

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, JANUARY 27, 2015

Work Session – 6:00 p.m.

Regular Meeting - 7:00 p.m.

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

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

AGENDA

Work Session – 6:00 p.m.

1. Zoning and re-subdivision policy discussion – Mr. Russell Mahan and Mr. Chad Wilkinson pg. 3

Regular Session – 7:00 City Council Chambers

1. Welcome, Pledge of Allegiance, and Thought/Prayer
2. Approve minutes of previous meeting – January 13, 2015 pg. 11
3. Council Reports
4. Youth Council Report
5. Consider approval of weekly expenditures > \$1,000 paid December 25, 2014 and January 8 & 15, 2015 pg. 17
6. Consider approval of the proposal from Down Under Construction for directional boring at 500 West and 400 North in the amount of \$23,487 – Mr. Allen Johnson pg. 21
7. Consider preliminary approval of Deer Hollow Stone Creek subdivision, Joan Peterson, applicant – Mr. Paul Rowland pg. 23
8. PUBLIC HEARING - Consider approval of Ordinance 2015-03 amending the Bountiful City Land Use Ordinance concerning re-subdivision within existing subdivisions– Mr. Russell Mahan pg. 3
9. Old Orchard subdivision, Brian Knowlton – Mr. Paul Rowland
 - a. Consider preliminary approval of Old Orchard subdivision pg. 27
 - b. PUBLIC HEARING - Ordinance 2015-04 vacating lots from ValVerda subdivision for the new Old Orchard subdivision pg. 31
10. Val Verda Meadows subdivision, Brighton Homes – Mr. Paul Rowland
 - a. Consider preliminary approval of ValVerda Meadows subdivision pg. 37
 - b. PUBLIC HEARING - Ordinance 2015-05 vacating lots from ValVerda subdivision for the new ValVerda Meadows subdivision pg. 43
11. Ruth Estates subdivision, Bob Lindsey – Mr. Paul Rowland
 - a. Consider preliminary approval of Ruth Estates subdivision pg. 49
 - b. PUBLIC HEARING - Ordinance 2015-06 vacating lots from ValVerda subdivision for the new Ruth Estates subdivision pg. 53
12. Adjourn

City Recorder

City Council Staff Report



Subject: Re-subdivision Ordinance
Author: City Attorney Russell Mahan
Date: 27 January 2015

Background

In 2002 the owner of a large lot in a subdivision applied to re-subdivide into five smaller lots, each with a house. Over some neighborhood opposition, this was approved by the City Council and resulted in the development of the cul de sac across the street from the entrance to the golf course. Afterward, however, it was decided that allowing lots within existing subdivisions to re-subdivide into smaller lots may not be a good idea. The Council then approved Resolution 2002-09 establishing a policy, though not a firm prohibition, against re-subdivision. This policy is about land in existing subdivisions, and is not about land that has never had an approved subdivision on it. It has particular importance where lots are larger than what is allowed by zoning (for example, a half acre lot where quarter acre lots are legal).

With most of the land in Bountiful already developed, there is pressure on large lots everywhere in the City to be re-subdivided into smaller parcels. This is true in the ValVerda area, on the hillside east of Bountiful Boulevard, and anywhere there is a large lot. Proposals for re-subdivision are coming before the Council, and it is necessary for the Council to decide its position on the issue. It is recommended that the policy against re-subdivision either be made a part of the Land Use Ordinance or be rescinded.

The original draft of the ordinance is attached as Version 1. The Bountiful City Planning Commission on January 20th held a public hearing attended by about 45 citizens. On a 4-3 vote the Commission recommends that the re-subdivision policy be rescinded except in the instance of hillside developments where the original lot size was determined by average slope. The Commission recommendation is reflected in Version 2 of the ordinance. The Commission also unanimously recommended that a moratorium be placed over the Valverda area to give time to work on some sort of plan for the area.

Analysis

In establishing a Council position which will provide a basis for the City to respond to applications for subdivisions and re-zonings, these are some alternative approaches:

Re-Subdivision

First, with respect to re-subdividing lots within existing subdivisions, the Council can decide to do nothing. The policy can be kept but ignored. This course is not recommended. Staff, landowners and developers need to know what to expect.

Second, the Council can enforce the policy by adopting it into the Bountiful City Land Use Ordinance. It has specific prohibitions which are clear and easily applied.

Third, the Council can modify the proposed ordinance in some way, perhaps implementing it on a case by case basis as the Council deems appropriate. This gives flexibility because every subdivision is unique, but may lead to inconsistencies in application and uncertainty as to exactly what the law is.

Fourth, the policy can be rescinded and the ordinance not adopted. This would be consistent with some of the philosophical approaches which are discussed below.

It is staff's recommendation that the Council "fish or cut bait" on the issue of re-subdivision. The policy has served a purpose for the last twelve years, but in view of the increased scarcity of land the policy should either be put into the Land Use Ordinance or dropped altogether. In any event, staff does recommend that the ordinance be adopted to prohibit re-subdivision in hillside situations where original lot size was determined by average slope.

A General Approach

As a general approach to the broader issues of both re-zoning and re-subdivision, the City Council has several options, including these (listed in increasingly strong positions):

1. Don't have a policy. Simply decide each zoning and re-subdivision application on a case by case basis. What this means is the policy will in reality be #2 below. Whatever meets the Land Use Ordinance would be approved. The re-subdivision policy should be rescinded.
2. Allow property owners and free market conditions to decide what development happens, within the context of the current zoning of the particular property and the current requirements of the Land Use Ordinance. This is different from #1 above in that it is an intentional policy and not simply a refusal to adopt a policy. Whatever is permitted by the Land Use Ordinance would be approved. Rezoning would be done on a case by case basis. The re-subdivision policy would be rescinded.
3. Refuse to re-zone to greater residential density than now allowed by current zoning, but still allow re-subdivision to the highest density allowed by the zone in which the land is located. This would not require any re-zoning but would be a philosophy of not granting a greater density, as from R-1 to R-4, or R-3 to R-4. (This would not include areas zoned as multi-family or commercial.) The re-subdivision policy would be rescinded.

4. Refuse to re-zone to greater residential density than now allowed by current zoning and also refuse to re-subdivide. This would not require any re-zoning but would be a philosophy of not granting requests for a greater density, as from R-1 to R-4, or R-3 to R-4. It would also include adopting the proposed ordinance, or a stricter one.

5. Refuse to re-zone to greater residential density than now allowed by current zoning, allow and/or encourage landowners to voluntarily re-zone to a lesser density, and refuse to re-subdivide by adopting the ordinance.

6. Refuse to re-zone to greater residential density than now allowed by current zoning, and also change zoning to a lesser density whether the owners want it or not (as from R-4 to R-1), and refuse to re-subdivide by adopting an ordinance prohibiting all re-subdivisions.

7. The City can buy land to keep it undeveloped. This way the burden is shared by all taxpayers, rather than imposed on relatively few landowners.

There may be other alternatives, such as hybrids of these approaches. The Council decision of which way to go on these issues is an important one. In the end, each alternative has a certain logic and reasonableness. Whatever approach is adopted, it will have consequences.

Department Review

This staff report was written by the City Attorney and reviewed by the City Manager and the City Planning Director.

Significant Impacts

This ordinance will have a significant impact on residential development in some areas of the city.

Recommendation

It is recommended that the City Council determine what position it wishes to take on the issue of re-subdivision of lots within existing subdivisions, and then either:

1. adopt Ordinance 2015-02, Version 1 or Version 2, or as the Council wishes to modify it; and/or,
2. rescind Resolution 2002-09.

Attachments

Bountiful City Ordinance No. 2015-02 Version 1.

Bountiful City Ordinance No. 2015-02 Version 2.



BOUNTIFUL

City of Beautiful Homes and Gardens

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

BOUNTIFUL CITY ORDINANCE NO. 2015-03 VERSION 1

An Ordinance amending the Bountiful City Land Use Ordinance to prohibit the re-subdivision of existing subdivisions under certain circumstances.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The Utah Legislature has authorized the Bountiful City Council to adopt a Land Use Ordinance regulating the use of land within the city limits. (Section 10-9a-501 et se.q)
2. It is the finding of the City Council that the division of existing single family residential subdivision lots into further subdivisions of lots is in some circumstances an undesirable form of development.
3. The City Council is authorized by Utah Code Section 10-8-84 to pass all ordinances and regulations as are necessary and proper to provide for the safety of, and preserve the health, good order and convenience of the City and its inhabitants.

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

SECTION 1. THE Bountiful City Land Use Ordinance is hereby amended as follows:

**Title 14 Land Use Ordinance
Chapter 20 Subdivisions
Part 4 Amending or Vacating a Subdivision Plat**

14-20-501 AMENDING OR VACATING A RECORDED SUBDIVISION, PLANNED UNIT DEVELOPMENT, OR CONDOMINIUM PLAT

A. No subdivision, planned unit development or condominium plat which has been recorded with the Davis County Recorder according to law may be altered, amended or vacated, in whole or in part, until the proposed alteration, amendment or vacation has been approved **in an ordinance adopted** by the City Council ~~and executed by the appropriate City officials.~~

B. It is the finding of the City Council that the division of existing single family residential subdivision lots into further subdivisions of lots is under some circumstances an undesirable form of development, for the following reasons:

- 1. The subdivision in which the original lot is located is generally a planned, coherent development as to lot layout, and to subdivide any one lot further generally runs counter to the original coherency.**
- 2. Citizens who buy into a subdivision generally do so in the expectation that the original plan of lots will continue into the future, and expend large sums of money to buy land and construct homes based on that expectation.**
- 3. The placement of multiple homes where only one was previously permitted in a subdivision, is generally unfair to neighboring lot owners who bought or built homes expecting there would be but one home on the adjacent lot.**
- 4. The breakdown of larger lots into several smaller ones, and the resulting increased density of population and structures are contrary to the general well being of the citizens of Bountiful.**
- 5. The statewide Envision Utah planning research conducted by the State found that the residents of Bountiful value and want to continue into the future the existence of larger residential lots.**
- 6. Bountiful City well exceeds the quota of “affordable housing” established by Utah law. It is not necessary for more smaller lots to be created in order to meet this requirement.**
- 7. In the hillside areas of town the square footage required per lot is determined by the average slope, with steeper ground requiring larger lots. After designing a subdivision, a later vacation of a more level lot into several lots will evade the original lot size requirement. In other words, it would permit a developer to do in two steps what cannot be done in one step.**

C. Vacating or amending existing single family residential subdivision plats for the purpose of re-subdividing existing subdivision lots into more lots is prohibited in the following circumstances:

- 1. Where re-subdivision will result in the creation of new streets.**
- 2. Where re-subdivision will result in the creation of new interior lots.**
- 3. Where the lot size in the original subdivision is determined by the average slope, with steeper ground requiring larger lots, and the re-subdivision will have the effect of evading the original slope and lot size requirements.**

SECTION 3. IMPLEMENTATION. Bountiful City staff is authorized and directed to take the actions necessary to implement this ordinance.

SECTION 4. SEVERABILITY. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

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

Adopted this 27th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

Attest:

Shawna Andrus, City Recorder



BOUNTIFUL

City of Beautiful Homes and Gardens

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

BOUNTIFUL CITY ORDINANCE NO. 2015-03 VERSION 2

An Ordinance amending the Bountiful City Land Use Ordinance to prohibit the re-subdivision of existing subdivisions under certain circumstances.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The Utah Legislature has authorized the Bountiful City Council to adopt a Land Use Ordinance regulating the use of land within the city limits. (Section 10-9a-501 et se.q)
2. It is the finding of the City Council that the division of existing single family residential subdivision lots into further subdivisions of lots should not be allowed where it has the effect of evading the original slope and lot size limitations of the Bountiful City Land Use Ordinance.
3. The City Council is authorized by Utah Code Section 10-8-84 to pass all ordinances and regulations as are necessary and proper to provide for the safety of, and preserve the health, good order and convenience of the City and its inhabitants.

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

SECTION 1. THE Bountiful City Land Use Ordinance is hereby amended as follows:

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B. Vacating or amending existing single family residential subdivision plats for the purpose of re-subdividing existing subdivision lots into more lots is prohibited where the lot size in the original subdivision is determined by the average slope, with steeper ground requiring larger lots, and the re-subdivision will have the effect of evading the original slope and lot size requirements.

SECTION 3. IMPLEMENTATION. Bountiful City staff is authorized and directed to take the actions necessary to implement this ordinance.

SECTION 4. SEVERABILITY. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

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

Adopted this 27th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

Attest:

Shawna Andrus, City Recorder

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**Minutes of the
BOUNTIFUL CITY COUNCIL
January 13, 2014 – 6:04 p.m.**

Present: Mayor Pro Tem: John Marc Knight
Council Members: Kendalyn Harris, Richard Higginson
Beth Holbrook, John Pitt
Planning Commission: Mike Allen, Dave Badham, Von Hill, Tom Smith,
Sharon Spratley
City Manager: Gary Hill
Assist. City Manager: Galen Rasmussen
City Prosecutor: J.C. Ynchausti
City Engineer: Paul Rowland
City Planner: Chad Wilkinson
Department Directors & Personnel:
Tom Ross, Police
Jeff Bassett, Fire Chief
Mark Slagowski, Water Director
Tyson Beck, Finance Director
Brock Hill, Parks Director
City Recorder: Shawna Andrus
Deputy City Recorder: Heidi Voordeckers
Recording Secretary: Nikki Dandurand
Excused: Mayor: Randy C. Lewis

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

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Work Session – 6:04 p.m. – 7:04 p.m.
Planning Commission Room

Mayor Pro Tem John Marc Knight called the meeting to order, and welcomed those in attendance.

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**JOINT CITY COUNCIL/PLANNING COMMISSION-AGE RESTRICTED HOUSING
DISCUSSION – MR. CHAD WILKINSON**

Mr. Wilkinson started with the background for the adopted moratorium in 2014. The main concerns were the number of senior citizens in Bountiful, the conversion of units to multi-family and the moratorium does expire in February 2015. He continued that there are three types of housing; assisted living, skilled nursing and age restricted housing. The skilled nursing housing always has an approved number of beds, but the percentage available is not always accurate. There are currently 20 new age-restricted units under construction now. Parking is also a concern. The purpose of this

1 meeting is to get recommendations from City Council to consider an ordinance to remove the density
2 bonus provisions and to have the Planning Commission provide insight and recommendations as
3 well. Mayor Pro Tem Knight stated that it is important to address this issue tonight as it has been
4 almost a year-long moratorium and developers are asking what to do. He asked if we need to look at
5 changing, eliminating or lifting the moratorium. Councilman Higginson pointed out that at the time
6 of year these numbers/polls were taken (November 2014), they could be skewed because of the
7 holidays. Also a lot of our residents have lived in Bountiful their entire lives and want to retire here
8 as well. It is nearly impossible to find an immediate opening in any of these homes, which would
9 send these people elsewhere. Chief Ross was called upon to provide some numbers of the calls and
10 assistance calls made within these concentrated areas. Chief did make note that nursing homes have
11 control of the outgoing calls to the police and mostly center on mentally ill patients. They also get
12 regular calls for theft and sexual assault cases. Chief Bassett commented on the additional cost to
13 cover multiple cities, with calls being consistently from these locations. His department is currently
14 hiring two more EMTs to help with the additional call volume in general. Councilwoman Harris
15 stated that if we eliminate the density bonus now, it would not affect current housing and the future
16 city council could adjust accordingly. Councilman Higginson also stated that the density bonus is
17 needed now for some types of housing. Sharon Spratley asked if other nearby cities have a density
18 bonus. Mr. Wilkinson replied that he does not know at this time. Council members and Planning
19 Commission members conversed about construction new buildings, the high demand of these age-
20 related communities and lack of starter homes compared to other cities. Ms. Spratley commented that
21 Syracuse is currently building patio homes for the 55+ age group. Mayor Pro Tem Knight re-stated
22 that the purpose of this meeting is to give staff a direction for the ordinance. Mr. Wilkinson
23 continued that currently there is no bonus for skilled nursing housing; it is per bed, not per unit.
24 Councilman Higginson agreed and added that we should not change the density bonus or restrictions.
25 Mr. Dave Badham stated that he has an opposite opinion and is also concerned about the parking in
26 these areas. The BRT (Bus Rapid Transit) was brought up as another incentive for mass transit
27 options. Council and Planning Commission continued to discuss how fire/police will continue to
28 assist and serve with an increase in people, how to pay the emergency personnel, etc.

29
30 Mr. Bruce Morrison interjected and introduced himself as the owner/operator of Welcome
31 Home, a nursing home in Bountiful. He gave statistics on the cost, utilities, staff, parking and all
32 aspects of running this particular home.

33
34 Mr. Wilkinson then asked Council and the Planning Commission again, should we leave
35 things as they are or repeal the bonus, parking, etc. Ms. Spratley inquired what other cities are doing,
36 that would play a role in how we might proceed. Mr. Mike Allen asked if there was a density bonus
37 for developers. Mr. Gary Hill concluded with what is going to happen in the rest of the county for
38 competition? Are there going to be other developments? We are not going to be able to convert to
39 regular housing with these units. Parking could still be an issue. We do need to look 50 years down
40 the road to consider our options. Mr. Tom Smith also added that skilled nursing and assisted living
41 units are fine, but it's the 55+ units that we need to look at.

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43 The Work Session adjourned at 7:04 p.m. to move into Regular Meeting.
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1 **Regular Meeting – 7:10 p.m.**
2 **City Council Chambers**
3

4 Mayor Pro Tem Knight called the meeting to order at 7:10 p.m. and welcomed those in
5 attendance. Chief Ross led the Pledge of Allegiance. Mayor Pro Tem Knight gave a prayer.
6

7 **APPROVAL OF MINUTES**

8 Minutes of the December 9, 2014, City Council Meeting were presented. Councilman
9 Higginson made a motion to approve the minutes and Councilwoman Harris seconded the motion.
10 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
11 “aye”.
12

13 **COUNCIL REPORTS**

14 Councilwoman Harris spoke on behalf of the Youth Council. The Youth Council is attending
15 a leadership conference at Utah State University next month. There were no other reports from
16 Council.
17

18 **YOUTH COUNCIL REPORT**

19 N/A
20

21 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID DECEMBER 4, 11,**
22 **18, 2014 AND JANUARY 1, 2015**

23 Mayor Pro Tem Knight presented the weekly summaries paid on December 4, 2014 for
24 \$1,081,233.07, December 11, 2014 for \$135,605.33, December 18, 2014 for \$406,712.71 and
25 January 1, 2015 for \$1,774,509.32. Councilman Pitt moved to approve the reports, as presented, and
26 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
27 Higginson, Holbrook, Knight and Pitt voting “aye”.
28

29 **CONSIDER APPROVAL OF INSTALLATION CONTRACT WITH MBL HOME**
30 **IMPROVEMENT FOR RAIN GUTTER INSTALLATION IN THE AMOUNT OF \$12,604 –**
31 **MR. BROCK HILL**

32 Mr. Hill reported that parts of the Stoker School building are falling apart due to age of the
33 school and weather conditions. Last year, many down spouts and gutters were lost due to weather
34 conditions. In addition to external damage, there was leaking inside the building due to ice melt and
35 the condition of the building. Mr. Hill advises that we address these issues now to reduce any further
36 damage. City Crews are currently working on the building to prevent further damage.
37 Councilwoman Holbrook inquired if the work needs to start immediately or if it can be postponed.
38 Mr. Hill responded that the building will continually get worse and work needs to start now. Mayor
39 Pro Tem asked if multiple bids were considered. Mr. Hill said that four were solicited, with only two
40 submitting bids. Councilwoman Holbrook asked if the bids included electrical work. Mr. Hill
41 answered no. Councilwoman Holbrook made a motion to approve the contract and Councilman
42 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
43 Holbrook, Knight and Pitt voting “aye”.
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1 **CONSIDER APPROVAL OF BOUNTIFUL CITY ORDINANCE 2015-01 ESTABLISHING A**
2 **POSITION OF BOUNTIFUL CITY FINANCE DIRECTOR – MR. GARY HILL**

3 Mr. Hill explained to Council that in the state of Utah, the Finance Director and City Recorder
4 can be dual roles. However for Bountiful City’s needs, we are making them two separate positions.
5 Ordinance 2015-01 is to create the Finance Director position. Councilman Higginson moved to
6 approve ordinance, and Councilwoman Harris seconded the motion. Voting was unanimous with
7 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 **CONSIDER APPROVAL OF BOUNTIFUL CITY RESOLUTION 2015-01 DESIGNATING**
10 **THE POSITION OF BOUNTIFUL CITY FINANCE DIRECTOR AS A DEPARTMENT**
11 **HEAD AND CLARIFYING THE EDUCATION ALLOWANCE – MR. GARY HILL**

12 Mr. Hill stated that Resolution 2015-01 creates the City Recorder duties and clarifies the
13 educational program associated with it. Councilman Higginson moved to approve Resolution 2015-
14 01, and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons
15 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16
17 **CONSIDER APPOINTMENT OF SHAWNA ANDRUS AS THE BOUNTIFUL CITY**
18 **RECORDER AND TYSON BECK AS THE BOUNTIFUL CITY FINANCE DIRECTOR –**
19 **MR. GARY HILL**

20 Mr. Hill recommends the appointment of Shawna Andrus as Bountiful City Recorder and
21 Tyson Beck as Bountiful City Finance Director. Councilman Pitt moved to approve the
22 appointments, and Councilwoman Harris seconded the motion. Voting was unanimous with
23 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

24
25 Deputy City Recorder Heidi Voordeckers performed the swearing in of both Mrs. Andrus and
26 Mr. Beck.

27
28 Shawna Andrus and Tyson Beck made a few comments to Council, with Mayor Pro Tem
29 Knight thanking them and dismissing them for the night.

30
31 **CONSIDER APPROVAL OF ORDINANCE 2015-02 AUTHORIZING DAVIS COUNTY**
32 **ANIMAL SERVICES TO IMPOUND FERAL CATS – CHIEF TOM ROSS**

33 Chief Ross stated that this ordinance will allow Davis County Animal Services to impound
34 feral cats as previously discussed in Work Sessions. Councilwoman Harris requested the wording
35 within the ordinance be modified in order to delete the words “impounding...dealt with...” Deputy
36 City Attorney J.C. Ynchausti responded that where we are just adopting the state code, we can take
37 out those words in particular and just state that we “... are complying with state code.” Council
38 agreed to change wording to approve the ordinance. Councilwoman Harris moved to approve the
39 ordinance, and Councilman Higginson seconded the motion. Voting was unanimous with
40 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

41
42 **CONSIDER APPROVAL OF THE BOUNTIFUL CITY COUNCIL MEETING SCHEDULE**
43 **FOR 2015 – MR. GARY HILL**

44 Mr. Hill stated this is the annual approval of the City Council meeting schedule. Councilman
45 Pitt moved to approve the schedule, and Councilwoman Holbrook seconded the motion. Voting was
46 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

1 **CONSIDER PRELIMINARY AND FINAL APPROVAL FOR A COMMERCIAL 4-UNIT**
2 **CONDOMINIUM AT 1459 NORTH MAIN STRET, NATIONAL COMMERCIAL**
3 **PROPERTIES, DAVE CURTIS, APPLICANT – MR. CHAD WILKINSON**

4 Mr. Wilkinson stated that this is a follow-up item from a couple months ago. The applicant
5 would like four separate condominium units, with the correction of any red lines. Councilwoman
6 Holbrook moved to approve the preliminary and final plans, and Councilman Higginson seconded the
7 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
8 voting “aye”.

9
10 **CONSIDER APPROVAL OF CONTRACT WITH NICKERSON COMPANY TO UPGRADE**
11 **EGGETT PUMP STATION FOR A TOTAL OF \$33,441 – MR. MARK SLAGOWSKI**

12 Mr. Slagowski reported that this particular pump is starting to pump 15% less than usual,
13 which requires a couple more hours of run time, costing us more over time. Several bids were
14 solicited, with Nickerson Company providing the best bid. The panels are working just fine and do
15 not need to be replaced at this time. Councilwoman Holbrook asked if we have worked with them
16 before. Mr. Slagowski said yes. Councilman Higginson asked if the brass impalers are worn out.
17 Mr. Slagowski responded that they get a good 25-30 years out of them, so no need to replace them
18 either. He continued that the pumps could be re-built, but the cost savings is not worth it. Council
19 appreciated Mr. Slagowski’s efforts to cover all aspects of this repair. Councilman Higginson moved
20 to approve the contract, and Councilwoman Harris seconded the motion. Voting was unanimous with
21 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

22
23 **CONSIDER APPROVAL OF CONTRACT WITH AMERICAN TESTING SERVICES IN**
24 **THE AMOUNT OF \$13,810 FOR STRUCTURAL ANALYSIS OF STOKER SCHOOL – MR.**
25 **PAUL ROWLAND**

26 Mr. Rowland stated the masonry walls of Stoker School are becoming unstable and a
27 structural analysis is needed to identify the repairs, if needed. The work has already been started,
28 with only two bids coming back. The full range of tests includes 78 tests. Based on initial testing,
29 we may or may not need to complete the full 78. Councilman Pitt inquired as to why the bids varied
30 so much. Mr. Rowland responded that they are the same tests and possibly uncertainty, because of
31 the possible 78 tests, could have been a factor. Councilman Higginson moved to approve the
32 contract, and Councilwoman Holbrook seconded the motion. Voting was unanimous with
33 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

34
35 **CONSIDER THE APPROVAL OF THE RE-APPOINTMENT OF SEAN MONSON TO THE**
36 **PLANNING COMMISSION – MR. CHAD WILKINSON**

37 Mr. Wilkinson explained that Mr. Monson is currently on the Planning Commission and his
38 appointment expired in July 2014. Councilman Higginson moved to approve the reappointment for a
39 term ending July 2018, and Councilwoman Holbrook seconded the motion. Voting was unanimous
40 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

41
42 **CONSIDER ACCEPTANCE OF THE 2014 BIENNIAL MODERATE INCOME HOUSING**
43 **REPORT AND AUTHORIZATION OF STAFF TO DISTRIBUTE THE REPORT AS**
44 **REQUIRED BY LAW – MR. CHAD WILKINSON**

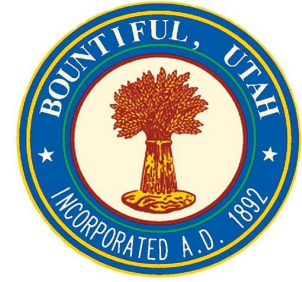
45 This report is required by law every two years, stated Mr. Wilkinson. The city is reviewed on
46 how the report was implemented and any issues that were reported. The report is attached to the

1 Council packet, with some specific demographics reports as well. Councilman Pitt moved to approve
2 the report and Councilman Higginson seconded the motion. Voting was unanimous with
3 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

4
5 Mr. Gary Hill reminded all in attendance that the Council Retreat is February 5-6, 2015.
6 Councilman Pitt also reminded everyone that the Bountiful Davis Arts Center (BDAC) is currently
7 raising funds for a new gallery. Councilman Higginson noted that the BDAC is scheduled to open
8 February 19, 2015, with their first exhibit opening approximately April 1, 2015. The elevator
9 installation has delayed the actual move-in time, but will not affect the first show. Councilwoman
10 Holbrook made a motion to adjourn the meeting, and Councilman Higginson seconded the motion.
11 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
12 “aye”. The regular meeting of City Council was closed at 8:10 p.m.

PENDING

City Council Staff Report



Subject: Expenditures for invoices > \$1,000 paid December 25, 2014 and January 8 and 15, 2015

Author: Heidi Voordeckers, Assistant Finance Director

Department: Finance

Date: January 20, 2015

Background

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Recommendation

Council should review and approve the attached expenditures.

Significant Impacts

None

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid December 25, 2014 and January 8 and 15, 2015.

Weekly Expenditure Report for Invoices > \$1,000.00

Paid December 25, 2014

<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>	
5368	ACE DISPOSAL INCORP.	Recycling	48.431550	Recycling Collectn Service	\$ 30,086.40	180438	11302014	11/14 RECYCLING FEES	
5500	BOWEN COLLINS & ASSOC.	Engineering	10.431000	Profess & Tech Services	1,434.50	180447	12041	11/14 PROF SERVICES-FEMA REVIEW/DAVIS COUNTY	
5456	CRS ENGINEERS	Water	51.431000	Profess & Tech Services	3,598.00	180460	16076	REHAB-1ST EAST WELL	
1880	DAVIES, DON K	Legislative	45.473100	Improv Other Than Bldgs	1,200.00	180461	11112014	PLAN REVIEW FEE-CITY HALL	
1895	DAVIS COUNTY-SOUTH	Legislative	10.422000	Public Notices	1,780.00	180462	12052014	AC#2690 2015 DIRECTORY-SOUTH EDITION	
1975	DLT SOLUTIONS, INC.	Engineering	10.425000	Equip Supplies & Maint	2,465.48	180464	4402805	2015 AUTOCAD CIVIL 3D, MAP 3D	
2055	ELECTRICAL CONSULTANT	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	19,960.00	180465	59716	SW SUB REBUILD ENG SVCS	
5365	GSBS ARCHITECTS	Legislative	45.472100	Buildings	12,960.50	180468	32005	BUILDING STRUCTURAL STUDY	
2503	HOLBROOK, BETH	Legislative	10.423000	Travel & Training	1,207.37	180469	11222014	TRVL EXP-NLC Nov. 18-22, 2014 LDNG, MEALS,BAG CHECKS	
2614	INTERMOUNTAIN GEOENV	Legislative	45.472100	Buildings	1,240.00	180470	536-002-03	PAUL WHEELER WALL FAILURE	
2930	LEON POULSEN CONST.	Storm Water	49.441250	Storm Drain Maintenance	9,515.42	180473	6382	3274 N. CANYON CIR,421 E/422 E CANYON EST CIR STRM DRN	
2930	LEON POULSEN CONST.	Storm Water	49.441250	Storm Drain Maintenance	10,055.00	180473	6402	EGGETT PARK STRM DRAIN REPAIR	
2993	MAC'S LOCK & KEY	Water	51.426000	Bldg & Grnd Suppl & Maint	3,950.00	180475	70826	ENTRY LOCKS	
3439	PECK STRIPING, INC.	Streets	10.448000	Operating Supplies	2,064.33	180480	24604	ROAD STRIPING	
3439	PECK STRIPING, INC.	Streets	10.448000	Operating Supplies	6,759.85	180480	24594	ROAD STRIPING	
3499	PITNEY BOWES INC	Administrative	10.425000	Equip Supplies & Maint	3,774.60	180484	646812	INSERTER MAINT. AGREEMENT	
3519	POND'S PLUMBING/HEAT	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	2,374.00	180485	P8370	CLUBHOUSE WATER HEATER	
5553	PURCELL TIRE AND SERV.	Sanitation	58.425000	Equip Supplies & Maint	1,228.85	180489	2807076	STEER TIRE/SAN TRUCKS	
5553	PURCELL TIRE AND SERV.	Streets	10.425000	Equip Supplies & Maint	2,509.10	180489	2806839	DRIVE TIRES & WHEEL RECON	
3633	RADWELL INTERNATIONAL	Light & Power	53.448639	Substation	1,410.66	180492	INV2060821	CHART RECORDER REPAIR	
3777	ROTATIONAL MOLDING	Sanitation	58.448010	Garbage Containers	4,050.00	180496	30341	50 NEW 100 GAL GARBAGE CANS	
5538	S.V.C.I. SPECIALTY	Police	10.425430	Service & Parts	10,825.00	180499	1211	BACKUP CAMERA SYST,STEREO SYST,12VDC BATTERY SYST	
3830	SALT LAKE COMMUNITY	Light & Power	53.423001	Education Benefit	1,464.00	180502	SCE15-62	LINE STEP TESTS	
3899	SHERRILL, INC.	Light & Power	53.448632	Distribution	1,130.00	180503	INV-311574	TREE TRIM ROPE & PARTS	
4229	TOM RANDALL DIST. CO	Streets	10.425000	Equip Supplies & Maint	2,114.50	180512	223742	GREASE & TRANS FLUID/FLEET	
4256	TRI CITY PERFORMANCE	Light & Power	53.448636	Special Equipment	1,103.82	180513	93528627	#5060 PLOW/WINCH	
4307	UNITED SERVICE & SAL	Cemetery	59.474500	Machinery & Equipment	6,145.00	180515	S28451	POWER BLADE,SUPPLIES AND LABOR	
4363	UTAH DEPARTMENT OF HEALTH	Water	51.431000	Profess & Tech Services	3,795.00	180519	5L000000604	LAB FEES-SAMPLING	
4533	WEBER BASIN WATER CO	Water	51.461400	Purchase Of Water	156,340.00	180526	37685-IN	ANNUAL WATER PURCHASE	
TOTAL:					\$ 306,541.38				

Expenditure Report for Invoices > \$1,000.00

Paid on January 8, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	\$ 3,084.24	180676	82M28314	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	3,084.24	180676	82M28414	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180676	82Z08214	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180676	82Z08314	TREE TRIMMING
1615	CENTURYLINK	Enhanced 911	10.428000	Telephone Expense	3,556.32	180684	12222014	801-578-0401-452B
2126	FAIRBANKS SCALES	Landfill	57.426000	Bldg & Grnd Suppl & Maint	1,203.00	180691	1196808	LANDFILL SCALE INSPECTION
2537	HOSE & RUBBER SUPPLY	Streets	10.425000	Equip Supplies & Maint	1,703.41	180707	463868-001	HYD HOSE & FITTINGS/FLEET
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	8,529.29	180715	240457	FUEL PURCHASE
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	8,992.79	180715	240081	FUEL PURCHASE
4844	LEGACY EQUIPMENT	Streets	10.425000	Equip Supplies & Maint	1,412.30	180718	67158	BEARINGS/BROOM #2534 STRM WTR
3271	NETWIZE	Information Systems	10.425000	Equip Supplies & Maint	1,593.28	180732	26742	RAM FOR VM SERVERS
3293	NICKERSON CO INC	Water	51.448400	Dist System Repair & Maint	6,664.00	180733	J14-492	MOTOR
3519	POND'S PLUMBING/HEAT	Police	10.426000	Bldg & Grnd Suppl & Maint	1,440.00	180741	CWR2319	CHILLER SHUT DOWN
3519	POND'S PLUMBING/HEAT	Legislative	10.426050	Bldg/Grnds Maint - Stoker	3,066.00	180741	C8160	U OF U RMV & RPLC COMPRESSOR
3519	POND'S PLUMBING/HEAT	Legislative	45.472100	Buildings	5,930.00	180741	TC141105	RPLC SERVER ROOM A/C UNIT
5553	PURCELL TIRE AND SERV.	Streets	10.425000	Equip Supplies & Maint	1,464.57	180743	2807599	TIRES,MNT & DSMNTS
3832	SALT LAKE MAILING	Treasury	10.429050	Util Billing Supplies	25,000.00	180753	12292014	BILLING STATEMENTS & MAILING BILLS
4025	STAKER & PARSON COMP.	Streets	10.441200	Road Matl Patch/ Class C	1,211.25	180762	3694795	PATCHING WINTER MIX
4149	TEC-TECHNOLOGY FOR ENERGY CORP.	Light & Power	53.448650	Meters	5,533.01	180765	13663	METER ANALYZER RECALIBRATION
4229	TOM RANDALL DIST. CO.	Streets	10.425000	Equip Supplies & Maint	1,742.40	180767	224370	ENG & HYD OIL/FLEET
5000	U.S. BANK CORPORATE	Police	10.423000	Travel & Training	5,732.38	180768	12102014EB	SWAT MTG MEALS,EMPL RECOGNITION
4357	UTAH COMMUNICATIONS	Police	10.425200	Communication Equip Maint	2,394.75	180772	52461	11/14 RADIO SERVICE
TOTAL:					<u>\$ 103,618.03</u>			

EXPENDITURE REPORT FOR INVOICES > \$1,000.00

PAID JANUARY 15, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INCORP.	Recycling	48.431550	Recycling Collection Service	\$ 30,871.50	180785	12312014	12/14 RECYCLING FEES
1070	ALBRIGHT, WILLIAM J.	Legal	10.431100	Legal And Auditing Fees	3,300.00	180787	01072014	PUBLIC DEFENDER CONTRACT
1232	AUTOMATED OFFICE SYS	Information Systems	45.474500	Machinery & Equipment	1,080.00	180789	9004	DATA CONVERSION/MUNIS
5846	HUGOE TRUCKING, INC.	Legislative	45.472100	Buildings	1,237.50	180812	26818	EXPORT-MAPLE HILLS PROJECT
5846	HUGOE TRUCKING, INC.	Legislative	45.472100	Buildings	1,440.00	180812	26805	EXPORT-MAPLE HILLS PROJECT
5847	JONES EXCAVATING COM	Legislative	45.472100	Buildings	16,178.10	180821	127358	2546 MAPLE HILLS SHORING
3200	MOUNTAIN WEST TRUCK	Streets	45.474500	Machinery & Equipment	112,626.49	180827	15-008	#1M2AX07C7FM025734 2015 MACK UNIT #2365
3200	MOUNTAIN WEST TRUCK	Streets	45.474500	Machinery & Equipment	112,626.49	180828	15-009	#1M2AX07C9FM025735 2015 MACK UNIT #2366
3458	PETERBILT OF UTAH	Sanitation	58.474600	Vehicles	130,899.00	180834	295561	#3BPZLJ0X5FF295561 SAN TRK CHASSIS UNIT #2459
3572	PROFESSIONAL CLEANING	Police	10.426000	Building/Ground Supply & Maint	2,400.00	180837	20020	01/15 JANITORIAL SERVICES
3607	QUESTAR GAS	Streets	10.427000	Utilities	1,479.02	180839	01052015D	AC#2493910000
3607	QUESTAR GAS	Streets	10.427000	Utilities	1,632.05	180839	01052015C	AC#3893910000
3607	QUESTAR GAS	Water	51.427000	Utilities	1,923.53	180839	01052015G	AC#9591363682
3607	QUESTAR GAS	Light & Power	53.448613	Plant	2,114.85	180839	01052015H	AC#1067495449
3607	QUESTAR GAS	Police	10.427000	Utilities	3,208.61	180839	01052015A	AC#3401140000
3982	SOUTH DAVIS METRO FIRE	Fire	10.431000	Profess & Tech Services	480,699.63	180844	01012015	1Q15 SUPPORT SDMFA
4050	STATE OF UTAH - STAT	Planning	10.424000	Office Supplies	1,107.46	180846	L6175293	12/14 MAIL SERVICE
4450	VERIZON WIRELESS	Police	10.428000	Telephone Expense	1,325.98	180856	9737661099	AC#771440923-00001
TOTAL:					<u>\$ 906,150.21</u>			

City Council Staff Report



Subject: Directional Boring, 500 West 400 North
Author: Allen Ray Johnson
Department: Power Department
Date: January 27, 2015

Background

The Interstate 15 project for the Utah Department of Transportation (UDOT) has been expanded to include right turn lanes on two sides of the 500 West 400 North intersection. The work on the north bound turning east area will impact us. We own poles in that area that no longer have power lines attached but still have Cable TV lines attached. Our long term plans have been to install a 500 amp 15kV underground circuit along the east side of 500 West from about 300 North to 550 North.

This UDOT project will require Comcast to remove their overhead lines and install new underground lines. They are planning to bore across 400 North.

We would like to install the conduit system for our future circuit at the same time that the Comcast conduit system is installed so we do not have difficulty working around them at a later date. We have received the following proposals for the installation of 3-4" conduits for our use:

Analysis

Company / Location	Bid Price	Delivery
Down Under Construction, North Salt Lake, Ut	\$23,487	4 weeks
Sorensen Construction Inc. West Jordan, Ut.	\$26,480	4 weeks
Americom Technology, Inc. Murray, Ut.	\$27,213	4 weeks

We have hired Down Under Construction to do directional boring projects for us in the past and they have completed their work on time and without any problems.

This work will be paid for from the distribution account 535300-448632.

Department Review

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

Significant Impacts

We will budget to install the 750 wire at a later date. This will extend our heavy feeder circuit and give us additional backup options in the event of an outage or if we need to shift loads for maintenance purposes.

Recommendation

Staff recommends approval of the proposal from Down Under Construction for a total of \$23,487.

This item will be discussed at the Power Commission meeting Tuesday, January 27, 2015, and we will bring their recommendation to the City Council meeting that night.

Attachments

None

Council Staff Report

Subject: Preliminary Subdivision Approval for Deer Hollow at Stone Creek Subdivision, Joan Peterson Developer
Address: 1090 East 400 North
Author: City Engineer
Department: Engineering, Planning
Date: January 27, 2015



Background

Ms. Joan Peterson is requesting preliminary approval for a four lot subdivision of the existing parcel of previously unsubdivided ground on the southeast corner of Davis Blvd and 400 North. The property is bounded by Davis Blvd. on the west, a single family home on the east, 400 North on the north and Stone Creek on the south. The property is located in the R-3 zone, contains 1.54 acres and currently has a single family home with a large detached garage/barn.

The owner/developer is requesting a four lot subdivision which would require the removal of the existing home.

Analysis

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

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

Because the property is already occupied by a residential dwelling, all of the necessary utilities are available either on the property, or in 400 North or Davis Blvd. New utility laterals will need to be cut into the fronting roads which will require an overlay of our recently overlaid Davis Blvd. Because there are no storm drain pipes in Davis Blvd or 400 North serving this area, the property will be allowed to continue to drain as it has in the past, but the developer will be required to pay the normal Storm Water Impact Fee.

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

Because Stone Creek runs along the south border of the property, there is an existing mapped “Special Flood Hazard Area” (SFHA), or in other words, a flood zone along about the south 50 ft. to 60 ft. of the property. The two affected lots are large enough to have a plenty large enough building pad without encroaching on the FEMA mapped flood zone. The SFHA is shown on the attached preliminary plat.

Department Review

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

Recommendation

The Planning Commission sends a positive recommendation for Preliminary Approval by the full City Council subject to the conditions listed below.

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

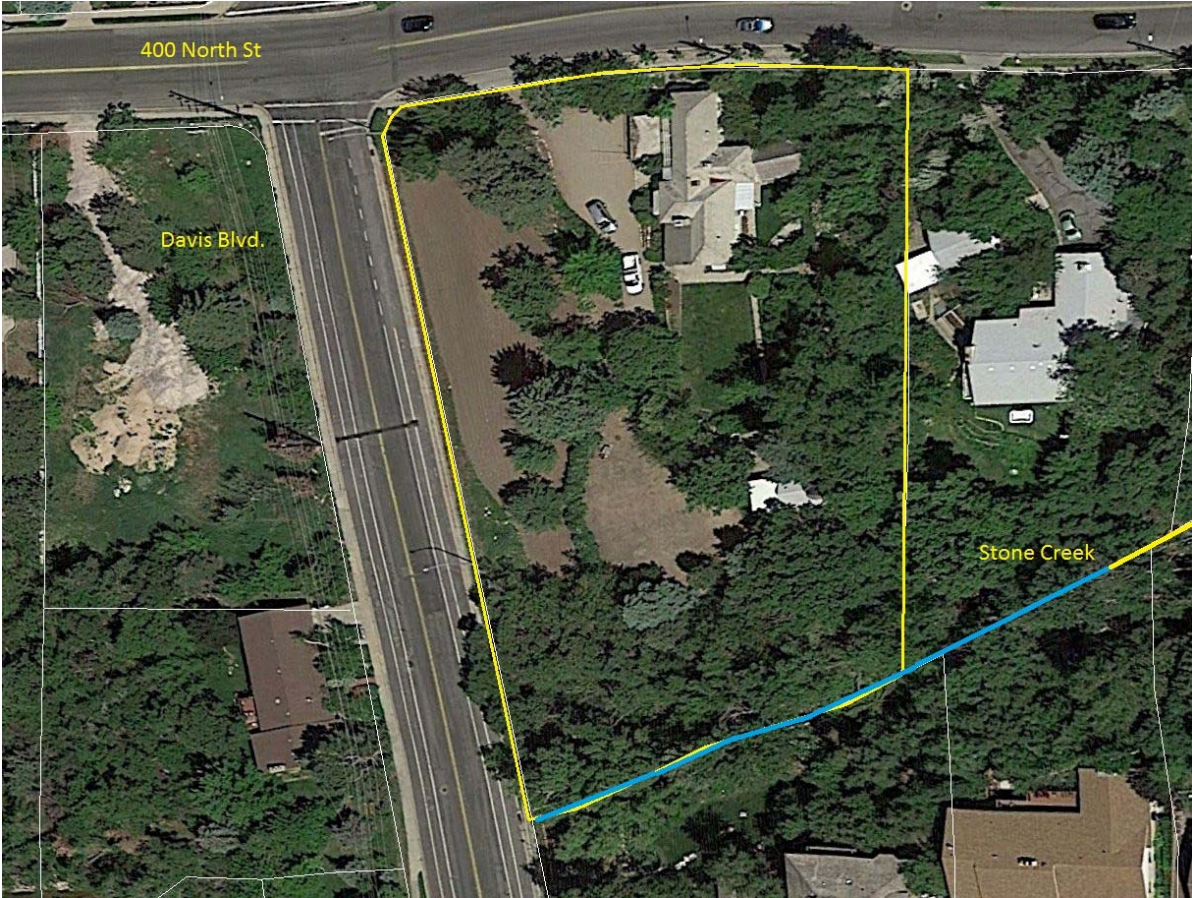
Significant Impacts

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

Attachments

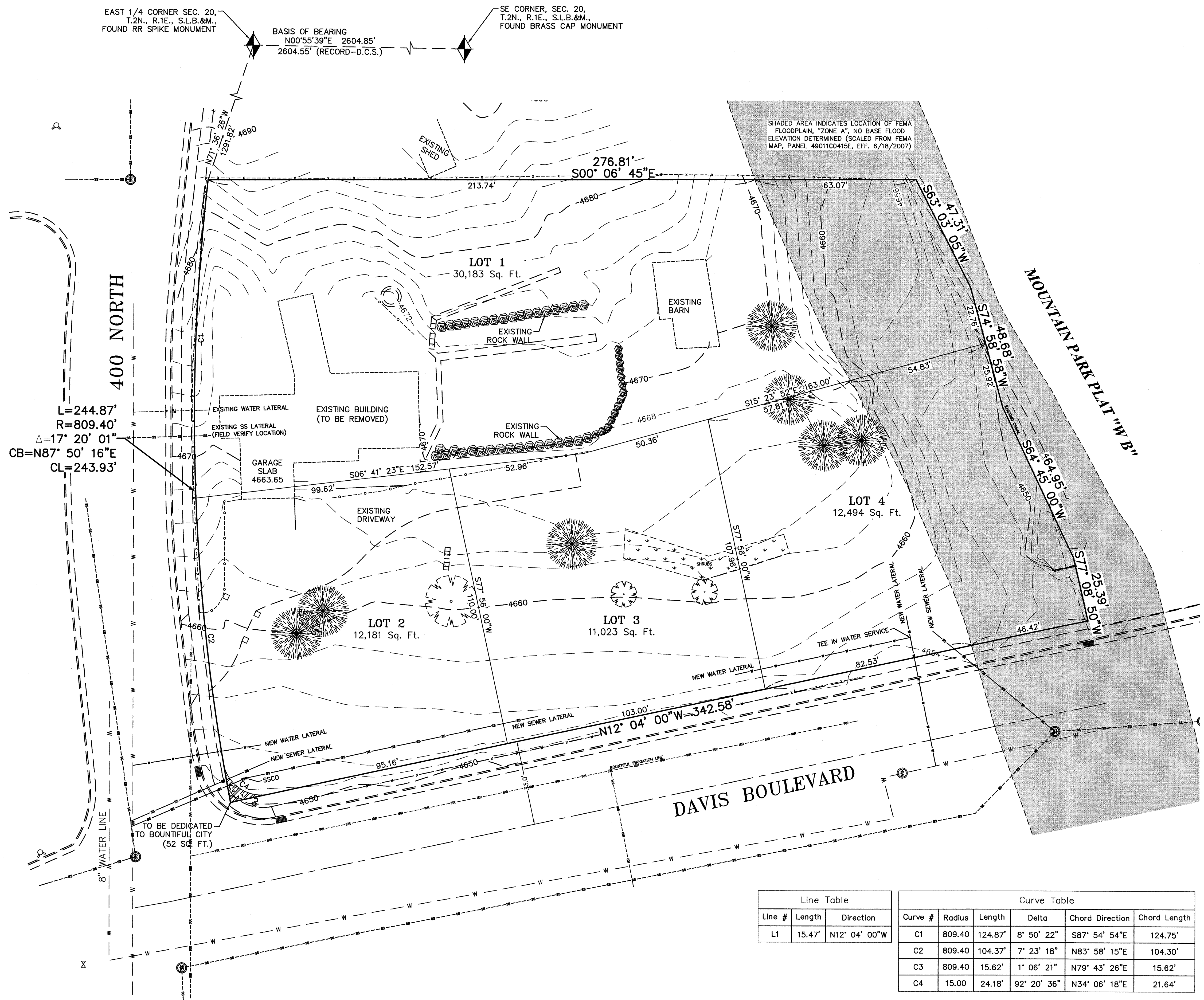
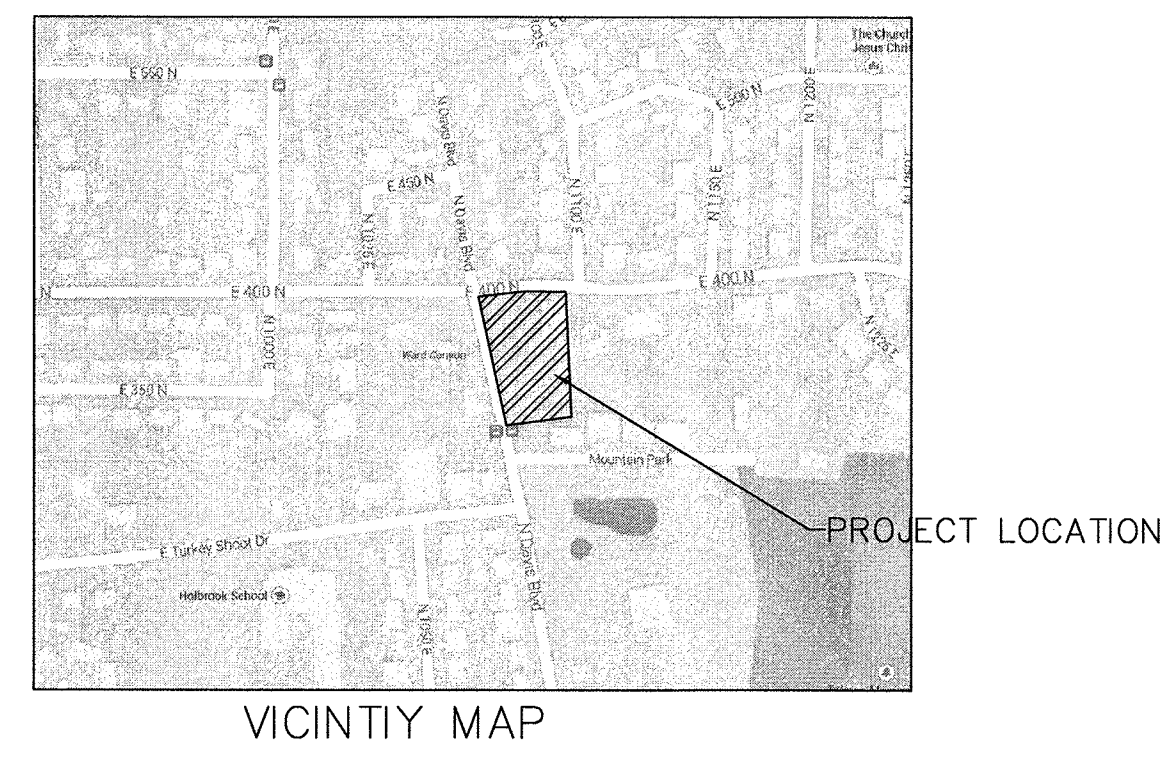
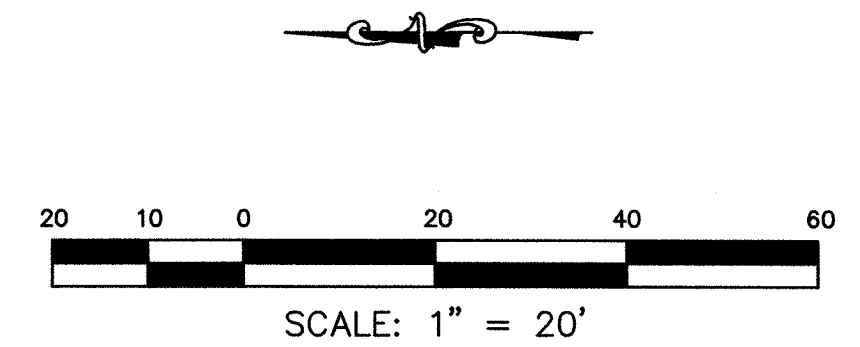
Aerial photo showing the area to be subdivided
A copy of the Deer Hollow at Stone Creek Preliminary Plat.

Aerial Photo of the proposed Deer Hollow at Stone Creek Subdivision



DEER HOLLOW AT STONE CREEK SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
PRELIMINARY PLAT
JANUARY 2015



NEW DESCRIPTION

BEGINNING ON THE SOUTH LINE OF 400 NORTH STREET, WHICH POINT IS NORTH 71°36'26" WEST 1291.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BASIS OF BEARING NORTH 0°55'39" EAST FROM THE SOUTHEAST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 20) AND RUNNING
THENCE SOUTH 00°06'45" EAST 276.81 FEET TO THE NORTH LINE OF THE MOUNTAIN PARK PLAT "WB" SUBDIVISION;
THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:
(1) SOUTH 63°03'05" WEST 47.31 FEET,
(2) SOUTH 74°58'58" WEST 48.68 FEET,
(3) SOUTH 64°45'00" WEST 64.95 FEET,
(4) SOUTH 77°08'50" WEST 25.39 FEET TO THE EAST LINE OF DAVIS BOULEVARD;
THENCE NORTH 12°04'00" WEST 342.58 FEET TO A POINT ON A NON-TANGENT, 809.40-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ALSO BEING ON THE SOUTH LINE OF 400 NORTH STREET;
THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE 244.87 FEET THROUGH A CENTRAL ANGLE OF 17°20'01" (CHORD BEARS NORTH 87°50'16" EAST 243.93 FEET) TO THE POINT OF BEGINNING.
CONTAINING 1.54 ACRES.

OWNER/DEVELOPER
JOAN PETERSON
1090 EAST 400 NORTH
BOUNTIFUL, UTAH 84010
801-580-8007

LEGEND

- SUBDIVISION BOUNDARY _____
- INTERIOR LOT LINE _____
- FENCE LINE _____
- ROAD CENTERLINE _____
- TIE TO MONUMENT _____
- SECTION LINES _____
- EDGE OF PAVEMENT _____
- EXISTING 2 FOOT CONTOUR _____
- EXISTING INDEX CONTOUR _____ 4220 _____
- EXISTING WATER LINE _____
- EXISTING SEWER LINE _____
- EXISTING STORM DRAIN _____
- RECORD CALLS ()
- SPOT ELEVATION ● 884.04

Line Table

Line #	Length	Direction
L1	15.47'	N12° 04' 00"W

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	809.40	124.87'	8° 50' 22"	S87° 54' 54"E	124.75'
C2	809.40	104.37'	7° 23' 18"	N83° 58' 15"E	104.30'
C3	809.40	15.62'	1° 06' 21"	N79° 43' 26"E	15.62'
C4	15.00	24.18'	92° 20' 36"	N34° 06' 18"E	21.64'

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

PRELIMINARY PLAT
PETERSON SUBDIVISION
1090 EAST 400 NORTH
BOUNTIFUL, UTAH 84010
S.L.B.&M.
LOCATED IN THE NE 1/4 OF SECTION 20, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN BY	JRC	DATE	12/11/14
APPROVED STA	DATE	XX/XX/XX	
REV.	BY	DATE	07/07/15
	JRC		

SHEET 1 OF 1

SHEET NAME
PRELIMINARY PLAT

DRAWING NAME
PRELIM PLAT 7JAN15

PROJECT NO.
14-167

Council Staff Report

Subject: Preliminary Subdivision Approval for Old Orchard Subdivision
Address: 132 West 3100 South
Author: City Engineer
Department: Engineering, Planning
Date: January 27, 2015



Background

Mr. Brian Knowlton, acting for Knowlton General Construction, is requesting preliminary approval for a five lot subdivision of two existing lots in Block 1 of the ValVerda Plat A Subdivision. The property fronts onto 3100 South Street on the south and has frontage along 3025 South on the north. The property is located in the R-4 zone, contains just short of 2.0 acres (1.96 acres) and currently has a single family home with a large detached garage.

A note about further subdividing property or lots that are already part of an existing subdivision:

In 2002, the Bountiful City Council adopted Resolution No. 2002-09, "A Resolution establishing the policy of the Bountiful City Council on the subject of vacating lots from subdivisions for the purpose of further subdivision into smaller lots." The developer of this property is aware that the existing policy is still in effect and the Planning Commission review was conducted in light of that policy.

Analysis

The proposed subdivision consists of five lots, three fronting onto 3100 South and two fronting onto the extremely undersized 3025 South St. Four of the lots contain around 14, 750 s.f. and the fifth lot is larger at about 25, 400 s.f., all well in excess of the required minimum 8,000 s.f. for the zone. The lots fronting 3100 South have just over 87 ft. of frontage. The two lots on 3025 South front the street along a curve in the road, lot 4 has 50 ft of frontage with the required 70 ft. of width at the required 25 ft. setback, just meeting the frontage minimums for the zone, and the final lot has the necessary frontage and width at the setback.

The property to be subdivided consists of Lot 20 and Lot 21 of Block 5 of the original ValVerda Subdivision. Lot 20 is the full one acre and Lot 21 is one acre less a little bit taken out to create 3025 South Street. The property currently has a single family home built across the property line between Lot 20 and 21, and a detached garage sitting on Lot 21. All of the existing buildings are proposed to be removed with the new division.

Because the property is already occupied by a residential dwelling, all of the necessary utilities are available either on the property, or in 3100 South or 3025 South. Culinary and irrigation water are served by the South Davis Water District and sewer by South Davis Sewer. New

utility laterals will need to be cut into the fronting roads which will require an overlay of our recently overlaid 3100 South. Because there is no storm drain pipes in 3100 South, the property will be allowed to continue to drain as it has in the past, but the developer will be required to pay the normal Storm Water Impact Fee.

3025 South is a small piece of road which the City inherited from Davis County when the area was annexed into Bountiful City. The road is only about 26 ft. wide and doesn't have curb and gutter along the portion that fronts on the property being subdivided. While there is nothing we can do about the north side of the road, a survey has determined where the centerline of the improvements lays and a 10.9' strip along the north side of the proposed subdivision property is being required to be dedicated so that when future development happens on the lot to the east, there will be enough dedicated Right of Way to accommodate a standard city street to be constructed, at least along the south side of the road. In the mean time, new curb and gutter is being required to be installed along the curve in 3025 South where none currently exists.

Department Review

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

Recommendation

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

1. All of the original subdivision lots affected by this proposal must be vacated from the ValVerda Subdivision by vote and ordinance of the City Council.
2. Payment of all required fees.
3. Provide a current Title Report.
4. Preparation of construction drawings showing the new curb and gutter along 3025 South.
5. Preparation of a final plat showing the dedication of the south half of 3025 South along the north side of lots 4 and 5.

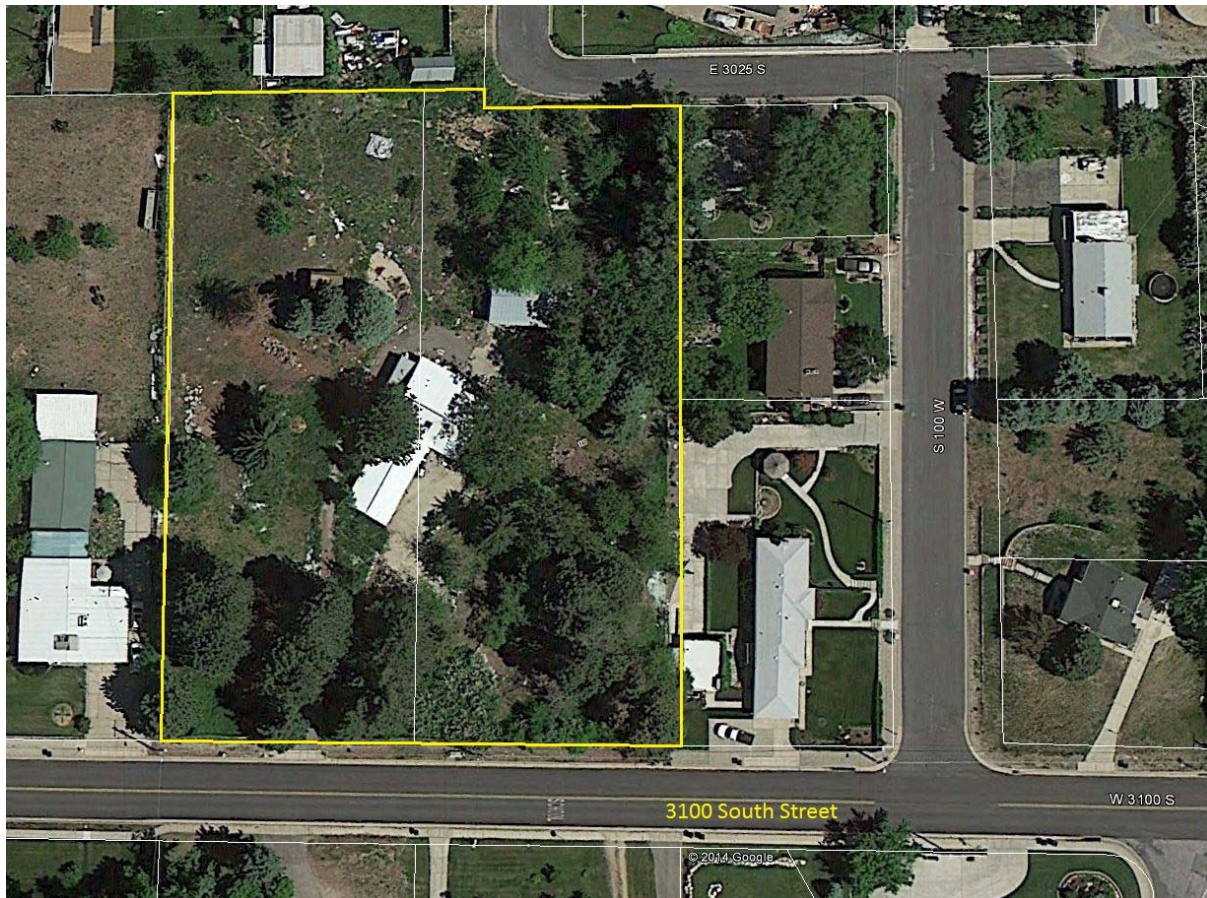
Significant Impacts

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

Attachments

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

Aerial Photo of the Proposed Old Orchard Subdivision



LOT 22
VAL VISTA SUBDIVISION

LOT 24
VAL VISTA SUBDIVISION

FOUND DAVIS COUNTY MONUMENT
N 1/4 COR. SEC. 6, T. 1 N., R. 1 E.,
S.L.B. & M.

FOUND DAVIS COUNTY MONUMENT
NW COR. SEC. 6, T. 1 N., R. 1 E.,
S.L.B. & M.

3025 SOUTH

BASIS OF BEARING
S89° 58' 32"E
2646.03' RECORD (MEAS.)

FOUND DAVIS COUNTY MONUMENT
NW COR. SEC. 6, T. 1 N., R. 1 E.,
S.L.B. & M.

3025 SOUTH

KENNETH K. KNIGHT

ELMER D. MOSES et al

FREDERICK S. CRAWLEY

100 WEST

PRELIMINARY PLAT

OLD ORCHARD SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

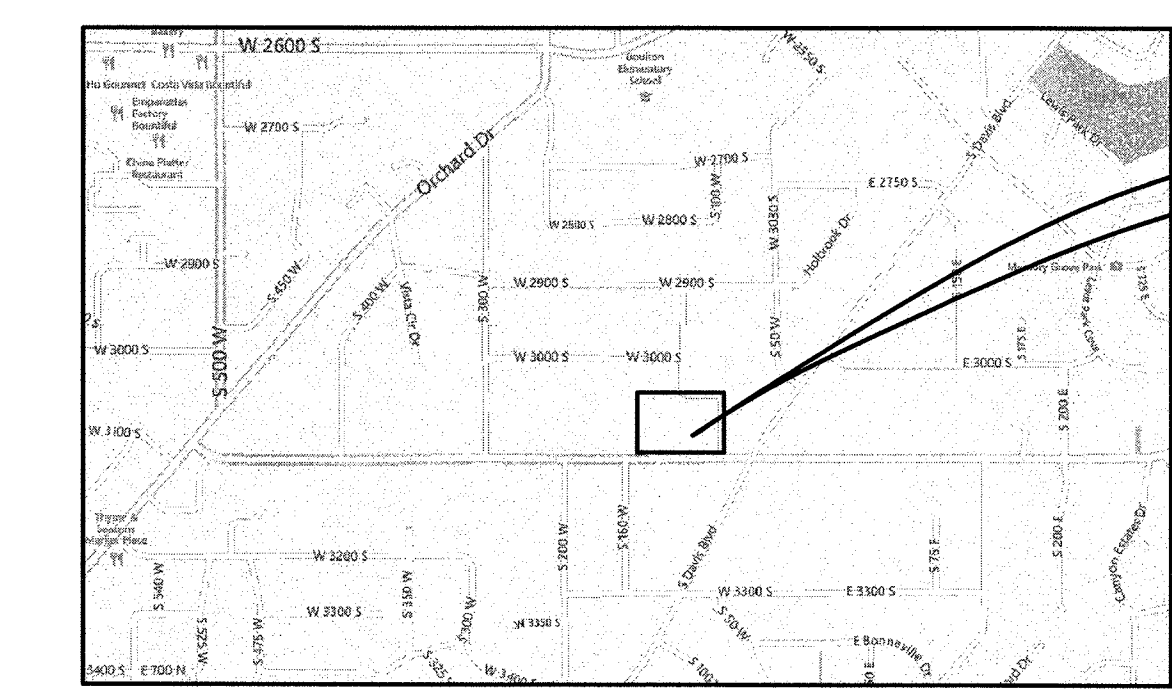
DEED DESCRIPTION

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

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

CONTAINS 1.96 ACRES.

VICINITY MAP



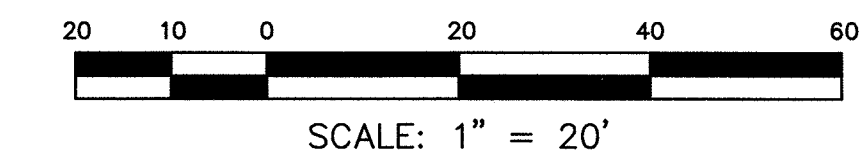
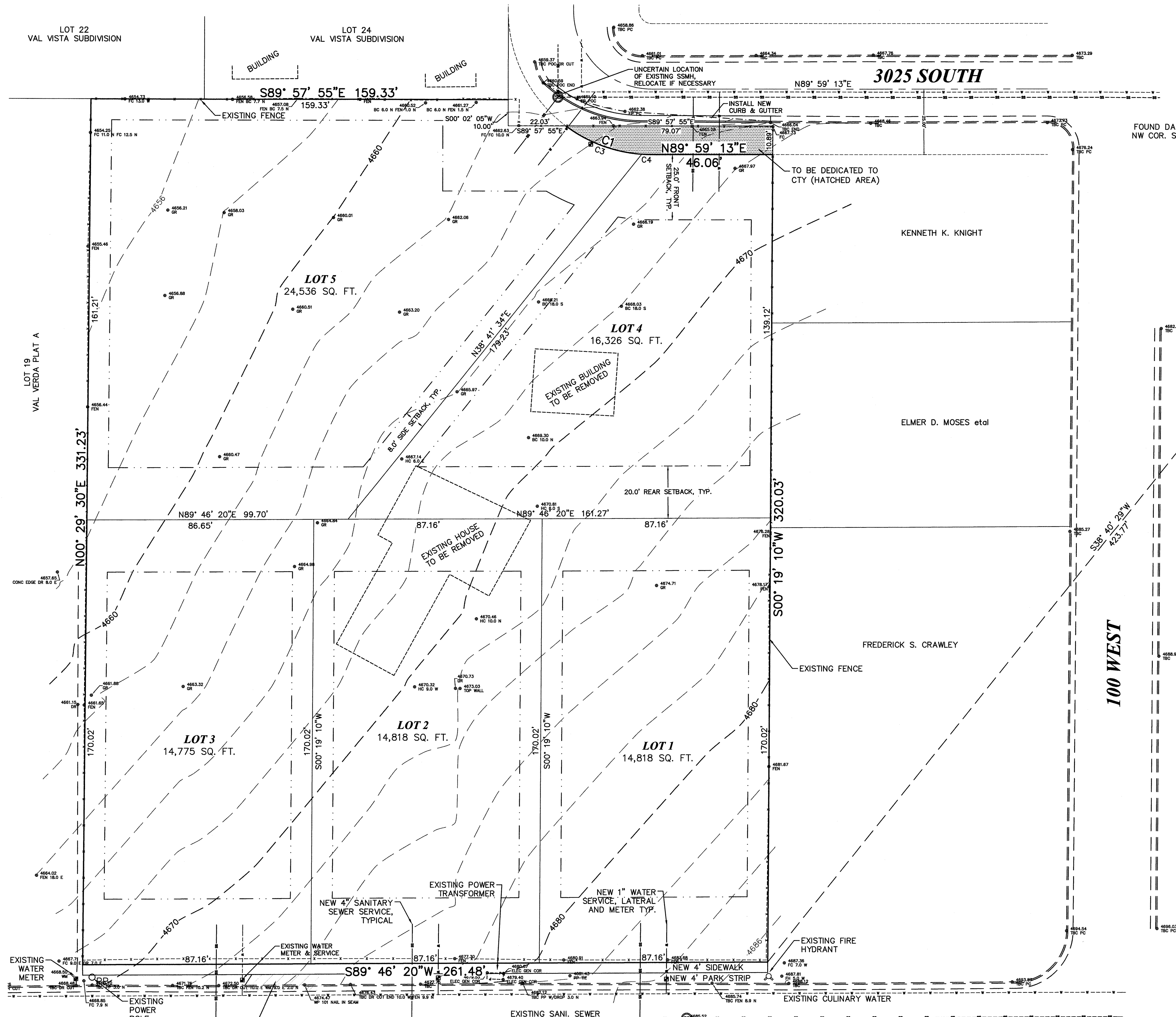
PROJECT LOCATION

LEGEND

- PROPERTY LINE —————
- ADJACENT PROPERTY —————
- LOT LINE —————
- TIE TO MONUMENT —————
- SETBACK/BUILDABLE PAD —————
- EXISTING INDEX CONTOUR ———— 4200 ————
- EXISTING 2-FOOT CONTOUR ————
- FENCE LINE - - - - -
- EDGE OF PAVEMENT - - - - -
- CURB, GUTTER, SIDEWALK - - - - -
- EXISTING SEWER - - - - -
- PROPOSED SEWER - - - - -
- EXISTING WATER - - - - -
- PROPOSED WATER - - - - -

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	35.33'	55.00'	036° 47' 59"	34.72'	S71° 36' 48"E
C3	31.39'	55.00'	032° 41' 43"	30.96'	S69° 33' 40"E
C4	3.94'	55.00'	004° 06' 16"	3.94'	S87° 57' 39"E

3100 SOUTH



SCALE: 1" = 20'

H HILL & ARGYLE, Inc.
Engineering and Surveying
A
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2256 Phone, (801) 298-9883 Fax

PRELIMINARY PLAT PREPARED FOR
KNOWLTON GENERAL

192 WEST 3000 SOUTH
LOCATED IN THE NW 1/4 OF SECTION 6, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN BY	JRC	DATE	11/26/14
APPROVED VRH	DATE	XX/XX/XX	
REV. BY	DATE	12/09/14	
REV. BY	DATE		
REV. BY	DATE		
SHEET	1	OF	1
SHEET NAME	PRELIM PLAT		
DRAWING NAME	PLAT		
PROJECT NO.	14-379		

Council Staff Report



Subject: Public Hearing for the Purpose of Adopting an Ordinance vacating Lots 20 and 21 from Block 1 of Val Verda Subdivision Plat A
Address: 132 W. 3100 South
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: January 27, 2015

Background

Bountiful City has received a petition from Brian Knowlton to vacate Lots 20 and 21 (132 W. 3100 South) from Block 1 of Val Verda Subdivision Plat A for the purpose of incorporating that land into a new five-lot subdivision. The separation of lots 20 and 21 from Val Verda Subdivision can only be done by Ordinance after proper public notice and a public hearing.

Analysis

On December 16, 2014, the Planning Commission reviewed a request for preliminary approval of an 5-lot subdivision on the property and recommended to the City Council that the proposal complied with the underlying zoning standards of the R-4 zone subject to several conditions. One of the recommended conditions requires that lots 20 and 21 be vacated from the original Val Verda subdivision.

In 2002, the City Council adopted a policy to provide guidance on decisions related to vacating previously subdivided properties for the purpose of resubdivision. The Council is currently in the process of further considering what modifications, if any, they may want to make to this policy. The Planning Commission met on January 20 to consider the issue and recommended that the City Council rescind the existing policy.

Notice has been given pursuant to §10-9a-207 of the Utah Code and an Ordinance prepared vacating lots 20 and 21 from Block 1 of Val Verda Subdivision Plat A and now a public hearing must be held to take any public comment.

Department Review

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

Significant Impacts

The proposed vacation would allow for division of the property into 5 lots. This will increase the number of residences allowed on the property and will cause increases in traffic, storm water runoff and impact to utilities. The existing zoning of the property allows for the number of lots requested in the subdivision.

Recommendation

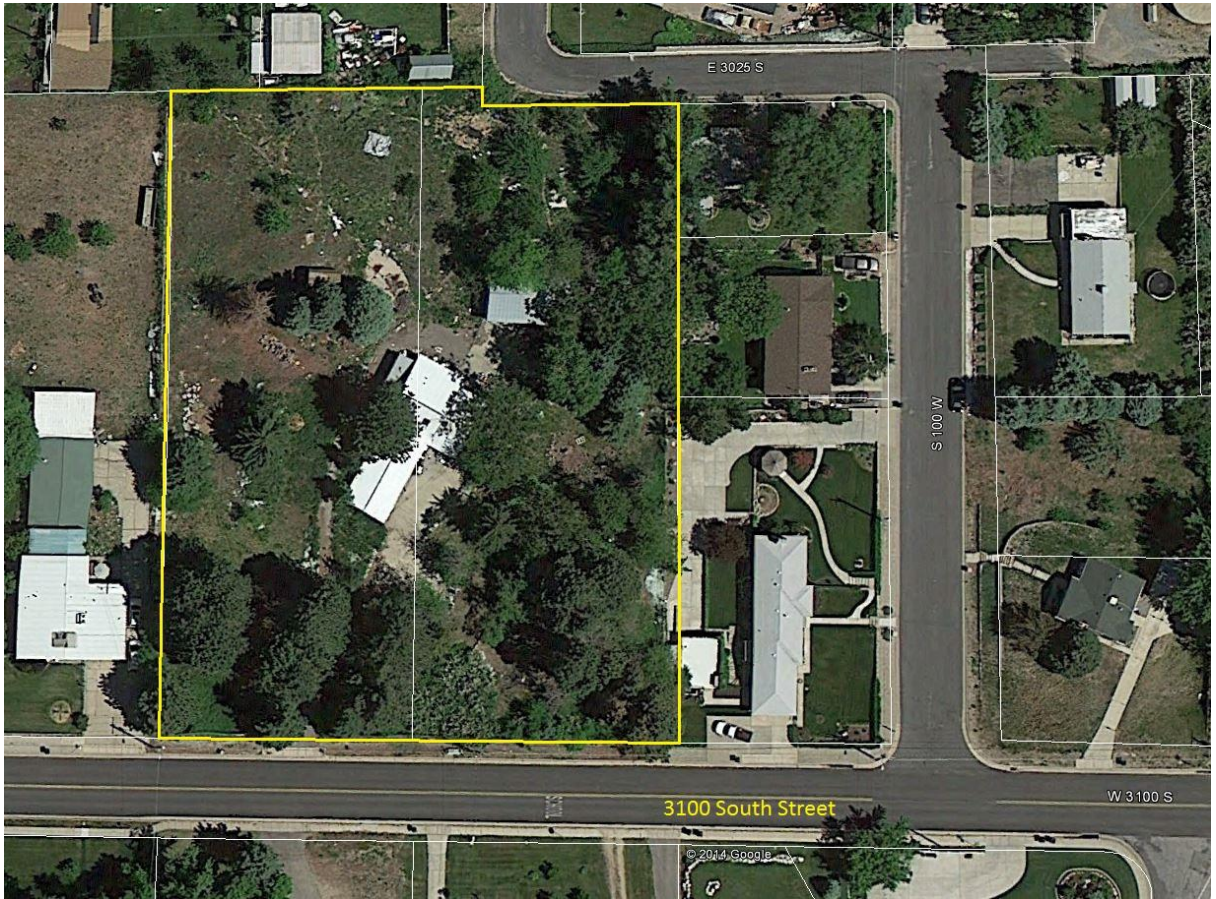
Consider the request for vacation of Lots 20 and 21 from Block 1 of Valverda Subdivision Plat A in a manner consistent with its decision on the resubdivision policy and ordinance.

Attachments

Aerial Photo

Copy of Ordinance 2015-04

Aerial Photo





BOUNTIFUL

City of Beautiful Homes and Gardens

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

Bountiful City Ordinance No. 2015-04

An Ordinance vacating Lots 20 and 21 from Block 1 of the Valverda Subdivision Plat A in Bountiful, Davis County, Utah, and releasing the easements thereon, for the purpose of being incorporated into the new Old Orchard Subdivision.

WHEREAS, the property owners have petitioned the City of Bountiful to vacate Lots 20 and 21 from Block 1 of the Valverda Subdivision Plat A in order to be included in a new subdivision to be called Old Orchard Subdivision; and

WHEREAS, the request for subdivision approval was reviewed by the Bountiful Planning Commission on December 16, 2014; and

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

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

WHEREAS, the Bountiful City Council finds that within the meaning of §10-9a-609 of the Utah Code there is good cause for vacating Lots 20 and 21 from Block 1 of the Valverda Subdivision Plat A as requested and does not affect an existing street, and that the new Old Orchard Subdivision is in conformity with applicable zoning requirements;

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

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

Lots 20 and 21, Block 1, Valverda Subdivision Plat A, Bountiful, Davis County, Utah, as further described in Exhibit "A"

Section 2. Vacation. On the effective date hereof, Lots 20 and 21, Block 1 of Valverda Subdivision Plat A in Bountiful, Utah, is hereby vacated, and the easements thereon are hereby released.

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

Section 4. Repeal. All City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

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

Section 6. Effective Date. This ordinance shall take effect upon the Bountiful City Council giving final subdivision approval to Old Orchard Subdivision and the fulfillment of all required conditions.

Adopted this 27th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

State of Utah)
 : ss
County of Davis)

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

Notary Public

OLD ORCHARD SUBDIVISION EXHIBIT "A"

DEED DESCRIPTION

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

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

CONTAINS 1.96 ACRES.

Council Staff Report

Subject: Preliminary Subdivision Approval for Val Verda Meadows Subdivision
Address: 259 West 3100 South
Author: City Engineer
Department: Engineering, Planning
Date: January 27, 2015



Background

Brighton Homes, acting as developer, is requesting preliminary approval for a nine lot subdivision of three existing lots in Block 2 of the ValVerda Plat A Subdivision. The property fronts onto 3100 South Street on the south and has frontage along 200 West on the east. The property is located in the R-4 zone, contains just short of 2.65 acres and currently has two single family homes.

A note about further subdividing property or lots that are already part of an existing subdivision:

In 2002, the Bountiful City Council adopted Resolution No. 2002-09, "A Resolution establishing the policy of the Bountiful City Council on the subject of vacating lots from subdivisions for the purpose of further subdivision into smaller lots."

The developer of this property has been made aware that the existing policy is still in effect.

Analysis

The proposed subdivision consists of nine lots and a separate parcel for a detention basin. Four of the lots front onto 200 West Street and five front onto a new 300 ft. long cul-de-sac. The smallest of the proposed lots contains 8,030 s.f. and the largest contains 12,111 s.f., all in excess of the required minimum 8,000 s.f. for the zone. In addition, all of the lots have more than the required 70 ft. frontage for interior lots and 80 ft. for corner lots.

The property to be subdivided consists of Lot 16, Lot 17 and half of Lot 18 of Block 2 of the original ValVerda Plat A Subdivision. Lots 16 and 17 are still their original 1 acre size, but Lot 18 has previously been divided with a house already constructed on the portion that was divided off. The property currently has two single family homes that are proposed to be removed with the new division.

3100 South Street already has all of the necessary surface improvements such as walk and curb and gutter, however, 200 West Street does not. The entire area was developed as part of the unincorporated County, and 200 West Street seems to have been constructed in a very piece-mill fashion. The existing street has curb and gutter in some places, and none in others. There is only a little sidewalk along the entire length, and what is now the paved street section is

narrower than our standard residential street and is not in the middle of the right-of-way. This property fronts on a portion of the road that has no walk and no curb and gutter, both of which will be required as a condition of approval for this subdivision. The new C&G will be placed so we can get a couple ft. wider asphalt road section but it will have to taper down to meet the narrower street improvements to the south. The new cul-de-sac will be built to our current Bountiful City Standards.

With this subdivision in an already developed part of the city, all of the necessary utilities are already present in either 3100 South or 200 West. Culinary and irrigation water are served by the South Davis Water District and sewer by South Davis Sewer. New utility laterals will need to be cut into the fronting roads which will require an overlay of our recently overlaid 3100 South and an overlay of 200 West Street. The developer is proposing a storm water detention basin located in the small parcel A, which will drain into the 3100 South curb. With onsite detention of excess storm water, the developer will not be required to pay the normal Storm Water Impact Fee.

Department Review

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

Recommendation

The Planning Commission reviewed the proposal in light of the policy and the Land Use Ordinance. It found that, subject to the conditions listed below, the proposal meets the Land Use Ordinance requirements for the zone, but referred without recommendation the application of the resubdivision policy to the City Council.

1. All of the original subdivision lots affected by this proposal must be vacated from the ValVerda Subdivision by vote and ordinance of the City Council.
2. Payment of all required fees.
3. Post a bond and sign a development agreement for the required subdivision improvements
4. Provide a current Title Report.
5. Pay for an overlay of the disturbed portion of 3100 South and 200 West Streets
6. Preparation of construction drawings for the new cul-de-sac and detention basin.
7. Lots 4 and 5 only have access off of the side streets and not 3100 South.

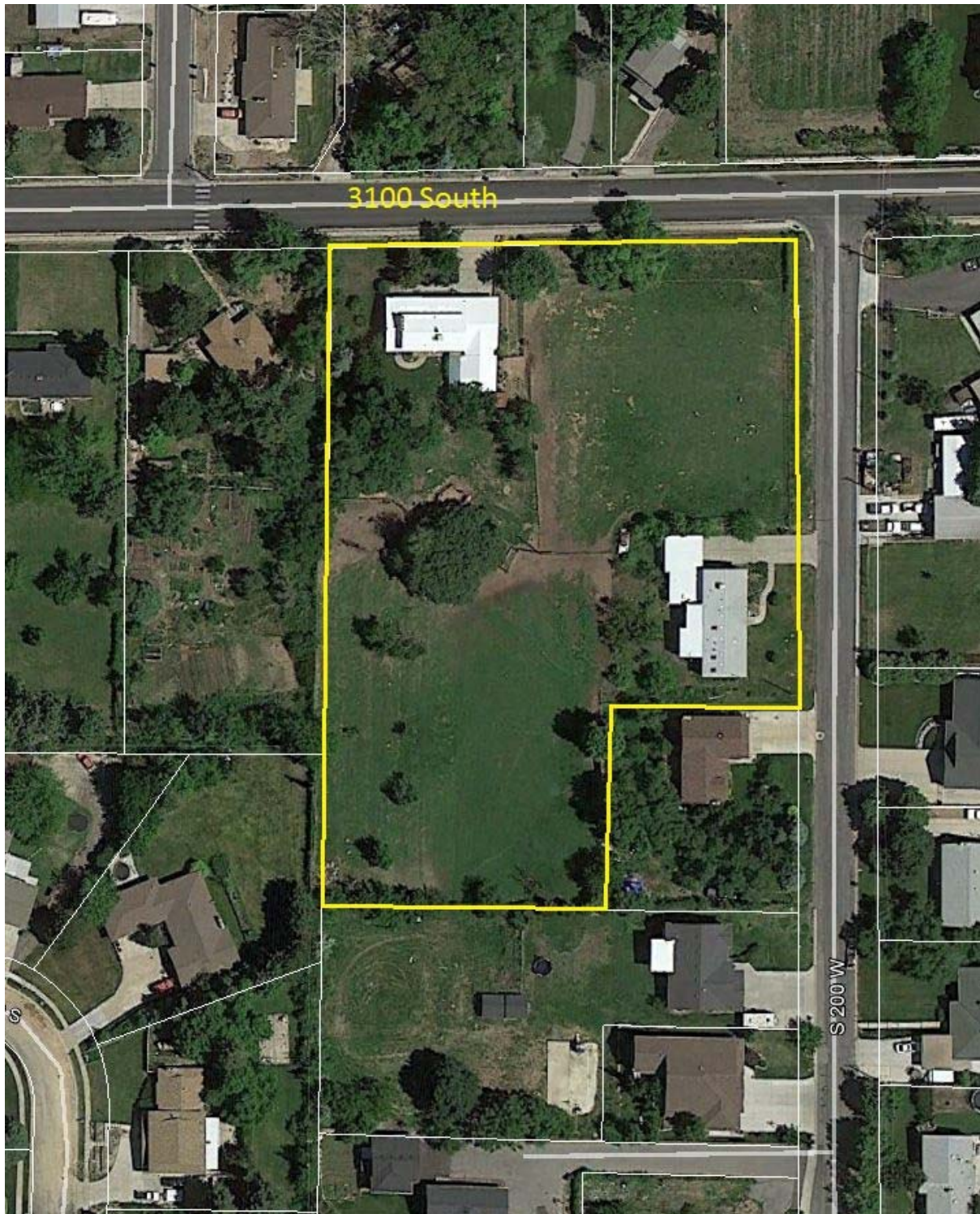
Significant Impacts

This places nine homes where there has historically only been two with four fronting on already narrow 200 West Street. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Attachments

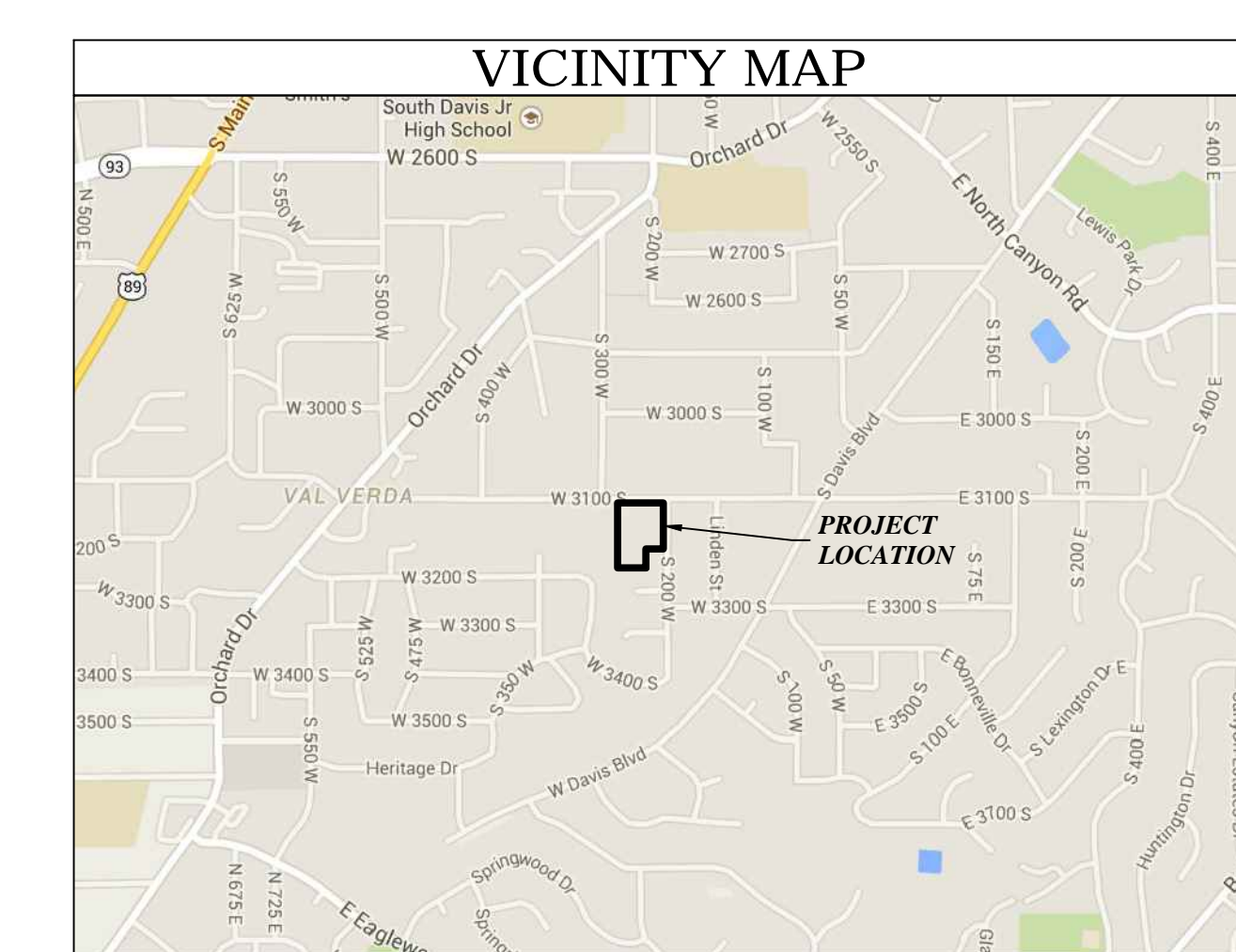
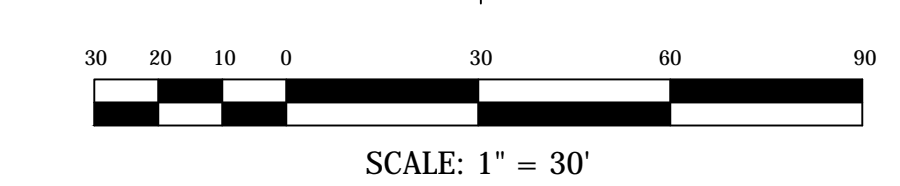
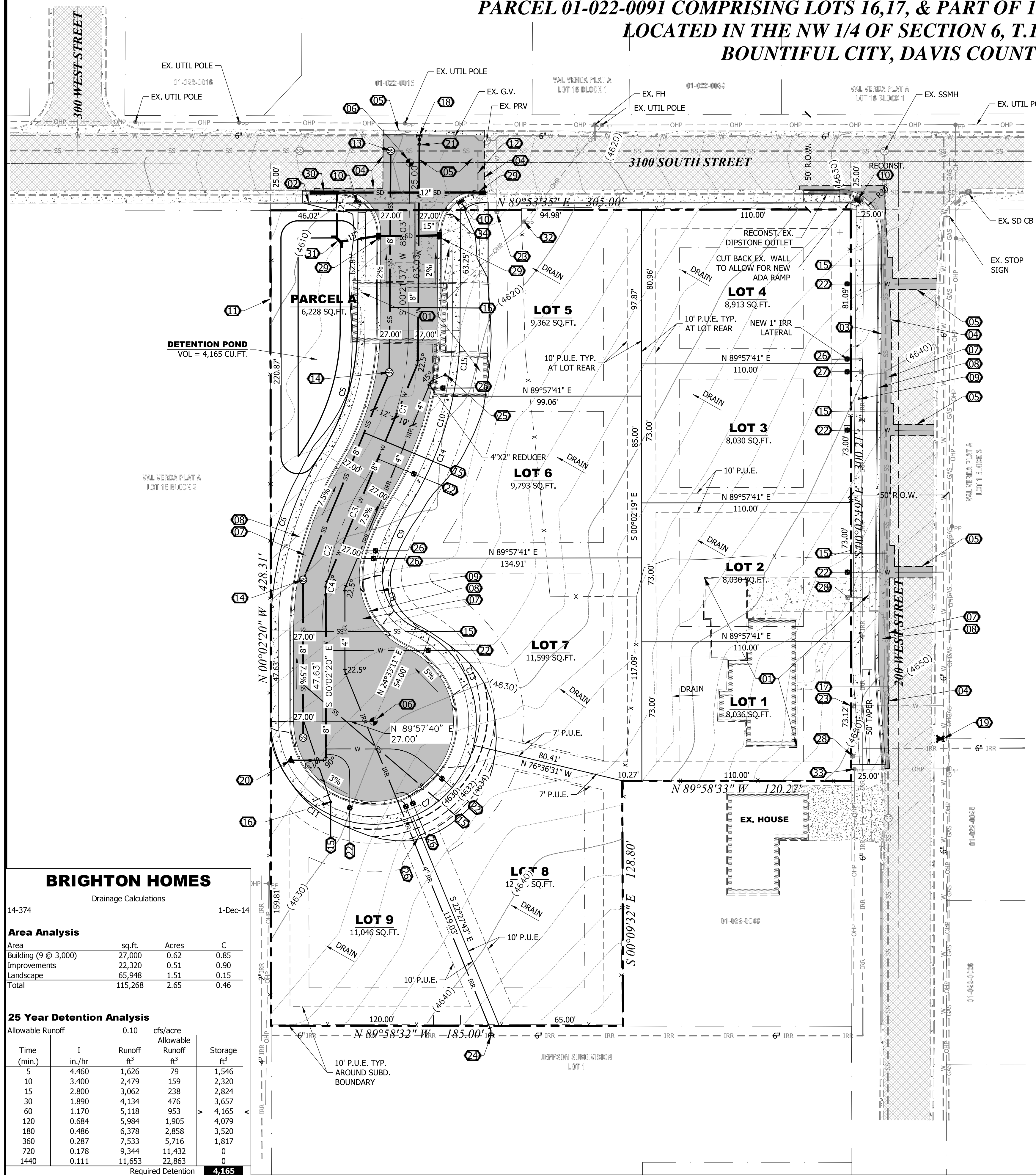
Aerial photo showing the area to be subdivided
A copy of the Val Verda Meadows Subdivision Preliminary Plat.

Aerial Photo of the Proposed Val Verda Meadows Subdivision



PRELIMINARY PLAT VAL VERDA MEADOWS

225 WEST 3100 SOUTH
PARCEL 01-022-0091 COMPRISING LOTS 16,17, & PART OF 18 OF VAL VERDA PLAT A BLOCK 2
LOCATED IN THE NW 1/4 OF SECTION 6, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



BUILDABLE AREA

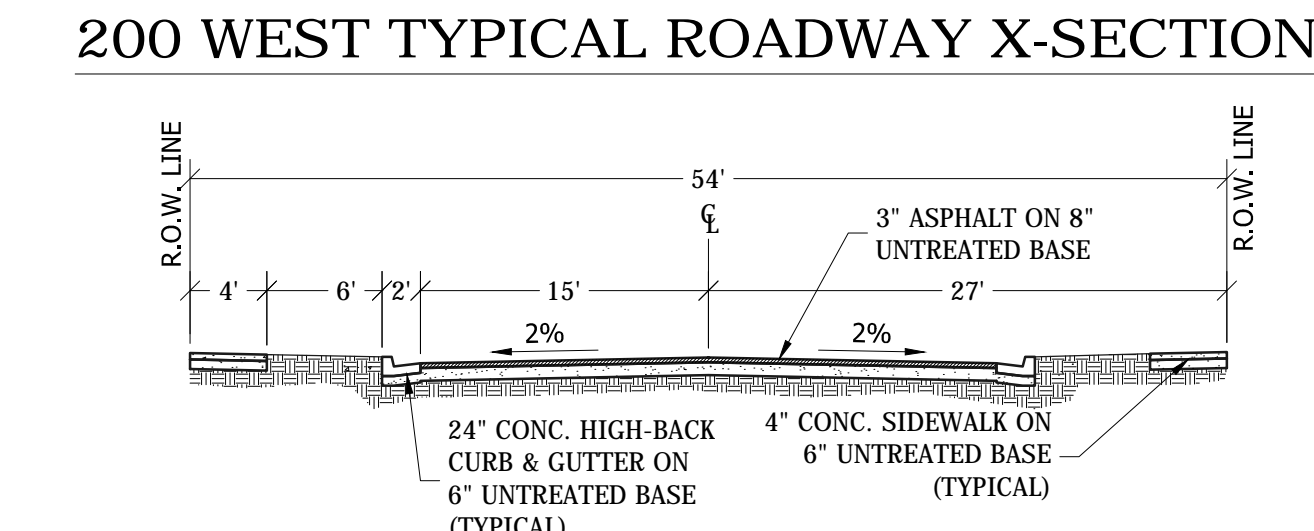
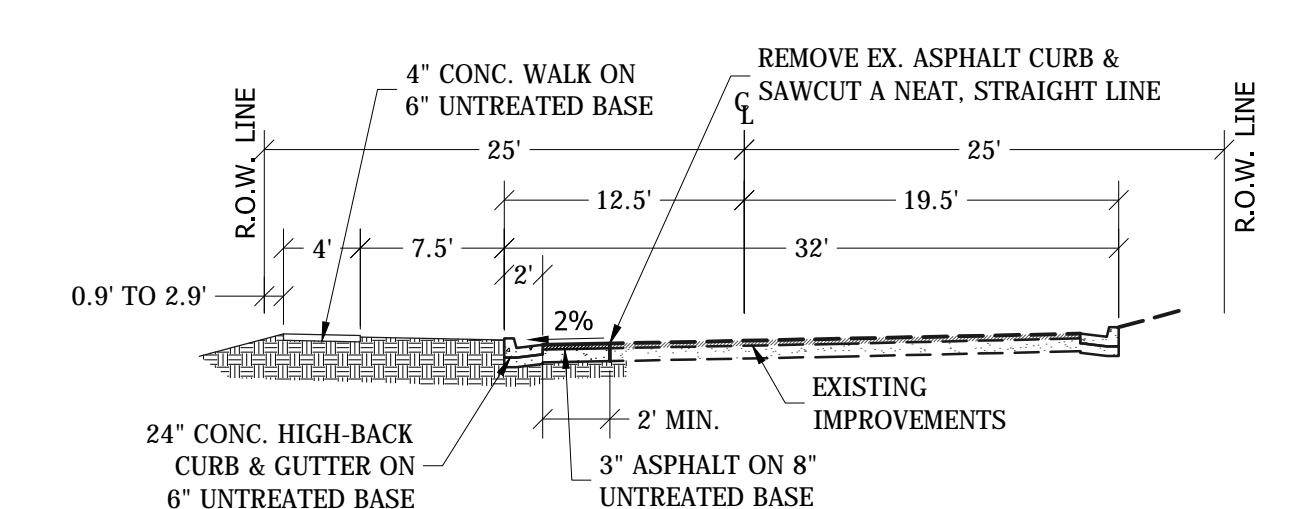
- 25' FRONT YARD
- 20' REAR YARD
- 20' SIDE STREET YARD
- 8' SIDE YARD (EXCEPT 10' SIDE YARD WHERE A 10' P.U.E. IS SHOWN)

PUBLIC UTILITY EASEMENTS

- 10' P.U.E. ALONG STREET FRONTAGE
- 10' P.U.E. AROUND PERIMETER OF THE SUBDIVISION
- OTHER P.U.E. AS SHOWN

UTILITY PROVIDERS

SEWER	SOUTH DAVIS SEWER DISTRICT
WATER	SOUTH DAVIS WATER IMPROVEMENT DISTRICT
STORM DRAIN	BOUNTIFUL CITY PUBLIC WORKS
IRRIGATION	SOUTH DAVIS WATER IMPROVEMENT DISTRICT
POWER	BOUNTIFUL CITY POWER
NATURAL GAS	QUESTAR
TELECOM	QUEST / COMCAST



- SYMBOL LEGEND**
- 01 DEMO & DISPOSE OF EX. HOUSE & ASSOCIATED CONC. DRIVE, WALK & PATIOS
 - 02 DEMO EX. CONC. WALL
 - 03 DEMO EX. ASPHALT CURB
 - 04 SAWCUT A NEAT, STRAIGHT LINE
 - 05 REMOVE & REPLACE EX. IMPROVEMENTS PER APWA & BOUNTIFUL CITY SPECS.
 - 06 NEW CENTERLINE MONUMENT REQ'D PER APWA & BOUNTIFUL CITY SPECS.
 - 07 NEW 3" ASPHALT OVER 8" COMPACTED ROAD BASE PER APWA & BOUNTIFUL CITY SPECS.
 - 08 NEW 24" CONC. HIGH-BACK CURB & GUTTER PER APWA & BOUNTIFUL CITY SPECS.
 - 09 NEW 48" CONC. SIDEWALK & 4" COMPACTED ROAD BASE PER APWA & BNTFL. CITY SPECS.
 - 10 NEW ADA COMPLIANT WHEELCHAIR RAMP PER APWA & BOUNTIFUL CITY SPECS.
 - 11 NEW KEYSTONE BLOCK RETAINING WALL PER MANUFACTURER'S SPEC & GEOTECH ENG.
 - 12 DEMO EX. SS LATERAL TO MAIN PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 13 NEW 60" SS MH ON EX. SS PIPE PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 14 NEW 48" SSMH PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 15 NEW 4" SS LATERAL PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 16 NEW SS LAT CLEANOUT IN PARK STRIP PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 17 EXISTING SS LATERAL TO REMAIN
 - 18 HOT-TAP TO EX. 6" CULINARY MAIN PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 19 HOT-TAP NEW HYDRANT AT PROP. LINE PER SO. DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 20 NEW FIRE HYDRANT PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 21 NEW 8"x6" REDUCER PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 22 NEW 1/2" CUL. METER & LATERAL PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 23 EX. CULINARY METER & LATERAL TO REMAIN CONNECT TO EX. 6" IRR. MAIN PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS. (HOT-TAP IF DURING IRR. SEASON)
 - 24 NEW 2" BLOWOFF PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS.
 - 25 NEW 1" IRR. METER AND LATERAL PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS.
 - 26 RELOCATE EX. IRR. METER BEHIND PROP. LINE PER SO. DAVIS WATER IMP. DISTRICT SPECS.
 - 27 EX. IRR. METER AND LATERAL TO REMAIN
 - 28 NEW SD CURB INLET BOX PER APWA & BOUNTIFUL CITY SPEC.
 - 29 NEW DIPSTONE SD CURB OUTLET PER APWA & BOUNTIFUL CITY SPEC.
 - 30 NEW HEADWALL IN DETENTION PER APWA & BOUNTIFUL CITY SPEC.
 - 31 REMOVE EX. UTILITY POLE
 - 32 RELOCATE EX. UTILITY POLE TO PROP. LINE
 - 33 NEW STOP SIGN

BRIGHTON HOMES
Drainage Calculations

14-374 1-Dec-14

Area Analysis

Area	sq.ft.	Acres	C
Building (9 @ 3,000)	27,000	0.62	0.85
Improvements	22,320	0.51	0.90
Landscape	65,948	1.51	0.15
Total	115,268	2.65	0.46

25 Year Detention Analysis

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff cfs/acre	Storage ft ³
5	4.460	1,626	79	1,546
10	3.400	2,479	159	2,320
15	2.800	3,062	238	2,824
30	1.890	4,134	476	3,657
60	1.170	5,118	953	4,165
120	0.684	5,984	1,905	4,079
180	0.486	6,378	2,858	3,520
360	0.287	7,533	5,716	1,817
720	0.178	9,344	11,432	0
1440	0.111	11,653	22,863	0

Required Detention **4,165**

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

PRELIMINARY SITE PLAN
VAL VERDA MEADOWS
225 WEST 3100 SOUTH
PARCEL 01-022-0091 COMPRISING LOTS 16,17, & PART OF 18 OF VAL VERDA PLAT A BLOCK 2
LOCATED IN THE NW 1/4 OF SECTION 6, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN BY	DATE	DATE	DATE

SHEET C-1

SHEET NAME
PRELIMINARY SITE PLAN
DRAWING NAME
14-374 PRELIM 28NOV2014.dwg
PROJECT NO.
14-374

Council Staff Report



Subject: Public Hearing for the Purpose of Adopting an Ordinance vacating Lots 16, 17 and a portion of Lot 18 from Block 2 of Val Verda Subdivision Plat A

Address: 259 W. 3100 South

Author: City Engineer, City Planner

Department: Engineering, Planning

Date: January 27, 2015

Background

Bountiful City has received a petition from Don Schulthies to vacate Lots 16, 17 and a portion of Lot 18 (259 W. 3100 South) from Block 2 of Val Verda Subdivision Plat A for the purpose of incorporating that land into a new 9-lot subdivision. The separation of lots 16 and 17 and a portion of Lot 18 from Val Verda Subdivision can only be done by Ordinance after proper public notice and a public hearing.

Analysis

On December 16, 2014, the Planning Commission reviewed a request for preliminary approval of a 9-lot subdivision on the property and recommended to the City Council that the proposal complied with the underlying zoning standards of the R-4 zone subject to several conditions. One of the recommended conditions requires that lots 16 and 17 and a portion of Lot 18 be vacated from the original Val Verda subdivision.

In 2002, the City Council adopted a policy to provide guidance on decisions related to vacating previously subdivided properties for the purpose of resubdivision. The Council is currently in the process of further considering what modifications, if any, they may want to make to this policy. The Planning Commission met on January 20 to consider the issue and recommended that the City Council rescind the existing policy.

Notice has been given pursuant to §10-9a-207 of the Utah Code and an Ordinance prepared vacating lots 16 and 17 and a portion of Lot 18 from Block 2 of Val Verda Subdivision Plat A and now a public hearing must be held to take any public comment.

Department Review

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

Significant Impacts

The proposed vacation would allow for division of the property into 9 lots. This will increase the number of residences allowed on the property and will cause increases in traffic, storm water runoff and impact to utilities. The existing zoning of the property allows for the number of lots requested in the subdivision.

Recommendation

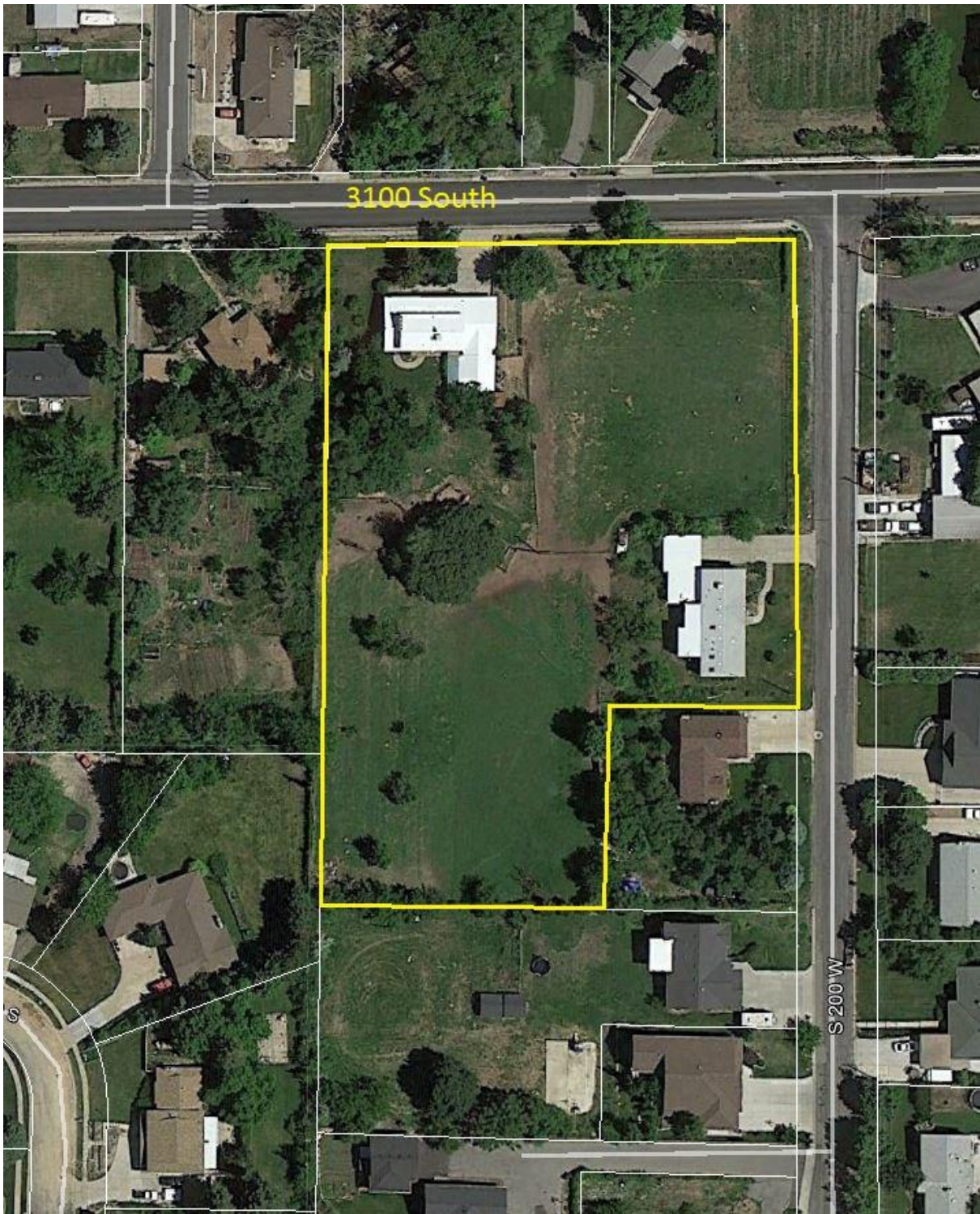
Consider the request for vacation of lots 16 and 17 and a portion of Lot 18 from Block 2 of Valverde Subdivision Plat A in a manner consistent with its decision on the resubdivision policy and ordinance.

Attachments

Aerial Photo

Copy of Ordinance 2015-05

Aerial Photo





BOUNTIFUL

City of Beautiful Homes and Gardens

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

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2015-05

An Ordinance vacating Lots 16, 17 and a portion of Lot 18 from Block 2 of the Valverde Subdivision, Plat A in Bountiful, Davis County, Utah, and releasing the easements thereon, for the purpose of being incorporated into the new Val Verda Meadows Subdivision.

WHEREAS, the property owners have petitioned the City of Bountiful to vacate Lots 16, 17 and a portion of Lot 18 from Block 2 of the Valverde Subdivision, Plat A in order to be included in a new subdivision to be called Val Verda Meadows Subdivision; and

WHEREAS, the request for subdivision approval was reviewed by the Bountiful Planning Commission on December 16, 2014; and

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

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

WHEREAS, the Bountiful City Council finds that within the meaning of §10-9a-609 of the Utah Code there is good cause for vacating Lots 16, 17 and a portion of Lot 18 from Block 2 of the Valverde Subdivision, Plat A as requested and does not affect an existing street, and that the new Val Verda Meadows Subdivision is in conformity with applicable zoning requirements;

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

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

Lots 16, 17 and a portion of Lot 18, Block 2, Valverde Subdivision Plat A, Bountiful, Davis County, Utah as further described in Exhibit "A"

Section 2. Vacation. On the effective date hereof, Lots 16, 17 and a portion of Lot 18, Block 2 of Valverde Subdivision, Plat A in Bountiful, Utah, is hereby vacated, and the easements thereon are hereby released.

Section 3. Recording of Ordinance. After final subdivision approval by this City Council, the signing of the new Val Verda Meadows Subdivision plat by all property owners, and the fulfillment of all conditions of approval for the Val Verda Meadows Subdivision, a copy of this Ordinance shall be recorded in the office of the Davis County Recorder.

Section 4. Repeal. All City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

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

Section 6. Effective Date. This ordinance shall take effect upon the Bountiful City Council giving final subdivision approval to Val Verda Meadows Subdivision and the fulfillment of all required conditions.

Adopted this 27th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

State of Utah)
 : ss
County of Davis)

The foregoing Ordinance 2015-05 was duly acknowledged before me this _____ day of January, 2015, by Mayor Randy C. Lewis and City Recorder Shawna Andrus of the City of Bountiful.

Notary Public

VAL VERDA MEADOWS EXHIBIT "A"

Tax Parcel ID No. 01-022-0091

ANY AND ALL OF LOT 16, 17, AND 18, BLOCK 2, PLAT "A" VAL VERDA, SECTION 6,1 NORTH I-EAST, SALT LAKE MERIDIAN, CONTAINING 3.0 ACRES MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 2, VAL VERDA PLAT "A", SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SLB&M; RUNNING THENCE NORTH 128.80 FEET; THENCE WEST 120.00 FEET; THENCE SOUTH 128.80 FEET; THENCE EAST 120.00 FEET TO THE POINT OF BEGINNING AS OFFICIALLY RECORDED AT THE DAVIS COUNTY RECORDER'S OFFICE.

Council Staff Report

Subject: Preliminary Subdivision Approval for Ruth Estates Subdivision
Address: 50 East 3100 South
Author: City Engineer
Department: Engineering, Planning
Date: January 27, 2015



Background

Mr. Robert Lindsay is requesting preliminary approval for an eight lot subdivision of parts of four existing lots in Block 3 of the ValVerda Plat A Subdivision. The property is located in the R-3 zone and fronts onto 3100 South Street. It contains 2.61 acres and currently has two single family homes and several sheds.

A note about further subdividing property or lots that are already part of an existing subdivision:

In 2002, the Bountiful City Council adopted Resolution No. 2002-09, "A Resolution establishing the policy of the Bountiful City Council on the subject of vacating lots from subdivisions for the purpose of further subdivision into smaller lots."

The developer of this property has been made aware that the existing policy is still in effect.

Analysis

The proposed subdivision consists of eight lots that front onto a new 410 ft. long cul-de-sac. The smallest of the proposed lots contains 12,479 s.f. and the largest contains 16,637 s.f., all in excess of the required minimum 11,000 s.f. for the zone. In addition, all of the lots have more than the required 80 ft. frontage for interior lots and 90 ft. for corner lots.

The property to be subdivided consists of Lot 14, Lot 15 and portions of Lots 31 and 32 of Block 3 of the original ValVerda Plat A Subdivision. Lots 14 and 15 are still their original 1 acre size, but both Lot 31 and Lot 32 were previously divided with a houses constructed on the portion that is not included as part of this development. The property currently has two single family homes that are proposed to be removed with the new division.

3100 South Street already has all of the necessary surface improvements such as walk and curb and gutter. The proposed new 410 foot long cul-de-sac is designed to meet the Bountiful City standard width for a residential street and can be constructed with a nice gentle slope of about 5%.

With this subdivision in an already developed part of the city, all of the necessary utilities are already present in either 3100 South or running along the back property lines. Culinary and irrigation water are served by the South Davis Water District and sewer by South Davis Sewer.

New utility laterals will need to be cut into the fronting roads which will require an overlay of our recently overlaid 3100 South and an overlay of 200 West Street. The developer is proposing a storm water detention basin located in one of the lots, which will drain into the 3100 South curb. With onsite detention of excess storm water, the developer will not be required to pay the normal Storm Water Impact Fee.

Department Review

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

Recommendation

The Planning Commission reviewed the proposal in light of the policy and the Land Use Ordinance. It found that, subject to the conditions listed below, the proposal meets the Land Use Ordinance requirements for the zone, but referred without recommendation the application of the resubdivision policy to the City Council.

1. All of the original subdivision lots affected by this proposal must be vacated from the ValVerda Subdivision by vote and ordinance of the City Council.
2. Payment of all required fees.
3. Post a bond and sign a development agreement for the required subdivision improvements
4. Provide a current Title Report.
5. Pay for an overlay of the disturbed portion of 3100 South St.
6. Preparation of construction drawings for the new cul-de-sac and detention basin.
7. Lots 1 and 8 shall only have access off of the new proposed cul-de-sac and not 3100 South.

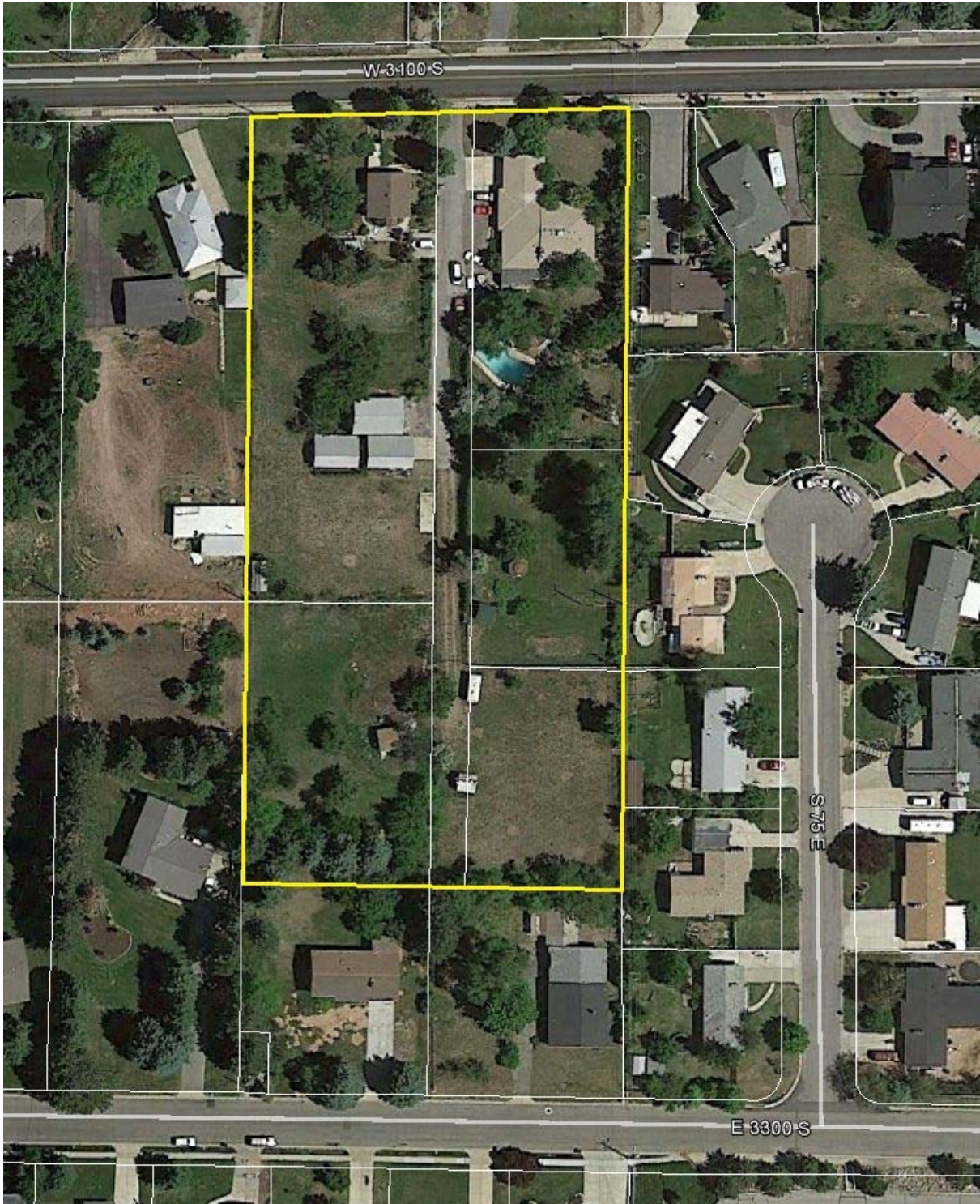
Significant Impacts

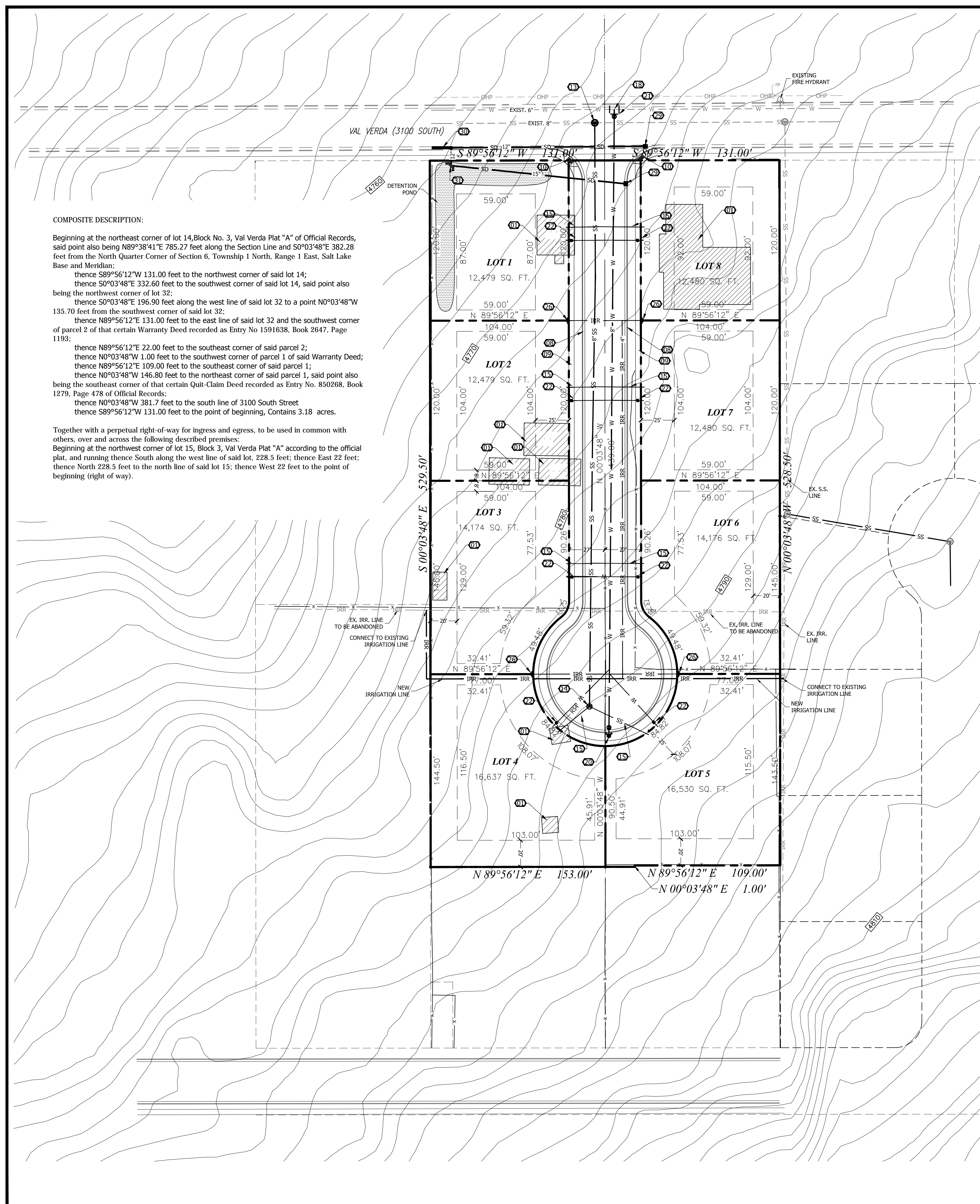
This places eight homes where there has historically only been two with the corresponding increase to storm water runoff and traffic on 3100 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Attachments

Aerial photo showing the area to be subdivided
A copy of the Ruth Estates Subdivision Preliminary Plat.

Aerial Photo of the Proposed Ruth Estates Subdivision





COMPOSITE DESCRIPTION:

Beginning at the northeast corner of lot 14, Block No. 3, Val Verda Plat "A" of Official Records, said point also being N89°38'41" E 785.27 feet along the Section Line and S0°03'48" E 382.28 feet from the North Quarter Corner of Section 6, Township 1 North, Range 1 East, Salt Lake Base and Meridian;

thence S89°56'12" W 131.00 feet to the northwest corner of said lot 14;

thence S0°03'48" E 332.60 feet to the southwest corner of said lot 14, said point also being the northwest corner of lot 32;

thence S0°03'48" E 196.90 feet along the west line of said lot 32 to a point N0°03'48" W 135.70 feet from the southwest corner of said lot 32;

thence N89°56'12" E 131.00 feet to the east line of said lot 32 and the southwest corner of parcel 2 of that certain Warranty Deed recorded as Entry No 1591638, Book 2647, Page 1193;

thence N89°56'12" E 22.00 feet to the southeast corner of said parcel 2;

thence N0°03'48" W 1.00 feet to the southwest corner of parcel 1 of said Warranty Deed;

thence N89°56'12" E 109.00 feet to the southeast corner of said parcel 1;

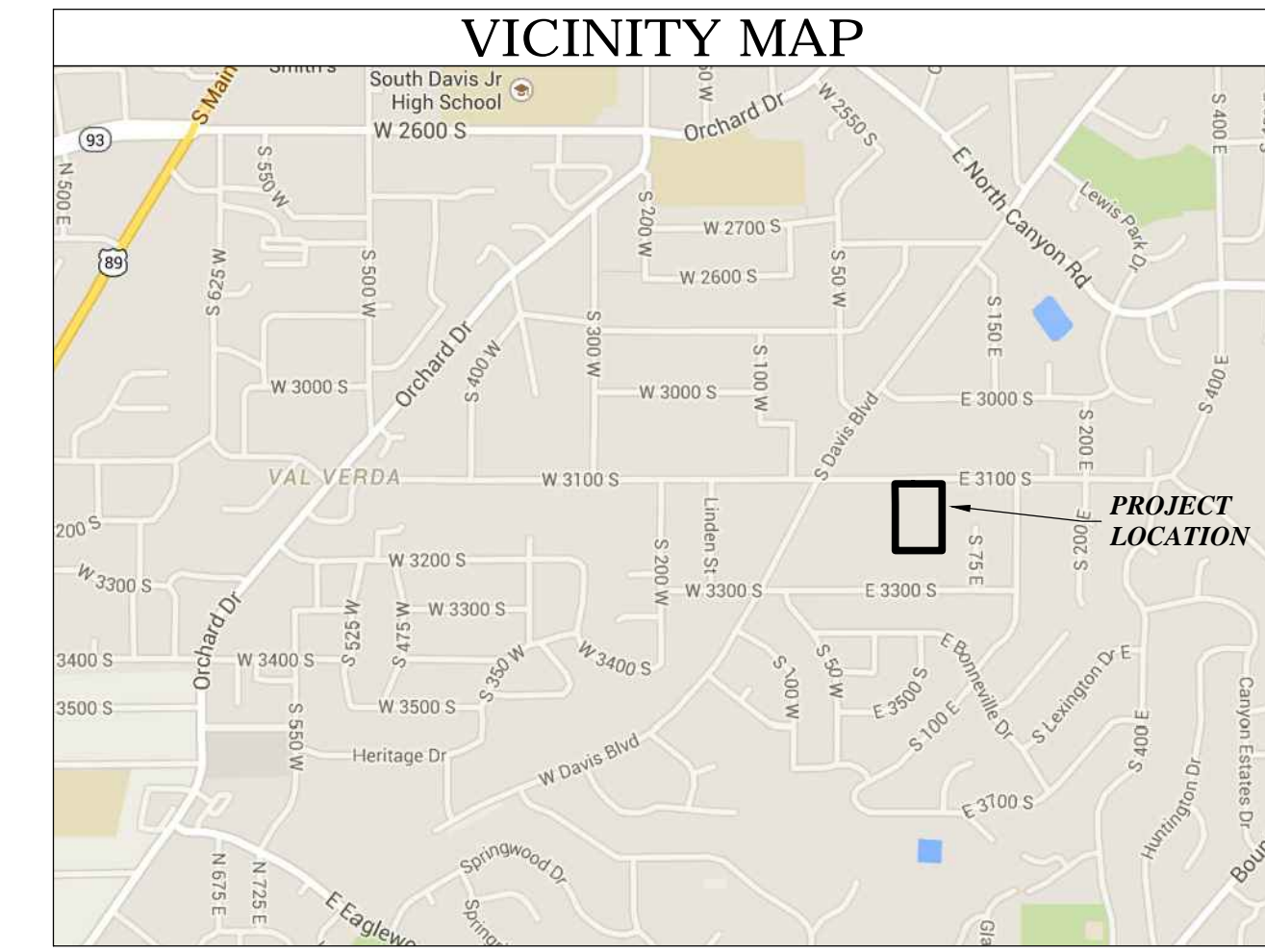
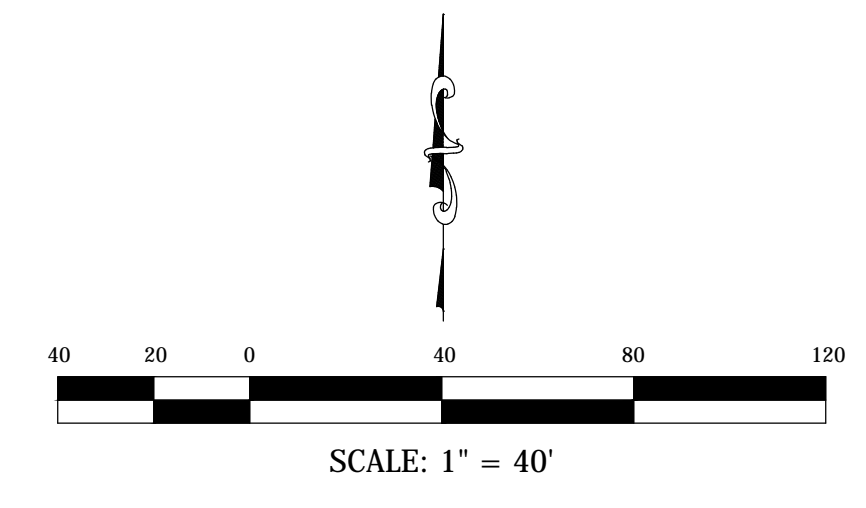
thence N0°03'48" W 146.80 feet to the northeast corner of said parcel 1, said point also being the southeast corner of that certain Quit-Claim Deed recorded as Entry No. 850268, Book 1279, Page 478 of Official Records;

thence N0°03'48" W 381.7 feet to the south line of 3100 South Street

thence S89°56'12" W 131.00 feet to the point of beginning, Contains 3.18 acres.

Together with a perpetual right-of-way for ingress and egress, to be used in common with others, over and across the following described premises:

Beginning at the northwest corner of lot 15, Block 3, Val Verda Plat "A" according to the official plat, and running thence South along the west line of said lot, 228.5 feet; thence East 22 feet; thence North 228.5 feet to the north line of said lot 15; thence West 22 feet to the point of beginning (right of way).



BUILDABLE AREA

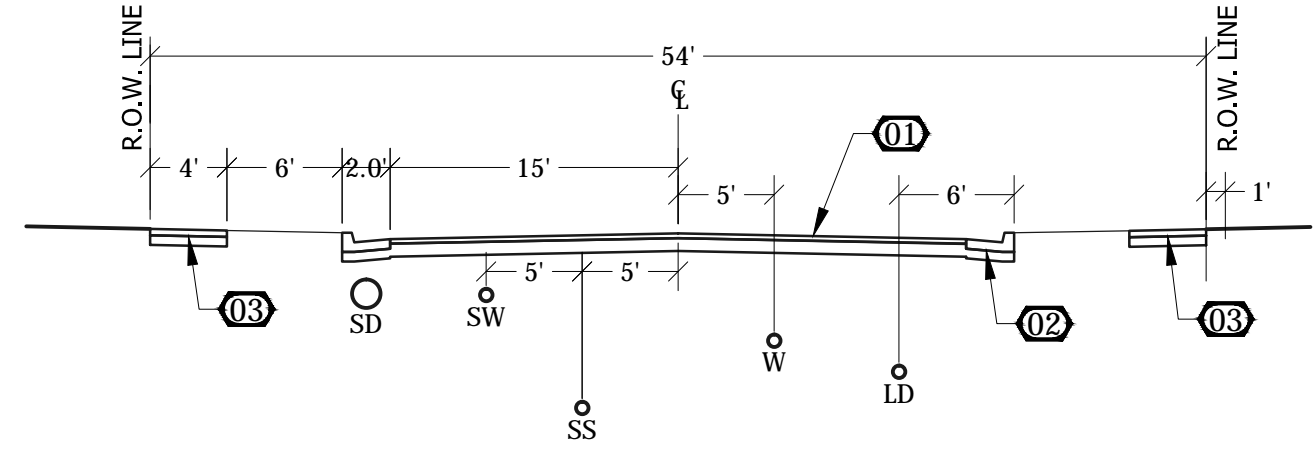
25' FRONT YARD
20' REAR YARD
20' SIDE STREET YARD
8' SIDE YARD (EXCEPT 10' SIDE YARD WHERE A 10' P.U.E. IS SHOWN)

PUBLIC UTILITY EASEMENTS

10' P.U.E. ALONG STREET FRONTAGE
10' P.U.E. AROUND PERIMETER OF THE SUBDIVISION
OTHER P.U.E. AS SHOWN

UTILITY PROVIDERS

SEWER	SOUTH DAVIS SEWER DISTRICT
WATER	SOUTH DAVIS WATER IMPROVEMENT DISTRICT
STORM DRAIN	BOUNTIFUL CITY PUBLIC WORKS
IRRIGATION	SOUTH DAVIS WATER IMPROVEMENT DISTRICT
POWER	BOUNTIFUL CITY POWER
NATURAL GAS	QUESTAR
TELECOM	QWEST / COMCAST



TYPICAL ROADWAY X-SECTION

BOB LINDWAY
Drainage Calculations

14-393 23-Dec-14

Area Analysis

Area	sq.ft.	Acres	C
Building (8 @ 3,000)	24,000	0.55	0.85
Improvements	27,656	0.63	0.90
Landscape	86,940	2.00	0.15
Total	138,596	3.18	0.42

25 Year Detention Analysis

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	4.460	1,792	95	1,696
10	3.400	2,732	191	2,541
15	2.800	3,375	286	3,088
30	1.890	4,556	573	3,983
60	1.170	5,640	1,145	4,495
120	0.684	6,595	2,291	4,304
180	0.486	7,029	3,436	3,592
360	0.287	8,301	6,873	1,429
720	0.178	10,297	13,745	0
1440	0.111	12,843	27,490	0

Required Detention **4,495**

Orifice Sizing

Highwater Elevation	4,247.00 ft
Orifice Elevation	4,244.84 ft
Flow	0.32 cfs
C _d	0.62 square-edge
Orifice Size	2.00 in.

- SYMBOL LEGEND**
- 01 DEMO & DISPOSE OF EX. HOUSE & ASSOCIATED CONC. DRIVE, WALK & PATIOS
 - 02 DEMO EX. CONC. WALL
 - 03 DEMO EX. ASPHALT CURB
 - 04 SAWCUT A NEAT, STRAIGHT LINE
 - 05 REMOVE & REPLACE EX. IMPROVEMENTS PER APWA & BOUNTIFUL CITY SPECS.
 - 06 NEW CENTERLINE MONUMENT REQ'D PER APWA & BOUNTIFUL CITY SPECS.
 - 07 NEW 3" ASPHALT OVER 8" COMPACTED ROAD BASE PER APWA & BOUNTIFUL CITY SPECS.
 - 08 NEW 24" CONC. HIGH-BACK CURB & GUTTER PER APWA & BOUNTIFUL CITY SPECS.
 - 09 NEW 48" CONC. SIDEWALK & 4" COMPACTED ROAD BASE PER APWA & BNTFL. CITY SPECS.
 - 10 NEW ADA COMPLIANT WHEELCHAIR RAMP PER APWA & BOUNTIFUL CITY SPECS.
 - 11 NEW KEYSTONE BLOCK RETAINING WALL PER MANUFACTURER'S SPEC & GEOTECH ENG.
 - 12 DEMO EX. SS LATERAL TO MAIN PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 13 NEW 80° SSMH ON EX. SS PIPE PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 14 NEW 48" SSMH PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 15 NEW 4" SS LATERAL PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 16 NEW SS LAT CLEANOUT IN PARK STRIP PER SOUTH DAVIS SEWER DISTRICT SPECS.
 - 17 EXISTING SS LATERAL TO REMAIN
 - 18 HOT-TAP TO EX. 6" CULINARY MAIN PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 19 HOT-TAP NEW HYDRANT AT PROP. LINE PER SO. DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 20 NEW FIRE HYDRANT PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 21 NEW 8"x6" REDUCER PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 22 NEW 3/4" CUL. METER & LATERAL PER SOUTH DAVIS WATER IMPROVEMENT DIST. SPECS.
 - 23 EX. CULINARY METER & LATERAL TO REMAIN CONNECT TO EX. 6" IRR. MAIN PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS. (HOT-TAP IF DURING IRR. SEASON)
 - 24 NEW 2" BLOWOFF PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS.
 - 25 NEW 1" IRR. METER AND LATERAL PER SOUTH DAVIS WATER IMPROVEMENT DISTRICT SPECS.
 - 26 RELOCATE EX. IRR. METER BEHIND PROP. LINE PER SO. DAVIS WATER IMP. DISTRICT SPECS.
 - 27 EX. IRR. METER AND LATERAL TO REMAIN
 - 28 NEW SD CURB INLET BOX PER APWA & BOUNTIFUL CITY SPEC.
 - 29 NEW DIPSTONE SD CURB OUTLET PER APWA & BOUNTIFUL CITY SPEC.
 - 30 NEW HEADWALL IN DETENTION PER APWA & BOUNTIFUL CITY SPEC.
 - 31 REMOVE EX. UTILITY POLE
 - 32 RELOCATE EX. UTILITY POLE TO PROP. LINE
 - 33 NEW STOP SIGN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION ON THE SUBDIVISION PLAT.

- LEGEND**
- PROPERTY LINE
 - FENCE LINE
 - WALL
 - ROAD CENTERLINE
 - TIE TO MONUMENT
 - SECTION LINE
 - EDGE OF PAVEMENT
 - CURB, GUTTER, SIDEWALK
 - PUBLIC UTILITY EASEMENT (P.U.E.)
 - RECORD CALLS
 - FOUND PROPERTY MARKER (AS NOTED)

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

RUTH ESTATES

PRELIMINARY SITE PLAN

50 EAST 3100 SOUTH
PARCEL 01-022-0091 COMPRISING LOTS 16,17, & PART OF 18 OF VAL VERDA PLAT A BLOCK 2
LOCATED IN THE NW 1/4 OF SECTION 6, T.1N., R.1E., S.1&R.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN BY	XXX	DATE	XXXXXX
APPROVED	VRH	DATE	XXXXXX
REV.	BY	DATE	

SHEET C-4

SHEET NAME TOPOGRAPHIC PLAN

DRAWING NAME concept.dwg

PROJECT NO. 14-393

Council Staff Report



Subject: Public Hearing for the Purpose of Adopting an Ordinance vacating Lots 14 and 15 and a portion of Lots 31 and 32 from Block 3 of Val Verda Subdivision Plat A

Address: 42 & 52 E. 3100 South and 39 & 57 E. 3300 South

Author: Chad Wilkinson, Planning Director

Department: Engineering, Planning

Date: January 27, 2015

Background

Bountiful City has received a petition from Robert Lindsay to vacate Lots 14 and 15 and a portion of Lots 31 and 32 (42 & 52 E. 3100 South, 39 & 57 E. 3300 South) from Block 3 of Val Verda Subdivision Plat A for the purpose of incorporating that land into a new 8-lot subdivision. The separation of lots 14 and 15 and portions of Lots 31 and 32 from Val Verda Subdivision can only be done by Ordinance after proper public notice and a public hearing.

Analysis

On January 6, 2015, the Planning Commission reviewed a request for preliminary approval of an 8-lot subdivision on the property and recommended to the City Council that the proposal complied with the underlying zoning standards of the R-3 zone subject to several conditions. One of the recommended conditions requires that lots 14 and 15 and the portions of lots 31 and 32 included in the proposed subdivision be vacated from the original Val Verda subdivision.

In 2002, the City Council adopted a policy to provide guidance on decisions related to vacating previously subdivided properties for the purpose of resubdivision. The Council is currently in the process of further considering what modifications, if any, they may want to make to this policy. The Planning Commission met on January 20 to consider the issue and recommended that the City Council rescind the existing policy.

Notice has been given pursuant to §10-9a-207 of the Utah Code and an Ordinance prepared vacating lots 14 and 15 and a portion of Lot 31 and 32 from Block 3 of Val Verda Subdivision Plat A and now a public hearing must be held to take any public comment.

Department Review

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

Significant Impacts

The proposed vacation would allow for division of the property into 8 lots. This will increase the number of residences allowed on the property and will cause increases in traffic, storm water runoff and impact to utilities. The existing zoning of the property allows for the number of lots requested in the subdivision.

Recommendation

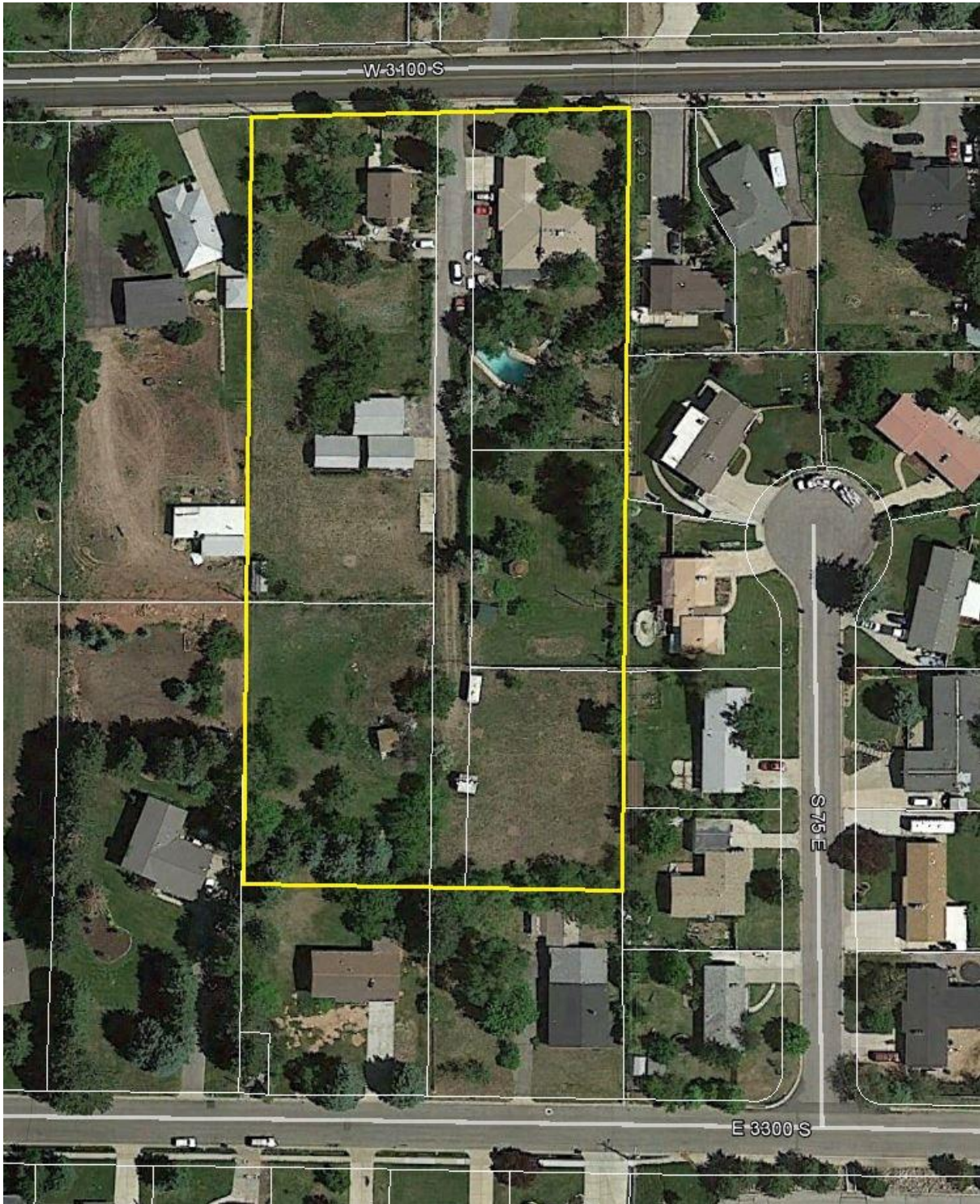
Consider the request for vacation of Lots 14 and 15 and portions of lots 31 and 32 from Block 3 of Val Verda Subdivision Plat A in a manner consistent with its decision on the resubdivision policy and ordinance.

Attachments

Aerial Photo

Copy of Ordinance 2015-06

Aerial Photo





BOUNTIFUL

City of Beautiful Homes and Gardens

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

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2015-06

An Ordinance vacating Lots 14 and 15 and a portion of Lots 31 and 32 from Block 3 of the Valverde Subdivision, Plat A in Bountiful, Davis County, Utah, and releasing the easements thereon, for the purpose of being incorporated into the new Ruth Estates Subdivision.

WHEREAS, the property owners have petitioned the City of Bountiful to vacate Lots 14 and 15 and a portion of Lots 31 and 32, Block 3 of the Valverde Subdivision Plat A in order to be included in a new subdivision to be called Ruth Estates Subdivision; and

WHEREAS, the request for subdivision approval was reviewed by the Bountiful Planning Commission on January 6, 2015; and

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

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

WHEREAS, the Bountiful City Council finds that within the meaning of §10-9a-609 of the Utah Code there is good cause for vacating Lots 14 and 15 and a portion of Lots 31 and 32, from Block 3 of the Valverde Subdivision Plat A as requested and does not affect an existing street, and that the new Ruth Estates Subdivision is in conformity with applicable zoning requirements;

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

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

Lots 14 and 15 and a portion of Lots 31 and 32, from Block 3, Valverde Subdivision Plat A, Bountiful, Davis County, Utah as further described in Exhibit "A"

Section 2. Vacation. On the effective date hereof, Lots 14 and 15 and a portion of Lots 31 and 32, Block 3 of Valverde Subdivision, Plat A in Bountiful, Utah, is hereby vacated, and the easements thereon are hereby released.

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

Section 4. Repeal. All City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

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

Section 6. Effective Date. This ordinance shall take effect upon the Bountiful City Council giving final subdivision approval to Ruth Estates Subdivision and the fulfillment of all required conditions.

Adopted this 27th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

State of Utah)
 : ss
County of Davis)

The foregoing Ordinance 2015-06 was duly acknowledged before me this _____ day of January, 2015, by Mayor Randy C. Lewis and City Recorder Shawna Andrus of the City of Bountiful.

Notary Public

Ruth Estates Exhibit "A"

COMPOSITE DESCRIPTION:

Beginning at the northeast corner of lot 14, Block No. 3, Val Verda Plat "A" of Official Records, said point also being N89°38'41"E 785.27 feet along the Section Line and S0°03'48"E 382.28 feet from the North Quarter Corner of Section 6, Township 1 North, Range 1 East, Salt Lake Base and Meridian;

thence S89°56'12"W 131.00 feet to the northwest corner of said lot 14;

thence S0°03'48"E 332.60 feet to the southwest corner of said lot 14, said point also being the northwest corner of lot 32;

thence S0°03'48"E 196.90 feet along the west line of said lot 32 to a point N0°03'48"W 135.70 feet from the southwest corner of said lot 32;

thence N89°56'12"E 131.00 feet to the east line of said lot 32 and the southwest corner of parcel 2 of that certain Warranty Deed recorded as Entry No 1591638, Book 2647, Page 1193;

thence N89°56'12"E 22.00 feet to the southeast corner of said parcel 2;

thence N0°03'48"W 1.00 feet to the southwest corner of parcel 1 of said Warranty Deed;

thence N89°56'12"E 109.00 feet to the southeast corner of said parcel 1;

thence N0°03'48"W 146.80 feet to the northeast corner of said parcel 1, said point also being the southeast corner of that certain Quit-Claim Deed recorded as Entry No. 850268, Book 1279, Page 478 of Official Records;

thence N0°03'48"W 153.20 feet to the northeast corner of said Quit-Claim Deed, said point also being S0°03'48"E 228.50 feet from the northeast corner of lot 15, Val Verda Plat "A";

thence S89°56'12"W 109.00 feet to the northwest corner of said Quit-Claim Deed;

thence N0°03'48"W 228.50 feet to the northeast corner of said parcel 2;

thence S89°56'12"W 22.00 feet to the point of beginning, Contains 2.6105 acres.

Together with a perpetual right-of-way for ingress and egress, to be used in common with others, over and across the following described premises:

Beginning at the northwest corner of lot 15, Block 3, Val Verda Plat "A" according to the official plat, and running thence South along the west line of said lot, 228.5 feet; thence East 22 feet; thence North 228.5 feet to the north line of said lot 15; thence West 22 feet to the point of beginning (right of way).