Hill also stated the staff has asked to change the name of the Cemetery to Bountiful City Cemetery. Council agreed. Mr. Gary Hill concluded that staff will come back to the Council with an adjusted fee schedule and policy to move forward.

Mr. Gary Hill recapped the four areas in Tier One of the Council’s Policy and Priorities chart. The overall goal is to add more two-way communication with the residents and to have an open and responsive government. Mr. Hill showed the Council a new link on the City’s website for residents to submit questions to staff/city management. Councilwoman Harris also asked about adding a “volunteer spot” so the departments could post volunteer opportunities. Mr. Hill asked the Council about adding a community compatible item to the tier chart, to include how to maximize and clarify use of RDA funds. Mayor Lewis asked if there was a report showing how many new businesses have

1 moved into the City. Mr. Chad Wilkinson said he would be glad to provide that information to the
2 Mayor and the Council.

3
4 **Regular Meeting – 7:00 p.m.**
5 **City Council Chambers**
6

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8 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance.
9 Micah Pettit, Troop 581, led the Pledge of Allegiance; Brother Steve Cottle, Bountiful Stake, gave a
10 prayer.

11
12 **APPROVE MINUTES OF PREVIOUS MEETING ON JANUARY 24, 2017**

13 Mayor Lewis presented the minutes as printed. Councilman Higginson moved to approve
14 them as presented and Councilwoman Harris seconded the motion. Voting was unanimous with
15 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16
17 **CONSIDER APPROVAL OF THE TERMINATION OF AGREEMENTS WITH VCBO**
18 **ARCHITECTURE TEAMED WITH EPG LANDSCAPE ARCHITECTS FOR DESIGN AND**
19 **ARCHITECTURAL SERVICES AND HOGAN CONSTRUCTION FOR CONSTRUCTION**
20 **MANAGER/GENERAL CONTRACTOR SERVICES FOR THE CONSTRUCTION OF THE**
21 **BOUNTIFUL CITY CENTER PLAZA AND CITY HALL – MR. GARY HILL**

22 Mr. Hill reviewed the process of the project starting in July 2016 when the contract was
23 approved to build. In October 2016, Bountiful City entered a contract with the construction company
24 and general manager. Mr. Hill then read part of the City’s February 28 press release. Mayor Lewis
25 stated he appreciates the work that has already been done on this project. He then asked the Council
26 if there were any additional comments. Councilwoman Harris stated that all of us have been through
27 a lot during this process and I hope we have learned something from going through it. I know I have
28 learned a lot. If we are willing to really listen to each other in an open, non-defensive way, then we
29 can learn from each other’s questions. We are all on the same team. I’ve been called naive but not
30 only do I believe we need to listen to each other, we will have better outcomes when we do.
31 Councilman Pitt stated that the people elected six people, who love the city, want to promote
32 economic development and have the responsibility to do what is best for Bountiful. This decision is
33 good for Bountiful and encouraged us to work together. Councilwoman Holbrook stated that to
34 invest in our infrastructure is crucial. The decision to build was something that looked towards the
35 future. The City did many studies, tried to create a positive environment and continue the dialogue
36 with citizens. She continued that change is scary, but we all want the same thing at the end of the
37 day. Councilman Knight expressed his thanks to the staff and their professional manners. His
38 deepest desire is to rebuild the communication and trust with residents and to promote harmony to
39 provide economic development with good intentions.

40 Councilman Higginson moved to approve the termination of agreements, Councilman Pitt
41 would like to add an addendum to engage with the public more, and Councilwoman Harris seconded
42 the motion. A roll call vote was asked for with the following replies:

- 43 Councilman Higginson – aye
44 Councilman Knight – aye
45 Councilwoman Holbrook – aye
46 Councilman Pitt – aye

1 Councilwoman Harris – aye
2

3 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
4 voting “aye”. Mayor Lewis made a few additional comments that he loved and supported this project
5 100%, but the people of Bountiful are more important than a building.
6

7 **COUNCIL REPORTS**

8 Councilman Pitt asked everyone to support the Bountiful Davis Art Center. Councilwoman
9 Holbrook announced that the Community Service Council is always looking for volunteers. They
10 hold a meeting every month on the first Saturday. The summer concert schedule is prepared and will
11 be announced soon as well. No other council reports were made.
12

13 **BCYC REPORT**

14 Olivia Harrison, BCYC Treasurer, report that the Youth Council attended a day at the
15 Legislature last week, will be attending the Leadership Conference at Utah State University in March.
16 The Youth Council is also planning the annual Easter egg hunt in April.
17

18 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JANUARY 16, 23,**
19 **30 & FEBRUARY 6 & 13, 2017 AND THE DECEMBER 2016 FINANCIAL REPORT**

20 Mayor Lewis presented all the expenditures and the December financial report and asked for a
21 motion to approve. Councilwoman Harris inquired about the status of salt for the streets. Mr.
22 Rowland replied that there is the possibility of one more load being delivered and the budget is pretty
23 even. Councilman Higginson moved to approve the weekly expenditures and financial report and
24 Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris,
25 Higginson, Holbrook, Knight and Pitt voting “aye”.
26

27 **CONSIDER PRELIMINARY AND FINAL PLAT APPROVAL FOR THE LAKEWOODS**
28 **CONDOMINIUMS PLAT AMENDED UNITS 101-106 AT 70 N MAIN #106, BRIAN**
29 **KNOWLTON, APPLICANT – MR. PAUL ROWLAND**

30 Mr. Rowland stated that Mr. Knowlton is stating the common area on the very east side of the
31 property is not readily accessible by the residents and has never been used as open space or recreation
32 ground, so Mr. Knowlton is desirous of building an accessory structure. Since such structures can't
33 be built on a common area, Mr. Knowlton is requesting to change a portion of the common area to
34 limited common. The Planning Commission recommends preliminary and final plat approval for the
35 Lakewoods Condominium Amended Units 101-106, with the following conditions:

- 36 1. Submit the signed, final mylar ready for signatures.
- 37 2. Submit a current title report.
- 38 3. Payment of fees
- 39 4. Make all Red Line corrections.
40

41 Councilwoman Harris asked if Councilman Higginson had any more insight to this approval.
42 Councilman Higginson stated it's strictly an administrative move. Councilman Higginson moved to
43 approve the preliminary and final site plan and Councilman Knight seconded the motion. Voting was
44 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
45

46 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR AN ADDITION**

1 **TO NAPA AUTO PARTS LOCATED AT 1415 SOUTH 500 WEST, JACK YOHO,**
2 **APPLICANT – MR. CHAD WILKINSON**

3 Mr. Wilkinson stated that the applicant is requesting a proposed addition to be constructed on
4 the east side of the existing NAPA building which is located on the south side of a larger commercial
5 development parcel. The landscaping will be replaced by a new landscape area on the northwest
6 portion of the site. Councilman Pitt agreed that the landscaping plan is a good idea. An existing trash
7 enclosure will also be moved to accommodate the addition. Councilwoman Harris moved to approve
8 the preliminary and final site plans and Councilman Higginson seconded the motion. Voting was
9 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

10
11 **CONSIDER APPROVAL OF RESOLUTION 2017-02 AUTHORIZING A CONTRACT**
12 **WITH DAVIS COUNTY TO ADMINISTER THE 2017 BOUNTIFUL CITY MUNICIPAL**
13 **ELECTION – MR. GARY HILL**

14 Mr. Gary Hill stated the County no longer offers services for a “traditional” election.
15 Bountiful City has not run its own election since 2007. The cost for a “by-mail” election (per
16 election) is approximately \$36,000 (\$72,000 if there is a primary). Please note that there will be
17 other election expenses the City will incur that will not be covered by the contract with the
18 County (some printing services, newspaper notices, and a few supplies) likely totaling around
19 \$3,000. This will be included in our annual budget for elections, but not in the contract approval.
20 Councilman Higginson made a motion to approve Resolution 2017-02 and Councilwoman Holbrook
21 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
22 Knight and Pitt voting “aye”.

23
24 **CONSIDER APPROVAL OF THE PURCHASE OF 71 TRANSFORMERS FROM ANIXTER**
25 **POWER SOLUTIONS IN THE AMOUNT OF \$136,084.90 – MR. ALAN FARNES**

26 Mr. Farnes stated that the Power Department’s inventory of overhead and underground
27 transformers is running low, and some need to be purchased to replenish it. The transformers will be
28 used to replace damaged or leaking transformers and for future construction projects throughout the
29 City. Councilman Higginson asked about another comparison that included the transformer
30 efficiency. Mr. Farnes replied it is already included in the bid process. Councilwoman Holbrook
31 made a motion approve the purchase and Councilwoman Harris seconded the motion. Voting was
32 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

33
34 **CONSIDER THE APPROVAL OF THE PURCHASE OF TWO SERVICE BODIES FROM**
35 **MOUNTAIN STATES INDUSTRIAL SUPPLY IN THE AMOUNT OF \$64,819 – MR. ALAN**
36 **FARNES**

37 Mr. Farnes stated the two new trucks were purchased previously and ordered and now the
38 service bodies need to be purchased to put on them. Although Semi Service has the state bid for
39 service bodies, they were not the low bidder, and the beds from Mountain States Industrial Supply
40 meet the Department’s needs. Councilwoman Holbrook made a motion approve the purchase and
41 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
42 Higginson, Holbrook, Knight and Pitt voting “aye”.

43
44 **CONSIDER APPROVAL OF VOLUNTARILY REDUCING OUR POWER PLANT**
45 **POTENTIAL TO EMIT NO_x FROM 100 TONS PER YEAR TO 69 TONS PER YEAR – MR.**
46 **ALAN FARNES**

1 Mr. Farnes informed the Council of a letter received from the Division of Air Quality (DAQ)
2 informing us that the DAQ has begun work on a serious area attainment control plan. The first option
3 is to voluntarily reduce our potential to emit from 100 tons per year to 69 tons per year. The second
4 option is to identify and evaluate all applicable emission control measures and techniques available
5 for all three generation units. With the removal of our internal combustion generation units the
6 option to voluntarily reduce our power plant potential to emit NOx from 100 tons per year to 69 tons
7 per year has become a reasonable choice. The new natural gas turbines have much lower emission
8 levels and would still be available for operation most of the year. Option one will not require any
9 investment at this time. The Council asked questions regarding peak loads and if we reduce our load
10 will another city pick up the remainder. Mr. Farnes replied that under peak load, we only emit about
11 5 tons total and the DAQ needs to identify who can use/pick up additional usage. The Council agreed
12 that putting in the gas turbines was a wise choice and we are the most efficient city-run power
13 department in the state. Councilman Higginson made a motion to approve the voluntary reduction
14 and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons
15 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16
17 **CONSIDER APPROVAL OF THE BID FROM E.T. TECHNOLOGIES TO CLOSE THE**
18 **PLANT FUEL TANK IN THE AMOUNT OF \$38,082 – MR. ALAN FARNES**

19 Mr. Farnes stated that all of the internal combustion generation units have been taken out of
20 service and all but one has been removed from the site. Due to the existing equipment, a retaining
21 wall, and underground gas and power lines in close proximity to the underground storage tanks, the
22 Department has decided to close the tanks in place rather than removing them. This is a process that
23 is monitored and certified by the State of Utah. There is money budgeted this year to take care of the
24 closure of these tanks and the closure should be taken care of this spring. Councilwoman Holbrook
25 made a motion to approve the bid and Councilman Higginson seconded the motion. Voting was
26 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

27
28 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR PUMPS AND FOUR MOTORS**
29 **FROM NICKERSON COMPANY IN THE AMOUNT OF \$67,191, AND THREE CONTROL**
30 **PANELS FROM ELECTRO POWER UTAH AND INSTALLATION FROM ID ELECTRIC**
31 **IN THE AMOUNT OF \$37,192 – MR. BRETT EGGETT**

32 Mr. Eggett stated that included in the 2016-17 budget, funds were available to replace a
33 pump, motor and control panel at the Barton Creek pump station, and to replace two pumps, two
34 motors and two control panels at our Stoneridge pump station. We also have the need to replace a
35 pump and motor at our 3100 South pump station. The Barton Creek and Stoneridge projects are
36 scheduled replacements reflected in our 10 year capital plan. The 3100 South project is an unforeseen
37 failure and will be paid for out of the budgeted contingency fund. Councilman Pitt made a motion to
38 approve the purchases and Councilwoman Harris seconded the motion. Voting was unanimous with
39 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

40
41 **CONSIDER APPROVAL OF AWARDING HOGAN CONSTRUCTION THE CONTRACT**
42 **FOR CM/GC SERVICES FOR THE MUELLER PARK WATER TREATMENT PLANT**
43 **UPGRADE PROJECT – MR. PAUL ROWLAND**

44 In late December, the Engineering Department, along with JUB Engineers, consultant, issued
45 a formal RFP which invited local contractors to submit proposals for the Mueller Park Water
46 Treatment Plant upgrade project. Of the fifteen companies that attended the mandatory pre-submittal

1 meeting, 9 delivered proposals. On Tuesday, February 21, two groups presented to the selection
2 committee and after deliberation following the two very professional presentations, the selection
3 committee is now making a recommendation to award the contract for the update and modification of
4 the Mueller Park Water Treatment Plant to Hogan Construction. Councilwoman Harris asked what
5 the life expectancy of the plant is. Mr. Rowland replied about 30 years, which is now past.
6 Councilwoman Harris made a motion to approve the contract and Councilman Higginson seconded
7 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and
8 Pitt voting “aye”.

9
10 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 325 MAXINE CIRCLE AND**
11 **AUTHORIZING THE MAYOR TO SIGN THE RELEASE DOCUMENT – MR. PAUL**
12 **ROWLAND**

13 The Council will recall that several weeks ago, approval was given for the sale of the
14 undeveloped/unused portion of the Lewis Park property just south of the upper soccer field and
15 adjacent to the lot at 325 Maxine Circle to Perry Homes. The same thing happened when a similar
16 parcel was sold to the neighbor to the east. This easement needs to be released, just as the one
17 next door was. Councilman Higginson made a motion to approve the contract and Councilwoman
18 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
19 Holbrook, Knight and Pitt voting “aye”.

20
21 **CONSIDER APPROVAL OF AMENDMENT NO. 1 TO THE INTERLOCAL**
22 **COOPERATION AGREEMENT FOR ANIMAL CONTROL SERVICES FROM DAVIS**
23 **COUNTY – CHIEF TOM ROSS**

24 Chief Ross stated that in 2016, Bountiful City and Davis County entered into an Interlocal
25 Cooperation Agreement for Animal Services. The County and each city will each fund the capital
26 reserve in a 50/50 cost sharing plan in annual assessments of 20% of the amount needed to complete
27 funding of the \$562,000 fund balance within the five year period. This Amendment No. 1 to the
28 Interlocal Agreement is in line with the agreement reached in 2016. Councilman Knight made a
29 motion to approve the amendment and Councilman Higginson seconded the motion. Voting was
30 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

31
32 **CONSIDER APPROVAL OF RESOLUTION 2017-03 AUTHORIZING A FRANCHISE**
33 **AGREEMENT WITH FIRST DIGITAL TELECOM – MR. CLINT DRAKE**

34 Mr. Drake informed the Council that First Digital Telecom LLC provides telecommunication
35 transmission services and wishes to provide these services to commercial customers in Bountiful
36 City. First Digital intends to provide these services through a telecom fiber network that will utilize
37 UDOT conduit already located in the ground. First Digital desires to provide services in the areas of
38 the Performance Ford and Honda dealerships just off 1875 South and the Deseret First Credit Union
39 on Main Street. Councilman Higginson asked why the names of the customers where specified and
40 are the lines only available to those customers. Mr. Drake replied that the agreement allows First
41 Digital to expand, but just to serve these specific clients, possibly a few residential customers in the
42 future. Councilman Higginson made a motion to approve Resolution 2017-03 and Councilman
43 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
44 Holbrook, Knight and Pitt voting “aye”.

1 Councilman Higginson made a motion to adjourn the regular session of City Council and
2 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,
3 Higginson, Holbrook, Knight and Pitt voting “aye”. The regular session of City Council was
4 adjourned at 8:00 p.m.

Mayor Randy Lewis

City Recorder

PENDING

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**Minutes of the
BOUNTIFUL CITY COUNCIL**

March 28, 2017– 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Pitt
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson
Department Directors/Staff:		
	Finance Director	Tyson Beck
	Water Director	Mark Slagowski
	Power Director	Allen Johnson
	Recording Secretary	Nikki Dandurand
Excused:	Councilmember	John Marc Knight

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

Work Session – 6:10 p.m.
Planning Conference Room

COUNCIL MEETING RULES OF ORDER REGARDING PUBLIC COMMENT – MR. GARY HILL

Mayor Lewis welcomed those in attendance and called the session to order at 6:10 p.m. Mr. Gary Hill stated he reached out to other cities and inquired of their policies and rules for holding public comment sessions in City Council meetings and that this is only a discussion and no action will be taken tonight. Mr. Hill presented their statements and suggestions and asked the Council their feedback and ideas. Mayor Lewis asked which cities in Davis County allow public comment opportunities in City Council sessions. Mr. Hill replied only a few. The Council discussed the various points they liked and disliked about the ideas presented. The Council agreed they would like to move forward with implementing this into an upcoming session. The Council discussed possible time limits, a first come/first serve status or signup sheets, how to ensure consistency that the time not be used as a campaign platform. Mr. Hill will organize and present the ideas discussed in a future work session with the intent to include a public comment period on future City Council agendas.

AFTER HOURS RESPONSE DISCUSSION

Mr. Johnson stated that only a few departments are staffed 24 hours a day, the Power Department being one of them. There is a live operator at all times, except in emergency situations when the call volume is high. During emergency situations, a recording or voicemail is put in place to direct calls. Mr. Johnson said all the utility turn-on requests are held until later in the evening and

1 are done at one time to avoid multiple trips during the day. Residents appreciate talking to a person,
2 rather than a machine. Councilwoman Harris appreciates the detailed recording when calling in
3 about an emergency.
4

5
6 **Regular Meeting – 7:05 p.m.**
7 **City Council Chambers**
8

9 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance.
10 Kale Swensen, Troop 218, led the Pledge of Allegiance; Pastor Jason Krause of The Cross of Christ
11 Lutheran Church, gave a prayer.
12

13
14 **APPROVE MINUTES OF PREVIOUS MEETINGS FEBRUARY 9 & 10 AND FEBRUARY**
15 **28, 2017**

16 Mayor Lewis presented the minutes as printed. Councilwoman Harris moved to approve the
17 February 9 & 10th minutes, but asked to make some additional changes to the February 28, 2017
18 minutes and to postpone that approval until next council meeting. Councilman Pitt seconded the
19 motion, but Councilman Higginson also asked to make changes, which were noted and will be
20 amended. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting
21 “aye”.
22

23 **COUNCIL REPORTS**

24 Councilman Higginson asked for an update on Creekside Park. Mr. Clint Drake stated that
25 construction has been stopped and the contract with the general contractor has been terminated. The
26 City hopes to have it resolved within two to four weeks. Mayor Lewis added that the project is
27 insured and the delay will not cost the City any additional money. No other reports were given.
28

29 **BCYC REPORT**

30 Landon Haslam, Asst. Parliamentarian, reported on the USU Leadership Conference and
31 announced the upcoming Bunny Hop on April 18th.
32

33 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID FEBRUARY 20 &**
34 **27 AND MARCH 6 & 13, 2017 AND THE JANUARY 2017 FINANCIAL REPORT**

35 Mayor Lewis presented the expenditures and financial report and asked for a motion to
36 approve. Councilman Higginson moved to approve them as presented and Councilwoman Holbrook
37 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and
38 Pitt voting “aye”.
39

40 **CONCERTS IN THE PARK 2017 SCHEDULE – MR. RICHARD WATSON**

41 Mr. Watson announced the 2017 summer concert schedule. The auditions for “Bountiful’s
42 Got Talent” will be in May. Mr. Watson stated he has been doing this for nine years.
43

44 **PUBLIC HEARING – CONSIDER ORDINANCE 2017-02 APPROVING A TEXT**
45 **AMENDMENT TO SECTION 14-14-126 OF THE BOUNTIFUL CITY LAND USE**
46 **ORDINANCE ELIMINATING THE REQUIREMENT FOR A CONDITIONAL USE**

1 **PERMIT FOR INSTALLATION OF SOLAR ENERGY SYSTEMS – MR. CHAD**
2 **WILKINSON**

3 Mr. Wilkinson stated that over the past several years, Bountiful City has seen a steady
4 increase in the number of solar power applications submitted for review and approval. The City is
5 currently on pace this year to double the 2016 total. Currently the Code requires that any application
6 for solar energy systems generating over 10 watts be reviewed as a conditional use permit with a
7 public hearing at an Administrative Committee meeting. It is extremely rare for a neighboring
8 property owner to attend a public hearing for solar panels. In order to efficiently process the growing
9 number of solar applications, Bountiful City Planning, Engineering and Power Department staffs
10 have created an internal review process that ensures that the applications are complete and all
11 necessary materials are submitted up front. This allows for a review process that is purely
12 administrative and consists primarily of ensuring that standards are met. Because of the growing
13 acceptance of solar panels and improvements to the internal review process for solar panels, it is
14 recommended that the requirement for a conditional use permit for solar panels be removed from the
15 Bountiful Land Use Ordinance. The Planning Commission reviewed the proposal on March 7, 2017,
16 and recommends approval.

17
18 *PUBLIC HEARING – OPEN* 7:28 p.m.
19 *CLOSED* 7:29 p.m.
20

21 Councilman Pitt asked if the elimination of the tax credit will decrease the number of
22 requests. Mr. Wilkinson answered the elimination process will be phases, but people still like the
23 idea of solar. Councilwoman Holbrook asked about placement on residents’ rooftops, how effective
24 it is. Mr. Wilkinson stated that the professionals have ways to maximize the efficiency and the
25 placement is usually the same. Councilman Pitt moved to approve Ordinance 2017-02 and
26 Councilwoman Harris seconded the motion. Councilman Higginson stated that with the state code,
27 the conditional use permit was not required and when the tax credits go away the solar applications
28 will definitely go down. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook
29 and Pitt voting “aye”.
30

31 **POSTPONED – PUBLIC HEARING – CONSIDER APPROVAL OF A TEXT AMENDMENT**
32 **TO SECTION 14-16-126(c) OF THE BOUNTIFUL CITY LAND USE ORDINANCE TO**
33 **ALLOW CONCRETE OR OTHER HARDSCAPE MATERIALS IN PARK STRIPS ALONG**
34 **CERTAIN STATE MAINTAINED ROADS IN BOUNTIFUL – MR. CHAD WILKINSON**

35 Mr. Wilkinson stated the Planning Commission would like to discuss this item more and the
36 public hearing will be postponed until further notice.
37

38 **CONSIDER APPROVAL OF THE PURCHASE OF A PUMP, MOTOR, COLUMN PIPE**
39 **AND CABLE FROM NICKERSON COMPANY IN THE AMOUNT OF \$62,683 FOR THE**
40 **100 EAST WELL – MR. MARK SLAGOWSKI**

41 Mr. Slagowski stated that the 100 East well failed in February and a replacement motor has
42 been ordered, as well as other related equipment. The decision to order the motor was made because
43 it takes eight to ten weeks for delivery and the timing did not work out to present it at a previous City
44 Council meeting. Councilwoman Harris asked if this well was productive and the expected date of
45 around May 1st is realistic. Mr. Slagowski stated this well provides 20% of the City’s water and that
46 is why the motor was ordered first to arrive as quickly as possible. Councilman Higginson asked if

1 this is the same pump that was fixed/replaced a couple years ago. Mr. Slagowski replied yes. This
2 well runs 24 hours a day. Mayor Lewis asked if the amount of moisture received this year is good for
3 the wells. Mr. Slagowski replied that all the City's wells are running great. Councilwoman Harris
4 made a motion approve the purchase and Councilman Higginson seconded the motion. Voting was
5 unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting "aye". Councilman Pitt
6 asked about having an extra motor on hand should it fail again. Mr. Slagowski stated that every
7 motor is built differently to handle the production needed, so this new one will be sufficient for now.
8

9 **CONSIDER APPROVAL OF THE PURCHASE OF A BACK HOE FROM HONNEN**
10 **EQUIPMENT IN THE AMOUNT OF \$95,350 – MR. ALLEN JOHNSON**

11 Mr. Johnson stated that the Light & Power Department 2016-17 budget includes the purchase
12 of a new backhoe. Unit #5016 is being replaced which is a 1998 John Deere backhoe. This unit will
13 be primarily used for trenching, pulling wire and snow removal. Bids from three state bid suppliers
14 were requested. Councilwoman Holbrook made a motion to approve the purchase and Councilman
15 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
16 Holbrook and Pitt voting "aye".

17 Councilman Pitt asked Mr. Johnson about the growth of the use of solar panels and how it
18 affects the City's power. Mr. Johnson replied that it is becoming a big issue and the Power
19 Department has to decide with how much power to buy, hold back and give back. It is a growing
20 concern for City staff. Councilwoman Holbrook stated this item will be discussed next month.
21

22 **CONSIDER PRELIMINARY SITE PLAN APPROVAL FOR THE CONSTRUCTION OF A**
23 **15-UNIT MULTI-FAMILY DEVELOPMENT AT 450 WEST 200 NORTH, BRIAN**
24 **KNOWLTON, APPLICANT – MR. CHAD WILKINSON**

25 Mr. Wilkinson stated the applicant, Knowlton General, is requesting preliminary and final site
26 plan approval for a 15 unit townhouse style multifamily development. The Planning Commission
27 reviewed the item on March 7, 2017, and recommends approval of the request for preliminary and
28 final site plan review subject to the following conditions:

- 29 1. Complete any and all redline corrections.
- 30 2. Prior to issuance of a building permit, complete the following:
 - 31 a. Consolidate the parcels and complete any proposed parcel boundary
 - 32 adjustments.
 - 33 b. Submit a final landscape plan meeting the requirements of Chapter 16 of the
 - 34 Bountiful City Zoning Ordinance.
 - 35 c. Any modifications required by conditions of the Planning Commission and
 - 36 City Council.
- 37 3. Replace all sidewalk along the 200 North frontage.
- 38 4. Pay for slurry seal of 200 N. Street along the full frontage of the property.
- 39

40 Councilman Higginson asked if the current homeowner will have adequate privacy. Mr.
41 Wilkinson responded that the site plans provide good setbacks, additional landscaping and the rear of
42 the homes will be facing the homeowner. Councilman Higginson made a motion to approve the
43 preliminary and final site plans and Councilwoman Holbrook seconded the motion. Voting was
44 unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting "aye".
45

1 **CONSIDER APPROVAL OF ORDINANCE 2017-03 ADOPTING A SIX-MONTH**
2 **TEMPORARY LAND USE REGULATION PROHIBITING NEW DEVELOPMENT AND**
3 **CONSTRUCTION WITHIN THE AREA BOUNDED BY 400 NORTH, 500 SOUTH, 400**
4 **EAST AND 200 WEST COMMONLY REFERRED TO AS “PLAT A” – MR. CHAD**
5 **WILKINSON**

6 Mr. Wilkinson stated the Historic Downtown area of Bountiful, contained within the
7 boundaries of the original “Plat A”, is the cultural and civic heart of the City. The neighborhood,
8 bounded by 400 North, 500 South, 400 East and 200 West, has seen tremendous changes over the
9 past several years as redevelopment has occurred along Main Street and the surrounding
10 neighborhood. Residents and business owners within the Plat A neighborhood have voiced concerns
11 over preserving the character of Bountiful’s historic downtown and have expressed a desire to revisit
12 the allowed uses and density of development in the neighborhood. A six month moratorium on new
13 development in the area would allow for the City Council to review these issues and make desired
14 changes to zoning and development regulations prior to new development moving forward. The
15 proposed ordinance does not include a prohibition on construction of new legally permitted single
16 family residential development on existing lots. The Council asked staff if the moratorium could be
17 lifted if six months was too long and involved in this process. Staff answered there are time frames
18 to notify people of a public input process, the Planning Commission would need time to review any
19 changes and staff would need to prioritize other projects in order to complete the planning for the
20 downtown area within the six months. Staff advised the Council to take the time recommended with
21 the possibility of lifting the moratorium sooner if needed. The most recent downtown project was
22 highly criticized for being too quick with not enough public involvement. Councilman Higginson
23 made a motion to approve Ordinance 2017-03 and Councilwoman Holbrook seconded the motion.
24 Councilpersons Higginson and Holbrook voted “aye” and Councilpersons Harris and Pitt voted
25 “nay”. Mayor Lewis cast his vote as “aye.” Ordinance 2017-03 passed with a 3-2 vote. Councilman
26 Higginson re-stated that staff will do everything possible to accomplish what needs to be done
27 quickly so the moratorium can be lifted as soon as possible, that other projects will not be neglected
28 and to make sure residents understand the waiting period. He sincerely wants to listen to the
29 residents. Councilman Pitt clarified his “nay” vote was more about not putting a moratorium in place
30 and not that he did not have confidence in staff being able to accomplish what was needed within the
31 six month time period. Mayor Lewis invited anyone with concerns or questions to talk to a member
32 of the Council after the meeting since this was not a public hearing.

33 Councilman Higginson stated there are significant stake holders with concerns for this area
34 and establishing a development plan would be ideal. This time could be used to include these ideas
35 and provide a written and well publicized development plan and have a positive approach for the
36 future. Councilman Pitt is supportive of the vote and would like to be involved in the process to
37 lighten the load.

38
39 **CONSIDER ACCEPTANCE OF PROPOSAL FOR THE MUELLER PARK WATER**
40 **TREATMENT PLANT MEMBRANE EQUIPMENT – MR. PAUL ROWLAND**

41 Mr. Rowland stated this is the third part of the process for this project, and the project has
42 already been very productive. The next step in the process is to get bids and select a membrane filter
43 system manufacturer. These filters are the heart of the process and represent a very large expense and
44 a long lead time to manufacture. Three bids were received from three qualified suppliers. The
45 Engineering Department and the consultants from JUB and SPI took 24 hours to review the proposals
46 to see that they meet the specifications. As part of the review, the proposals were placed into a matrix

1 designed to weight the bids based on price, proximity of service, experience, conformity to
2 specification, etc. After the weighting process, Wigen had the highest number of points as well as the
3 lowest bid. Councilwoman Harris asked if the location of the company makes an impact on the
4 project. Mr. Rowland replied they do take that into consideration, however, this particular company
5 can remotely access and monitor the new system. Councilman Higginson made a motion to approve
6 the proposal and Councilwoman Holbrook seconded the motion. Voting was unanimous with
7 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

8
9
10 **CONSIDER RESOLUTION 2017-04 APPROVING A FRANCHISE AGREEMENT WITH**
11 **UTOPIA AND UIA – MR. CLINT DRAKE**

12 Mr. Drake reviewed that franchise agreements are contracts between the City and a company
13 to allow the company to use the public rights of way to deliver their service or product. Franchise
14 agreements are common with organizations that provide products and services such as natural gas,
15 telephone, internet and cable television services. The companies pay for the use of the rights of way
16 by charging the consumer for a product or service delivered. UTOPIA is interested in looking at ways
17 it might provide fiber services to various Bountiful City locations and facilities such as City Hall.
18 Councilman Higginson asked if residents, not just commercial customers, would be able to utilize
19 their services as well. Mr. Drake responded yes, but UTOPIA is targeting larger commercial areas
20 and has no commitment or contract with the City right now. Councilwoman Harris made a motion to
21 approve Resolution 2017-04 and Councilman Higginson seconded the motion. Voting was
22 unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

23
24 Mayor Lewis asked for a motion to adjourn the regular session of City Council.
25 Councilwoman Holbrook made a motion to adjourn the meeting and Councilman Pitt seconded the
26 motion. The regular session of the City Council was adjourned at 8:43 p.m.
27
28

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid
March 20 & 27, 2017

Author: Tyson Beck, Finance Director

Department: Finance

Date: April 11, 2017



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.00.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid March 20 & 27, 2017.

**Expenditure Report for Invoices >\$1,000.00
Paid March 20, 2016**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MECH	Legislative	10.4110.426050.	Bldg/Grnds Maint - Stoker	5,153.51	195437	8709	Repairs
1164	ANIXTER, INC.	Light & Power	53.5300.448632.	Distribution	1,249.50	195439	3496403-00	Cloverleaf Insul/ Cable Cutters// Locks
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,140.40	195441	58T41317	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,140.40	195441	58T41417	Tree Trimming
8636	BIDSYNC	Water	51.5100.472100.	Buildings	3,000.00	195444	SI-2814	Subscription for 3/2017-3/2018 //Cust ID# C-0930
1767	CONTEMPORARY IMAGE	Light & Power	53.5300.445202.	Uniforms	1,043.00	195462	33221	FR Shirts and Pants
4979	GOVCONNECTION, INC.	Computer Maintenance	61.6100.429300.	Computer Hardware	1,064.81	195474	54622820	HP Laptop for City Engineer
2334	GRAINGER, INC	Light & Power	53.5300.448636.	Special Equipment	7,920.00	195475	9345996293	Fluke Analyzer
2478	HIGGINSON, RICHARD	Legislative	10.4110.423000.	Travel & Training	1,465.74	195481	03142017	Reimbursed for Travel & Training Expense
6096	LINKSOUL	Golf Course	55.5500.448240.	Items Purchased - Resale	1,729.48	195502	22428	Men's Golf Wear
3200	MOUNTAIN WEST TRUCK	Streets	10.4410.425000.	Equip Supplies & Maint	1,311.09	195506	873462	Replacement Coolant pipes
3200	MOUNTAIN WEST TRUCK	Streets	10.4410.425000.	Equip Supplies & Maint	1,626.37	195506	874076	Replacement parts for coolant pipes
3271	NETWIZE	Information Technology	45.4136.474500.	Machinery & Equipment	4,611.28	195509	29688	Premium Layer 3 Network Switch Licenses
3588	PUKKA INC.	Golf Course	55.5500.448240.	Items Purchased - Resale	1,932.84	195520	HQ00746-IN	Golf Hats
3835	SALT LAKE WHOLESALE	Police	10.4210.445100.	Public Safety Supplies	12,789.20	195528	38645	9MM 115 Grip TMJ Lawman
4033	STANTEC CONSULTING	Light & Power	53.5300.448613.	Plant	9,252.75	195536	1170470	Air Quality SIP Reponse// Cust # 6825
4143	TAYLOR MADE-ADIDAS	Golf Course	55.5500.448240.	Items Purchased - Resale	1,647.42	195542	32289337	Golf Balls
4143	TAYLOR MADE-ADIDAS	Golf Course	55.5500.448240.	Items Purchased - Resale	1,835.40	195542	32300687	Golf Clubs
4217	TITLEIST	Golf Course	55.5500.448240.	Items Purchased - Resale	1,896.86	195544	903752576	Golf Hats
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	2,064.06	195552	9779542062	Acct # 371517689-00001
TOTAL:					<u>\$ 71,874.11</u>			

**Expenditure Report for Invoices >\$1,000.00
Paid March 27, 2016**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1102	ALPHA POWER SYSTEMS	Light & Power	53.5300.448632.	Distribution	\$ 7,131.20	195557	114197IN	69 KV Post Clamps
1164	ANIXTER, INC.	Light & Power	53.5300.448630.	Transmission	15,910.00	195558	3447390-00	Side Break Switch
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	4,722.32	195559	59091417	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	4,722.32	195559	59091517	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	5,114.27	195559	60G74317	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	5,140.40	195559	60G74217	Tree Trimming
1473	BROKEN ARROW INC	Streets	10.4410.441100.	Special Highway Supplies	20,608.63	195561	24173	Road Salt
2691	JC GOLF ACCESSORIES	Golf Course	55.5500.448240.	Items Purchased - Resale	2,840.74	195582	SI-131632	Golf Accessories
5553	PURCELL TIRE AND SERVICE	Streets	10.4410.425000.	Equip Supplies & Maint	1,399.30	195603	2850005	New Tire for Skidsteer
3816	SAGE SOFTWARE. INC.	Light & Power	53.5300.431000.	Profess & Tech Services	2,194.50	195607	2001614203	2017 Renewal 300 ERP Silver Business Care
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,452.91	195616	0255468	Oil and Grease
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,636.25	195616	0255817	Bulk Oil
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	17,591.60	195616	0255510	Fuel
5000	U.S. BANK CORPORATE	Parks	10.4510.423000.	Travel & Training	1,000.00	195617	03102017BH	Acct# - 8851
5000	U.S. BANK CORPORATE	Parks	10.4510.448000.	Operating Supplies	1,017.06	195617	03102017BH	Acct# - 8851
5000	U.S. BANK CORPORATE	Computer Maintenance	61.6100.429300.	Computer Hardware	1,329.92	195617	03102017AW	Acct# - 8851
5000	U.S. BANK CORPORATE	Streets	10.4410.425000.	Equip Supplies & Maint	1,406.05	195617	03102017GB	Acct# - 8851
5000	U.S. BANK CORPORATE	Police	10.4210.445100.	Public Safety Supplies	1,602.32	195617	03102017TK	Acct# - 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.423000.	Travel & Training	1,800.00	195617	03102017GH	Acct# - 8851
5000	U.S. BANK CORPORATE	Water	51.5100.423000.	Travel & Training	2,315.04	195617	03102017MS	Acct# - 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.461750.	Employee Wellness & Recognition	2,330.83	195617	03102017GH	Acct# - 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.461000.	Miscellaneous Expense	7,028.15	195617	03102017GH	Acct# - 8851
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448621.	Power Purch IPP	1,291.48	195620	03272017	March 2017 Power Resource Pmt
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448628.	Pineview Hydro	6,977.50	195620	03272017	March 2017 Power Resource Pmt
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448622.	Power Purch San Juan	155,670.01	195620	03272017	March 2017 Power Resource Pmt
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448626.	Power Purch UAMPS (Pool, etc)	331,454.25	195620	03272017	March 2017 Power Resource Pmt
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448620.	Power Purch CRSP	351,574.07	195620	03272017	March 2017 Power Resource Pmt
TOTAL:					<u>\$ 957,261.12</u>			

City Council Staff Report

Subject: February 2017 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: April 11, 2017



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expenditure/expense reports are provided that give comparative revenue and expenditure/expense data for February 2017 to the past three fiscal YTD periods through each respective February.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

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

Recommendation

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

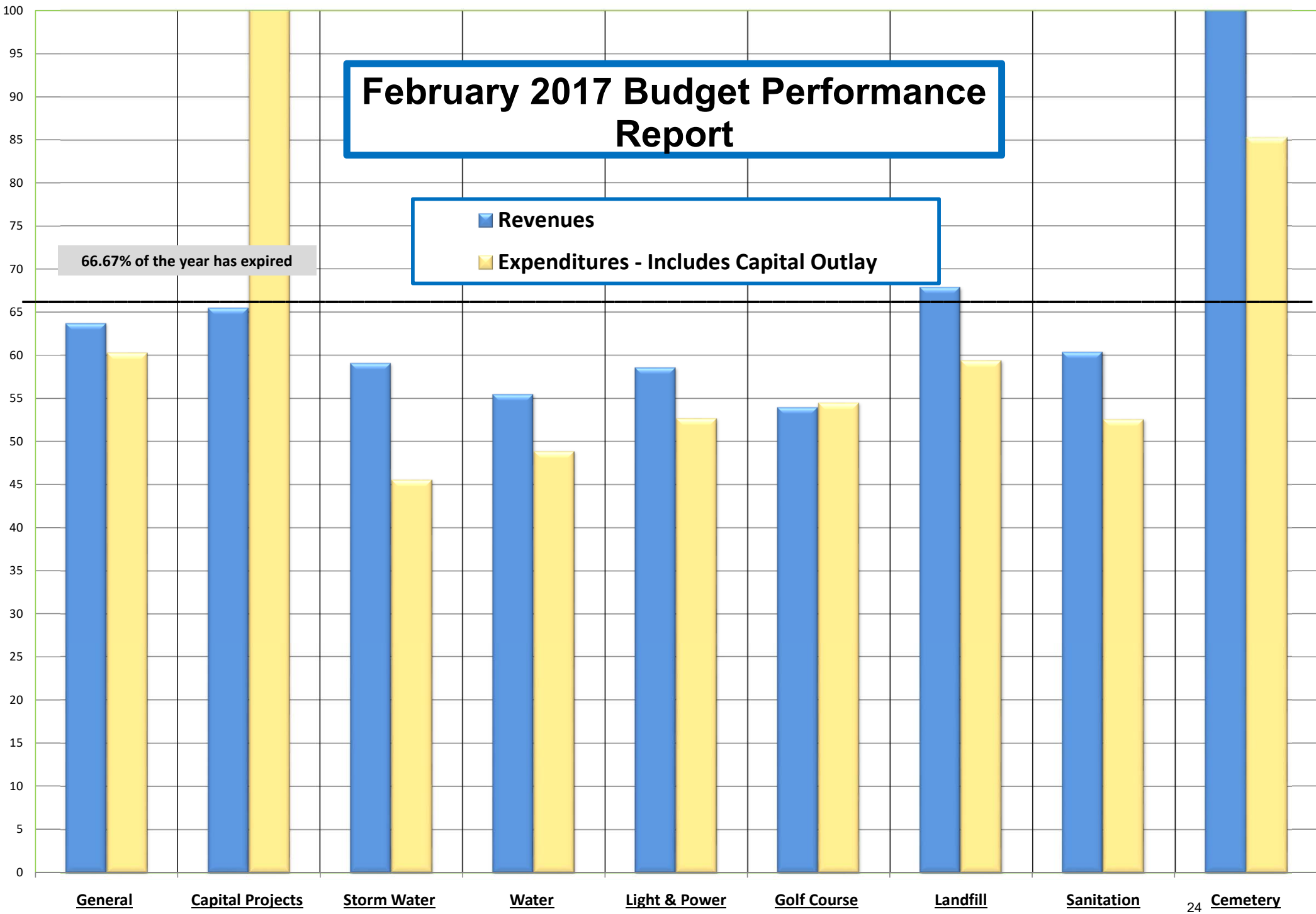
Attachments

- February 2017 Fiscal YTD Revenue & Expense Report – FY2017

February 2017 Budget Performance Report

66.67% of the year has expired

■ Revenues
■ Expenditures - Includes Capital Outlay



03/21/2017 09:20
TBECK

City of Bountiful, UT
FEBRUARY 2017 YTD REVENUES - FY2017

P 1
glytdbud

FOR 2017 08

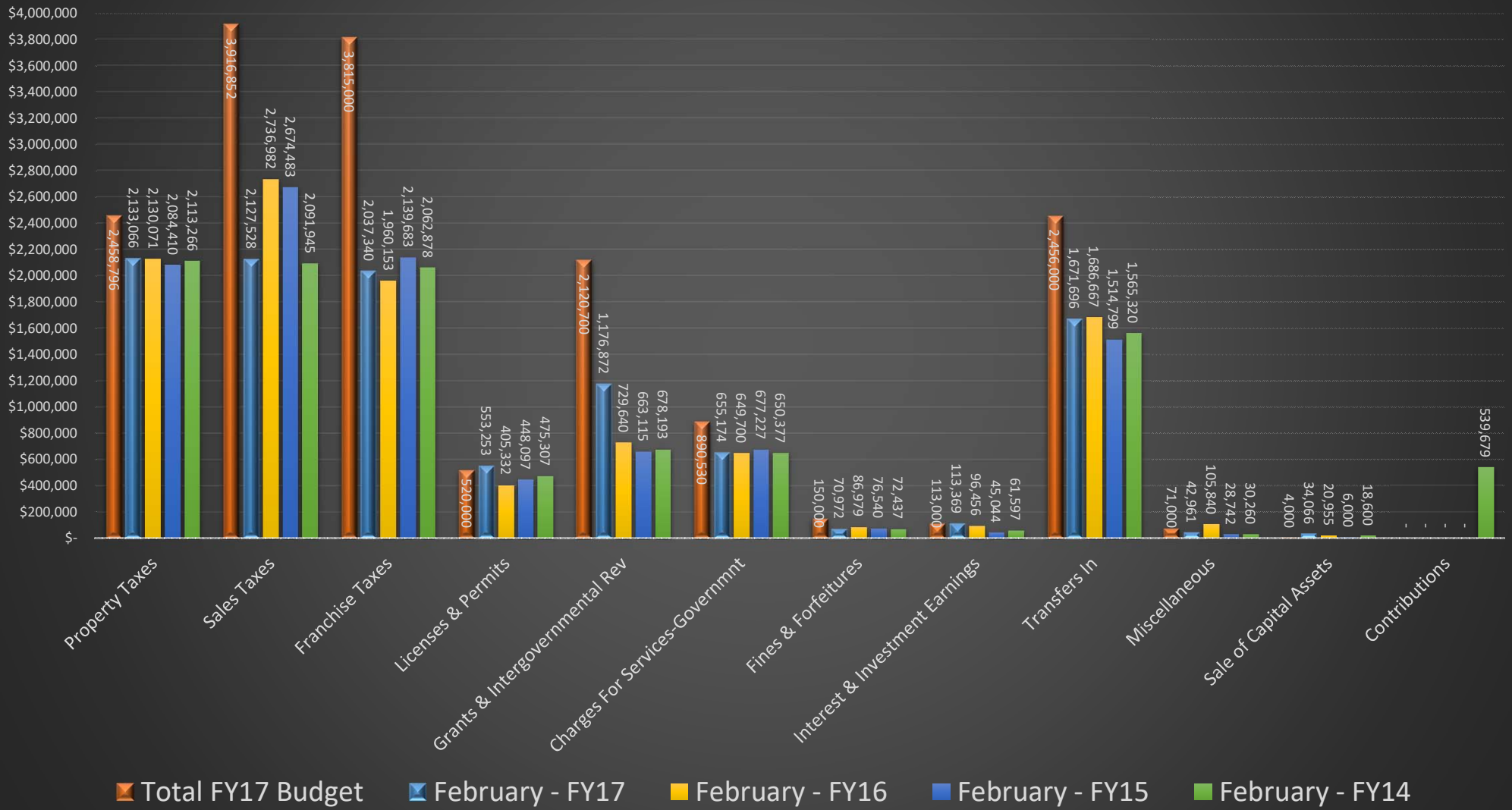
JOURNAL DETAIL 2017 1 TO 2017 13

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-16,629,878	-16,629,878	-10,616,296.53	-1,326,299.50	.00	-6,013,581.47	63.8%
30 DEBT SERVICE	-248,900	-248,900	-348.38	7.07	.00	-248,551.62	.1%
44 MUNICIPAL BUILDING AUTHORITY	-208,777	-208,777	-171,008.51	-180.74	.00	-37,768.49	81.9%
45 CAPITAL IMPROVEMENT	-6,373,560	-6,373,560	-4,181,935.59	-373,647.17	.00	-2,191,624.41	65.6%
48 RECYCLING	-418,250	-418,250	-242,824.34	-35,130.88	.00	-175,425.66	58.1%
49 STORM WATER	-1,375,404	-1,375,404	-814,167.35	-118,147.19	.00	-561,236.65	59.2%
51 WATER	-5,314,960	-5,314,960	-2,956,752.49	-334,140.90	.00	-2,358,207.51	55.6%
53 LIGHT & POWER	-29,670,903	-29,670,903	-17,411,585.15	-2,336,784.65	.00	-12,259,317.85	58.7%
55 GOLF COURSE	-1,614,578	-1,614,578	-873,578.44	-16,262.44	.00	-740,999.56	54.1%
57 LANDFILL	-1,224,964	-1,224,964	-833,484.32	-92,485.16	.00	-391,479.68	68.0%
58 SANITATION	-1,016,572	-1,016,572	-614,758.69	-90,351.24	.00	-401,813.31	60.5%
59 CEMETERY	-499,252	-499,252	-4,383,758.52	-35,470.09	.00	3,884,506.52	878.1%
61 COMPUTER MAINTENANCE	-38,619	-38,619	-38,675.97	-41.82	.00	56.97	100.1%
63 LIABILITY INSURANCE	-528,054	-528,054	-367,784.17	-2,956.59	.00	-160,269.83	69.6%
64 WORKERS' COMP INSURANCE	-278,836	-278,836	-172,072.67	-21,601.92	.00	-106,763.33	61.7%
72 RDA REVOLVING LOAN FUND	-294,945	-294,945	-565,149.82	-11,446.81	.00	270,204.82	191.6%
73 REDEVELOPMENT AGENCY	-3,117,953	-3,117,953	-30,547.68	-5,228.57	.00	-3,087,405.32	1.0%
74 CEMETERY PERPETUAL CARE	0	0	-30,622.10	-2,423.52	.00	30,622.10	100.0%
78 LANDFILL TRUST	0	0	-5,961.43	-757.60	.00	5,961.43	100.0%
83 RAP TAX	-451,000	-451,000	-268,746.88	-58,420.30	.00	-182,253.12	59.6%
92 OPEB TRUST	0	0	-3,614.60	-870.57	.00	3,614.60	100.0%
99 INVESTMENT	0	0	405,591.56	3,066.62	.00	-405,591.56	100.0%
GRAND TOTAL	-69,305,405	-69,305,405	-44,178,082.07	-4,859,573.97	.00	-25,127,322.93	63.7%

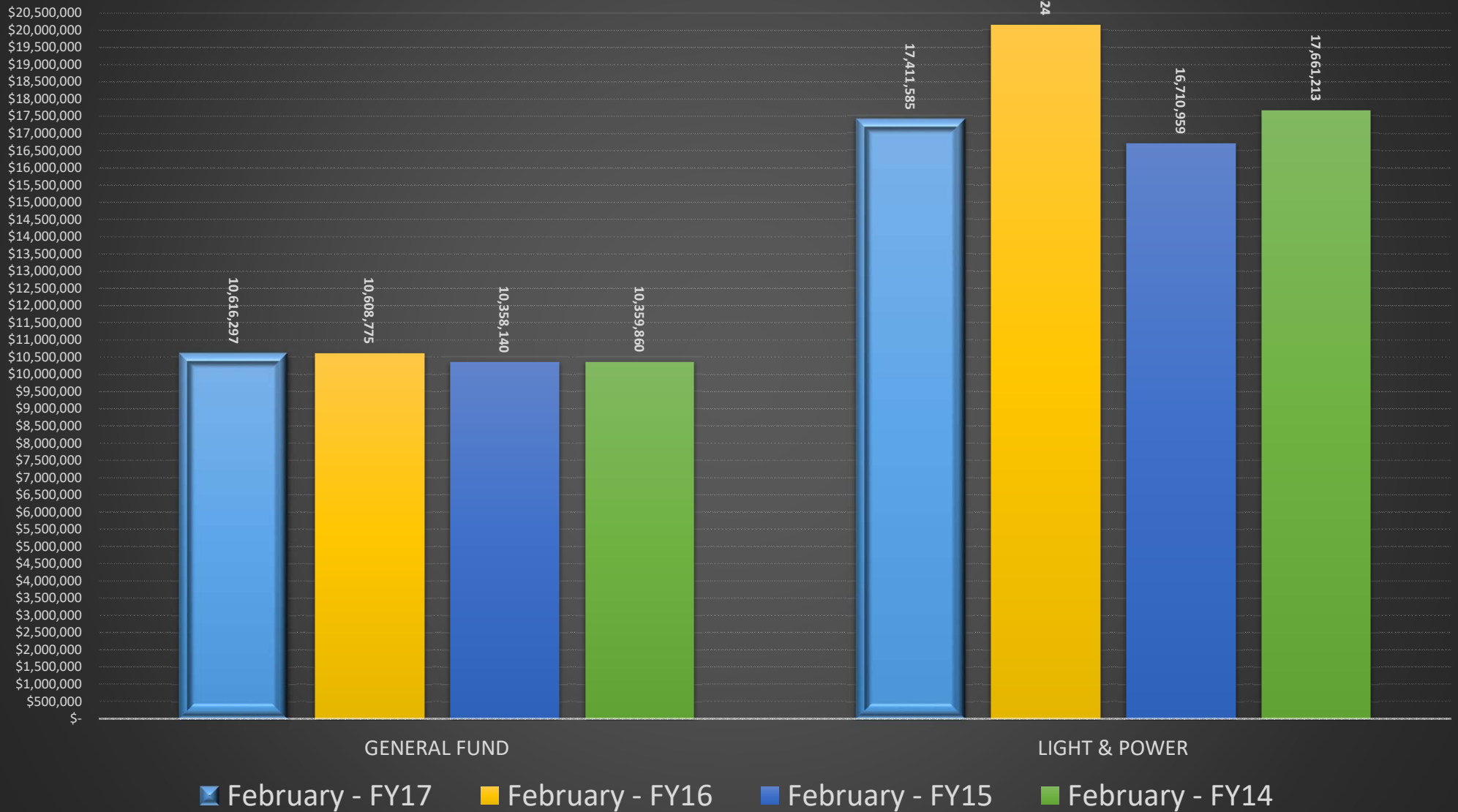
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General Fund Detailed Revenues

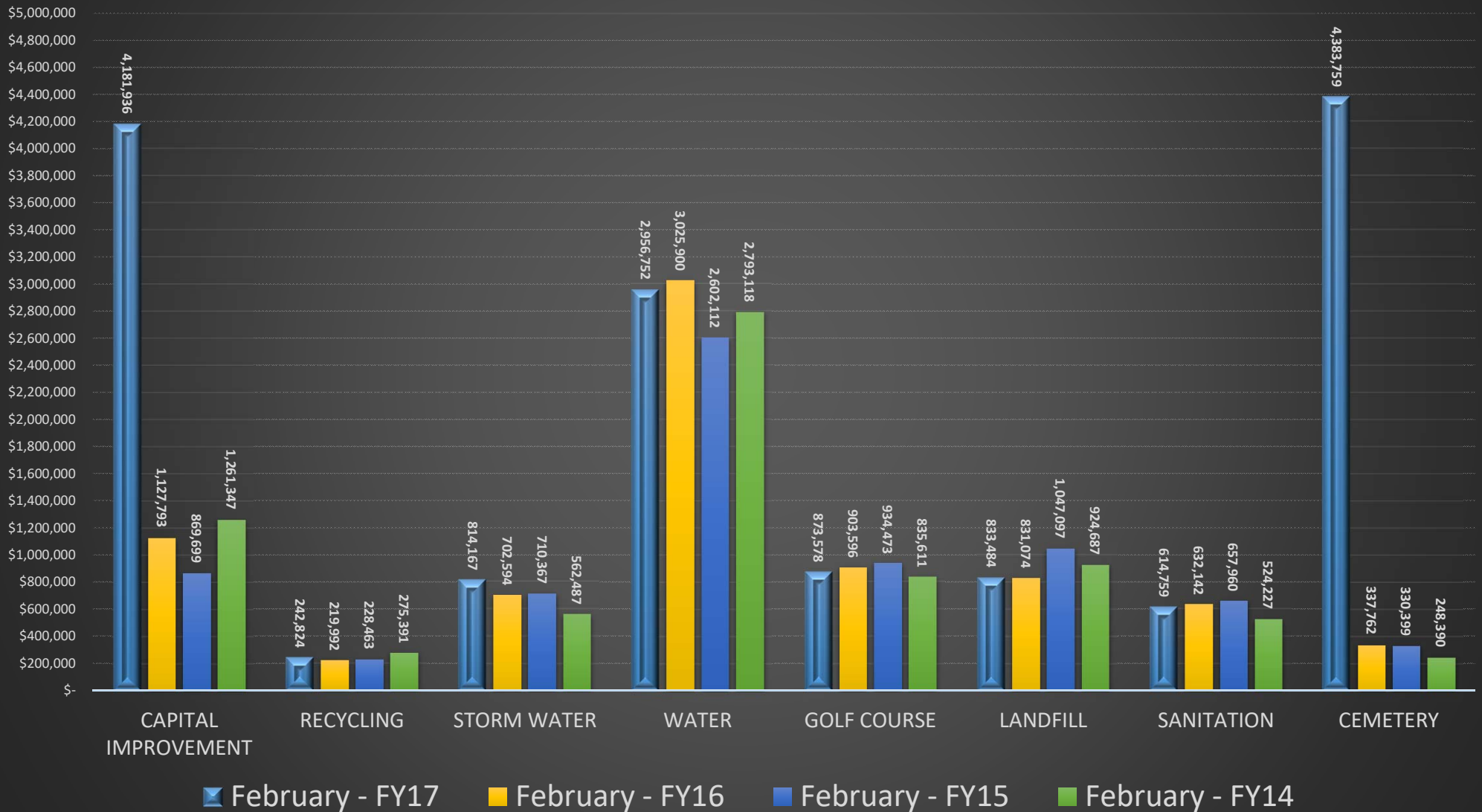
Fiscal Year 2017 Through February Compared to The 2017 Total Budget and The Revenues of the Same Timeframe of the Past Three Fiscal Years



February 2017 - 2017 Fiscal YTD Revenues Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



February 2017 - 2017 Fiscal YTD Revenues Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
FEBRUARY 2017 YTD EXPENSES - FY2017

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FOR 2017 08

JOURNAL DETAIL 2017 1 TO 2017 13

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4110 Legislative	646,469	646,469	339,660.93	41,246.45	.00	306,808.07	52.5%
4120 Legal	457,235	457,235	175,525.03	19,716.15	.00	281,709.97	38.4%
4130 Executive	168,967	168,967	90,108.48	9,539.55	.00	78,858.52	53.3%
4134 Human Resources	133,664	133,664	79,607.63	7,699.09	.00	54,056.37	59.6%
4136 Information Technology	400,586	400,586	253,424.69	29,767.50	.00	147,161.31	63.3%
4140 Finance	403,479	403,479	237,471.84	22,545.42	.00	166,007.16	58.9%
4143 Treasury	295,694	295,694	166,768.46	4,823.25	.00	128,925.54	56.4%
4160 Government Buildings	131,695	131,695	70,078.59	7,586.34	.00	61,616.41	53.2%
4210 Police	5,961,923	5,961,923	3,483,724.67	456,408.51	.00	2,478,198.33	58.4%
4215 Reserve Officers	43,562	43,562	3,489.01	126.54	.00	40,072.99	8.0%
4216 Crossing Guards	143,649	143,649	83,823.95	13,940.03	.00	59,825.05	58.4%
4217 PROS	314,723	314,723	219,481.50	37,892.91	.00	95,241.50	69.7%
4218 Liquor Control	51,700	51,700	16,143.06	998.77	.00	35,556.94	31.2%
4219 Enhanced 911	595,000	595,000	365,384.76	52,629.79	.00	229,615.24	61.4%
4220 Fire	2,098,000	2,098,000	1,553,030.34	.00	.00	544,969.66	74.0%
4410 Streets	3,135,085	3,135,085	1,939,653.51	255,330.32	.00	1,195,431.49	61.9%
4450 Engineering	653,211	653,211	375,462.91	41,873.08	.00	277,748.09	57.5%
4510 Parks	914,287	914,287	550,041.51	53,187.02	.00	364,245.49	60.2%
4610 Planning	222,251	222,251	129,656.69	17,094.92	.00	92,594.31	58.3%
TOTAL GENERAL FUND	16,771,180	16,771,180	10,132,537.56	1,072,405.64	.00	6,638,642.44	60.4%
30 DEBT SERVICE							
4710 Debt Sevice	248,900	248,900	265,106.69	1,939.69	.00	-16,206.69	106.5%
TOTAL DEBT SERVICE	248,900	248,900	265,106.69	1,939.69	.00	-16,206.69	106.5%
44 MUNICIPAL BUILDING AUTHORITY							
4110 Legislative	208,777	208,777	256.94	7.90	.00	208,520.06	.1%
4400 Municipal Building Authority	0	0	650,000.00	.00	.00	-650,000.00	100.0%
TOTAL MUNICIPAL BUILDING AUTHORITY	208,777	208,777	650,256.94	7.90	.00	-441,479.94	311.5%
45 CAPITAL IMPROVEMENT							

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City of Bountiful, UT
FEBRUARY 2017 YTD EXPENSES - FY2017

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JOURNAL DETAIL 2017 1 TO 2017 13

45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4100	Non-Departmental	0	0	11,708.77	1,467.32	.00	-11,708.77	100.0%
4110	Legislative	950,000	950,000	4,102,753.28	58,950.00	.00	-3,152,753.28	431.9%
4130	Executive	0	0	3,694.29	.00	.00	-3,694.29	100.0%
4136	Information Technology	55,000	55,000	25,470.09	3,713.36	.00	29,529.91	46.3%
4160	Government Buildings	25,000	25,000	17,919.30	.00	.00	7,080.70	71.7%
4210	Police	532,000	532,000	189,691.60	32,245.14	.00	342,308.40	35.7%
4410	Streets	1,461,560	1,561,560	858,052.49	205,270.00	.00	703,507.51	54.9%
4510	Parks	3,250,000	3,250,000	2,002,140.02	24,676.32	.00	1,247,859.98	61.6%
	TOTAL CAPITAL IMPROVEMENT	6,273,560	6,373,560	7,211,429.84	326,322.14	.00	-837,869.84	113.1%
<hr/>								
48	RECYCLING							
4800	Recycling	418,250	418,250	235,141.72	33,959.77	.00	183,108.28	56.2%
	TOTAL RECYCLING	418,250	418,250	235,141.72	33,959.77	.00	183,108.28	56.2%
<hr/>								
49	STORM WATER							
4900	Storm Water	1,375,403	1,375,403	628,973.20	42,555.92	.00	746,429.80	45.7%
	TOTAL STORM WATER	1,375,403	1,375,403	628,973.20	42,555.92	.00	746,429.80	45.7%
<hr/>								
51	WATER							
5100	Water	5,314,961	5,314,961	2,605,425.77	247,353.18	.00	2,709,535.23	49.0%
	TOTAL WATER	5,314,961	5,314,961	2,605,425.77	247,353.18	.00	2,709,535.23	49.0%
<hr/>								
53	LIGHT & POWER							
5300	Light & Power	29,670,903	29,670,903	15,651,508.38	1,845,850.92	.00	14,019,394.62	52.8%
	TOTAL LIGHT & POWER	29,670,903	29,670,903	15,651,508.38	1,845,850.92	.00	14,019,394.62	52.8%
<hr/>								
55	GOLF COURSE							

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City of Bountiful, UT
FEBRUARY 2017 YTD EXPENSES - FY2017

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JOURNAL DETAIL 2017 1 TO 2017 13

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,614,577	1,614,577	881,739.63	129,224.90	.00	732,837.37	54.6%
	TOTAL GOLF COURSE	1,614,577	1,614,577	881,739.63	129,224.90	.00	732,837.37	54.6%
<hr/>								
57	LANDFILL							
5700	Landfill	1,224,964	1,224,964	729,427.77	68,829.96	.00	495,536.23	59.5%
	TOTAL LANDFILL	1,224,964	1,224,964	729,427.77	68,829.96	.00	495,536.23	59.5%
<hr/>								
58	SANITATION							
5800	Sanitation	1,016,572	1,016,572	536,130.80	51,620.61	.00	480,441.20	52.7%
	TOTAL SANITATION	1,016,572	1,016,572	536,130.80	51,620.61	.00	480,441.20	52.7%
<hr/>								
59	CEMETERY							
5900	Cemetery	499,253	499,253	426,140.76	25,856.41	.00	73,112.24	85.4%
	TOTAL CEMETERY	499,253	499,253	426,140.76	25,856.41	.00	73,112.24	85.4%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	38,619	38,619	20,474.52	5,082.14	.00	18,144.48	53.0%
	TOTAL COMPUTER MAINTENANCE	38,619	38,619	20,474.52	5,082.14	.00	18,144.48	53.0%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	528,052	528,052	448,433.40	28,407.26	.00	79,618.60	84.9%
	TOTAL LIABILITY INSURANCE	528,052	528,052	448,433.40	28,407.26	.00	79,618.60	84.9%
<hr/>								
64	WORKERS' COMP INSURANCE							

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City of Bountiful, UT
FEBRUARY 2017 YTD EXPENSES - FY2017

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JOURNAL DETAIL 2017 1 TO 2017 13

64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	278,838	278,838	149,040.33	7,104.11	.00	129,797.67	53.5%
	TOTAL WORKERS' COMP INSURANCE	278,838	278,838	149,040.33	7,104.11	.00	129,797.67	53.5%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	294,945	294,945	1,598.16	217.12	.00	293,346.84	.5%
	TOTAL RDA REVOLVING LOAN FUND	294,945	294,945	1,598.16	217.12	.00	293,346.84	.5%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	3,117,953	3,117,953	764,767.60	63,445.59	.00	2,353,185.40	24.5%
	TOTAL REDEVELOPMENT AGENCY	3,117,953	3,117,953	764,767.60	63,445.59	.00	2,353,185.40	24.5%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	0	0	1,458,392.26	18.51	.00	-1,458,392.26	100.0%
	TOTAL CEMETERY PERPETUAL CARE	0	0	1,458,392.26	18.51	.00	-1,458,392.26	100.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	451,000	451,000	21,073.77	32.01	.00	429,926.23	4.7%
	TOTAL RAP TAX	451,000	451,000	21,073.77	32.01	.00	429,926.23	4.7%
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91	GFAAG							
4210	Police	0	0	18,567.90	.00	.00	-18,567.90	100.0%
4220	Fire	0	0	2,336,192.99	.00	.00	-2,336,192.99	100.0%
	TOTAL GFAAG	0	0	2,354,760.89	.00	.00	-2,354,760.89	100.0%
<hr/>								
92	OPEB TRUST							

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City of Bountiful, UT
FEBRUARY 2017 YTD EXPENSES - FY2017

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FOR 2017 08

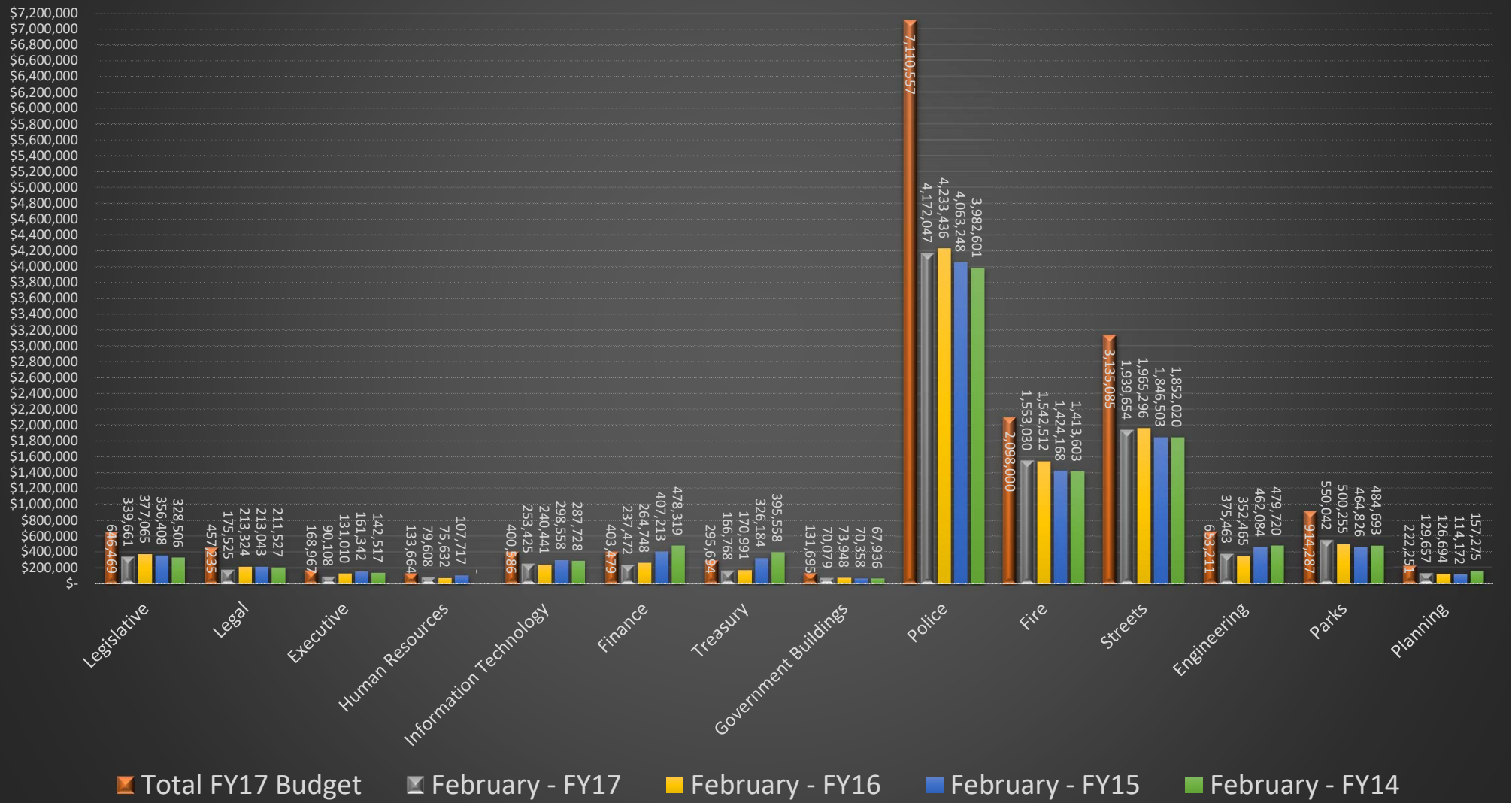
JOURNAL DETAIL 2017 1 TO 2017 13

92	OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9200	OPEB Trust	0	0	47,471.30	5,350.91	.00	-47,471.30	100.0%
	TOTAL OPEB TRUST	0	0	47,471.30	5,350.91	.00	-47,471.30	100.0%
	GRAND TOTAL	69,346,707	69,446,707	45,219,831.29	3,955,584.69	.00	24,226,875.71	65.1%

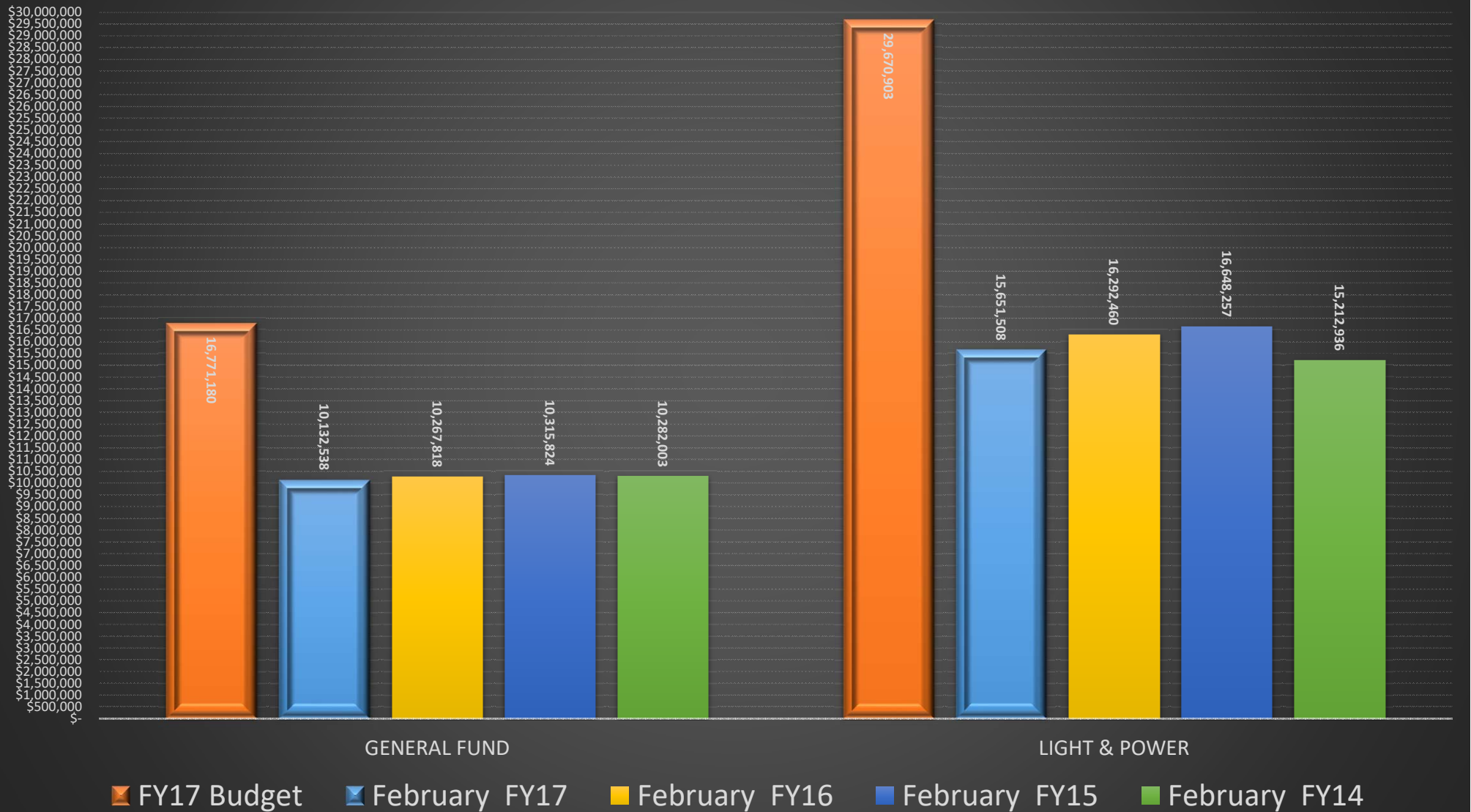
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General Fund Detailed Expenditures

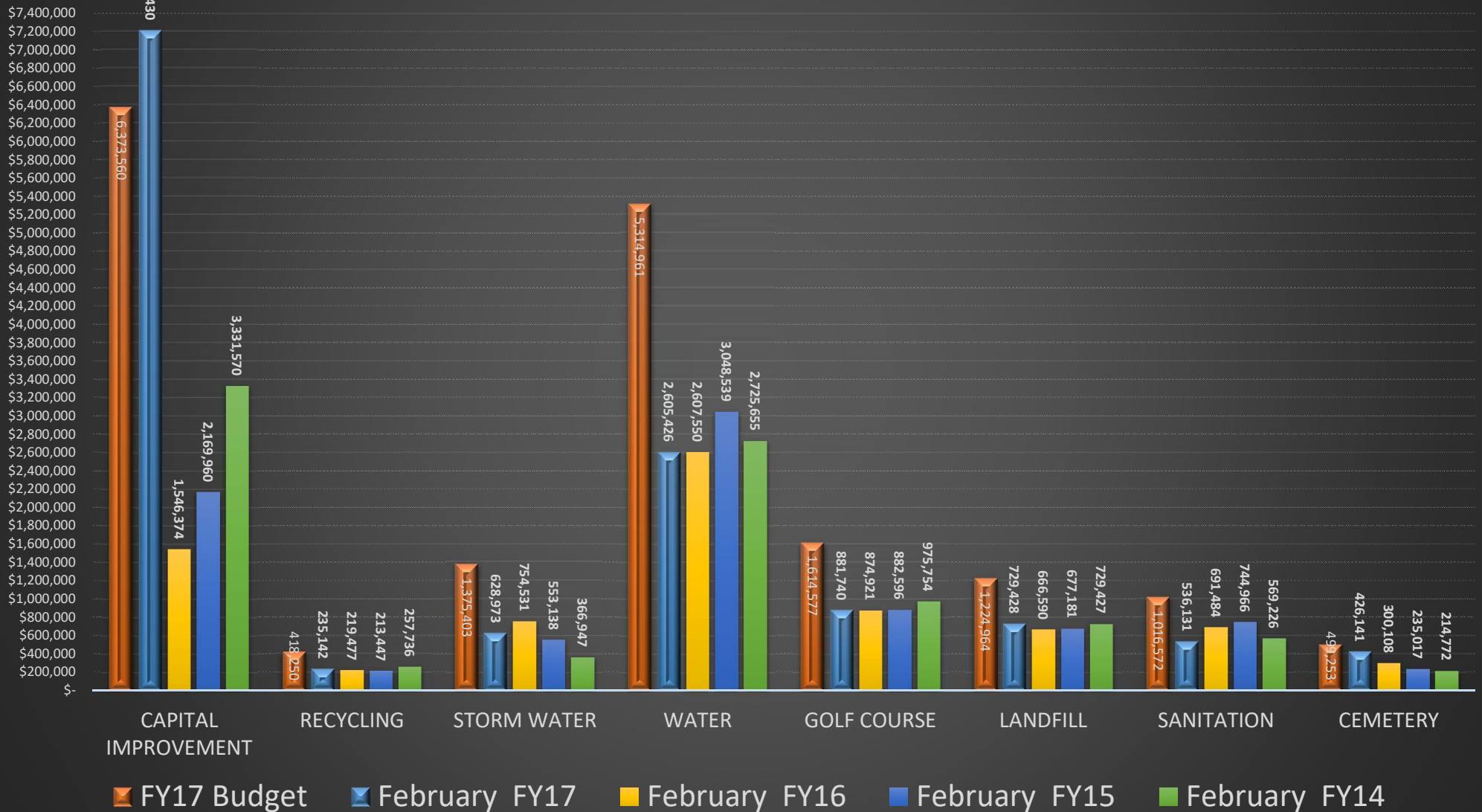
Fiscal Year 2017 Through February Compared to The 2017 Total Budget and The Expenditures of the Same Timeframe of the Past Three Fiscal Years



February 2017- 2017 Fiscal YTD Expenditures/Expenses Compared to the Expenditures/Exp. of the Same Timeframe of the Past Three Fiscal Years



February 2017 - 2017 Fiscal YTD Expenditures/Expenses Compared to the Expenditures/Exp. of the Same Timeframe of the Past Three Fiscal Years



City Council Staff Report

Subject: Dispatch Console Replacement
Author: Chief Tom Ross
Department: Police Department
Date: April 11, 2017



Background

The following is a request to approve the purchase of four dispatch consoles. Funding for these consoles has been approved in our FY 2017 budget.

Analysis

The dispatch consoles we currently have are over 20 years old and are worn out and damaged. Over the years as technology has advanced additional equipment has been added making the work areas cramped and constricted. The new consoles are designed to not only accommodate current equipment needs but are also capable of expanding to handle future needs as well. These consoles are also equipped with quick connect electronic adapters making it much easier and less expensive to remove and replace equipment going forward.

We received a quote from Xybix, who is the Utah State bid contract provider for dispatch consoles, totaling \$57,437.00. This bid covers all installation and removal costs.

Department Review

The Police Department and City Manager have reviewed this staff report.

Significant Impacts

Sufficient funds are currently budgeted.

Recommendation

I respectfully request your approval to purchase four dispatch consoles in the amount of \$57,437. Thank you for your time and consideration in this matter.

Attachments

Xybix Bid

Xybix Systems, Inc.
 8207 SouthPark Circle
 Littleton, CO 80120
 Phone:303-683-5656
 Fax:303-683-5454
 EmilyH



Quote Number: 20485

Quote Date: 3/10/2017

Revision: B

Orig Create Date: 2/22/2017

Expires: 6/8/2017

Opp #: 0002083

Page: 1 of 3

Quote

Terms: NET 30

<p>Quote To: Acct: BOUPOLBOUT Dave Edwards Bountiful Police Department 805 South Main Bountiful UT 84010</p> <p>Phone: 801-298-6010</p>	<p>Ship To: Bountiful Police Department 805 South Main Bountiful UT 84010</p> <hr/> <p>Rep Phone: Email:</p> <p>Sales Person: TODD PARSON Rep Phone: 720-363-7748 Email: toddp@xybix.com</p>
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Utah State Contract: MA2355

****Live Cut Over****

03/10/2017: Drawing R8. -esh
02/22/2017: Drawing R7. -esh

****Customer has agreed to provide labor to assist in the installation. If the customer cannot provide the labor necessary during installation, the full amount of the installation price originally quoted will apply. KLS 3.10.17****

PLEASE NOTE: OPTIONAL ITEMS ARE NOT INCLUDED IN THE TOTAL PRICE.

PLEASE CONTACT XYBIX TO HAVE ANY OPTIONAL ITEMS INCLUDED IN THE FINAL PRICE.

FREIGHT & INSTALLATION CHARGES WILL BE ADJUSTED ACCORDINGLY.

Xybix is not registered to collect sales tax in the state of (UT), and any sales tax due on your transaction will need to be paid directly by you to your State agency (this is commonly referred to as USE Tax).

Line	Part Number	Description	Qty	U/M	List Ea	Disc%	DiscPrice	Net Price
1.00	12343.	Panel System Priced by the Linear Foot: Grade 2Fabric 12343-1-SS - 42-48in - 0 LF @ 176 12343-1-DS - 42-48in - 74 LF @ 238 12344-1-SS - 65in - 0 LF @ 236 12344-1-DS - 65in - 0 LF @ 329 Upper Tiles Fabric Color: TBD Grade 2 G2 Lower Tiles Fabric Color: TBD Grade 2 G2 Panel Trim Color: Black	1	1.0 EA	\$17,612.00	50	\$8,806.00	\$8,806.00
2.00	14486.	Adj. Table Worksurface - Corner Dual Surface - 72L x 72R 10 RV - Cable Management Included	2	4.0 EA	\$1,848.00	50	\$924.00	\$3,696.00
2.01	15203	Anti-Microbial Laminate Upgrade	3	4.0 EA	\$600.00	50	\$300.00	\$1,200.00
3.00	15844	T5S Table Base for 72X72 Corner Worksurface	4	4.0 EA	\$6,024.00	50	\$3,012.00	\$12,048.00

OPEN MARKET

Xybix Systems, Inc.
 8207 SouthPark Circle
 Littleton, CO 80120
 Phone:303-683-5656
 Fax:303-683-5454
 EmilyH



Quote Number: 20485

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Opp #: 0002083
Page: 2 of 3

Quote

Terms: NET 30

4.00	12056.	Monitor Mount - Rollervision - - 2HI - Corner - Dual Surface - 72L x 72R 10 RV - 12076 - Std VESA Monitor Mount Qty = 6	5	4.0 EA	\$3,876.00	50	\$1,938.00	\$7,752.00
4.01	15499.	Acrylic Shroud - - 2HI - Corner - Dual Surface - 72L x 72R 10 RV - OPTIONAL x 4 qty.	6	0.0 EA	\$510.00	50	\$255.00	\$0.00
4.02	15560	Acrylic Cleaning Kit OPEN MARKET/OPT x 1 qty.	7	0.0 EA	\$98.00	50	\$49.00	\$0.00
5.00	12904	DataDock - Keyboard Surface Cable Organizer Cables Sold Separately	12	4.0 EA	\$393.00	50	\$196.50	\$786.00
5.01	11677	Ext Cable USB Type A to Type A Panel Mount for Datadock Male/Female 5M (16.4')	13	32.0 EA	\$29.00	50	\$14.50	\$464.00
5.02	15408	DataDock RJ-45 Cat6 Coupler with 25' Cable Kit	14	8.0 EA	\$70.00	50	\$35.00	\$280.00
5.03	15532	Ext. Monitor Replacement Cable DVI-D Male/Male 8M (25')	17	24.0 EA	\$75.00	50	\$37.50	\$900.00
5.04	11132	Ext Audio Cable 3.5mm Jack Male/Female 25'	18	8.0 EA	\$34.00	50	\$17.00	\$136.00
6.00	11792.	Power Bar - 10 Outlet	19	8.0 EA	\$135.00	50	\$67.50	\$540.00
6.01	14976	6 Outlet Power Strip 25'	20	2.0 EA	\$144.00	50	\$72.00	\$144.00
7.00	15618MCC	Task Light Pair LUX LED My Climate	22	4.0 EA	\$467.00	50	\$233.50	\$934.00
7.01	12604MCC	Light - LED Status Indicator 56MM 3 HI Red-Yellow-Green-24VAC/DC For MyClimate	23	4.0 EA	\$1,050.00	50	\$525.00	\$2,100.00
8.00	15476	Shelf Under Surface USB Charging Upgrade	25	4.0 EA	\$105.00	50	\$52.50	\$210.00
8.01	15463	Shelf Under Surface 19W x 9D - Metal	24	4.0 EA	\$127.00	50	\$63.50	\$254.00
9.00	15620MCC	MyClimate Personal Climate Control With Forced Air Heat 250W X2 = 500W	26	4.0 EA	\$1,999.00	50	\$999.50	\$3,998.00
10.00	12033.	Return Worksurface - 30Wx36D	27	4.0 EA	\$410.00	50	\$205.00	\$820.00
10.01	12033.	Return Worksurface - 36Wx36D	28	4.0 EA	\$410.00	50	\$205.00	\$820.00
11.00	15488-FT.	CPU Cabinet - ERGO ACCESS Under Work Surface 36Wx33D With Flip Top Hinge	31	4.0 EA	\$1,712.00	50	\$856.00	\$3,424.00

Xybix Systems, Inc.
 8207 SouthPark Circle
 Littleton, CO 80120
 Phone:303-683-5656
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Page: 3 of 3

Quote

Terms: NET 30

11.01	15707	Cable Bridge Corner Left Side	32	4.0 EA	\$200.00	50	\$100.00	\$400.00
12.00	C-12428.	Drawer Pedestal - Fixed - Bookcase Right - 30W - 6-6-12 Drawers 22D -	35	2.0 EA	\$1,203.00	50	\$601.50	\$1,203.00
18.00	14329.	Filler Panel - Panel Frame Attachment	41	4.0 EA	\$126.00	50	\$63.00	\$252.00
19.00	10176	Cup Holder - Blk	42	4.0 EA	\$90.00	50	\$45.00	\$180.00
90.00	12356	Installers Kit	43	4.0 EA	\$-		\$0.00	\$0.00
99.00	OTHER	Other Charges & Services	44	1.0 EA	\$-		\$0.00	\$0.00

<u>Line(44) - Miscellaneous Charge -</u>	
Freight - FullTruck NonTaxable	\$1,250.00
Installation - Non-Taxable	\$4,840.00

List Price Total	\$102,694.00	Lines Total:	\$51,347.00
		Line Miscellaneous Charges Total:	\$6,090.00
		Quote Total:	\$57,437.00

Note 1:

All quoted taxes are estimated. Any applicable taxes, fees, permits, etc. must be added to this quote.

Note 2:

Where installation is listed on quote it is based in non-union labor and on one trip for installation only. Client is responsible for coordination of Technicians and other Vendors/Contractors. Waiting time will be charged at the rate of \$75 per man hour straight time and \$115 per man hour for OT plus subsistence expenses. Additionally, this quote is based upon a remodel in an existing space and/or new building - completely finished with a Certificate of Occupancy. Any project where the General Contractor is still on the job is subject to additional charges.

We appreciate this opportunity to provide this quote. Our goal is to substantially improve working conditions for your valuable staff. We look forward to meeting with you to review this proposal in detail. In the meantime please don't hesitate to call us with any questions.

City Council Staff Report

Subject: ECI Transmission Engineering Agreement
Author: Allen Ray Johnson
Department: Light & Power
Date: April 11, 2017



Background

We have one section of transmission line in the lower loop that has not been rebuilt and reconductored. It is identified as Phase 7 and will require the replacement of fourteen poles between the Recreation Center and the Northwest Substation (which is located to the east of the Viewmont football field). This section will include four steel poles and ten wood poles. We have requested a proposal for the Engineering Services for this phase from Electrical Consultants, Inc. (ECI). They have assisted us with several transmission line upgrades as well as substation upgrades over the last ten to twelve years. We will schedule this project for the fall of 2017 or the spring of 2018 depending on the material delivery schedules.

Analysis

The completion of Phase 7 will increase our system capacity and reliability. This will be a significant upgrade to our transmission system and needs to be completed before we start working on rebuilding and reconductoring the upper loop of our transmission line.

Department Review

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

Significant Impacts

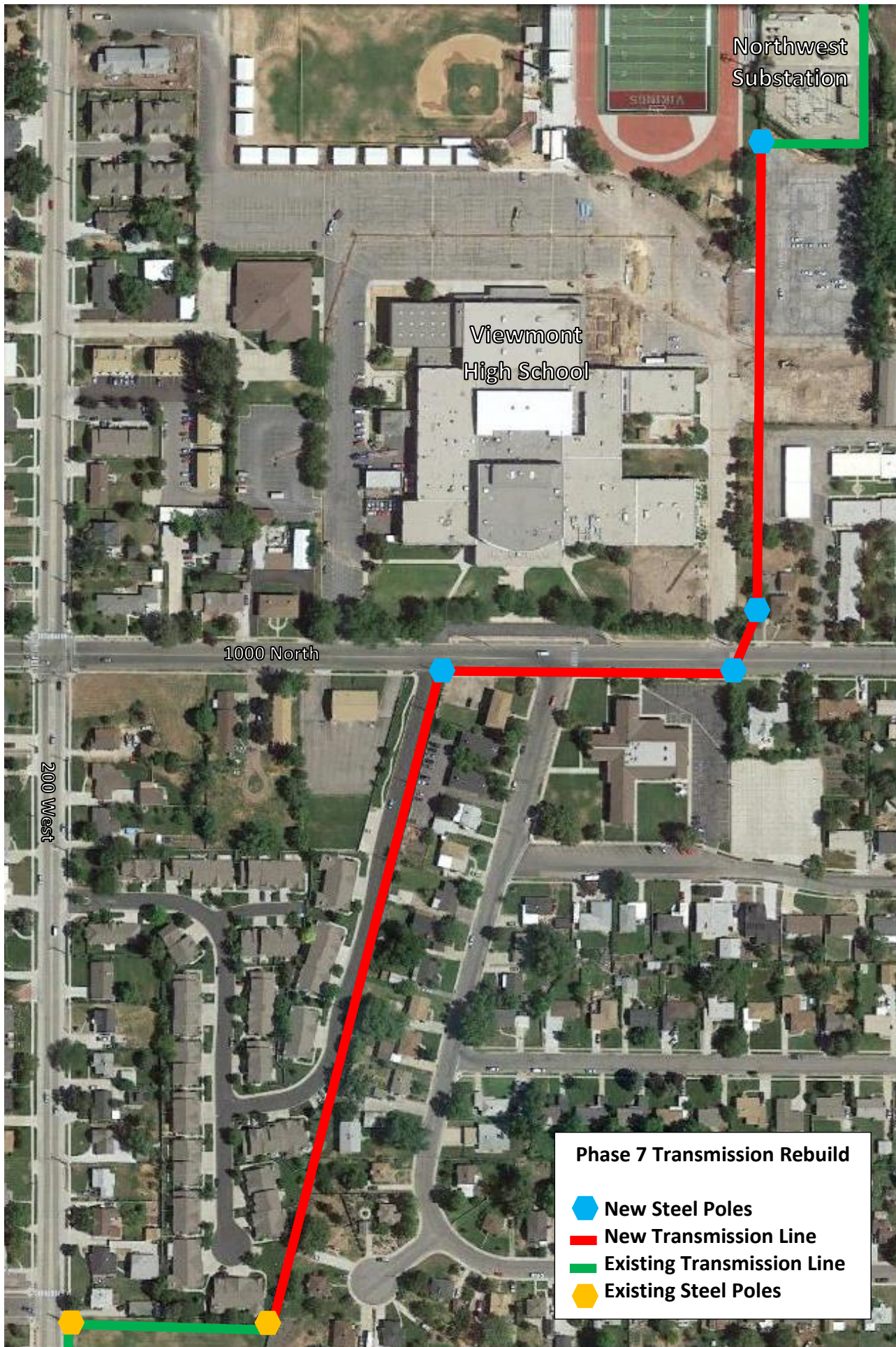
The materials and line construction portion of this project will be included in the 2017-18 budget. The Engineering Services will be covered by the contingency account in the 2016-17 budget.

Recommendation

Power Commission and Staff recommend the approval of the proposal from ECI to provide Engineering Services for the Phase 7 Transmission Line Rebuild for a total cost of \$74,300.

Attachments

Map



City Council Staff Report



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

Author: Chad Wilkinson, Planning Director and
Darlene Baetz, Business License Administrator

Department: Planning

Date: April 11, 2017

Background

St. Olaf's Church has requested a Local Consent for a Single Event Alcohol Permit for Saturday, May 13, 2017. The requested license is to serve alcohol for a single fund raising event, and is not for an ongoing right to serve liquor. Under State law, any licensing for alcoholic beverages beyond beer (such as wine and hard liquors) must be approved by the State. In addition, part of the State licensing process includes a consent form to be signed by the local jurisdiction.

Analysis

The applicant meets all of the legal requirements for the permit to be issued. St. Olaf's requests these permits every six months, and has done so for many years. There has never been a problem about these events, and the City Council has routinely approved them. St. Olaf's has requested a Local Consent Single Event Alcohol Permit for Saturday, May 13, 2017. The event will run from 12:00 noon thru 12:00 midnight. The organizers have paid all applicable fees to the City and now request approval from the City.

Department Review

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

Significant Impacts

None.

Recommendation

It is recommended that the application be granted.

Attachments

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

SINGLE EVENT PERMIT
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201 Laurie - 407-383-1102

Bountiful City Local business license authority, City [] Town [] County

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Saint Olaf Catholic School

Event Name: "Spreading our Wings" Fundraising Dinner

Event location address: 350 East 1800 South Bountiful UT 84010
street city state zip

On the 13 day(s) of May, 2017
dates month year

during the hours of 12 noon until 12 Midnight pursuant to the provision of Utah Code 32B-9.
defined hours from - to

We recommend this entity as conducting a civic or community enterprise* Yes [] No
[] Not providing a recommendation

***As Part of local consent required by 32B-9-201(1)(c), the locality may provide a recommendation as to whether the entity is conducting a civic or community enterprise.** A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.

Authorized Signature

Name/Title

Date

City Council Staff Report

**Subject: Site Plan Amendment for Mixed Use Development
On Pad A of Renaissance Town Center**

Property Address: 1501 S Renaissance Town Drive

Author: Chad Wilkinson, Planning Director

Department: Planning

Date: April 11, 2017



Background

The applicant, Bruce Broadhead, requests an amendment to the site plan approved for “Pad A” (shown now as Lot 9) of the Renaissance Town Center Development. The current proposal includes two additional residential units bringing the total to 40 units and retains the approximately 5,500 square feet of commercial space located on the street level originally approved. The applicant also proposes some changes to the building architecture including a revised architectural element at the northwest corner of the building.

Analysis

The Site Plan was originally approved by the Planning Commission and Council in October of 2016 and the submitted plan substantially complies with the previously approved plan. As the building has progressed through the detailed design process, the applicant has found that two additional units can be accommodated within the existing footprint, including the required covered parking for both of these units. Because the applicant is adding units to the development, approval of an amendment to the site plan is required.

The revised architecture proposed will add a corner element to the building at the intersection of 1500 South and Renaissance Towne Center Drive. The final subdivision plat will require some slight modifications to accommodate the current design and those changes will need to be submitted for review and approval by the Commission and Council. The development requires a release of easement that will need to be approved by the Council. Prior to release of the easement, the applicant will need to coordinate with the power department on the locations of meters and power transformers for the building.

Department Review

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

Significant Impacts

The proposed change is not expected to have significant impacts. The additional two units can be accommodated within the original foot print approved for development and the additional parking required for the development can be accommodated within the adjacent parking garage.

Recommendation:

The Planning Commission reviewed the request on April 4, 2017 and the Commission forwards a recommendation of approval to the City Council for the amendment to the site plan subject to the following conditions:

1. Complete any and all redline corrections.
 - a. All Parking spaces shall be a minimum dimension of 9' X 20'. The site plan shall include at least one van accessible disabled person parking space with a 96 inch minimum aisle space.
2. Complete any necessary revisions to the location of the power transformer(s) required by the Power department.
3. Submit a revised final plat for review and approval by the Commission and City Council.

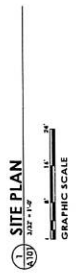
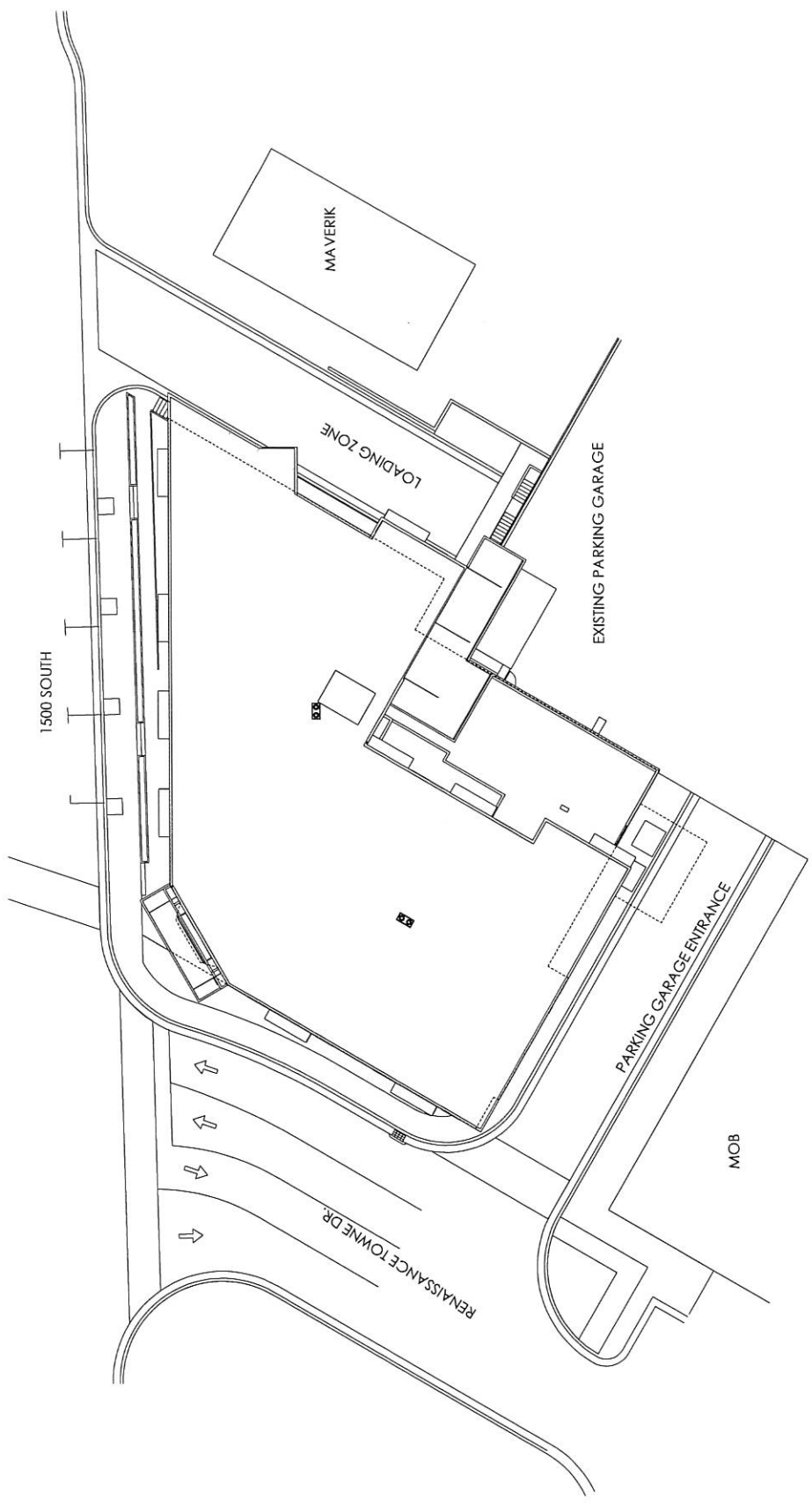
Attachments

1. Aerial photo
2. Application Materials

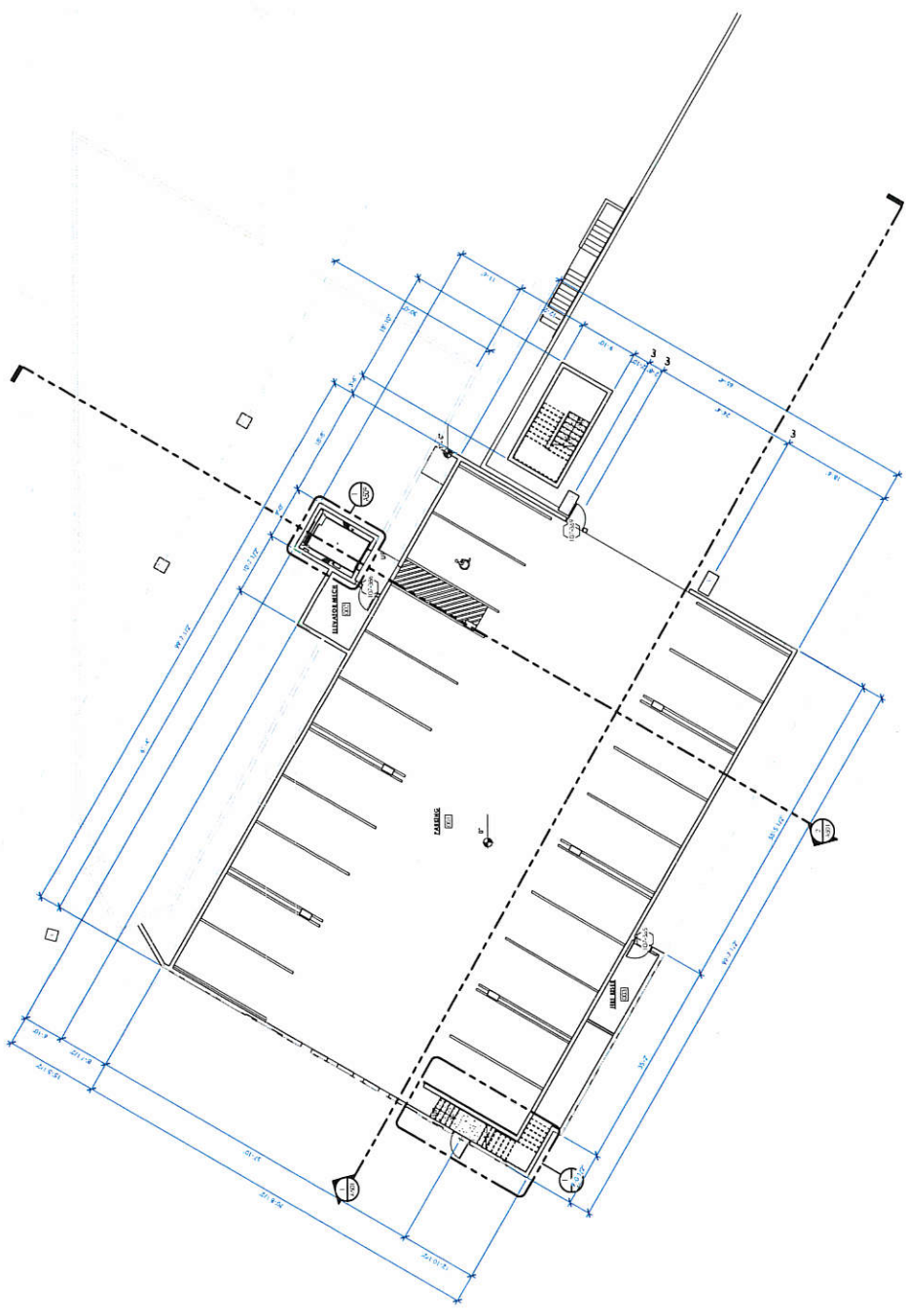
Aerial Photo



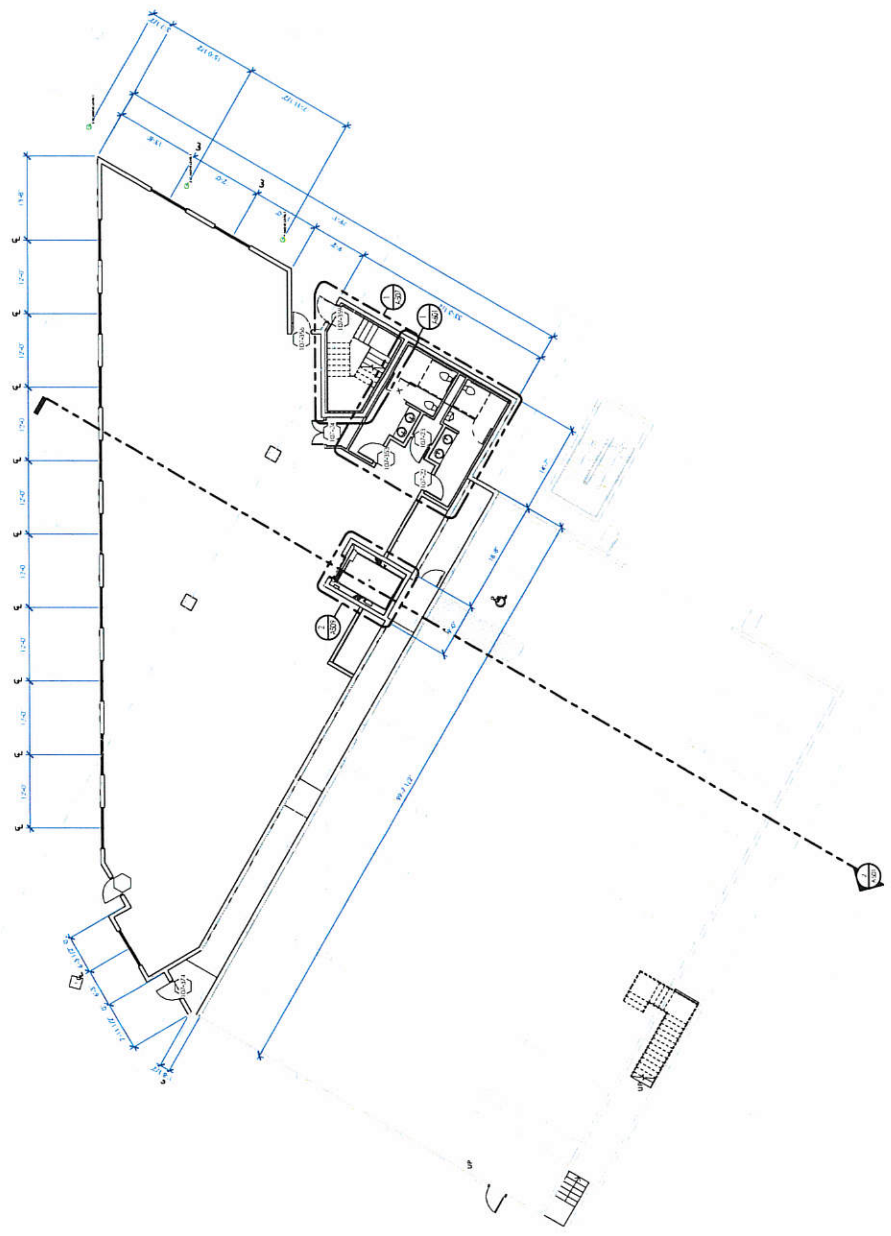
G:\ENG\Site Plans\Renaissance - Pad A Amended 4-4-17\CC Staff Report- Renaissance Town Center Pad A Amended Site Plan 4-11-17.docx



RENOVE LEGEND



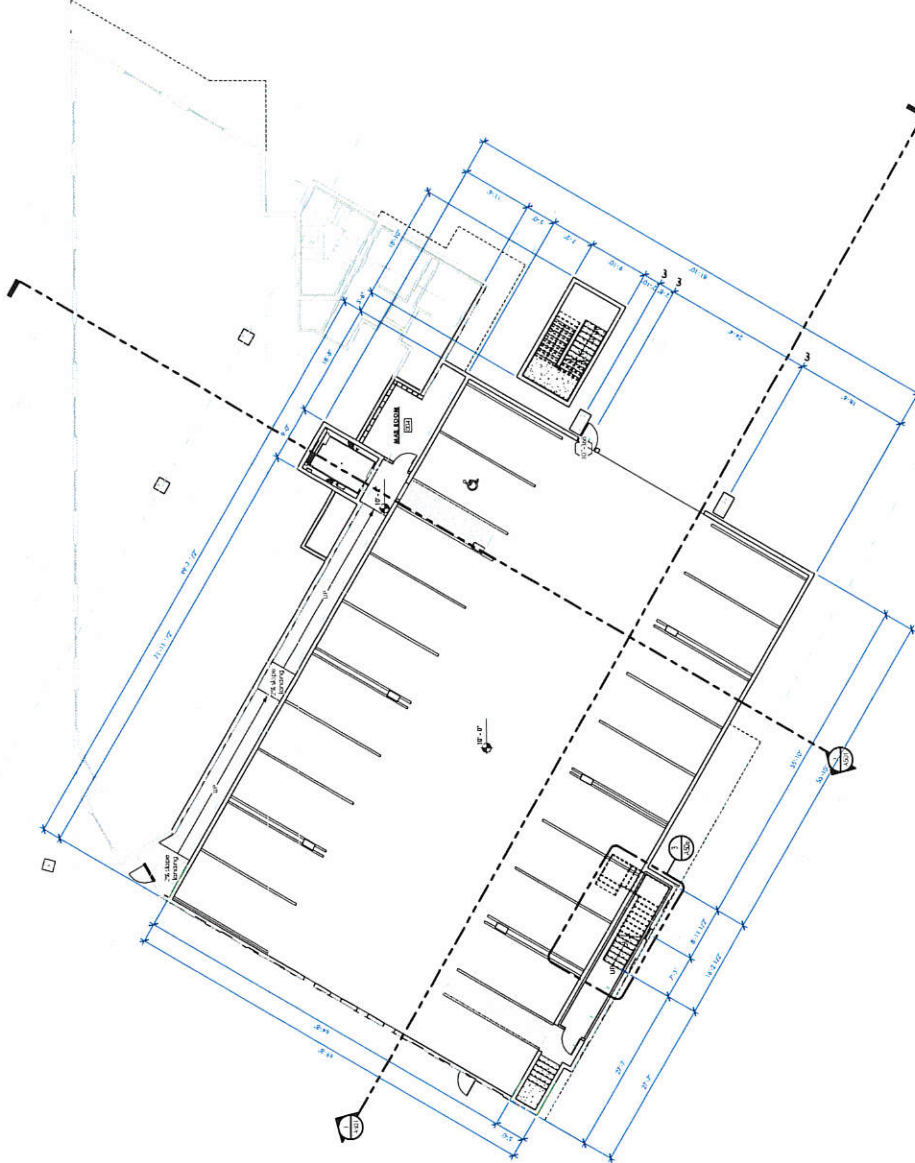
LEVEL 00 - PARKING
 1/8" = 1'-0"



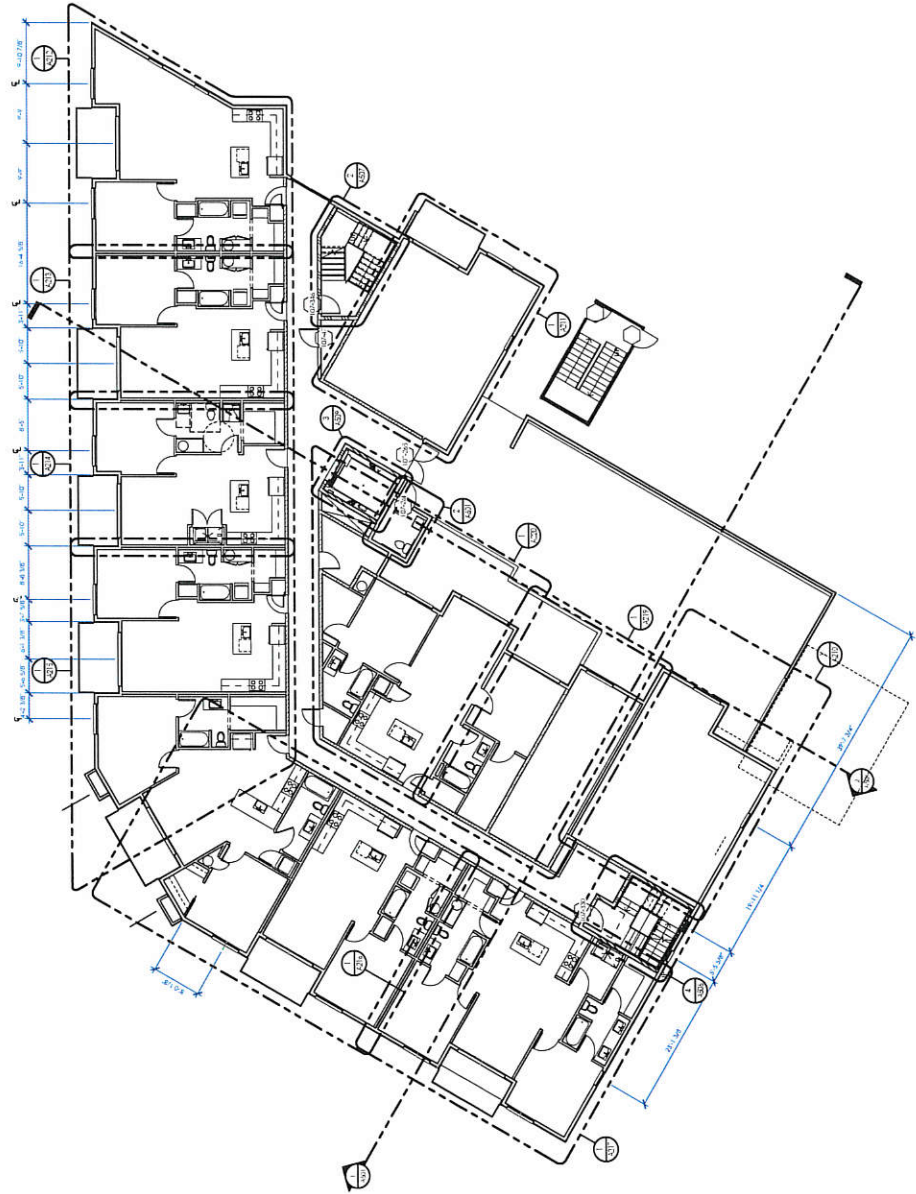
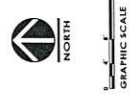
2 LEVEL 01 - OFFICE
 1/8" = 1'-0"



GRAPHIC SCALE
1" = 10'



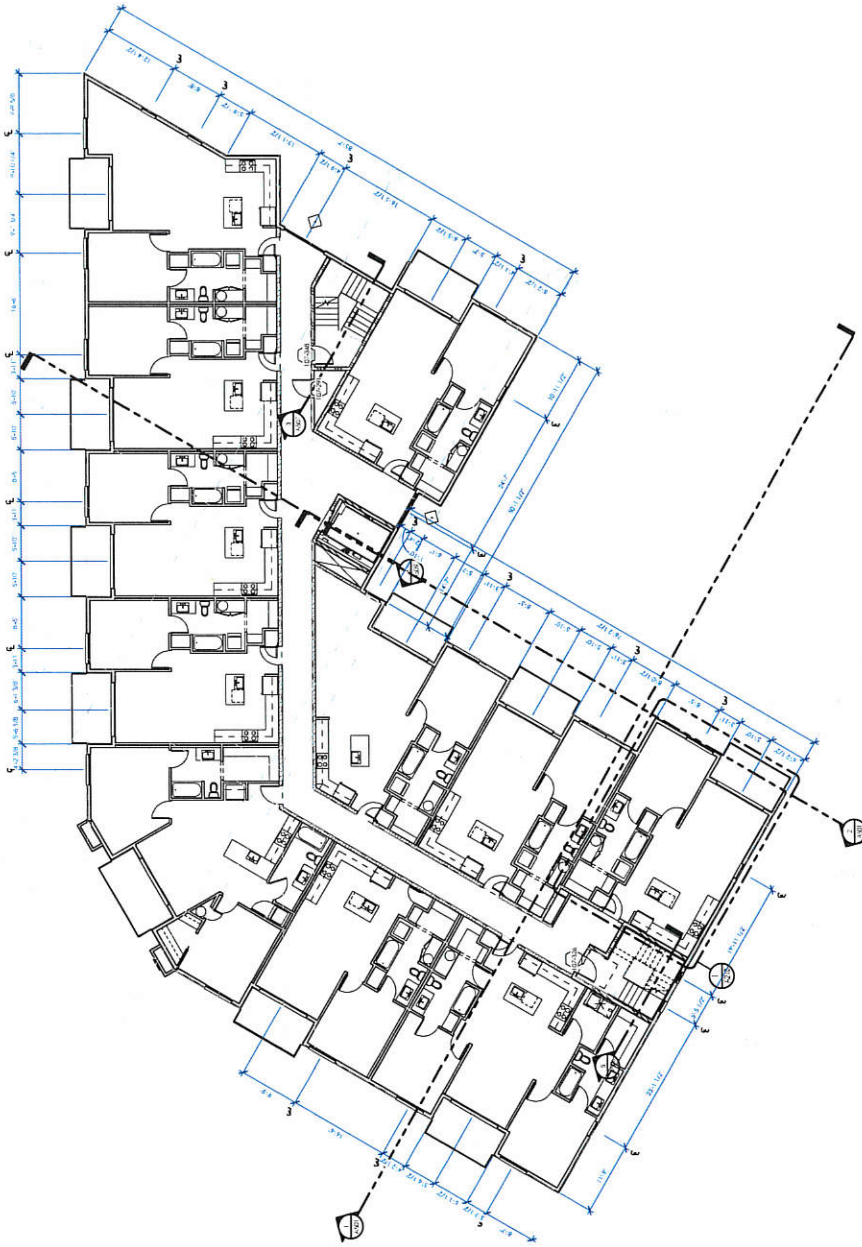
LEVEL 02 - PARKING
1/8" = 1'-0"



1 LEVEL 03 - APARTMENT
 1/25/17



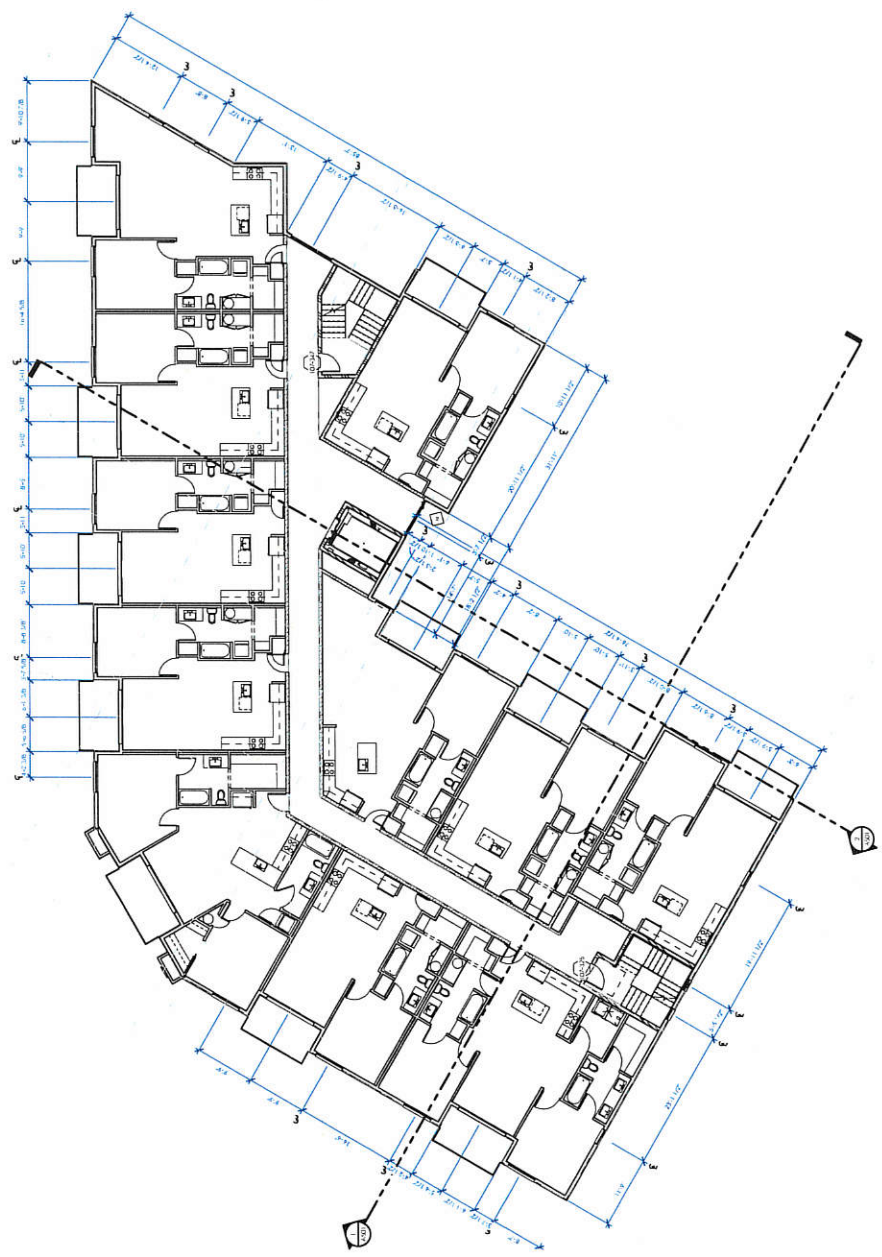
GRAPHIC SCALE



LEVEL 04 - APARTMENT
 1/8" = 1'-0"



GRAPHIC SCALE



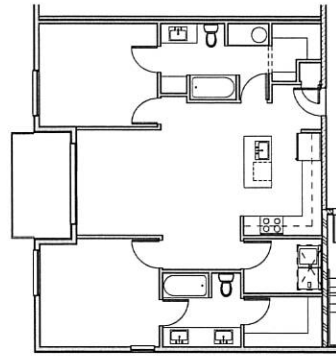
LEVEL 05 - APARTMENT



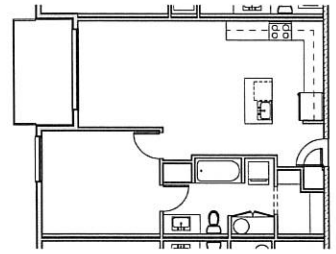
CONSTRUCTION DOCUMENTS



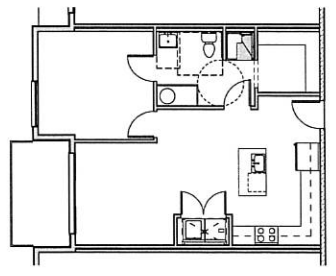
1 LEVEL 06 - APARTMENT
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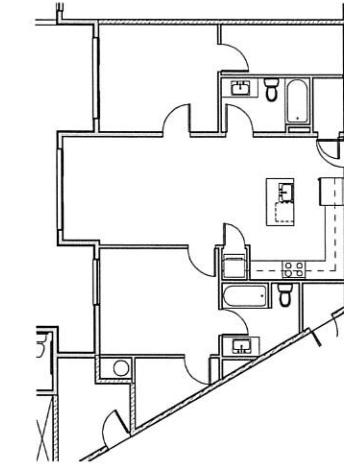
(1) 1 BED 1 BATH TYPE A - 712 SF



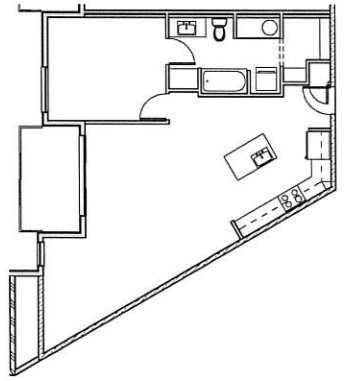
(2) 1 BED 1 BATH - 712 SF



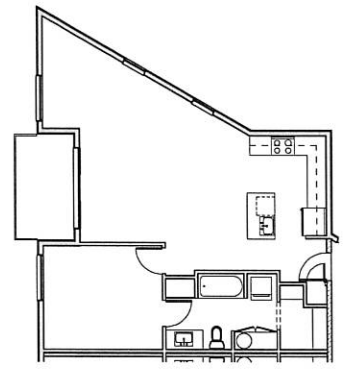
(4) 2 BED 2 BATH - 1,094 SF



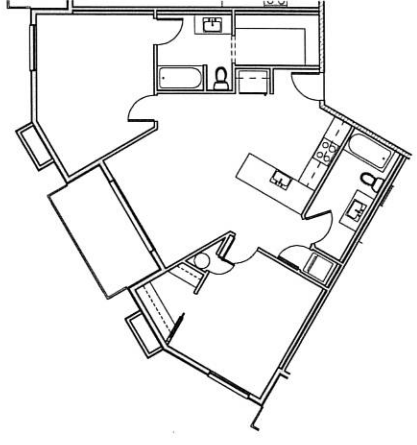
(1) 2 BED 2 BATH - 1,078 SF



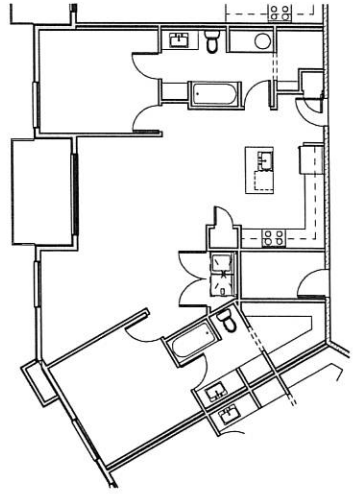
(3) 1 BED 1 BATH DEN - 849 SF



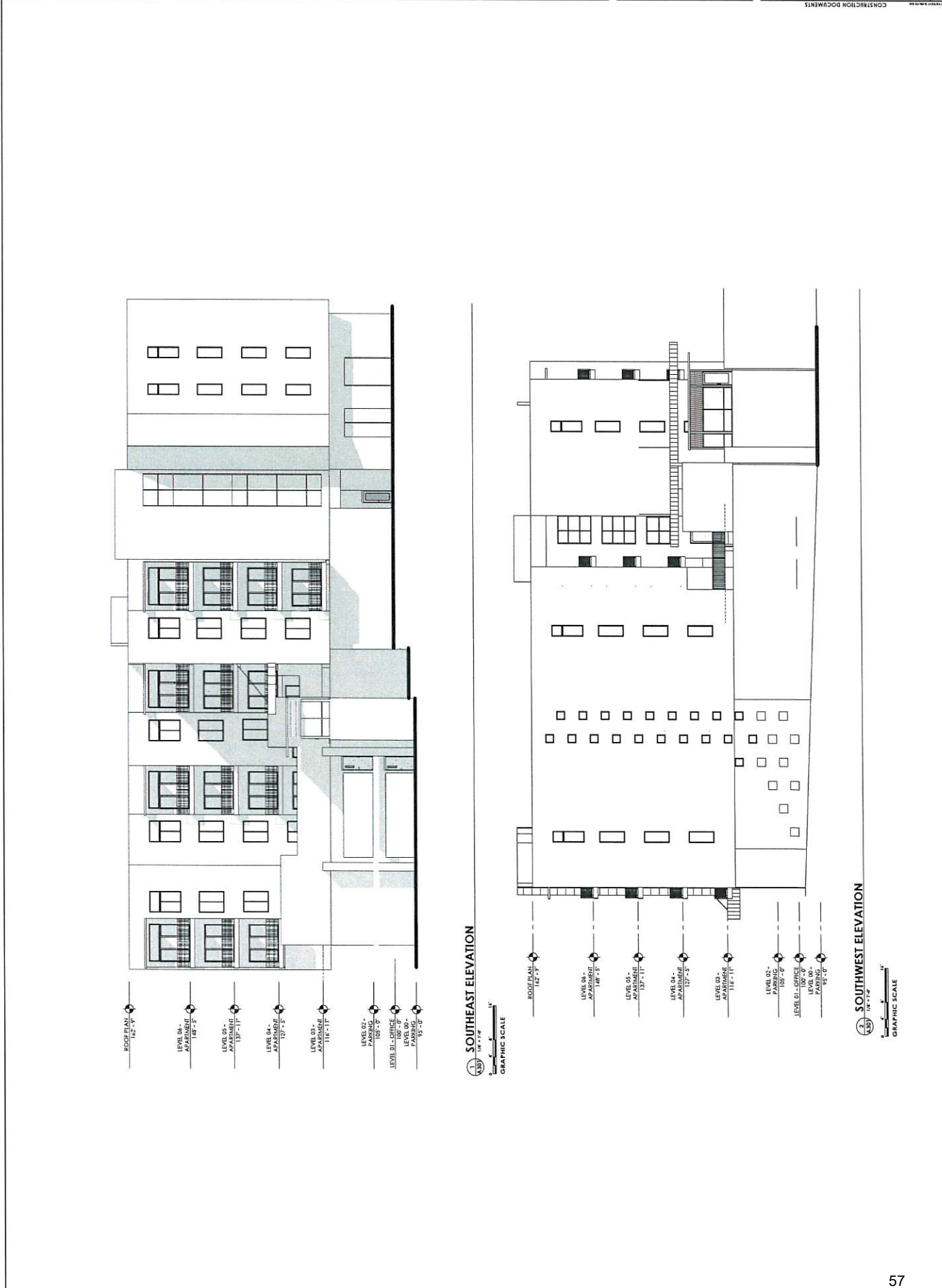
(4) 1 BED 1 BATH DEN - 876 SF



(3) 2 BED 2 BATH - 1,058 SF



(2) 2 BED 2 BATH DEN - 1,216 SF





1. NORTH ELEVATION
 1/8" = 1'-0"
 GRAPHIC SCALE



2. NORTHWEST ELEVATION
 1/8" = 1'-0"
 GRAPHIC SCALE

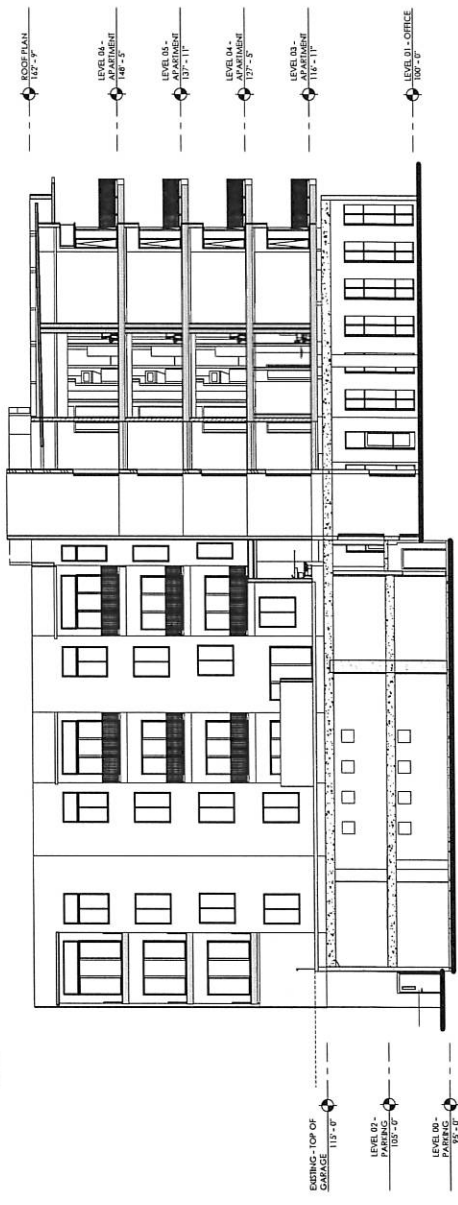


- ROOF FLOOR
162'-5"
- LEVEL 05-
FLOORING
148'-5"
- LEVEL 05-
CEILING
137'-11"
- LEVEL 04-
FLOORING
127'-5"
- LEVEL 03-
FLOORING
113'-11"
- LEVEL 02-
PAVING
105'-0"
- LEVEL 01-
CEILING
95'-0"
- LEVEL 01-
PAVING
85'-0"

1. NORTHWEST CORNER ELEVATION
1/4" = 1'-0"



SECTION 1
1/8" = 1'-0"
GRAPHIC SCALE



SECTION 2
1/8" = 1'-0"
GRAPHIC SCALE

City Council Staff Report

Subject: Consider Concurrence with the Planning Commission's Recommendation to Deny a Petition for Zoning Ordinance Text Amendment to the Park Strip standards of the Code

Author: Planning Director

Date: April 11, 2017



Background

A group of residents and property owners along 400 North have asked that the City consider amending the Land Use Ordinance to allow for concrete in park strips under limited circumstances. Specifically, the residents would like to have the option of converting lawn areas in park strips to hardscape (concrete, pavers, etc.) on state maintained roadways within Bountiful City where certain conditions are present. A copy of the applicants' written narrative is attached to this report. In summary the proposed amendment would allow for hardscape including concrete or pavers to be installed in place of grass or other forms of landscaping when the following are applicable:

- The road is maintained by the State of Utah (UDOT)
- The road has no on-street parking

Examples given by the applicant of streets that meet these criteria in Bountiful include:

- 400 North between 200 West and 500 West (State Route 106)
- 500 South between 200 West and Main Street (State Route 68)

Although not specifically listed by the applicants, all the portions of Highway 89 (including 500 West) within City limits also fit within the definition. Additionally, although listed by the applicant, the portion of 2600 South within City limits is not state maintained and therefore would not fit the definition.

The Planning Commission reviewed this proposal on March 21 and April 4, 2017. After taking public comment, the Planning Commission expressed concern over the potential safety issue of extending the hardscape sidewalk closer to the street and eliminating a buffer for pedestrians. Some concern was also expressed about the type and consistency of materials to be used in the park strip.

The Commission recommended denial of the proposed amendment by a vote of 5-1 (one Commission member was absent), and as a result the proposal comes to the Council with a negative recommendation. Section 14-2-205 (G) of the Bountiful Land Use Ordinance stipulates that the City Council shall determine if a public hearing should be held on an ordinance text amendment. The Council may choose to concur with the Planning Commission on an unfavorable recommendation, or to hold a public hearing to consider the proposed amendment. Concurrence with an unfavorable recommendation of the Planning Commission constitutes denial of the application and no public hearing is held by the Council on the item.

Analysis

Staff recommended denial of the proposal to the Planning Commission based on several factors. The original Planning Commission staff report provides a detailed explanation of staff concerns and is attached. In summary, allowing for concrete in park strips will increase run-off from these areas and will decrease green space in the City. Concrete in park strips is inconsistent with Low-Impact Development standards, which are encouraged by recently adopted State Storm Water Discharge permit. In addition, the Code currently provides options for homeowners who wish to have other landscaping solutions besides grass that may require less maintenance. Allowing hardscape to the curb puts pedestrians closer to the traffic. After review of options requested by the Commission staff has concerns over consistency of materials, uniformity in installation, and long term maintenance of hardscape alternatives such as pavers.

Standard of Review

As a matter of procedure, whenever the Council considers a request for an amendment to the Land Use Ordinance, it shall review it in accordance with the provisions of *14-2-205 AMENDMENTS TO ORDINANCE AND MAP*, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.*

Department Review

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

Significant Impacts

While allowing concrete in park strips will reduce or eliminate the need for an abutting property owner to maintain park strip areas on busy streets, there are other impacts that should also be taken into consideration. Allowing concrete or other hardscape materials will potentially decrease safety for pedestrians as there will no longer be a landscape buffer between pedestrians and the street. Allowing for concrete in park strips will increase run-off from these areas and will decrease green space in the City. Concrete in park strips is inconsistent with Low-Impact Development standards, which are encouraged by recently adopted State Storm Water Discharge permit. The Code currently provides options for homeowners who wish to have other landscaping solutions besides grass that may require less maintenance.

Recommended Action

As this is a legislative decision, the Council has discretion in deciding whether to concur with the Planning Commission's recommendation or schedule a public hearing for further consideration of the item. If the Council chooses to concur with the Planning Commission's recommendation, the following are findings that would support that position:

1. The City Council is the legislative body of the City and establishes public policy;

2. This proposal received a negative recommendation from the Planning Commission on April 4, 2017;
3. The Planning Commission expressed concern over the safety of pedestrians if hardscape materials were extended to the curb;
4. Placement of hardscape materials in park strips increases storm water run-off;
5. The placement of hardscape materials in the park strip is inconsistent with Low Impact Development Standards recently adopted as part of the State Storm Water Discharge permit;
6. The Land Use Ordinance currently allows for xeriscaping as an alternative to turf grass.

Attachments

1. Original March 21, 2017 Planning Commission Staff Report
2. Application Materials

Commission Staff Report

Subject: Public Hearing-Amendment to the Park Strip standards of the Code

Applicant: Mike Willey, Nathan Plummer, et al.

Author: Chad Wilkinson

Date: March 21, 2017



Description of Request

Consider amending the text of Section 14-16-107 (c) of the Bountiful City Land Use Ordinance to allow concrete or other hardscape materials in park strips along certain state maintained roads in Bountiful.

Background and Analysis

A group of residents and property owners along 400 North have asked that the City consider amending the Land Use Ordinance to allow for concrete in park strips under limited circumstances. Specifically, the residents would like to have the option of converting lawn areas in park strips to hardscape (concrete, pavers, etc.) on state maintained roadways within Bountiful City where certain conditions are present. A copy of the applicants' written narrative is attached to this report. In summary the proposed amendment would allow for "hardscape" including concrete or pavers to be installed in place of grass or other forms of landscaping when the following are applicable:

- The road is maintained by the State of Utah (UDOT)
- The road has no on-street parking

Examples given by the applicant of streets that meet these criteria in Bountiful include:

- 400 North between 200 West and 500 West (State Route 106)
- 500 South between 200 West and Main Street (State Route 68)

Although not specifically listed by the applicant, all the portions of Highway 89 (including 500 West) within City limits also fit within the definition. Additionally, although listed by the applicant, the portion of 2600 South within City limits is not state maintained and therefore would not fit the definition.

The applicant has submitted examples of ordinances from Salt Lake City, South Salt Lake City, West Valley City, Taylorsville, West Jordan, Roy, Denver and Sioux Falls South Dakota. Each of these cities allows hardscape in park strips under certain circumstances. A copy of the submitted standards is attached.

The applicants have cited safety concerns related to maintaining park strips along busy roadways as their primary concern. A secondary concern revolves around the viability of park strips that are narrow and subject to salt application in the winter time.

Before eliminating the requirement for vegetation in park strips, it is important to consider why park strips have historically been a part of development in Bountiful. Park strips serve a number of purposes. Besides providing beautification through landscaping, park strips provide snow storage, separation from the street for pedestrians, and areas of installation of utilities. Park strips also provide additional pervious surface for storm water infiltration.

As stated by the applicant, maintenance of the park strips is the responsibility of the abutting property owner. This is a common requirement that applies in Cities throughout Davis County and Utah. If a property owner wishes to install something besides grass in their park strip, the Code currently allows for xeriscaping to be installed in park strips and in other required landscape areas.

One of the applicants' stated concerns is related to rocks entering the roadway when using xeriscaping in lieu of turf. Xeriscaping is an often misunderstood concept and is sometimes referred to incorrectly as "zero-scaping." Many associate xeriscaping with gravel or lava rock with no landscaping and no provision for irrigation. In reality, xeriscaping can consist of any low water using landscaping and almost always requires supplemental water to establish and maintain the vegetation. The current Code recognizes the need for vegetation in conjunction with xeriscaping and currently requires a minimum of 50 percent live vegetation in xeriscaping park strips. There are several examples of successful xeriscaping in park strips in Bountiful City. Properly maintained park strips prevent rocks and landscape bark from entering the public storm system.

Park strips that are filled with concrete or other impervious materials will increase the amount of storm water run-off in the City. As part of the new State Storm Water Discharge Permit, adoption of Low-Impact Development (LID) techniques is encouraged. One LID practice includes the use of vegetated park strips and other landscape areas to increase the surface area covered by pervious materials. Although implementation of these standards has been delayed, the newly adopted standards will strongly encourage more pervious surfaces. Reducing pervious surfaces would be contrary to the newly adopted State standards.

Concrete filled park strips also make utility installation and maintenance in these areas more difficult as concrete must be removed prior to utility work.

Safety is of paramount concern and any discussion related to areas near streets should take into account the safety of Bountiful residents. However, there are ways to maintain a park strip that do not require stepping into the street. Areas along 500 West, Bountiful City's busiest arterial street, have narrow park strips that are maintained by the adjacent property owner.

Individual property owners do have the option of requesting a variance to the standards based on hardship. However, these requests should be granted on a limited property by property basis and

should be granted only to properties that have unique circumstances that constitute a hardship. If there is a desire to change the standards for an entire neighborhood or area of the City, the proper process is to change the Code.

Department Review

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

Significant Impacts/Conclusion

While allowing concrete in park strips will reduce or eliminate the need for an abutting property owner to maintain park strip areas on busy streets, there are other impacts that should also be taken into consideration. Allowing for concrete in park strips will increase run-off from these areas and will decrease green space in the City. Concrete in park strips is inconsistent with Low Income Development standards, which are encouraged by recently adopted State Storm Water Discharge permit. The Code currently provides options for homeowners who wish to have other landscaping solutions besides grass that may require less maintenance.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of denial for the proposed change to the park strip standards.

Attachments

1. Applicant Submittal



Ordinance Amendment Application

CHAPTER 16

LANDSCAPING AND FENCING

Amend code to allow Hardscape Park Strips
400 North Between 200 West and 500 West

I have lived on 400 North for 58 of the 66 years of my life. My childhood years through age 19 were spent at 350 West 400 North and my wife and I built a home located at 332 West 400 North in 1978 and have lived there for the last 39 years.

I have seen 400 North develop from a two lane oiled road with gravel on the sides to a four lane (5 with the middle turn lane) urban corridor.

When the Bountiful City ordinances were adopted to help keep our city beautiful and green, 400 North was not nearly as busy as it is today. Personal and Public Safety were probably not even considered when the requirements for park strip landscaping were written and adopted. When you could park your car in the front of your home, with out impeding traffic, safety of those walking down the street, maintaining the park strip or even driving down 400 North didn't need to be considered.

When I-15 was constructed in the early 1960s it was determined that 400 North needed to be widened in order to handle the increased amount of traffic accessing the 400 North freeway access. Later it was determined, that to ease traffic congestion with those needing to turn left onto 200 West, 500 West, 332 West, 350 West, 300 West and the numerous businesses, apartment complexes and condominiums, a turn lane was added in the center of the road. The addition of the turn lane mandated that curbside parking was eliminated and the outside eastbound and westbound lanes were placed within inches of the curb. It was at that time that I felt that my safety, the safety of my children and now the safety of my grandchildren, was jeopardized because of the city ordinance mandating a "green" park strip and maintenance thereof. (In other words, trying to mow and edge a grass park strip.) I have had numerous near misses and each of my children have had near misses with traffic as we have tried to maintain the park strip.

I have noticed the following as work to try to maintain the park strip evolved:

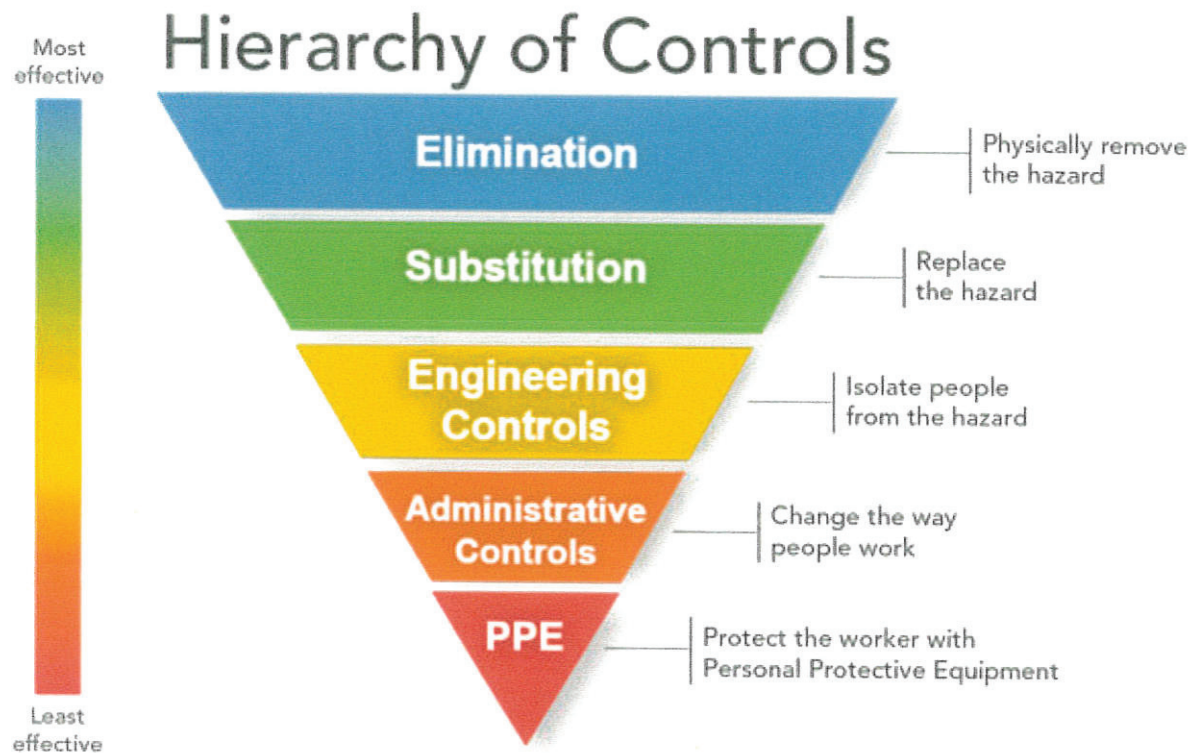
1. The level of the grass (crap grass as I now call it) had grown from sidewalk/curb height to a level 6" above the side walk. Edging this area would expose 4" of cinders, salt and other road debris topped by a couple inches of weed sod.
2. Nothing else will grow in this area (My dad tried petunias and other types of plants with no success.)
3. I quit edging the gutter edge of the park strip a couple of years ago after an increase in in near misses for me and the cars coming down 400 north who have been hit by flying debris from my edger.

I attribute the poor soil condition to the necessity of UDOT needing to plow snow right to the curb to maintain passageway in the far right westbound and far right eastbound lanes of 400 North.

Things have changed as Bountiful has grown. 400 North has become a major traffic corridor for not only the north side of Bountiful but the south side of Centerville as well. As these areas have grown traffic has increased. Some of the largest contributors to traffic increase were the construction of the Bountiful Temple and the commercial development on 500 West just south of 400 North in West Bountiful (Costco etc.) as well as the Walmart and Home Depot development in Centerville. We do not begrudge progress and growth but feel like ordinances and codes need to be updated or amended to help ease the impact of that growth.

The residents and property owners living between 200 West and 500 West on 400 North respectfully request that the Bountiful City Landscaping and Fencing Ordinances chapter 16 be amended to allow, at the property owners option, Hardscaping in the park strip enhancements such as tinted, stamped concrete, pavers etc. We feel like Xeriscaping for this particular area is not an option because of the hazard of loose materials making their way into the street and being thrown back at pedestrians or other traffic by passing motorists. The number of Bountiful Jr. High students who walk this corridor also precludes the use of Xeriscaping as kids and rocks oftentimes do not mix. Also Xeriscaping is not maintenance free.

Hazard analysis, for all parties concerned, should be conducted before beginning any project. It is a proven fact that the best method for maintaining health and safety is the elimination of all possible hazards.



I started instituting principles I learned at work in responsibilities I had at home 10 years ago after becoming the safety director for a mechanical contractor. I taught our employees to use the Hierarchy of Controls as they performed tasks in the workplace and also taught that they should use this same method in projects at home.

I have been teaching First Aid/CPR and AED use for the Utah Safety Council for the past 3 years. One of the first things taught during our classes is to “check the scene for safety” and “never enter an unsafe scene and risk becoming a victim yourself”.

As I have maintained my home and yard I have tried to observe the principles above. When I have maintained the park strip I have felt much like a highway construction worker. I have worn PPE to protect hearing and eyesight. Hard toed leather shoes to protect my feet. Sometimes even worn a high visibility vest. I have changed the way I work (tried mowing and edging at different times of day, edge and mow toward oncoming traffic etc.). As traffic on 400 North has increased, at all times of day, these methods have become less and less effective. I don't have the authority to replace the hazard or eliminate the hazard. The only thing I have left to do is isolate myself from the hazard which places me in violation of the city ordinance requiring property owner maintenance of the park strip.

Bountiful City does have the authority to protect the health and safety of residents on lower 400 North by amending the city ordinance to allow the placement of hardscaping in the park strip. This would replace the hazard, remove the hazard and allow us to not have to enter an unsafe scene.

Other reasons for amending chapter 16 of the Bountiful Code to allow Hardscaping on 400 North 200 West to 500 West

All collector streets 400 North, 500 South and 2600 South gathering traffic to I-15, maintained by the State of Utah and where on street parking has been eliminated as a safety buffer need to have provisions for protecting those maintaining the park strips.

500 South already has concrete walks abutting the back of the curb (no park strip) from 400 East (Orchard Drive) to the I-15 collection point below 500 West.

Orchard Drive from 500 South to the I-15 2600 South Interchange has sidewalks butting up to the backside of the curb (no park strip) with the exception of Dick's Market and Colonial Square. Bountiful High has rocks in the front yard adjacent the street.

400 North has on street parking from Orchard Drive to 200 West. It also has wide park strips from Main street to 200 West.

400 North from 200 West to I-15 South Bound has no on street parking to act as a safety buffer. The park strip on the north side has been reduced to between 3 and 4 feet wide. This condition also exists on Highway 89 from 400 North to I-15 North Bound. The south side park strips appear to have excessive slope toward the gutter. Three residents from the South side of this part of 400 North have stated that one foot has to be placed in the gutter to keep lawn equipment from slipping into the road.

See the attached pictures

Proposed changes to be made to chapter 16 Landscaping and Fencing Ordinance.

#1. An asterisk needs to be placed after “no concrete” in the park strip with a note at the bottom of the page saying “See Hardscaping Standard”. Leave the no asphalt clause

#2. A Hardscaping Standard could be placed following the Xeriscape Standard and should read in part:

Hardscaping is allowed in park strips located on Bountiful I-15 access collector streets, maintained by UDOT and with no on street curbside parking. These areas include:

- 400 North (State Route 106) between 200 West and 500 West
- 500 South (State Route 68) between Main Street and 500 West
- 2600 South (State Route 93) between Orchard Drive and 500 West.
- 500 West (State Route 89) between 400 North and the I-15 North Bound Entrance.

A specification for hardscaping of Bountiful City Planning and Zoning’s choosing could then be added. Colors could be selected etc. We would suggest using whatever UDOT specifies for hardscaping since these are UDOT maintained corridors.

On-Street Parking: On-street parking provides increased safety by placing a physical barrier between moving vehicles and pedestrians and reduces the speed of traffic traveling adjacent to the parked vehicles.



400 North 200 West to 500 West
Under Construction
Park strip will be under 4 feet



500 South 200 West to 500 West
Sidewalk right against curb- no park strip
no on street parking



2600 South 200 West to Highway 89
Limited park strip at Colonial Square





Utility crews pull onto park strip and damage sprinkler system. Owner desires hardscape to give them something to park on. Tired of Sprinkler repair.



Steep slope sidewalk to curb.









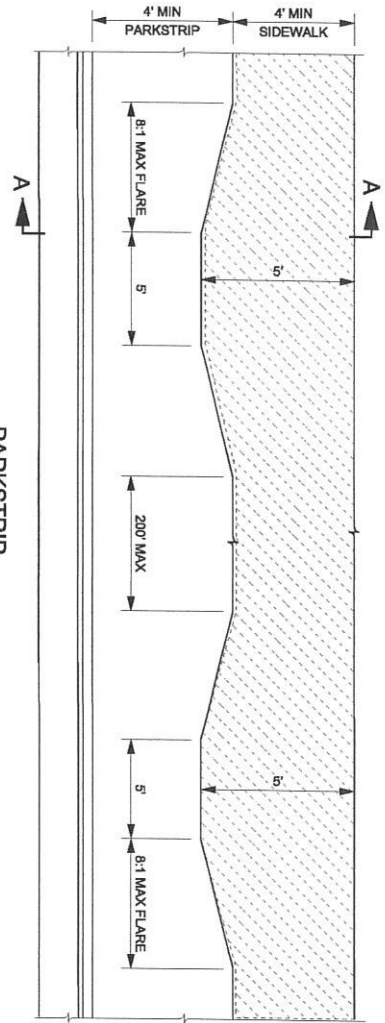
Manual on Uniform Traffic Control Devices Federal Highway Administration

<https://mutcd.fhwa.dot.gov/htm/2009/part6/part6d.htm#section6D03>

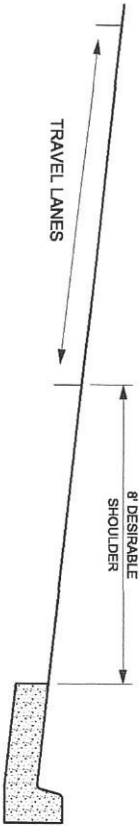
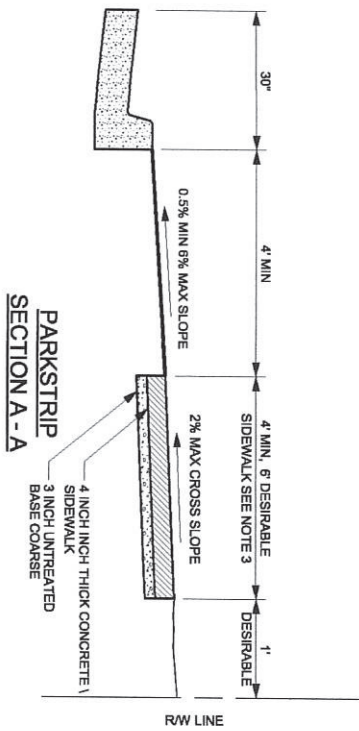
Guidance:

03 *The following are the key elements of worker safety and TTC management that should be considered to improve worker safety:*

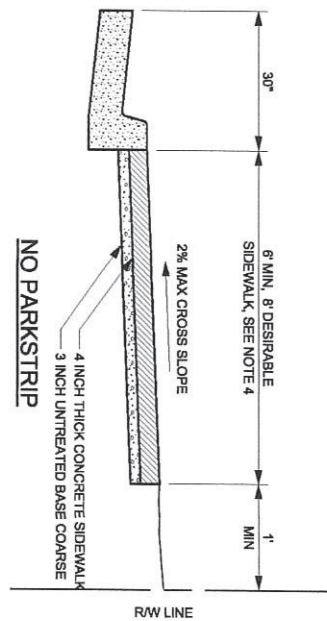
- A *Training—all workers should be trained on how to work next to motor vehicle traffic in a way that minimizes their vulnerability. Workers having specific TTC responsibilities should be trained in TTC techniques, device usage, and placement.*
- B *Temporary Traffic Barriers—temporary traffic barriers should be placed along the work space depending on factors such as lateral clearance of workers from adjacent traffic, speed of traffic, duration and type of operations, time of day, and volume of traffic.*
- C *Speed Reduction—reducing the speed of vehicular traffic, mainly through regulatory speed zoning, funneling, lane reduction, or the use of uniformed law enforcement officers or flaggers, should be considered.*
- D *Activity Area—planning the internal work activity area to minimize backing-up maneuvers of construction vehicles should be considered to minimize the exposure to risk.*
- E *Worker Safety Planning—a trained person designated by the employer should conduct a basic hazard assessment for the worksite and job classifications required in the activity area. This safety professional should determine whether engineering, administrative, or personal protection measures should be implemented. This plan should be in accordance with the Occupational Safety and Health Act of 1970, as amended, "General Duty Clause" Section 5(a)(1) - Public Law 91-596, 84 Stat. 1590, December 29, 1970, as amended, and with the requirement to assess worker risk exposures for each job site and job classification, as per 29 CFR 1926.20 (b)(2) of "Occupational Safety and Health Administration Regulations, General Safety and Health Provisions" (see [Section 1A.11](#)).*



**PARKSTRIP
PASSING AREA**
SEE NOTE 3



URBAN ROADWAY SHOULDERS



NO PARKSTRIP

NOTES:

1. USE CURRENT EDITION OF THE AASHTO A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS FOR DESIGN OF ROADWAY ELEMENTS NOT SHOWN ON THIS STANDARD DRAWING.
2. USE CURRENT EDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR CLEAR ZONE REQUIREMENTS.
3. PROVIDE A 5 FT x 5 FT PASSING AREA ON SIDEWALKS OF LESS THAN 5 FT WIDE WHEN THERE IS NOT A HARD SURFACE PASSING AREA OF 5 FT MINIMUM WIDTH IN A 200 FT SEGMENT.
4. A MINIMUM OF 7 FT IS REQUIRED AT BACK OF SIDEWALK AT DRIVEWAY LOCATIONS TO MEET GRADING REQUIREMENTS.

West Jordan

http://utahwaterconservationforum.org/resources/ordinances/WJ_Landscape_Ordinance.pdf

<http://www.wjordan.com/files/RD07ParkStrip1.pdf>

South Salt Lake

http://www.southsaltlakecity.com/uploads/documents/Landscaping_Ordinance_Form.pdf

Salt Lake City

<http://www.slcdocs.com/building/b-park-strip.pdf>

Roy

<http://www.royutah.org/wp-content/uploads/2011/01/HomeOwners-Packet-Revision-Nov-2013.pdf>

West Valley City

http://www.bidsync.com/DPXViewer/32_16_24-Stamped_Concrete_Paving_ADDENDUM.pdf?ac=auction&auc=1746550&rndid=1125293&docid=4867903

Denver

https://www.denvergov.org/content/dam/denvergov/Portals/705/documents/guidelines/PWES-002.0-Streetscape_Design_Manual.pdf

UDOT

<https://www.udot.utah.gov/main/uconowner.gf?n=5361113714159942>

American Public Works Association stamped concrete

<http://www.slcdocs.com/utilities/PDF%20Files/2007%20Standard%20Plans.pdf>

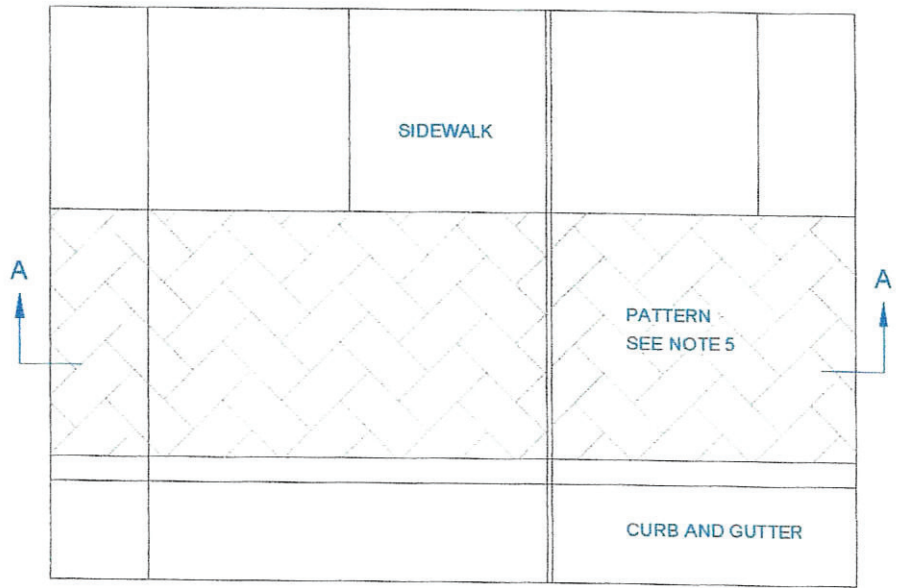
Used by SLC, Provo, Logan and numerous others

1. SELECT FILL:

- A. Use untreated base coarse grade 1 or grade 3/4 per APWA Section 02060. Use of sewer rock or recycled aggregate requires ENGINEER's written approval.
- B. Install and compact all backfill material per APWA Section 02322.

2. CONCRETE: Class 4000 per APWA Section 03304.

- A. If necessary, provide concrete which achieves design strength in 72 hours. Use caution, however, as spider cracks develop if air temperature exceeds 90 ° F.
- B. Place concrete per APWA Section 02770.
- C. Provide 1/2 inch radius on all exposed concrete edges unless otherwise shown.
- D. Apply a sealing/curing compound per APWA Section 03390.



PLAN VIEW

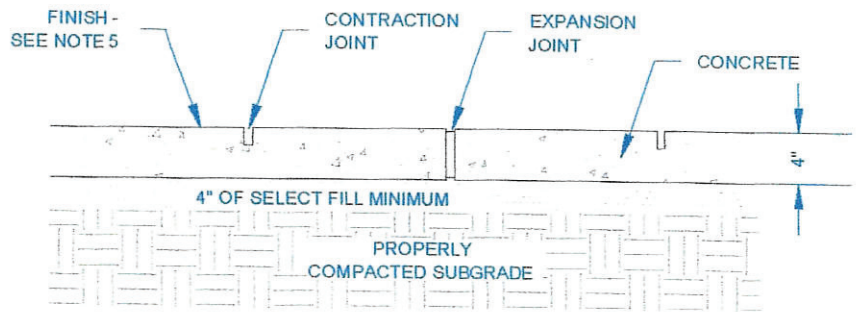
3. EXPANSION JOINTS: Provide full depth 1/2 inch thick F1 joint filler material per APWA Section 03060. Set top of filler flush with surface of concrete. Place joints to match expansion joints in sidewalk.

4. CONTRACTION JOINTS: Make contraction joints vertical, at least 1/8 inch wide, and 1 inch deep. Place joints to create square concrete panels.

5. PATTERN: Place pattern uniformly over surface using release power on stamping mats. Stamp to a depth of 1/2 inch. (Release power Charcoal or Gray Release No. CR927 or CR935)

6. PATTERN DESIGN: Ashlar Cut Slate (FM-3125, Brick Form Texture Mat)

7. COLORING: Integral coloring with medium brown. No reds, white, or natural look. No broadcasting of color on the surface of concrete. Color with Davis or Bayor colors. (No. 6058 Davis, Rustic Brown, No. 6549 Bayor, Medium Brown). One 25 lb. bag of coloring per 2 yards of concrete.



SECTION A - A

City of West Jordan



STANDARD CONCRETE PARK STRIP

PLAN
RD-07

(a) *Park strips.* Park strips are defined as the area within a street right-of-way located between the back of curb (or edge of pavement if there is no curb) and the sidewalk or, if there is no sidewalk, the back of curb and the right-of-way line.

(1) Intent. The intent of these park strip landscaping standards is to maintain the appearance of park strips, protect the users of park strips by prohibiting the use of materials that may cause harm or injury to pedestrians or vehicles, provide for safe and convenient access across park strips to and from vehicles that may park at the curb, increase landscape design flexibility while not unreasonably inhibiting access for repair and maintenance of public utilities, encourage water conservation through the use of water-conserving plants, and to generally improve environmental conditions along the City's streets. See definition of water-conserving plants in section 89-1-203.

(2) Park strip trees.

- a. Spacing and size. Park strip trees, when required, shall be provided at the equivalent of at least one tree for each 30 feet of street frontage and may be clustered or spaced linearly as deemed appropriate by the Urban Forester. Trees size shall be a minimum of two inch caliper (measured at six inches above root flare or at soil/ground level) at time of planting.
- b. Tree grates. If new trees are proposed in a park strip in which the area surrounding the tree will have an impervious service, tree wells with grates shall be provided which comply with the City's *Public Improvement Standards, Specifications, and Plans* manual
- c. Approval and planting. No tree shall be planted in a park strip without first obtaining approval from the Urban Forester. Tree species and planting location shall be approved by the Urban Forester.
- d. Tree maintenance. Planting and maintenance of trees shall be done in conformance with the City's *Public Improvement Standards, Specifications, and Plans* manual. No work (pruning, removal, etc.) shall be performed on street trees without first obtaining approval from the Urban Forester.

(3) Park strip ground surface treatment.

- a. Plant coverage. Plants in park strips, not including tree canopies, shall cover 10% or more of the park strip surface within three years of planting or when planting has reached maturity, whichever comes first. For lots with two or more street frontages, this standard shall be applied separately to each adjacent park strip on each street frontage. In new park strips, or when replacing landscaping in existing park strips, water-conserving plants, as defined in section 89-1-203, shall constitute at least 80% of all plants used

Exception: The percentage of vegetation coverage may be modified or waived as part of the approval of a master streetscape plan for a development.

- (6) Carriage Ways. In order to provide for safe and convenient access across park strips to and from vehicles that may park at the curb, carriage ways (walkways between the curb and sidewalk) through planted areas are encouraged. The material of carriage ways may be poured concrete, concrete pavers, brick pavers, or flat, natural stone paving materials such as flagstone or a combination of these materials. If poured concrete is used, the carriage way shall be not more than four feet in width and shall be located so as to provide the most direct route from the curb to the sidewalk. The area of carriage ways shall be included in calculating the percentage of inorganic material in the park strip.
- (7) Prohibited materials. Materials prohibited in park strips include asphalt, thorn-bearing plants, shrubs which create visual barriers, and structural encroachments. These materials are prohibited for the reasons stated below:
- a. Asphalt. Asphalt is inconsistent with the city's urban design policy, and deteriorates quicker than pavers. Asphalt in park strips also reduces roadway access definition and encourages people to drive over the curb.
 - b. Thorn-bearing plants. Plants which have thorns, spines, or other sharp, rigid, parts are hazardous to pedestrians and bicyclists, and are difficult to walk across.
 - c. Continuous shrub or perennial plantings that exceed 36" in height at maturity. Continuous perennial or shrub plantings that exceed 36" in height at maturity are hazardous to pedestrians, pets, children on riding toys, and vehicles due to sight distance problems, are difficult to walk across, create visual barriers which promote crime, and limit access to the sidewalk from vehicles parked adjacent to the park strip.
 - d. Retaining walls, fences, steps, and other similar structural encroachments. Retaining walls, fences, steps, and other similar structural encroachments in park strips are prohibited unless they are specifically approved by the City. These structural encroachments are generally prohibited because they limit access from the street to sidewalks and create obstructions to, and increase the cost of, performing maintenance of public improvements and utilities within the park strip.
 - e. Plants within clear vision areas. No plants, boulder, monument, or other object which is over 36" in height shall be planted or located within clear vision areas. Street trees shall not be located closer than 30 feet to the projected intersection of curb lines.
 - f. Turf on steep park strips. Turf is not permitted in park strips with a slope greater than 3:1 (three feet horizontal distance to one foot vertical distance) due to increased runoff of irrigation water from steep slopes.
- (8) Park strip maintenance. Any owner of property abutting City park strips shall have the following responsibilities.

Street Profile	Park Strip Width	Paving Materials	Inorganic Materials	% Allowed	Planting Materials	Organic Mulch	Min % Required	Street Trees	Other requirements
Urban Corridor 2100 South 2700 South 3300 South 3900 South 700 East State Street	Less than 3'	Pervious Concrete ^{i,ii} Pavers – brick, stone, or concrete ⁱⁱⁱ	Not allowed	100	Not allowed Hardy ground cover ^v	Bark, shredded plant material, or compost	0	Street trees not allowed.	If site development occurs, Additional trees will be required inside property line.
	3' to 5'	Pervious Concrete ^{i,ii} Pavers – brick, stone, or concrete	Gravel, stone, and boulders ^{iv}	75	groundcover Annual or perennial plants	Bark, shredded plant material, or compost	25	30' interval 2" caliper minimum	
	More than 5'	Pervious Concrete ^{i,ii} Pavers – brick, stone, or concrete	Gravel, stone, and boulders ^{iv}	25	groundcover Annual or perennial plants	Bark, shredded plant material, or compost	75	30' interval 2" caliper minimum tree grates or tree wells with decorative gravel are required ^{vi}	

Building Services & Civil Enforcement
451 South State Street, Room 215
Salt Lake City, UT 84111
slcpermits.com
801-535-6000
Updated 04-2013

Park Strip Landscaping

Salt Lake City's Park strip standards are intended to maintain the appearance, design flexibility, and safety of park strips while ensuring access to public utilities and encouraging water conservation.

These standards are based on statutes in the City code, available online here:

sterlingcodifiers.com/codebook/index.php?book_id=672§ion_id=780655

Applicability

The requirements apply to all park strips, defined as the ground area within the street right of way situated between the back of curb and the sidewalk or, if there is no sidewalk, the back of curb and the right of way line.

- 1 These standards apply to all properties, including vacant lots, that have street curbs. Owners of property on streets without curbs and gutters are not required to maintain formal landscaping within the public right of way.
- 2 These requirements do not apply to lots in the D-1 district & beautification districts.
- 3 The zoning administrator may modify the standards of this section to better achieve its intent and address site specific conditions such as, among other things, steep grades between the curb and sidewalk or the presence of canals or drainage channels.

General Landscape Requirements

- 1 It is the property owner's responsibility to landscape all park strips adjacent to the property. During the construction of a new principal building, the contractor is responsible for landscaping the park strips. In general, this landscaping will involve improving the ground surface of the park strip with plant material, or hard surface treatments where permitted.

- 2 All park strip landscaping must be maintained in a safe and well kept condition by the abutting property owner. Trash, debris, and noxious weeds are not permitted.
- 3 Sufficient water shall be provided for vegetative ground cover, annuals, perennials, shrubs and trees to keep them in a healthy condition.

Park Strip Trees

- 1 There shall be at least one tree for each 30 feet of street frontage. They may be clustered or spaced linearly as deemed appropriate by the urban forester. Tree size shall be a minimum of 2 inch caliper (measured at a point 6 inches above the soil line) at time of planting.
- 2 Tree grates (wells) with adequate dimensions to accommodate the tree species are required for trees in which the surrounding has an impervious surface.
- 3 No trees shall be planted in a park strip without first obtaining a permit from the urban forestry division Salt Lake City Public Services Department. Tree species and location shall be approved by the urban forester.
- 4 Planting and maintenance (pruning, removal, etc.) of trees may require a permit and must conform to urban forestry standards and specifications which are available through the urban forestry office.

Park Strip Ground Surface Treatment

- 1 Plant materials should cover 33% or more of the park strip surface within 3 years of planting or when planting has reached maturity, whichever comes first. For lots multiple street frontages, this standard shall be applied separately to each park strip. In new or replacement landscaping, it is recommended that water conserving plants constitute at least 80% of plants used.
- 2 If annual or perennial flowering plants are used, the property owner must ensure that erosion does not deposit soil or other material on sidewalks or in the street.
- 3 Organic mulch materials such as bark, shredded plant material, and compost, may be used as water conserving mulch for plants and may also be used as the only material in portions of a park strip.

- 4 Gravel, rocks, and boulders, may be used on portions of the park strip. Large diameter rocks and boulders shall be kept a minimum of 18 inches away from existing street trees. Organic mulch or gravel, as approved by the urban forester, shall be used near existing street trees.
- 5 Paving materials, limited to poured concrete, concrete pavers, brick pavers, or natural stone pavers, may be used in portions of a park strip subject to these following:

- a Poured concrete shall not be used in park strips with existing trees. Other paving materials shall be kept a minimum of 18 inches away from existing trees. Organic mulch or gravel, as approved by the urban forester, shall be used near existing trees.
- b Except as specified above, any paving material may be used in 100% of a park strip that is 24 inches or less in width. If poured concrete is used, it shall be stamped with a brick, stone, or other decorative pattern to distinguish it from the adjacent sidewalk.
- c In park strips that are 36 inches or less in width, brick, concrete, or natural stone pavers may be used in 100% of the surface area. Poured concrete shall not be used except for carriageways as outlined below. The use of plants in combination with paving materials is encouraged.
- d In park strips over 36 inches in width, paving materials, gravel, rocks, and boulders shall not exceed 67% of the total park strip surface area. Poured concrete shall not be used except for carriageways as outlined below. For safe, convenient access to vehicles across park strips, carriageways (walkways through the park strip) are encouraged. The material used may be poured concrete, concrete or brick pavers, or flat, natural stone paving materials such as flagstone or a combination of these. If poured concrete is used, the carriageway shall be not more than 4 feet in width and shall be located so as to provide the most direct route through the park strip. The area of carriageways shall be included in calculating the percentage of inorganic material in the park strip.

- a Asphalt is inconsistent with the city's urban design policy and deteriorates quickly. Asphalt also reduces road definition and encourages people to drive over the curb. Concrete and asphalt may also impede access to public utilities.
- b Plants with thorns, spines, or other sharp, rigid parts are hazardous to pedestrians and bicyclists. Limited use of thorn bearing flowers, such as roses, may be acceptable subject to the approval of the zoning administrator.
- c Continuous ground cover and shrubs which exceed 18 inches in height at maturity are hazardous because they reduce the visibility of pedestrians, pets, and children. They are difficult to walk across, create visual barriers which promote crime, and limit access to the sidewalk from parked vehicles.
- d Retaining walls, fences, steps, and other similar structural encroachments in park strips are prohibited unless they are specifically approved through the city revocable permit and review process. These are generally prohibited because they limit access to sidewalks from the street and obstruct, and increase the cost of, performing public improvements and maintenance of utilities.
- e Except for trees, no plant, boulder, monument, or other object over 18 inches in height shall be located within sight distance areas.
- f Turf and gravel are not permitted in park strips with a slope greater than 3 horizontal feet to 1 vertical foot. Turf is difficult to mow on steep slopes and gravel will migrate down the slope and collect in the gutter. Larger rocks or boulders used on steep park strips shall be buried in the ground to a depth equal to at least 1/3 of the rock to anchor them to the slope.

Roy, Utah

TREE PLANTING LIST APPROVED TREES FOR PARK STRIPS

- | | |
|---------------------------|----------------------|
| SUNSET MAPLE | RED LEAF MAPLE |
| SHADE MASTER LOCUS | GREEN SPIRE LINDEN |
| ARISTOCRAT FLOWERING PEAR | GOLDEN RAIN |
| COLUMNAR HORNBEAM | ANY FLOWERING CHERRY |
| FLOWERING HAWTHORNE | AMERICAN RED BUD |
| FLOWERING CRABAPPLE | FLOWERING PEACH |
| ANY PLUM | |

Special permission to plant trees not on this list must be obtained from the Parks Director who can be reached at 801-774-1148.

Roy City **does not** encourage the planting of trees in the parking strip areas of the city. Generally, the property width is not adequate to support large trees, most utility right-of-ways run underground or overhead in these areas and the tree roots can lift curbs, gutters and sidewalks creating walking hazards for pedestrians. Trees also can cause sight obstruction for traffic flows and signs which violate the Manual Uniform Traffic Control Devices, (MUTCD) standards. Trees planted in these areas often have to be removed at great expense after they mature because of the damage they cause. Roy City has the right to remove trees causing damage to Roy City property, i.e., sidewalks, curb and gutters, sewer lines, storm sewer lines, etc. Trees can be removed at homeowner's expense if a permit is not obtained and the tree planted has not been approved.

PARKING STRIP

A **permit** (no charge) must be obtained from the Roy City's Department of Public Works, 5460 S 2700 W. Roy, Utah, phone number 801-774-1090, to perform any work in the parking strip other than maintenance.

A permit is required for any of the following projects:

- Tree Planting.
- Excavating 3 inches or deeper except to install sprinklers.
- Any underground utility work.
- Installation of concrete or any other material

The following materials are allowed in the parking strip:

- Grass.
- Decorative rock.
- Bark.
- Stamped concrete. **Asphalt is not allowed.**

Utah Code Annotated:

- UCA 10-8-10.** Trees.
- UCA 10-8-23.** Homeowners required to maintain parking strip weed free and remove snow and ice from sidewalk.

SECTION 32 16 24

STAMPED CONCRETE PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Furnish materials and construct stamped Portland cement concrete paving in park strips and median islands.

1.2 SUBMITTALS

- A. Provide Section 03 30 04 submittals.
- B. Submit color chart with specified color sample, and patterns.
- C. Manufacturer's recommendations for placement.

1.3 ACCEPTANCE

- A. Acceptance is by sub-lot. One sub-lot is 50 cubic yards. One lot is one day's production.
- B. Refer to Section 03 30 10 for compressive strength pay factors.

PART 2 PRODUCTS

2.1 MATERIALS

- A. Portland Cement Concrete: Class 4000 minimum per Section 03 30 04.
- B. Course Aggregate: Grade 57 per Section 03 30 04.
- C. Color: Two-part shake color compound; base color with color release. Scofield UV resistant.
 - 1. **Base Color shall be Yosemite Brown (Per Davis Colors or equal approved by West Valley City Engineering Division).**
 - 2. Color release shall be Dark Gray (Per Brickform Standard Color Selector Brochure (or equal approved by West Valley City Engineering Division).

3.2 CONCRETE PLACEMENT

- A. Place concrete per section 03 30 10.
- B. Add concrete base color to mix at the batch plant. Allow concrete to set prior to application of color release compound. Apply stamped pattern. Wash off unstamped color release compound after concrete has set. Follow manufacturer's instruction.
- C. Stamp brick patten into fresh concrete in accordance with manufacturer's recommendations.
- D. Do not place concrete until sub-base course and forms have been checked for line and grade. Moisten sub-base if required to provide uniform dampened condition at time of placement.
- E. Place concrete using methods which prevent segregation of mix. Consolidate concrete with external screen vibrator or other acceptable methods. Do not use mechanical vibrators.
- F. Provide 5-foot test strip.

3.3 CONTRACTION AND EXPANSION JOINTS

- A. Additional contraction and expansion joint requirements per Section 32 13 73.

3.4 FINISHES

- A. Tool edges as required to remove sharp or jagged edges.
- B. Remove form marks or irregularities from finish surfaces.

3.5 CURING

- A. Seal concrete surface using only clear sealer.

3.6 FIELD QUALITY CONTROL

- A. Line and grade per Section 32 16 13.

3.7 PROTECTION AND REPAIRS

- A. Protect concrete work from deicing operations during the 28 day cure period.

END OF SECTION 03 35 19



S.R. DeBoer's studio; large shrubs were used outside the right-of-way to separate the vehicular entrance from the front patio area.
Courtesy Denver Public Library, Western History Department.

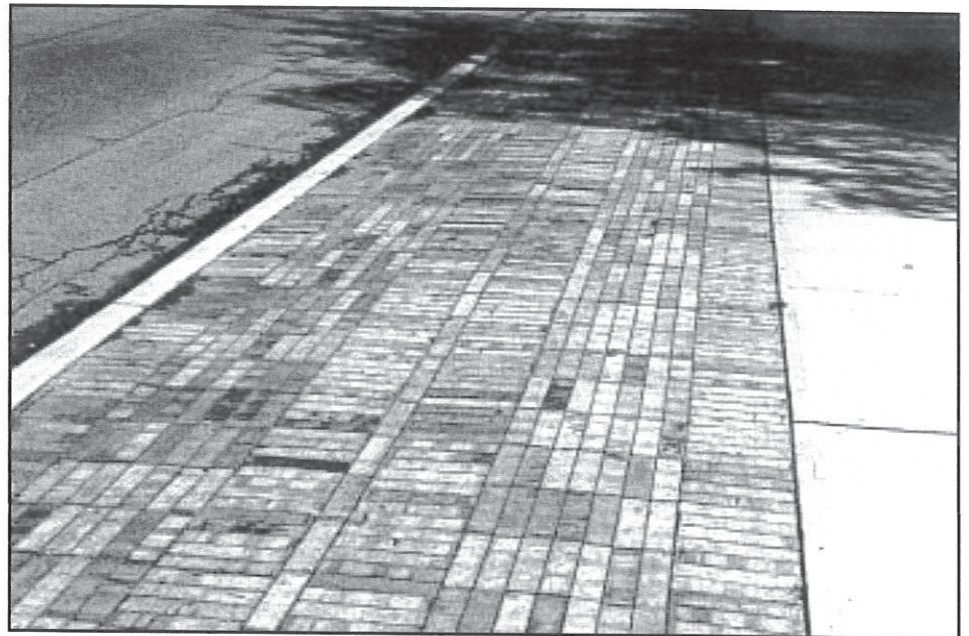
II. Groundcovers

Groundcovers, provide seasonal color, direct circulation and serve as a buffer between people and cars. Ground cover plantings provide functional and aesthetic benefits, however maintenance is extremely important.

A. Design

G u i d e l i n e s

Plantings other than trees in the streetscape may include turf, ground covers or shrubs. In commercial streetscapes with a large area between the sidewalk and the street or low pedestrian volume, a tree lawn of grass may be most appropriate. This area helps soften the street environment along the street edge.



Brick Pavers may be used in place of very narrow tree lawns where irrigation is impractical or in areas that receive high volumes of foot traffic.

1. Tree lawns, especially in new developments, should be at least 8 feet wide to accommodate irriga-

tion systems and to provide adequate room for healthy tree root systems. Turf should be provided



Low growing shrubs or ground covers may be used when the tree lawn is too narrow for efficient irrigation.

where the average width of the tree lawn is 8 feet or more. Small lengths of step-out strips may occur within the 8 foot width. However, widths less than 4 feet should be avoided. To water efficiently care must be taken, whether done by hand or by irrigated system.

2. For tree lawn areas less than 8 feet wide, turf is difficult to irrigate efficiently and groundcovers or paving may be considered. Groundcovers are preferred for widths between 5 feet to 2 feet. Paving is preferred.

where widths are less than 2 feet and in areas where heavy traffic and regular snow plowing occur.

3. For areas less than 30 square feet, special concern must be given to the maintenance available and groundcovers are the recommended material.

4. Tree lawns should be planted with sod or low groundcovers (below 6 inches mature height) in residential areas and in commercial areas where pedestrian traffic does not warrant paving.

5. Very narrow tree lawns or those in high traffic areas may be paved with brick, flagstone or concrete pavers and/or colored or scored concrete. However patterned (stamped) concrete is not allowed.

6. Tree lawns should not be elevated above curbs except to provide positive drainage. Where planters are used, the Transportation Division requires that they be elevated a minimum of 2 feet above top of curb, located so as not to interfere with vehicle sight lines and located 30" minimum from the curb face.

7. Where the tree lawn area is paved, a permeable paving system should be considered to enhance the survivability of street trees.

B. Recommended Groundcovers

These plants are recommended because they require moderate to low amounts of water and have proven to be successful in Denver. Others may work in special conditions but the City Forester should be consulted.

Specific site conditions must be fully understood prior to plant selection. Local microclimates and soils are key factors that determine which plants will thrive. Where possible, low water-requiring plants should be selected. Trees and shrubs will require less water and will thrive better if placed in planting beds rather than turf areas. Water-loving plants should be used in naturally moist areas and should be irrigated separately or provided run-off water to minimize irrigation needs.

The City and County of Denver is committed to the reduction of water consumption in landscape irrigation and encourages the application of Xeriscape design and maintenance principles.

UDOT Baseline Aesthetic Treatments

Aesthetic Element	Baseline Condition	Possible Enhancements
Structure Elements	<u>Bents</u> : natural concrete <u>Abutments</u> : 1" textural relief, natural concrete with non-tinted sealer <u>Parapets</u> : UDOT standard, natural concrete <u>Girders</u> : color treatments <u>Railing</u> : chain-link fencing <u>Slope Paving</u> : UDOT standard	<u>Piers</u> : custom-designed, modified to include textural and color treatments <u>Abutments</u> : heavier textural relief, color treatments, bridge monuments, stone or manufactured stone accents, custom made form liners <u>Parapets</u> : caps, windows, reveals, textural relief, color treatments <u>Railing</u> : custom-designed <u>Slope Paving</u> : heavier broom finish, project specific arrangement of expansion joints
Retaining Walls	Form Liners: 1" textural relief, natural concrete with non-tinted sealer	Form Liners: deeper relief to provide more shadow line, color treatments, custom made form liners
Noise Walls	Per UDOT Standard Drawings	Deeper relief in form liner to provide more shadow line, color treatments, custom made form liners
Barriers	Precast natural concrete with non-tinted sealer	Textural or color treatments, cast-in-place, designed to relate with piers, walls, abutments, etc. they are protecting
Park Strip, Median & Island Treatments (urban areas)	Stamped colored concrete	Tree grates, concrete pavers, landscaping, planter boxes*
Park Strip Treatments (residential areas)	Stamped colored concrete, turf sod and irrigation*, xeriscape treatments, rock mulch	Trees*
Landscaping	Topsoil, seeding, and mulch.	Plants (Trees/shrubs/groundcovers), irrigation (sprinkler/drip), ornamental walls, rock mulch, boulders, or mow strips*
Lighting and Traffic Signal Poles	UDOT standard: Cobra type (lighting), galvanized finish	Ornamental lighting or powder-coated poles*
Sidewalks	UDOT standard: natural concrete that is 5' wide with park strip and 6' wide at back of curb	Wider sidewalks; textural, material, or color contrast; pedestrian underpasses or overpasses
Site amenities	None	Benches, trash receptacles, sculptures, kiosks, plant containers, etc.*

* For these items, any enhancement above baseline will require an agreement with the local government signifying that they are responsible for all maintenance after installation. Where an irrigation system is installed, it will need to be a single system maintained by the local government, where they provide the water and power operate the system in perpetuity.

Chapter 13A-25 – LANDSCAPING STANDARDS

13A-25-01 General Landscaping Standards

The following standards shall apply to all districts:

- A. **Preservation of Natural Features.** The preservation of natural features that enhance the development and will benefit the community including trees, scenic points, view corridors, historic buildings or locations, unique geological formations, and other community assets shall be preserved and incorporated into the overall landscape plan.
- B. **Parking in Landscaped Areas.** Parking is prohibited upon any front, side, rear, or interior landscaped areas or areas intended for landscape.
- C. **Parkstrip Maintenance.** Parkstrip maintenance shall be the responsibility of the adjacent property owner. Proper maintenance shall include the removal of all weeds (regardless of height) and debris. Adjacent property owners are required to landscape and beautify the parkstrip with approved streetscape materials. Unless otherwise approved by the City, placement of concrete slabs or other impenetrable material, other than approved hard surface materials, as set forth below, within the parkstrip is prohibited.
- D. **Parkstrip Hard Surface and Streetscape Materials.** Parkstrip hard surface material includes material that is not plant material, does not need watering, and is a permanent surface. Examples would include colored concrete, stamped concrete, e.g., Bomanite, concrete pavers, or rock and gravel mulch (1 inch minus in size).

Developments in the following zones may elect to use a mix of hardscape and landscape materials as permitted by this section: Regional Commercial, Boulevard Commercial, Transit Corridor, Professional Office, and Mixed Use. All other zones require 100% landscape materials. In general, it is preferable to have no more than 50% of the parkstrip area covered in hard surface material. Hard surface sections should alternate with planted sections and be complimentary to the surrounding landscape. When it is desired to have the entire parkstrip area covered in hard surface, the material must have physical separations every 4-5 feet, including an expansion joint between the sections and adjacent to the sidewalk, curb, and gutter. Any hard surface laid around a water meter lid, shut off, street light, or other cover or access must have at least 12 inches of clear space around the entire cover, lid, etc. Any hard surface laid around a fire hydrant must have a 3 foot clearance. All hard surface sections should be poured/slashed or set flush with both the sidewalk and curb and gutter. The use of colored concrete is allowed only when the sections are stamped or inlaid with a pattern, such as rock or brick. Earth tone colors are preferable in order to blend with the landscape. Color should go through the entire depth of the material and should not be a surface color only. No unpatterned concrete is allowed.

Landscaped sections used in conjunction with hard surface sections should not include trees if the parkstrip is less than 8 feet wide. If the parkstrip is 8 feet wide, planting may include trees (planted equidistant from the sidewalk and curb and gutter in a planter bed no smaller than 8 feet wide by 8 feet long), sod, ground cover, drought tolerant shrubs (not to exceed 3 feet in height), bark, or colored mulch not to exceed 3 feet in height. Planting within 15 feet of the driveway

Parking Strip Landscaping

Purpose

The purpose of the parking strip ordinance is to establish landscaping standards that preserve the functionality of the right-of-way, which is a corridor for public and private utilities and vehicle and pedestrian traffic, but also promote safety, community health, encourage the use of natural vegetation and conservation practices, and create vibrant and appealing streetscapes.

Applicability

These standards apply to the public right of way areas between the back of the curb and sidewalk, or if there is no sidewalk, the back of the curb and the property line. This area will be referred to as the parking strip.

General requirements

1. It is the property owner's responsibility to maintain the adjacent parking strip in a well-kept manner.
2. Plant material shall cover 100% of the parking strip except as allowed below. Plant material may consist of turf or native grasses; annual, biennial, or perennial plants including cultivated flowers, and wildflowers; and fruits and vegetables. The following restrictions apply:
 - a. Plantings, except turf grass, must be maintained at a height of no more than 36" from the top of the curb, or if no curb is present, 36" high from the edge of the street pavement to allow for safe visual site lines for pedestrians, bicyclists, and motorists.
 - b. Plants with thorns, spines, or other sharp, rigid parts are not allowed because they create a hazard to pedestrians and bicyclists.
 - c. Shrubs, generally defined as long lived woody plants, either evergreen or deciduous, are not allowed because they create a visual and physical barrier between the street and sidewalk.
 - d. Plant material shall not overhang or encroach onto the sidewalk, curb, or street because they create a hazard to pedestrians and bicyclists.
 - e. Wood mulch may be used on a limited basis around plantings as a water conservation measure.
 - f. Street Trees are allowed to be planted in the parking strip per ordinance 94.038.
3. Turf grass must be maintained per ordinance 150.096, which requires owners to keep their property free of nuisance vegetation, including state-and-county declared noxious weeds. City ordinance requires turf grasses be kept below 8" in height.

APWA

Patterned concrete park strip

1. UNTREATED BASE COURSE: Provide material specified in APWA Section 32 11 23.
 - A. Do not use gravel as a substitute for untreated base course without ENGINEER's permission.
 - B. Place material per APWA Section 32 05 10.
 - C. Compact per APWA Section 31 23 26 to a modified proctor density of 95 percent or greater. Maximum lift thickness before compaction is 8 inches when using riding compaction equipment or 6 inches when using hand held compaction equipment.

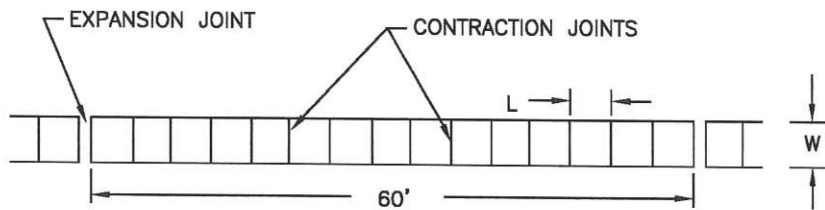
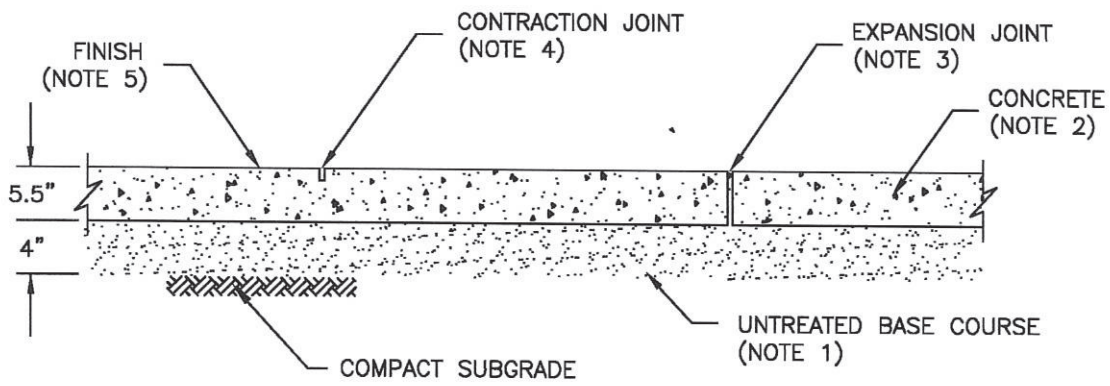
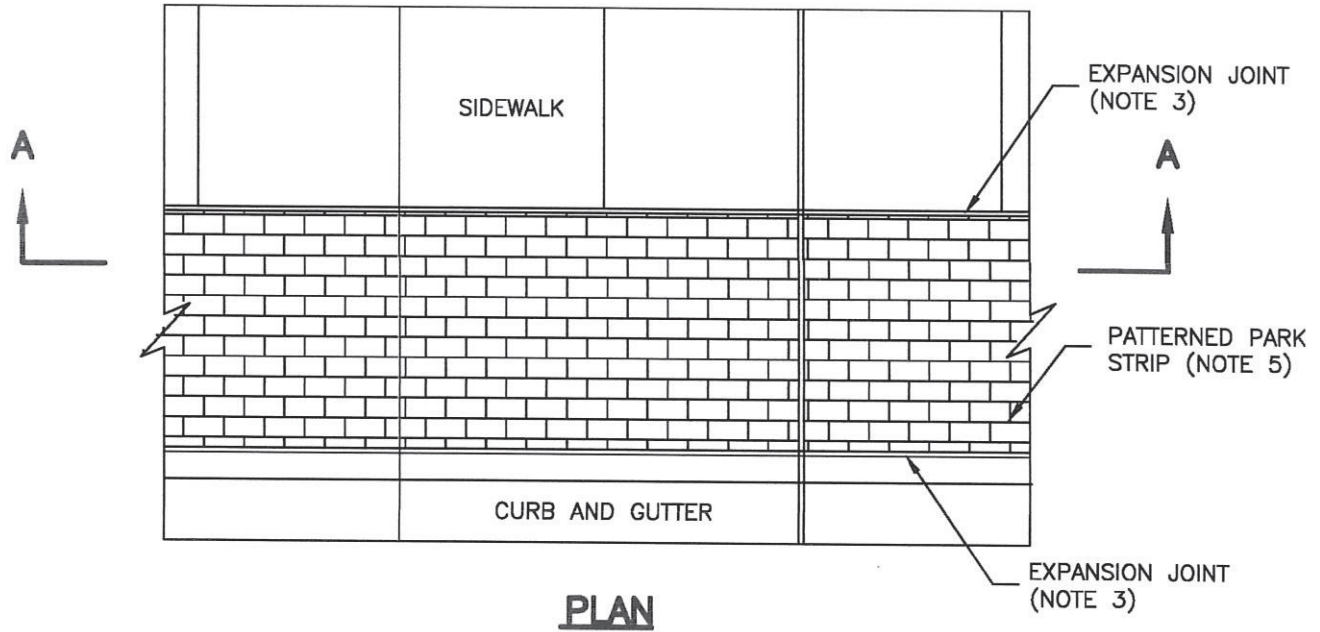
2. CONCRETE: Class 4000 per APWA Section 03 30 04.
 - A. If necessary, provide concrete that achieves design strength in less than 7 days. Caution; concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - B. Place concrete per APWA Section 03 30 10.
 - C. Provide 1/2 inch radius on concrete edges exposed to public view
 - D. Cure concrete per APWA Section 03 39 00 with type ID Class A or B (clear with fugitive dye) membrane forming compound unless specified otherwise.

3. EXPANSION JOINT: Make expansion joints vertical, full depth, 1/2 inch wide with type F1 joint filler material per APWA Section 32 13 73.
 - A. Set top of filler flush with surface of concrete.
 - B. Place joints to match expansion joint locations in sidewalk.

4. CONTRACTION JOINT: Make contraction joints vertical.
 - A. 1/8 inch wide and 1 inch deep or 1/4 slab thickness if slab is greater than 4 inches thick.
 - B. For non-square panels, maximum length to width ratio is 1.5 to 1.

5. PATTERN: Place pattern uniformly over surface to a depth of 1/2 inch.

6. COLOR: As specified or as selected by ENGINEER.



$L_{MIN} = W$ $L_{MAX} = 1.5W$

PARK STRIP JOINT DETAIL

Patterned concrete park strip

City Council Staff Report

Subject: Preliminary and Final Subdivision Approval for the Moncur Subdivision
Address: 1184 North 400 East
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: April 11, 2017



Background

Ms. Renee Moncur is requesting preliminary and final approval of the Moncur Subdivision. This two lot subdivision proposes to split the existing residential property at 1184 North 400 East Street. The property is currently occupied by a single home which will end up on one lot and a detached garage which is located on the other proposed lot.

Analysis

The property at 1184 North 400 East contains 0.45 acres and is not currently located in a subdivision. The division creates two lots, one containing 11,082 sf. and the other containing 8,506 sf., both larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone. Bountiful Code does not allow an accessory structure on a lot without a primary use. As such the existing detached garage will be located on the new lot without a house and will have to be removed if a primary structure (house) is not constructed within a relative short amount of time. There is no specific time spelled out in the zoning ordinance for this compliance but, as staff, we feel that three months after the plat is recorded is a fair amount of time to allow for a new home permit to be applied for. If a new home permit has not been applied for within three months of the plat recordation date, the garage will have to be removed.

All utilities are already serving the corner lot. The water and sewer services for the east lot will be connected to the main lines in 1200 North Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department.

Recommendation

The Planning Commission reviewed the request on April 4, 2017 and recommended preliminary and final approval of Moncur Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees.
4. Remove the detached garage from lot 2 if a new home permit application has not been issued within three month of the recording date of the plat.

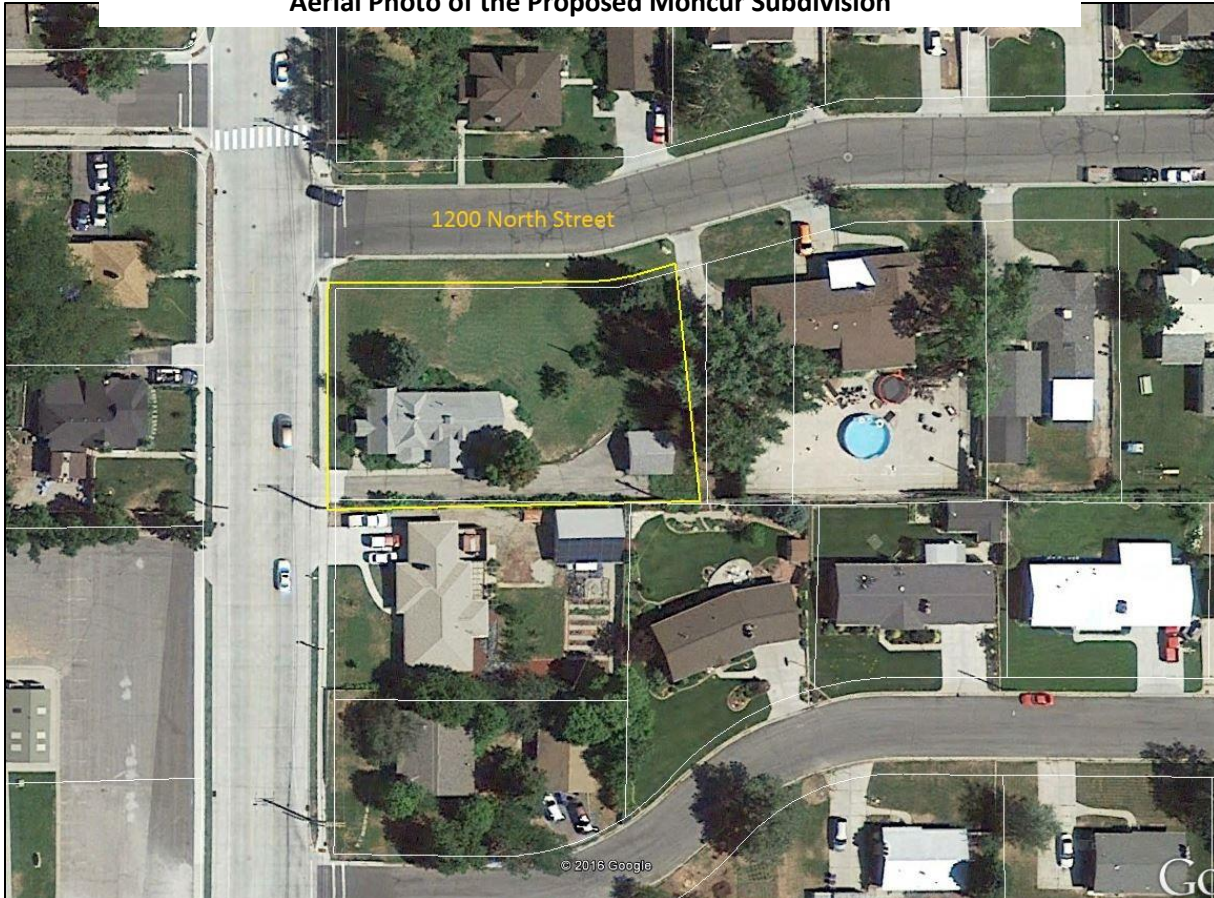
Significant Impacts

None

Attachments

1. Aerial photo showing the existing condition and proposed plats;
2. A copy of the preliminary plat and final plat.

Aerial Photo of the Proposed Moncur Subdivision

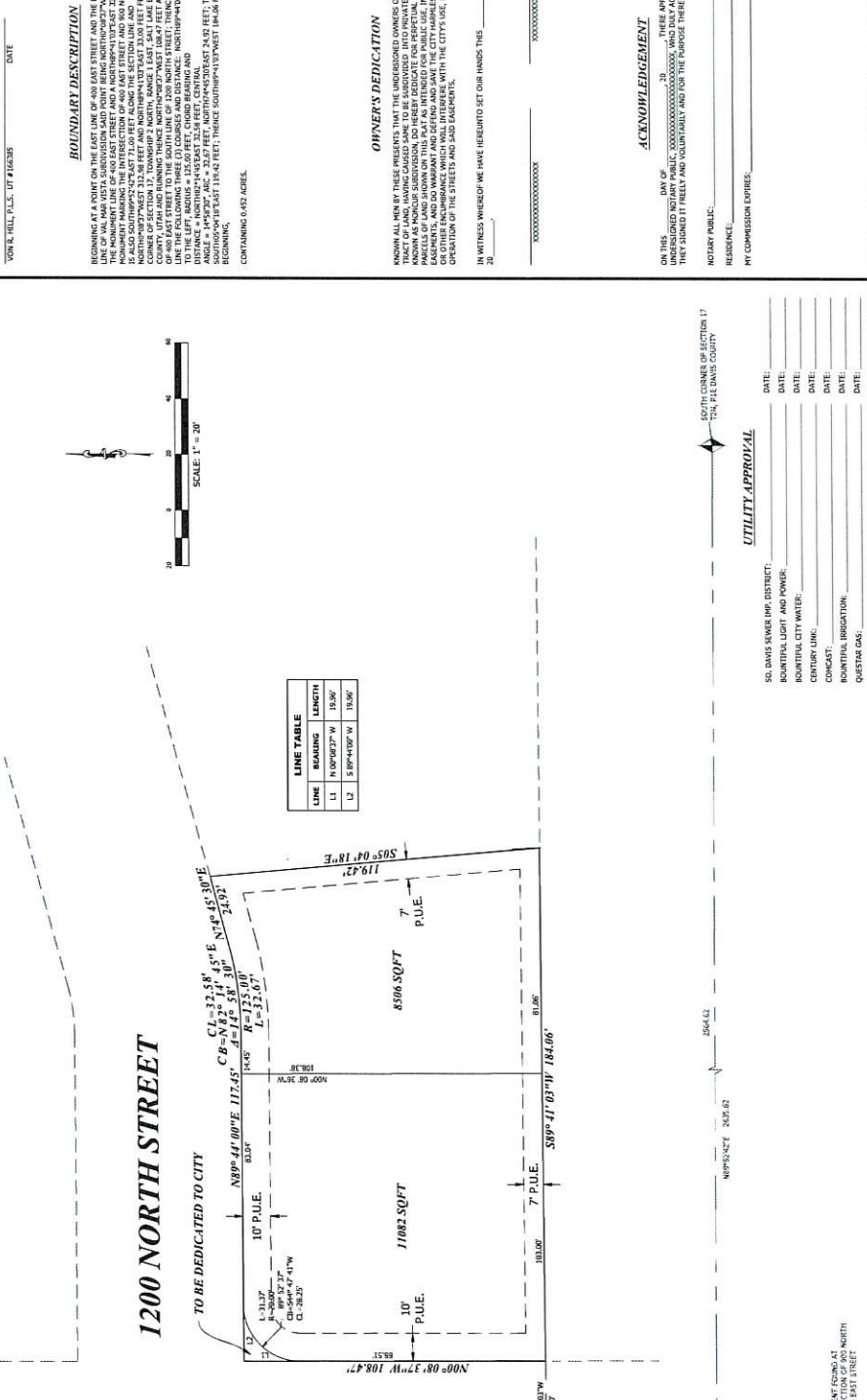


c:\users\sandrus\appdata\local\microsoft\windows\inetcache\content.outlook\4rq8vgki\cc preliminary and final subdivision moncur subdivision april 2017 (002).docx

MONCUR SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 2017

NON-ADJACENT PARCELS AS
INTERSECTION OF HAZEL LANE
AND 400 EAST STREET



LINE	BEARING	LENGTH
L1	N 09°02'37" W	103.96'
L2	S 89°47'03" W	184.06'

SURVEYOR'S CERTIFICATE

I, JOHN R. HELL, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF THE UTAH SURVEYING ACT, HAVE MADE A CAREFUL AND THOROUGH REVISION OF THE RECORD AND THE ORIGINAL RECORD OF THE SURVEY SHOWN ON THE PLAT AND DESCRIBED HEREIN. I HAVE FOUND THAT THE SURVEY WAS MADE BY THE SURVEYOR OR HIS ASSISTANT, OR BY A SURVEYOR OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE UTAH SURVEYING ACT, I HAVE REVISIONED THE SURVEY AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STANDED ON THE GROUND AS SHOWN.

VORKLE HILL, U.T.A. OF #166305 _____ DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 400 EAST STREET AND THE EXTENSION OF THE NORTH LINE OF 1200 NORTH STREET, THENCE SOUTHWEST ALONG THE EAST LINE OF 400 EAST STREET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE NORTH LINE OF 1200 NORTH STREET, THENCE NORTH ALONG THE NORTH LINE OF 1200 NORTH STREET TO THE POINT OF INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF 400 EAST STREET, THENCE SOUTHWEST ALONG SAID EAST LINE TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF 1200 NORTH STREET, THENCE SOUTHWEST ALONG SAID SOUTH LINE TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF 400 EAST STREET, THENCE SOUTHWEST ALONG SAID EAST LINE TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF 1200 NORTH STREET, THENCE SOUTHWEST ALONG SAID SOUTH LINE TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF 400 EAST STREET, THENCE SOUTHWEST ALONG SAID EAST LINE TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTH LINE OF 1200 NORTH STREET, THENCE SOUTHWEST ALONG SAID SOUTH LINE TO THE POINT OF INTERSECTION OF SAID SOUTH LINE AND THE EAST LINE OF 400 EAST STREET, CONTAINING 0.492 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CALLED SAME TO BE SURVEYED INTO PRIVATE LOTS, HEREINAFTER TO BE DESCRIBED, HAVE VOLUNTARILY AND UNREVOCABLY DEDICATED SAID TRACT OF LAND TO THE PUBLIC USE AND BENEFIT OF THE CITY OF BOUNTIFUL, UTAH, AND HAVE HEREBY SET OUT THE LOCATION OF THE STREETS AND LOTS AND EASEMENTS, AND DO WARRANT AND DEFEND AND WAIVE THE CITY'S LIABILITY AGAINST ANY EQUIPMENT OPERATOR OF THE STREETS AND LOTS AND EASEMENTS.

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

ACKNOWLEDGEMENT

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

RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

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

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____,
 THIS _____ DAY OF _____, 20____.
 BOUNTIFUL CITY ATTORNEY

PLANNING COMMISSION APPROVAL

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

CITY ENGINEER'S APPROVAL

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

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.
 CITY RECORDER ATTEST:
 MAYOR: _____

UTILITY APPROVAL

SALT LAKE COUNTY DISTRICT:
 BOUNTIFUL LIGHT AND POWER:
 BOUNTIFUL CITY WATER:
 CENTURY LINK:
 COMCAST:
 BOUNTIFUL IRRIGATION:
 QUESTER GAS:

DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____
 DATE: _____

181 North 2600 West, Suite #4
 Bountiful, Utah 84003
 Phone: 801-298-2236
 PROJECT # 44008 04/20/2017 JH



City Council Staff Report



Subject: Easement Release Request at 1060 So. 1650 East
Author: Paul Rowland
Department: Engineering
Date: April 11, 2017

Background

As the result of a lot line adjustment, Mr. Kevin Hunt is requesting an easement release on behalf of the homeowner in order to provide unencumbered ground for an addition to the home on the property.

Analysis

On February 27, 2017, the Administrative Committee granted a lot line adjustment between the properties at 1042 and 1060 So. 1650 East. One of the requirements of the adjustment was that the homeowners apply for an easement release for the easement that straddles the line, and also grant an equal sized easement along the new alignment. The property owners have now submitted the necessary signed paperwork to finalize this easement release request.

All of the utility companies that signed the subdivision plat have reviewed the request and all have signed off on the release. A new easement along the property line in the adjusted location has been provided by the two abutting property owners.

Department Review

This has been reviewed by the Engineering Department.

Significant Impacts

None

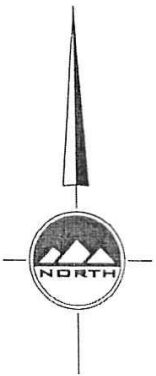
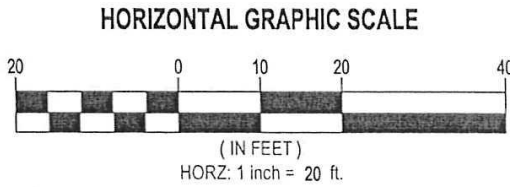
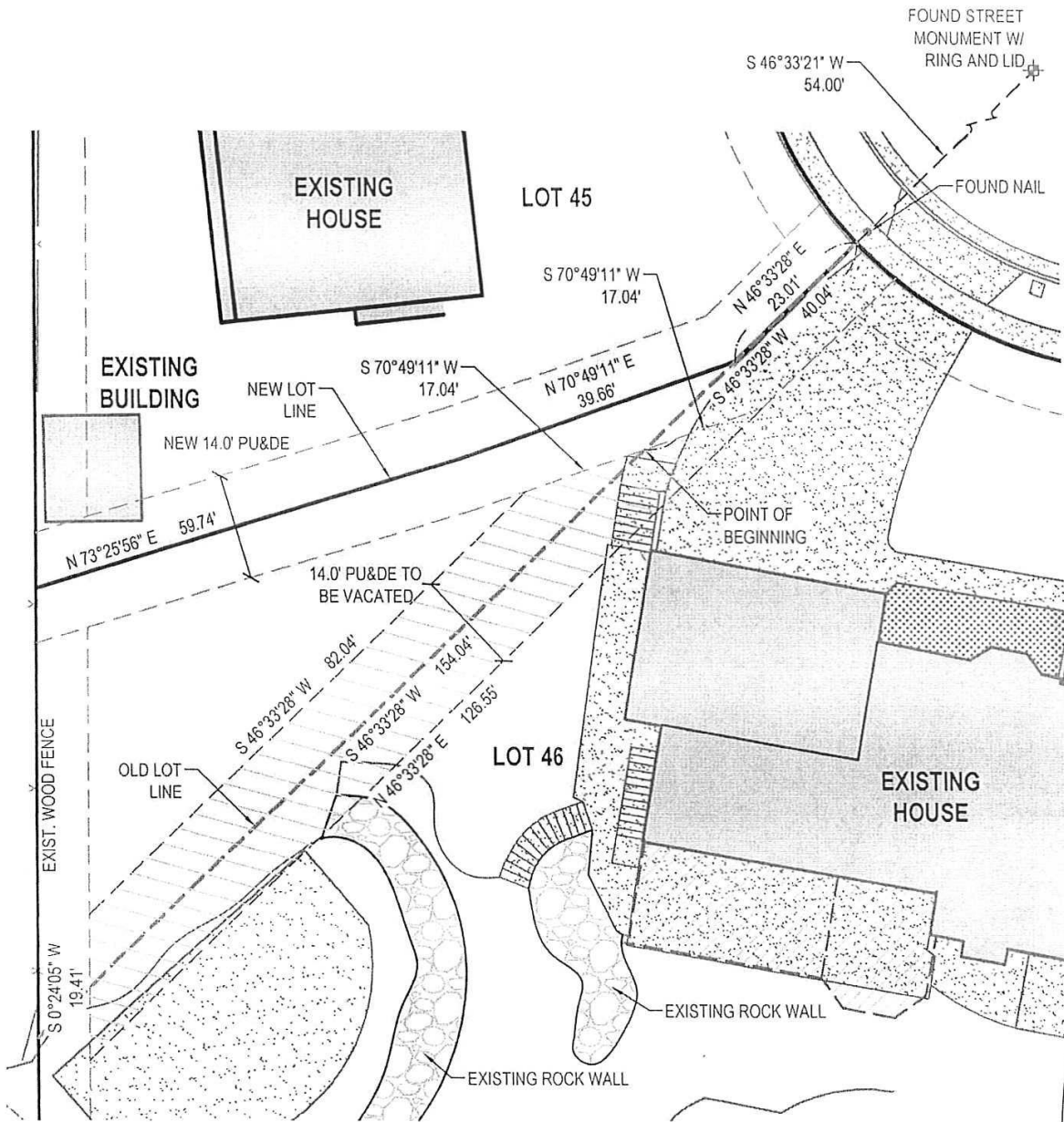
Recommendation

I recommend that the City Council approve this Easement Release and authorize the Mayor to sign the release document.

Attachments

Diagram showing the location of the proposed release
Copy of the Release of Easement document signed by the City Engineer

Easement Release for 1060 S. 1650 East



PROJECT # 7121 DATE 3/27/17 <b style="font-size: 24pt;">1 of 1 FILE: P07121SurveyDrawings	MURDOCK HOME 1060 SOUTH 1650 EAST BOUNTIFUL, UT PU&DE EASEMENT VACATION EXHIBIT	FOR: NEW CONCEPTS CONSTRUCTION 31 WEST GREGGSON AVENUE SOUTH SALT LAKE, UT 84115 801-450-5566	169 N. Main Street, Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108 www.ensigneng.com
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RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

1060 So. 1650 E. Lot 45 & 46
 Bountiful, Utah
SEE ATTACHED DESCRIPTION

UTILITY COMPANY APPROVAL

Bountiful City Engineer	<u>[Signature]</u>	Date	<u>3.30.17</u>
Power Company	<u>R. Alan Farwell</u>	Date	<u>3-6-2017</u>
Bountiful Subcon. District	<u>Wesley E. White</u>	Date	<u>3-13-2017</u>
Questar Gas	<u>ATTACHED PCR</u>	Date	_____
Century Link Qwest Communications	<u>ATTACHED PCR</u>	Date	_____
Bountiful Water	<u>[Signature]</u>	Date	<u>3-6-17</u>
South Davis Sewer	<u>[Signature]</u>	Date	<u>3-6-17</u>
Comcast Television	<u>[Signature]</u>	Date	<u>3.7.17</u>
SOUTH DAVIS WATER	<u>[Signature]</u>	DATE	<u>3-7-17</u>

Dated this _____ day of _____, _____.

Mayor _____

Attest: _____
 City Recorder

STATE OF UTAH)
)
 County of Davis)

On the _____ day of _____, _____, personally appeared before me, _____, Mayor and _____, City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

 Notary Public

Seal

Public Utility & Drainage Easement Vacation Description

A portion of a 14-foot wide Public Utility & Drainage Easement centered on the old common lot line between Lot 45 and Lot 46 of 'Eggett Estates Plat "C"' recorded as Entry No. 732887, in Book 1082, at Page 926, in the Davis County Recorder's Office, this easement portion being situate in the Northwest Quarter of Section 28, Township 2 North, Range 1 East, Salt Lake Base and Meridian, said easement portion also being located in Bountiful City, Utah, more particularly described as follows:

Beginning at a point on the common lot line between said Lots 45 and 46, said point being located South 46°33'22" West 54.00 feet and South 46°33'28" West 40.04 feet along the said existing common lot line, from a street monument with a ring and lid located at the center of the 1650 East Street cul-de-sac, and running:

thence South 70°49'11" West 17.04 feet;

thence South 46°33'28" West 82.04 feet parallel with and 7.00 feet perpendicular to the existing lot line between said Lots 45 and 46 as established by the recorded subdivision plat of said 'Eggett Estates Plat "C"', to the east line of the 7.00-foot public utility and drainage easement along the west boundary of said Lots 45 and 46;

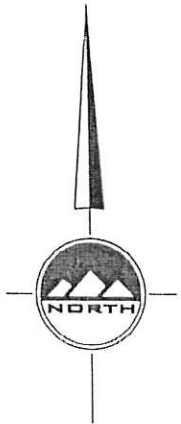
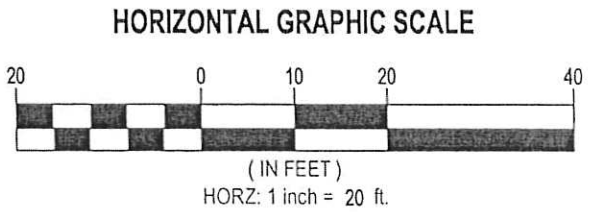
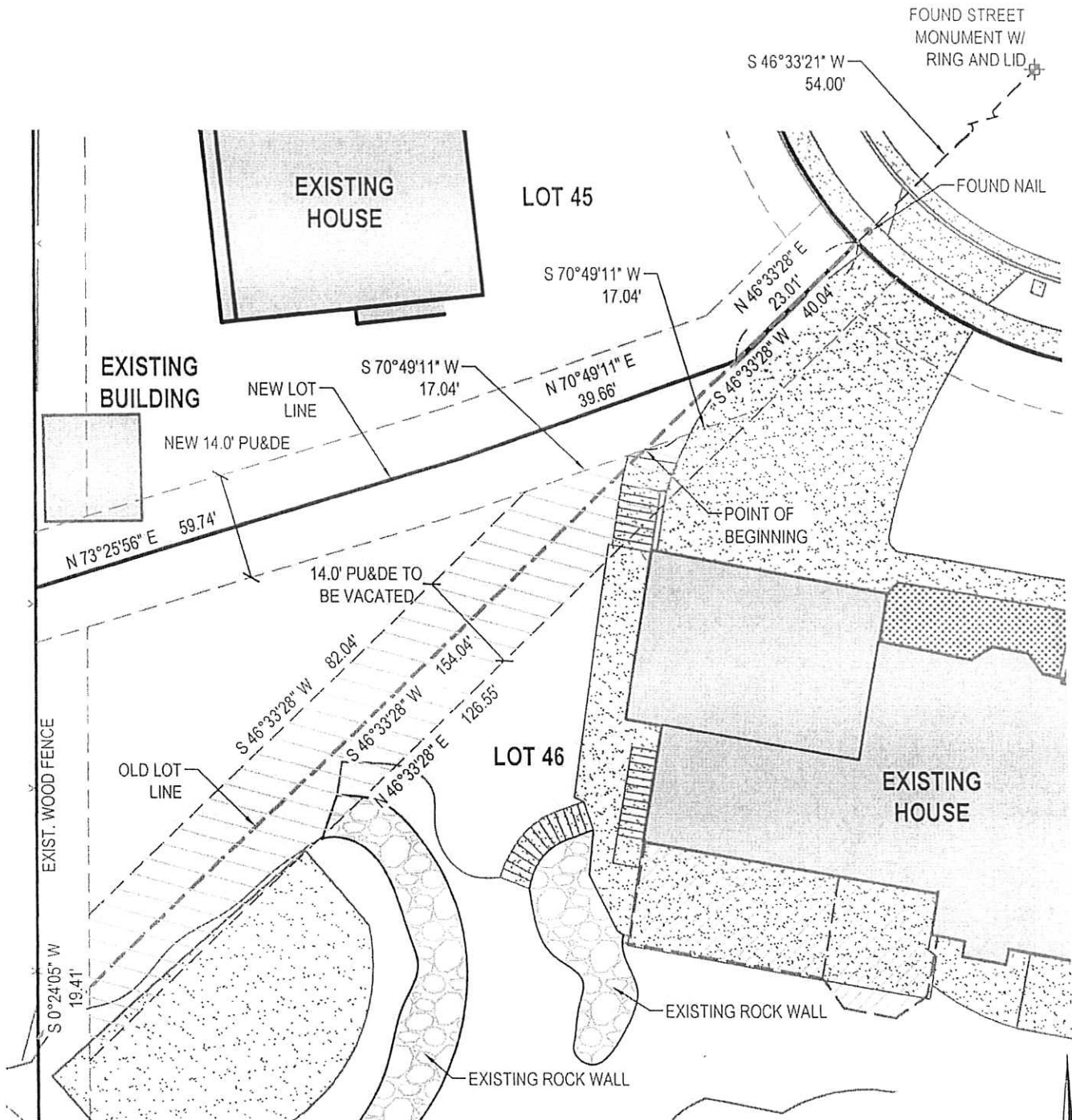
thence South 0°24'05" West 19.41 feet along the east line of said public utility and drainage easement;

thence North 46°33'28" East 126.55 feet parallel with and 7.00 feet perpendicular to the existing lot line between said Lots 45 and 46 as established by the recorded subdivision plat of said 'Eggett Estates Plat "C"';

thence South 70°49'11" West 17.04 feet; to the point of beginning.

Contains 1,460 square feet or 0.03 acres.





PROJECT # 7121 DATE 3/27/17 1 of 1 FILE: P:7121\Survey\Drawings	MURDOCK HOME 1060 SOUTH 1650 EAST BOUNTIFUL, UT PU&DE EASEMENT VACATION EXHIBIT	FOR: NEW CONCEPTS CONSTRUCTION 31 WEST GREGSON AVENUE SOUTH SALT LAKE, UT 84115 801-450-5666	169 N. Main Street, Unit 1 Tooele, Utah 84074 Phone: 435.843.3590 Fax: 435.578.0108 www.ensigneng.com	 EN SIGN
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