### **BOUNTIFUL CITY COUNCIL MEETING**

### TUESDAY, September 27, 2016

Work Session – 6:30 p.m. Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to 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.

#### <u>AGENDA</u>

#### Work Session - 6:30 p.m.

1. Downtown Open House scheduling – Mr. Chad Wilkinson

#### Regular Session – 7:00 p.m.

- 1. Welcome, Pledge of Allegiance and Thought/Prayer
- 2. Approve minutes of previous meetings August 23, September 8, 13 & 20 (Parks, Recreation & Fine Arts Committee Meeting), 2016
- 3. Council Reports
- 4. Consider approval of weekly expenditures > \$1,000 paid September 5 & 12, 2016
- 5. BDAC Presentation Emma Dugal
- 6. Consider approval of a contract with JUB Engineers with SPI Engineers as the designers of the Mueller Park Water Treatment Plant rebuild in the amount of \$277,283 Mr. Paul Rowland p. 25
- 7. PUBLIC HEARING Consider approval of Ordinance 2016-10 vacating Hidden Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4, Jason Orvis, applicant Mr. Paul Rowland p. 31
- 8. Consider approval of Precision Concrete Cutting's proposal to provide Trip Hazard Elimination at the unit price of \$24.45 per inch-foot Mr. Paul Rowland p. 39
- 9. Consider approval of the purchase of two Dodge Chargers and one Ford Explorer from Performance Automotive Group in the amount of \$82,631 Chief Tom Ross p. 43
- 10. Consider approval of Solar Turbine labor costs in the amount of \$130,000 to upgrade the Control and Alarm System for the Taurus generator—Mr. Allen Johnson p. 45
- 11. Consider approval of the final site plan for expansion of the existing IHC Clinic located at 390 North Main Street, Jimmy Nielson, applicant Mr. Chad Wilkinson p. 47
- 12. PUBLIC HEARING Consider approval of Ordinance 2016-11 amending the Bountiful City Zoning Map for three parcels at 441, 453 & 455 West 1000 North totaling .79 acres from C-H (Heavy Commercial) and R-4 (Single Family Residential 4 units per acre) to RM-19 (Multi Family Residential 19 units per acre), Greg Flint, applicant Mr. Chad Wilkinson p. 63
- 13. Consider approval of a preliminary site plan and subdivision plat for Renaissance Town Center Development, 1520 South Main Street, Bruce Broadhead, applicant Mr. Chad Wilkinson p. 73
- 14. Adjourn



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p. 21

### **City Council Staff Report**

**Subject:** October 6, 2016 Open House Discussion

**Author:** Chad Wilkinson, Planning Director

**Department:** Planning **Date:** September 27, 2016



#### **Background**

On September 13, the City Council voted to delay approval of the Construction Manager/General Contractor for the Downtown Plaza and City Hall project until October 25, 2016. The reason for the delay was to give the Council additional time to consider whether or not a new City Hall building should be part of the downtown development.

The City had previously sent public notice of an open house to be held on Thursday October 6 from 6:00 to 8:00 pm. The open house had been envisioned as a time to present specific design ideas to the public for their input. The idea had originally been to incorporate the input received at previous public input opportunities, including the Tour of Utah booth, the March open house and the August open house, into designs that could be presented to the public for further discussion and refinement. With the postponement of a decision on the City Hall, the Council should consider whether the open house should continue as scheduled, or be postponed until a decision has been made on the City Hall.

#### **Analysis:**

The purpose of the public open house was to obtain input on the overall design of the plaza including desired elements to be incorporated in the development. One of the major factors in designing the plaza includes the potential location of large elements, such as parking, landscaping, a possible veterans' memorial location, restroom facilities, a splash pad/water feature, potential stage space and the location of a City Hall. With the decision on the City Hall still pending, it may be premature to discuss overall design of the plaza. Inclusion of a City Hall in the Development will impact overall layout of other major site elements and will have impacts on location and number of parking spaces. Holding the open house may also send a message that the City is moving forward in contradiction to the Council vote to postpone action on the item.

Conversely, postponing the open house may also cause confusion with the public as it may be difficult to reach all those planning to attend. The City sent over 18,000 mailed notices for the open house dates in early August and it is impossible to know if there are those who did not attend the first public open house or the September 13 public meeting who have plans to attend the October 6 open house. It is possible to hold a meaningful public open house and focus on recapping the input already received and focus on the overall design of the plaza while acknowledging that a final decision has not been made on the City Hall. The

design team has several options that could be discussed while acknowledging that the decision on a City Hall has not yet been made. However as stated above, it may be difficult to have meaningful discussion on the design without knowing if one of the major elements (the City Hall) will be included or not.

#### **Significant Impacts**

Postponing the previously scheduled public open house will potentially create some confusion since it may be difficult to reach all of those planning to attend. On the other hand, holding a public open house for design input may be premature when it has not yet been determined if one of the major components of the development will go forward or not. In addition, holding the public open house may send a message that the City is moving forward with design in contradiction of Council direction to postpone the decision on the development.

#### **Recommendation:**

The Council should consider the potential benefits and potential downsides to moving forward with a public open house on October 6 and give direction on whether to move forward or postpone the open house.

1 2	Minutes of the BOUNTIFUL CITY COUNCIL					
3		August .	23, 2016 – 6:00 p.m.			
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5	Present:	Mayor	Randy Lewis			
6		Councilmembers	Kendalyn Harris, Richard Higginson (arr. 6:30 p.m.),			
7			Beth Holbrook, John Marc Knight, John Pitt			
8		City Manager	Gary Hill			
9		City Attorney	Clinton Drake			
10		City Engineer	Paul Rowland			
11		City Planner	Chad Wilkinson			
12						
13	Departmen	t Directors/Staff:				
14		Asst. City Manager	Galen Rasmussen			
15		Water Director	Mark Slagowski			
16		Streets/Sanitation Director	Gary Blowers			
17		Power Director	Allen Johnson			
18		Police Chief	Tom Ross			
19		IT Systems Analyst	Greg Martin			
20		Asst. City Engineer	Lloyd Cheney			
21		Finance	Tyson Beck			
22		Recording Secretary	Nikki Dandurand			

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

#### Work Session – 6:07 p.m. **Planning Conference Room**

#### UTA BUS/RAPID TRANSIT DISCUSSION - MR. CHAD WILKINSON

Mr. Wilkinson reviewed the progress of the BRT (Bus/Rapid Transit) project over the last two years since the approval in May 2014 to adopt the LPA (Locally Preferred Alternative) resolution. Mr. Wilkinson then turned the time over to Mr. Hal Johnson, Project Development Manager for UTA, to further explain and answer questions about the project. Mr. Johnson explained that all the cities involved have approved and fully support the LPA and are seeking funding for the next stages of the project. The line will have a dedicated lane, fewer stops and avoid normal traffic flow. The City Council is very supportive and Mayor Lewis is anxious to move forward. Council members Holbrook and Knight identified a need for UTA to provide more options for addressing east/west travel to BRT locations. UTA representatives mentioned that the first stage of the project engineering study would require City participation in the amount of \$13,000. Chad Wilkinson mentioned that this money was already budgeted for this purpose in the current fiscal year.

#### PURCHASING POLICY - MR. CLINT DRAKE

Mr. Drake stated the current purchasing policy is a good policy, but each department and their

needs are different, so the policy needs to be clarified and reviewed. Some items can easily be purchased using the state bid; others need to be bid out. Various Department Directors in attendance explained their current purchasing methods and how they might be improved. Council members Pitt and Harris encouraged the use of local bids in preference to others. Mr. Gary Hill stated that three methods can be used: (1) get three or more competitive bids; (2) use the state bid only; and/or (3) use the state bid and ask for a bid from a local vendor if available. These three methods are all approved and the Department Directors can use their discretion as to which method to use. One noted exception to the normal bidding requirements arises when a product is designated as "single source" or "sole source." In these cases, purchases must be made from one vendor and no bids are possible. The revised policy would require these purchases to be approved by the City Manager or his/her designee. Councilman Higginson stated that as long as our city personnel know who to contact and the best way to purchase, there should be no further problems. Mayor Lewis agreed and Chief Ross also added that the business we contact should be aware if it is a fleet purchase as well.

#### <u>Regular Meeting – 7:00 p.m.</u> City Council Chambers

Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Scout Bryce Farley led the Pledge of Allegiance; Pastor Mike Pless, Good Shepherd Fellowship Church, gave a prayer.

#### APPROVAL OF MINUTES

Mayor Lewis presented the minutes of the regular City Council meeting held on July 26, 2016. Councilman Knight made a motion to approve the presented minutes and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

#### **COUNCIL REPORTS**

Councilman Higginson reported on a meeting with the Davis School District, Police Department and local residents about high school parking. Various methods are going to be used to encourage students to use the parking already in place. Other options are taking down the current "No Parking" signs and adjusting school policies for "U" students. A new high school will open in 2018, which could eliminate some of the overcrowding/parking. Mayor Lewis was grateful that all involved are working together. Councilman Knight reported on Concerts in the Park and the positive impact in the City. Councilwoman Holbrook reported on the Tour of Utah and how impressive the support of the residents of Bountiful was for this event. She also reported on the Power Commission meetings and would like to set up a meeting with the full Council to review solar power and other issues. Councilman Pitt also reported on the Tour of Utah and is looking forward to possibly receiving next year's bid as well. Councilwoman Harris had no report.

#### CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID July 18, 19, 25, 26 AND AUGUST 1 & 2, 2016 AND THE JUNE 2016 FINANACIAL REPORT

Mayor Lewis presented the weekly expenditure summaries paid on July 18, 2016 for \$563.913.71, July 19, 2016 for \$194,508.10, July 25, 2016 for \$595,818.30, July 26, 2016 for \$1,055,219.95, August 1, 2016 for \$205,793.31 and August 2, 2016 for \$19,070.06. Councilwoman Harris asked about the cleaning supplies for the Public Safety building and asked Chief Ross if the

new custodial company is working better. Chief Ross reported the new company is doing a great job. She also asked about the difference in the capital projects vs. costs. Mr. Gary Hill responded to her question. Councilman Higginson moved to approve the weekly financials and the June 2016 report, and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

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#### THANK YOU FROM JANE JOY/CHALK ART FESTIVAL

Mayor Lewis welcomed Jane Joy to the podium and she thanked the Council and the Mayor for their support of her foundation. She gave a report on the Chalk Art Festival and the other activities her foundation is involved with.

### CONSIDER APPROVAL OF TYLER TECHNOLOGIES ANNUAL MAINTENANCE CONTRACT – MR. GREG MARTIN

Mr. Martin stated this is the annual renewal of the contract with our current maintenance company, Tyler Technologies and funding is already budgeted. Councilwoman Harris moved to approve the contract renewal at \$72,165.93 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

### CONSIDER APPROVAL OF 42 WOOD POLES FROM MCFARLAND CASCADE FOR \$35,006.00 - MR. ALLEN JOHNSON

Mr. Johnson stated the purchase was approved by the Power Commission this morning and is seeking approval from Council for the final purchase price. Councilwoman Holbrook moved to approve the purchase and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

## CONSIDER APPROVAL OF 46 TRANSFORMERS FROM NORTHERN POWER FOR \$113,160.00 – MR. ALLEN JOHNSON

Mr. Johnson stated this purchase is to replenish the current inventory and three bids were received with the low bid/cost effectiveness being a determining factor. Councilwoman Holbrook moved to approve the purchase and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

## PRELIMINARY SITE PLAN REVIEW FOR AN EXPANSION OF AN EXISTING MEDICAL OFFICE BUILDING – MR. CHAD WILKINSON

Mr. Wilkinson stated this expansion will utilize the north parking lot and new parking will be constructed. Mr. Wilkinson stated that two issues are noted in the staff report - the design and parking. The design elements include a screening on the rooftop to cover the mechanical equipment. The height/construction of the screening has been carefully reviewed and the builders have accommodated the codes of the City as well as the builder's recommendations. The parking will be resolved by conducting a parking analysis and submitting its recommendations for approval. Council and staff discussed various aspects of the site plan including setbacks, the screening and landscaping. Councilman Higginson moved to approve the preliminary site plans and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

### CONSIDER APPROVAL OF ST. OLAF'S SINGLE EVENT PERMIT FOR SEPTEMBER 24, 2016 – MR. CHAD WILKINSON

Mr. Wilkinson stated this is a single event permit and meets all legal requirements. Councilman Knight moved to approve the permit and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

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### PRELIMINARY SUBDIVISION APPROVAL FOR GREEN SUBDIVISION – MR. PAUL ROWLAND

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Mr. Rowland stated the Planning Commission has approved this action. Mr. Rowland stated that Mr. Green has divided the parcel into a 32 lot subdivision, R4 zone and meets all requirements. Utilities are available and will be underground and additional storm drains will be made at two locations in the subdivision. Councilman Knight noted that two of the driveways will be altered in the larger lots to avoid congestion on the main road. Mr. Rowland also stated that this will be the largest new subdivision development in Bountiful in 16 years. Councilman Higginson moved to approve the subdivision and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, and Knight voting "aye", Councilman Pitt voted "nay".

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## APPROVAL OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CMGC) FOR BOUNTIFUL DOWNTOWN PLAZA & CITY HALL – MR. LLOYD CHENEY

Mr. Cheney stated that this item is to select the contractor/manager for the project. Seven proposals were received and the committee was nearly unanimous in their decision. The fees were separated from the bid to be as economical as possible. Councilwoman Harris made a motion to postpone the Council's vote tonight, Councilman Pitt seconded the motion. Councilmembers Harris, Higginson and Pitt voted "ave" to a vote to postpone, Councilmembers Holbrook and Knight voted "nay" to the vote. The motion passed with a 3-2 vote to postpone the contractor decision. Mr. Gary Hill asked the Council what direction they wished to take from here, how to direct the architects in their designing and how to communicate with the public at this point. Councilman Knight asked what the time frame is for a new proposal. He expressed that there was no need to wait, the matrix was already made and the project should go forward. Councilman Higginson requested to see a design/footprint for the plaza and what the impacts on RDA funding would be. Councilwoman Holbrook asked why postpone until the next meeting and asked fellow council members what exactly they are looking for. Councilman Higginson responded that he is concerned about overcrowding that area and how everything will fit on that parcel of land. Councilman Knight stated that he is the chair of the Taxing Entity Tech committee and it would not have passed if there was not a plan that was understood by all taxing entities. Council and staff continued to discuss what concerns there are and at what date they should meet. Councilwoman Holbrook stated that vendors are going to look at Bountiful and if we deviate from our plans, they will take a hard look at if they want their business involved and it could have a negative impact on our municipality. The City Council and staff agreed to hold an additional meeting before the next regular session which would include the architect and a further explanation of the RDA funding. Mayor Lewis asked if the closed session to follow is still necessary, to which Mr. Hill responded yes, to discuss other items. Councilman Higginson made a motion to adjourn to a closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205.), Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons

1	Harris, Higginson, Holbrook, Knight and Pitt each voting "aye". The regular session of City Council
2	was closed at 8:40 p.m.
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5	Attendees in Closed Session:
6	Mayor Randy Lewis
7	Councilmembers: Harris, Holbrook, Higginson, Knight and Pitt
8	City Planner – Chad Wilkinson
9	City Engineer – Paul Rowland
10	City Manager – Gary Hill
11	City Attorney – Clint Drake
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	Mayor Randy Lewis
	City Recorder

1			Minutes of the				
2	BOUNTIFUL CITY COUNCIL						
3	September 8, 2016 – 6:00 p.m.						
4		-	-				
5	Present:	Mayor	Randy Lewis				
6		Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook,				
7		~	John Marc Knight, John Pitt				
8		City Manager	Gary Hill				
9		City Attorney	Clinton Drake				
10		City Engineer	Paul Rowland				
11		City Planner	Chad Wilkinson				
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13 14	Departmen	nt Directors/Staff:	Mildei Dan daggan d				
15		Recording Secretary	Nikki Dandurand				
16							
17	Offic	ial notice of the City Council	Meeting was given by posting an Agenda at City Hall and on				
18			Public Notice Website and by providing copies to the				
19		•	ation: Davis County Clipper and Standard Examiner.				
20	Tollowing I	newspapers of general eneals	ation. Buvis County Chipper and Standard Examiner.				
21			No Work Session				
22			THE THE DESIGNATION OF THE PROPERTY OF THE PRO				
23	Regular Meeting – 6:00 p.m.						
24	City Council Chambers						
25	City Council Chambers						
26	Mayor Lewis called the meeting to order at 6:05 p.m. and welcomed those in attendance.						
27		•	he Pledge of Allegiance; Chaplain Steve Olson, South Davis				
28	Home Health and Hospice, gave a prayer.						
29	Trome Treates and Trospice, Bare a prajes.						
30	CONSIDER APPROVAL FOR RESOLUTION 2016-12 WHICH APPROVES AN						
31	AMENDM	MENT TO THE COUNTY'S	S INTERLOCAL AGREEMENT FOR PROVIDING				
32	CDBG PROGRAMS, ACTIVITIES AND FUNDS WITHIN BOUNTIFUL CITY TO						
33	ELIGIBLE RECIPIENTS – MR. GALEN RASMUSSEN						
34	Mr. Gary Hill explained the provisions and guidelines for using the Community Development						
35	Block Grant Program and the Entitlement Community Program. Bountiful does not qualify for the						
36	Entitlement Program. The Community Development Block Grant Program does allow funds to be						
37	used for the food bank and other county programs, which the City has previously adopted.						
38	Resolution 2016-12 approves an amendment to the Interlocal Agreement with Davis County to						
39	satisfy HUD requirements. Councilman Knight moved to approve Resolution 2016-12 and						
40			otion. Voting was unanimous with Councilpersons Harris,				
41	Higginson,	, Holbrook, Knight and Pitt v	oting "aye".				
42	G011GTD						
43			LUTION OF CONDEMNATION 2016-13 APPROVING				
44			DMAIN ACTION FOR THE ACQUISITION OF LAND				
45			PPROXIMATELY 2100 SOUTH 200 WEST IN				
46	BOUNTIFUL – MR. CLINT DRAKE						

#### a) DISCUSSION AND INPUT

Mr. Drake stated to the Council that the City has attempted to acquire this property for several months. It is currently under contract to sell to a developer, and if the Council wants to acquire this property, they need to act quickly. The property is owned by the East family and per the required waiting period, there needs to be a public meeting, in which only the registered owners are allowed to speak. Mr. M.C. Green represented the East family and spoke to the Council about the process he has taken to acquire the property. The Council and Mr. Green discussed the property and he only asked that his company and his employees be treated fairly in this acquisition. Councilman Knight stated that he recognizes what Mr. Green has already done in the community, that the City does want the property in question and will proceed with all the legal action required to attain it. Mr. Green stated that with utmost respect to the Council, the property was closed on today and is now owned by his company. Councilman Pitt appreciated the process all parties have taken, but it's a city responsibility to provide the residents with a place for proper burial and the city will work with the court system to acquire the property at this point.

#### b) **CONSIDERATION OF ADOPTION**

Councilman Pitt moved to approve Resolution 2016-13 and Councilman Higginson seconded the motion. Voting was unanimous with individual votes by Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

## CONSIDER APPROVAL OF A CONTRACT WITH PERCO ROCK IN THE AMOUNT OF \$74,522 FOR THE 2016 FAWN LANE STORM DRAIN REPAIR – MR. PAUL ROWLAND

Mr. Paul Rowland stated that this is the second of two meetings (the first meeting was held in February 2016) for this bid. Four contractors submitted proposals and the lowest bid was from Perco Rock. Mr. Rowland called references to verify the work and conduct of the company and Perco Rock received all positive reviews. Councilman Higginson moved to approve the contract and Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

### <u>DISCUSSION OF DOWNTOWN PLAZA LAYOUT AND CONSTRUCTION MANAGER</u> – MR. GARY HILL

Mayor Lewis asked Ms. Whitney Ward (VCBO) to make a few comments on the feedback of the community regarding the Plaza. She responded that an online survey was conducted with some great comments and suggestions. About 80 people responded to the survey. Councilwoman Harris asked if copies of those comments could be available to review. Mr. Chad Wilkinson then introduced Mr. Dave Harris (EPG) to present an overview of the Plaza project options to the Council. Mr. Gary Hill stated to the Council that at a previous meeting, the Council asked about parking and if the design concept could provide sufficient parking. All the options presented met or exceeded the city code for parking requirements. Councilman John Pitt asked if the RDA funds are available for administrative costs for public events, such as the Tour of Utah. Mr. Gary Hill responded that the majority of the funds are used for infrastructure, with only about 5% used for administrative costs, all of which are already allocated. Mr. Hill also stated that a public meeting will be held on September 13, 2016, with the option for approval of a construction manager/general contractor (CMGC). Mayor Lewis thanked the staff for preparing the information in such a short amount of time. Councilman Pitt inquired how the time frame of the project has been impacted by the delay in hiring CMGC as the construction manager. Mr. Gary Hill responded that if the Council proceeds with the approval of CMGC on September 13<sup>th</sup>, plans would proceed as normal, with the open house on

October 6<sup>th</sup> as well. Councilwoman Holbrook asked Mr. Harris what the impact has been on other cities with new civic/plaza centers in their cities. Mr. Harris said there has always been a positive impact and is considered an investment in the city. Mr. Gary Hill reminded the Council of another question asked at the previous meeting in regards to the net impact on the RDA loan if City Hall does not relocate. Mr. Hill went on to explain the benefits and money that would be affected. Mr. Pitt asked what the effect of voting "yes" on a CM/GC would be. Mr. Hill replied that it would mean the Council has decided to move forward with the project.

Councilman Pitt stated that he will be out of town for the September 13, 2016 City Council meeting. Councilman Higginson made a motion to have Councilman Pitt cast his vote electronically on the Downtown Plaza project and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye". This was verified by the City Attorney, Mr. Drake.

Councilwoman Holbrook made a motion to adjourn the regular session of City Council and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye". The meeting was adjourned at 7:30 p.m.

Mayor Randy Lewis

\_\_\_\_\_ City Recorder

1	Minutes of the
2	BOUNTIFUL CITY COUNCIL
3	September 13, 2016 – 6:00 p.m.

Present: Mayor Randy Lewis
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6 Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,

John Marc Knight, John Pitt (electronically)

7 John Marc Knigh 8 City Manager Gary Hill 9 City Attorney Clinton Drake 10 City Engineer Paul Rowland 11 City Planner Chad Wilkinson

13 Department Directors/Staff:

Parks Director Brock Hill

Streets/Sanitation Gary Blowers, Director

Charles Benson, Assistant Director

Finance Director Tyson Beck
Recording Secretary Nikki Dandurand

Police Chief Tom Ross IT Director Alan West

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

#### Work Session – 6:09 p.m.

Mr. Brock Hill stated that a lot of the local sports teams are represented here tonight. The purpose of this work session is to review the policy and procedures for the scheduling of the sports fields within the City. Mr. Hill reviewed the past and current policies/procedures with the most recent revision in 2015, noting that the two biggest concerns are the lack of facilities and overscheduling. Currently the Bountiful City Parks Department sends out an email at the beginning of the calendar year to most teams and they respond with their individual schedules and practices. One suggestion is to do it semi-annually, thereby allowing other teams/sports to be included in all the different playing seasons. Mueller Park has its own private baseball league and fields. Forza has a contract with the school district that is in effect until 2020. Mayor Lewis asked that parents/coaches and players be patient with the process because it is a difficult situation to resolve, but he really wants the children to benefit from more play space. Suggestions from staff and residents included finding underdeveloped land (ie. Five Points) to create more fields, forming a committee with all sports teams to handle scheduling or an online calendar. Both Staff and those in attendance agreed that this needs to be handled quickly before another season/year starts.

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

 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance. Luke Gallacher, Troop 580, led the Pledge of Allegiance; President Troy Andersen, Bountiful South Stake, gave a prayer.

# CONSIDER APPROVAL OF RESOLUTION ALLOWING COUNCILMAN JOHN PITT TO ATTEND TUESDAY, SEPTEMBER 13, 2016 REGULAR SESSION CITY COUNCIL MEETING ELECTRONICALLY – MR. CLINT DRAKE

Councilman Knight read Resolution 2016-14 stating that Councilman Pitt can attend tonight's regular City Council session via electronic means and vote as such. Councilman Knight moved to approve Resolution 2016-14 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight voting "aye".

#### **COUNCIL REPORTS**

Councilwoman Holbrook thanked all those who supported Concerts in the Park this summer and encouraged everyone to attend the Emergency Preparedness Fair at Woods Cross High School on September 24<sup>th</sup>. Councilman Higginson reported that work is continuing at the new Historical Museum and will be completed soon.

#### **BCYC REPORTS**

Lindsay Black, MPJH Liason and Emmalyn Pykles, Logistics Director gave a short summary of the BCYC activities including assisting with the Tour of Utah and the Main Street Music Festival, the upcoming Pumpkin Patch on October 14<sup>th</sup> and the Meet the Candidates Night the end of September.

### CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 8, 9, 15, 16, 22, 23, 29 & 30, 2016 AND THE JULY 2016 FINANCIAL REPORT

Mayor Lewis presented the weekly expenditure summaries paid on the dates listed and the amounts shown in the packet. Councilman Higginson moved to approve the weekly financials and the July 2016 report as presented and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

# CONSIDER APPROVAL OF THE PURCHASE OF TWO DUMP TRUCKS, DUMP BEDS, PLOWS, SPREADERS AND HYDRAULICS FROM MOUNTAIN WEST TRUCK CENTER AND SEMI SERVICE INC. IN THE AMOUNT OF \$363,493.46 – MR. GARY BLOWERS

Mr. Blowers stated that the State of Utah has already put the equipment that we need out to bid for the purchase of two 2017 Mack 10-wheel dump truck chassis, and he recommended using the State of Utah Contract with Semi Service Inc. for the Henderson 17' dump bed, 15' stainless steel spreader, 12' plow and hydraulics. The total cost is under the amount budgeted for the year. Councilman Knight stated to those in attendance that these bids and prices have already been reviewed by the Council and tonight is just the approval. Councilman Higginson moved to approve the purchase of the trucks and parts and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

#### CONSIDER APPROVAL OF A BID TO REPLACE THE ROOF, HVAC AND ELECTRICAL

45 ON THE STREET DEPARTMENT BUILDING FROM UTAH TILE AND ROOFING, HVAC

CONSTRUCTION INC, AND JP ELECTRICAL, LC RESPECTIVELY FOR AN

#### ESTIMATED TOTAL COST OF \$90,503 - MR. GARY BLOWERS

Mr. Blowers stated the last few years the roof has developed leaks in several areas of the building. While replacing the roof, 12 skylights will be added to save on lighting costs and help light the shop area. The non-working swamp cooler will be replaced with used HVAC units that were saved when the BDAC building was demolished. Councilman Higginson moved to approve the contracts and Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

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Mayor Lewis mentioned that the passing of Prop. 1 last year has allowed the city to increase improvements by one-third.

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#### **DOWNTOWN PROJECT PUBLIC COMMENT - MR. GARY HILL**

Mr. Gary Hill stated that a small group of residents in attendance would take some time to first make a statement. Councilman Higginson made a few comments regarding the process of this project, dating back to 2005. He included the study on Stoker School, RDA funds and the first meetings held with Envision Utah until now. The following residents made comments in opposition of a new city hall: Lee Caldwell, Margaret Nelson, John Harmer, Steve Facer, Ethel Black, Kenny Knighton, Wayne Christensen and Brett Hutchings.

Mr. Gary Hill then made a presentation outlining the direct economics, community investment, location and overall dynamics of the new Downtown Plaza/City Hall. Mayor Lewis opened the public hearing.

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Public Hearing Open: 8:18 p.m.

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- -Barbara Holt made comments in opposition
- -David Irvine made comments in support
- -Fred Moss made comments in opposition
- -Chris Simonson made comments in support
- -Cami Ray made comments in support
- -Earl Thomas made comments in opposition

Councilman Knight commented on Mr. Thomas' remarks about the library.

- -George Landruth made comments in opposition
- -Jessie Bell made comments in support
- -Brian Knowlton made comments in support
- -Teresa Nelson made comments in opposition
- -Melanie Lewis made comments in support
- -Bob Linnell made comments in opposition

Mayor Lewis commented on the vote of the South Davis Recreation Center Mr. Linnell had referred to

- -David Hill made comments in opposition
- -Denise Knight made comments in support
- -Greg Kjar made comments in opposition
- -Carol Guthrie made comments in support
- -Alex Densley neutral
- -Kent Sulser made comments in support
- -Woodrow Johnson made comments in opposition

1	-Laura Nelson — neutral
2	-Gee Dugal – made comments in support
3	-Ruston Gomez - made comments in opposition
4	-Danielle Gerber – no new City Hall, plaza is good
5	-Dave Holt – neutral
6	-Adam Lewis – made comments in support
7	-Connor Nelson - made comments in opposition
8	-Verrana Torio - made comments in opposition
9	
10	Public Hearing closed: 10:00 p.m.
11	
12	Mayor Lewis thanked those in attendance and the Council and is proud to be Mayor of
13	Bountiful. He then asked the Council to make closing remarks. Councilwoman Harris stated that her
14	biggest concern is to safeguard the tax payers' dollars, she wants to know more about the layout of a
15	new city hall, the public open houses have been great and welcomes more input from the community.
16	Councilman Higginson stated that public opinion is very important, but not mandatory. He would
17	like more public input and participation from the community when there are less pressing issues. He
18	worries there is not enough property to build what is designed. Councilwoman Holbrook stated that
19	the development is good, we need to invest in the city and this will be very beneficial in the future.
20	Councilman Knight stated that the Council has done their due diligence in getting informed, the RDA
21	approval was a huge step in moving forward and again, the investment in the City is a great thing.
22	Councilman Pitt (via telephone) stated that he loves downtown and wishes to revitalize it, but is
23	uncertain if city hall is the way to do it. He continued that he appreciates all the public comments,
24	although no one was here to approve the City's 2016-2017 Fiscal Year budget of \$60 million dollars.
25	Councilman Pitt made a motion to reschedule the Council vote to November 8th. Mr. Gary Hill stated
26	that no public meetings can be held that night due to the fact it's the national voting day.
27	Councilwoman Holbrook made a second motion to amend the date to the next regular Council
28	meeting on October 25 <sup>th</sup> . Councilpersons Holbrook, Pitt and Higginson voted "aye", Council persons
29	Knight and Harris voted "nay." The motion was approved with a 3-2 vote.
30	
31	CONSIDER APPROVAL OF CONSTRUCTION MANAGER/GENERAL CONTRACTOR
32	(CMGC) FOR BOUNTIFUL DOWNTOWN PLAZA & CITY HALL – MR. LLOYD
33	<u>CHENEY</u>
34	Councilman Higginson made a motion to table this agenda item, Councilwoman Harris
35	seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
36	Knight and Pitt voting "aye".
37	
38	Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman
39	Higginson made a motion to adjourn the meeting, and Councilwoman Holbrook seconded the motion.
40	The regular session of the City Council was adjourned at 10:15 p.m.
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Mayor Randy Lewis

City Recorder

Minutes of the 1 Parks, Recreation and Fine Arts Committee 2 Bountiful City Hall – Planning Conference Room 3 September 20, 2016 (4:00 p.m.) 4 5 6 Present: 7 Committee Members: John Pitt, John Marc Knight, Randy C. Lewis 8 Gary Hill City Manager: Assistant City Manager: Galen Rasmussen 9 10 11 Official Notice of this meeting had been given by posting an agenda at City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on 12 the Utah Public Notice Website. 13 14 Committee chair John Pitt called the meeting to order at 4:05 p.m. and welcomed those in 15 attendance. 16 REVIEW OF RAP TAX PROGRAM GUIDELINES; TIMELINE AND AVAILABLE RAP TAX FUNDING 17 Galen Rasmussen briefly reviewed the timeline and guidelines for the City's Recreation Arts and Parks 18 19 (RAP) Tax Grant Program and responded to questions from the committee. Application packets (including the timeline and guidelines) were posted to the City's website and distributed by email to 20 eligible entities expressing interest in the program. Applications were due on September 8, 2016 by 21 5:00 p.m. As of September 8<sup>th</sup> at 5:00 p.m., two entities made application for funding which were the 22 Joy Foundation and the Bountiful Davis Arts Center. 23 24 **CONSIDER RAP TAX GRANT APPLICATIONS** On September 12<sup>th</sup>, a staff review committee composed of Gary Hill, Galen Rasmussen and Brock Hill 25 reviewed applications against program guidelines and the timeline. The resulting staff 26 27 recommendations are as follows: Joy Foundation – Application for \$8,000 divided between \$5,005 for the Chalk Art Festival and \$2,995 28 for a combination of the Tech Support, Open Mic and Bountiful's Got Talent programs operated by 29 the Joy Foundation. Staff recommends approval of \$8,000 in the allocation applied for. 30 Bountiful Davis Arts Center (BDAC) - Application for \$14,195 primarily for equipment acquisition with 31 32 \$2,250 for the Plein Air program and \$1,500 for labor costs in connection with a Music Program. Staff 33 recommends approval of \$10,445 which is net of the Plein Air and Music Program which were 34 deemed to be one-time, not established programs, or otherwise ineligible under the program 35 guidelines.

- 1
- 2 Committee chair Pitt recognized the presence of Jane Joy from the Joy Foundation and invited her
- 3 comments. Jane outlined program successes and involvement with the community, including
- 4 program outreach to troubled youth. The recent Chalk Art Festival drew over 8,000 participants in the
- 5 downtown area.
- 6 Discussion was held on the staff recommendation regarding the BDAC grant application. Committee
- 7 Chair Pitt noted that the Plein Air program has operated successfully for at least two seasons and
- 8 recommended that funding be added for this program. With this addition, the revised grant for BDAC
- 9 would total \$12,695.
- 10 Committee Member Randy Lewis made a motion to accept the grant application from the Joy
- 11 Foundation as presented in the amount of \$8,000 and Committee Member John Marc Knight
- seconded the motion. Voting was unanimous with Committee Members Pitt, Knight and Lewis voting
- "aye". Jane Joy asked for clarification on next steps for the program process. Gary Hill indicated that
- 14 the Parks Recreation and Fine Arts Committee will make a recommendation to the full City Council on
- grant funding to be considered at the City Council Meeting on September 27<sup>th</sup>.
- 16 Committee Member Knight made a motion to accept the grant application from the Bountiful Davis
- 17 Arts Center in the revised amount of \$12,695 as discussed earlier and Committee Member Lewis
- 18 seconded the motion. Voting was unanimous with Committee Members Pitt, Knight and Lewis voting
- 19 "aye".

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#### OTHER BUSINESS

- 21 Gary Hill noted that neither the Centerville CenterPoint Legacy Theatre nor the Bountiful Historical
- 22 Society had submitted grant applications although he felt that these organizations may have wished
- to apply and maybe were not aware of the application process and deadline. Committee Member
- 24 Knight made a motion to extend a one month application period from today (October 20<sup>th</sup>) for the
- 25 CenterPoint Legacy Theatre and the Bountiful Historical Society based staff observations made and
- 26 directed staff to forward application packets to both entities. Committee Member Lewis seconded
- 27 the motion. Voting was unanimous with Committee Members Pitt, Knight and Lewis voting "aye".
- 28 The meeting adjourned at 4:35 p.m. on a motion made by Committee Member Pitt and seconded by
- 29 Committee Member Knight. Voting was unanimous with Committee Members Lewis, Knight and Pitt
- 30 voting "aye".

### **City Council Staff Report**

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

September 5 & 12 2016

Author: Tyson Beck, Finance Director

**Department:** Finance **Date:** September 20, 2016



#### **Background**

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

#### **Analysis**

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

#### **Department Review**

This report was prepared and reviewed by the Finance Department.

#### **Significant Impacts**

None

#### **Recommendation**

Council should review and approve the attached expenditures.

#### **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid September 5 & 12, 2016.

## Expenditure Report for Invoices >\$1,000.00 Paid September 5, 2016

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		<b>AMOUNT</b>	CHECK NO	INVOICE	<u>DESCRIPTION</u>
1349	BIEHLER, EDWARD B	Police	10.4210.423000.	Travel & Training	\$ 1,770.30	192012	09062016EB	Tavel & Training Expense
1602	CDW GOVERNMENT, INC.	Information Technology	10.4136.425000.	Equip Supplies & Maint	4,208.68	192020	FDQ7816	Hard Drive for DROBO
1615	CENTURYLINK	Enhanced 911	10.4219.428000.	Telephone Expense	3,556.32	192022	08222016	Monthly Service for Acct# 801-578-0401 452B
8028	CRACAR CONSTRUCTION	Parks	45.4510.473100.	Improv Other Than Bldgs	164,029.41	192025	08312016	Job# 1806 Payment (2)
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	2,248.00	192033	10949	Vireo, Headway, Uptake Iron, & Super Signal Blue
2483	HIGHLAND GOLF	Golf Course	55.5500.425100.	Special Equip Maintenance	1,223.03	192039	29894	Yamaha Charger
2668	J.J. KELLER & ASSOCI	Light & Power	53.5300.421000.	Books Subscr & Mmbrshp	2,195.00	192048	9101363959	Kelleronline Prof. License from 9/1/16-8/31/19
4996	KEDDINGTON & CHRISTENSEN	Finance	10.4140.431100.	Legal And Auditing Fees	2,413.81	192051	2450	First billing for Audit Services ending 6/30/16
4996	KEDDINGTON & CHRISTENSEN	Light & Power	53.5300.431100.	Legal And Auditing Fees	3,880.77	192051	2450	First billing for Audit Services ending 6/30/16
2886	LAKEVIEW ROCK PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,147.65	192053	1017	Patching Skin Patch
2886	LAKEVIEW ROCK PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	5,187.39	192053	1010	Patching
3195	MOUNTAINLAND SUPPLY	Golf Course	55.5500.426100.	Special Projects	2,891.79	192061	S101861852.001	Sprinkler Parts for Golf Course
3375	OLYMPUS INSURANCE AGENCY	Workers' Comp Insurance	64.6400.451000.	W/C Reinsurance Premiums	3,537.00	192068	13809	15-16 Excess WC Audit
8092	PERFORMANCE CHRYSLER	Police	45.4210.474500.	Machinery & Equipment	25,483.00	192070	121971	Vehicle Purchase Vin# GH319649
5553	PURCELL TIRE AND SERVICE	Sanitation	58.5800.425000.	Equip Supplies & Maint	1,304.50	192076	2842554	Tire Service
4026	STAKER & PARSONS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,087.65	192084	4134937	Patching
4026	STAKER & PARSONS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,562.61	192084	4131421	Patching
4026	STAKER & PARSONS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,629.52	192084	4133158	Patching
4026	STAKER & PARSONS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,735.06	192084	4109046	Patching
4026	STAKER & PARSONS	Streets	10.4410.441200.	Road Matl Patch/ Class C	3,801.70	192084	4119129	Patching
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425000.	Equip Supplies & Maint	1,973.87	192091	0247303	Fuel
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	2,303.40	192092	404244-00	Nozzel and Adapter
5594	UTAH DIVISION OF AIR	Light & Power	53.5300.424002.	Office & Warehouse	4,235.00	192096	4309	Approved order for Emergency Generator
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	192104	98424	Janitorial Cleaning Services for August 2016
				TOTAL:	\$ 249,300.46			

## Expenditure Report for Invoices >\$1,000.00 Paid September 12, 2016

VENDOR	VENDOR NAME	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	CHECK NO	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INC	Recycling	48.4800.431550.	Recycling Collectn Service	\$31,712.94	192108	09012016	Recycling Service for August 2016
6652	BALLINGHAM GOLF & TURF	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	4,973.78	192118	18498	202 Unipar Sand & Freight
1447	BP ENERGY COMPANY	Light & Power	53.5300.448611.	Natural Gas	133,566.34	192125	1411038	Natural Gas
1393	BTS LANDSCAPING PRODUCTS	Landfill	57.5700.462400.	Contract Equipment	18,819.00	192127	21527	Tubgrinding
1815	CROFT POWER EQUIPMENT	Parks	10.4510.425000.	Equip Supplies & Maint	1,134.81	192146	59916	Coil/ Ignition
1935	DESIGN WEST	Redevelopment Agency	73.7300.426100.	Special Projects	2,022.15	192150	16232	30" Customer Banners
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist Systm Repair & Maint	1,539.15	192158	0996867	System Materials for Inventory
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist Systm Repair & Maint	4,412.22	192158	0996735	Bends & Tees Inventory
6375	FLOWTECH P.C.S. LLC	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,049.00	192161	1040	Seat Mechanical Seal/ Rotor Seal
8096	HARRISON EUROSPORTS	Police	45.4210.474500.	Machinery & Equipment	49,967.84	192167	09062016	Purchased(2) Vin#GZ196125 & #GZ196126
2562	HYDRO SPECIALTIES CO	Water	51.5100.448650.	Meters	2,607.75	192173	18737	Chambers Meters
2562	HYDRO SPECIALTIES CO	Water	51.5100.448650.	Meters	5,063.04	192173	18736	3/4 & 1" Registers/ Meters
6959	JANI-KING OF SALT LAKE	Light & Power	53.5300.424002.	Office & Warehouse	1,775.00	192179	SLC09160187	Custodial Services
2719	JMR CONSTRUCTION INC	Cemetery	59.5900.473100.	Improv Other Than Bldgs	1,684.60	192181	09132016	August 2016 Payment
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441260.	Wtrway Replcment-Concrete Rpr	14,177.66	192181	09132016	August 2016 Payment
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400.	Concrete Repairs	57,385.81	192181	09132016	August 2016 Payment
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	1,109.55	192191	S101938546.002	Couplings
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	12,358.89	192191	S101933333.001	Gate Valves
3225	MYERS POWER PRODUCTS	Light & Power	53.5300.474780.	CIP 08 Dist Sub SW Sub	4,140.18	192192	W-85151	S.W. Sub CT's
8040	OTTO ENVIRONMENTAL	Sanitation	58.5800.448010.	Garbage Containers	14,025.00	192198	ELOY	Fuel Purchase
3938	SKM INC.	Water	51.5100.472130.	Wells	5,962.10	192210	6187	Zesiger Well Project
4026	STAKER & PARSONS	Water	51.5100.461300.	Street Opening Expense	1,629.53	192214	4103181	Asphalt
4026	STAKER & PARSONS	Water	51.5100.461300.	Street Opening Expense	2,073.76	192214	4124339	Asphalt
4026	STAKER & PARSONS	Cemetery	59.5900.473100.	Improv Other Than Bldgs	13,877.58	192214	4107432	Cemetery Expansion
4171	THATCHER COMPANY	Water	51.5100.448000.	Operating Supplies	3,468.00	192221	1396085	Chlorine
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	1,306.30	192224	0247863	Fleet Oil
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	16,347.09	192224	0247623	Fuel
5000	U.S. BANK CORPORATE	Police	10.4210.423000.	Travel & Training	1,263.90	192228	08102016JP	Acct# 4246 0445 5571 8851
8128	UNITED RENTALS INC	Government Buildings	10.4160.474500.	Machinery & Equipment	4,475.00	192230	140347332-001	Trailer Tilt for Tractors Rentals
8128	UNITED RENTALS INC	Government Buildings	10.4160.474500.	Machinery & Equipment	13,444.30	192230	140347399-001	Skyjack Rental
4357	UTAH COMMUNICATIONS	Police	10.4210.425200.	Communication Equip Maint	2,444.75	192234	61261	Annual Radio Service
5304	UTAH VOICES, INC.	Legislative	10.4110.492080.	Contr-Bntfl Comm Serv Council	2,250.00	192235	08192016	Performances
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	2,001.89	192239	9771193507	Acct# 371517689-00001
4450	VERIZON WIRELESS	Police	10.4210.425200.	Communication Equip Maint	1,480.67	192240	9770807804	Acct# 771440923-00001
4566	WESTERN INTEGRATED	Light & Power	53.5300.448627.	Echo Hyrdo	3,630.30	192245	1474641	Hydraulic Valve Kits
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,665.00	192247	98546	Interior and Exterior Window Washing
				TOTAL:	\$440,844.88			

### **Council Staff Report**

**Subject:** Selection of a Design Team for the Mueller Park Water

Treatment Plant

**Address:** way up there in Mueller Park

**Author:** City Engineer **Department:** Engineering

Date: September 27, 2016



#### **Background**

Our much needed water treatment plant located in Mueller Park picnic area is now 30 years old and has about reached the end of its useful life. The City's long term capital plan has long anticipated updating the plant to a membrane treatment system. The anticipated cost of the retrofit/remodel/reconstruct project is \$2M-\$3M and the time to move forward with the update is now. A Request for Proposals was published in late July with written proposals due on August 18. Five proposals were received and reviewed by a selection committee resulting in three proposers, JUB/ SPI, Horrocks/Carollo, and Aqua Engineering being selected for interviews. Those interviews were conducted on September 6 where all three teams made excellent presentations but in the end the selection committee made the difficult decision to recommend one team to the full Council.

#### **Analysis**

In July we issued a formal RFP outlining our chosen method of selecting an engineering team for this project. It involved two steps; first the submittal and review of written proposals from which three candidates were chosen to interview in greater depth, and second; the actual interviews. The Selection Committee members were Lloyd Cheney, Mark Slagowski, Brett Eggett, Todd Christensen and Paul Rowland. Fee proposals were submitted in separate sealed envelopes and were not considered until after the interviews and the initial selection of a team to recommend to the entire Council.

Members of the local engineering community were very anxious to become involved because designing a membrane based water treatment plant is cool! That was evidenced on August 11 when we held a mandatory preproposal meeting for all interested parties and about filled the planning conference room with interested engineers. From that group, five teams chose to submit formal proposals.

The three finalist were JUB Engineers teamed with Separation Processes, Inc., Horrocks Engineers teamed with Carollo Engineers, and Aqua Engineering. We are very familiar with all three teams, JUB is the city engineer of many northern Utah cities, Horrocks has done lots of work in the area as the consultant for many groups, and Aqua has actually done a couple of small projects for the city in the past. Many of the membrane treatment plants in the state and surrounding plants have been done by this group of consultants.

After three very good interviews the selection committee was faced with a very difficult decision. Two of the three teams demonstrated a little better experience than the third team.

With that information in hand, we opened and evaluated the fee proposals and based on the combination of demonstrated experience and fee proposal the group unanimously agreed on one firm to recommend to the Council, that being JUB/SPI.

The proposed fees are as follows:

Total:	\$277,283
Construction Management Fee	<u>\$81,595</u>
Plant Design and Engineering	\$111,450
Prelim Eng, Permits, Environmental	\$84,238

#### **Department Review**

This has been reviewed by the City Engineer, Water Master and City Manager.

#### Recommendation

The selection committee unanimously recommends that the City Council approve the selection of <u>JUB Engineers with SPI Engineers</u> as the designers of the Bountiful City Mueller Park Water Treatment Plant rebuild.

#### **Significant Impacts**

This will allow us to maintain 20% of our water supply for many years into the future.

#### **Attachments**

Three pages of the written proposal showing the Project Team Organization and Qualifications.

#### LEE CAMMACK, PE, PLS > PROJECT PRINCIPAL

President and CEO of J-U-B ENGINEERS, Inc., Lee has 40 years of experience in both the public and private sectors. He has extensive experience in management of projects and large project teams. This experience blended with his background as a public servant provide a unique perspective on how to approach public infrastructure needs both in terms of initial construction as well as long-term operation and maintenance. Lee will make sure that the necessary resources are made available for this project in order to meet the project objectives, schedule, and budget. Lee has a long relationship with Bountiful City and will be available at any time to discuss issues that may come up during the project.



Professional Engineer and Licensed Land Surveyor, Utah 157386-2202

BS, Civil Engineering, Brigham Young University, 1981

#### **CHRISTINA OSBORN, PE > CLIENT MANAGER**

Christina will be the Project Manager for this project to ensure the design meets Bountiful City's needs, budget and schedule. She has more than 12 years of experience with planning, permitting, designing, managing, and operating water treatment plants, water reclamation facilities, waterlines and sewer lines. She recently managed the design and construction of the Woods Cross City Drinking Water Plant, which is a 1,000 gpm (ADF) plant that uses granular active carbon to remove contaminants from well water. The project included early procurement of the GAC vessels to facilitate design of the building and equipment. She is currently working with Coalville City on the design of a membrane treatment facility to treat surface water for their drinking water system. Christina is an active member in AWWA and has a good working relationship with staff at the Division of Drinking Water. Christina's management experience includes managing projects with Woods Cross, Coalville, South Valley Sewer District and others. She worked with SPI on the Santaquin Water Reclamation Facility, which utilizes GE ZW500 hollow fiber membranes. As the Project Manager, Christina will be available for regular meetings and check-ins with City staff as well as keeping the J-U-B/SPI team moving forward with the design in an efficient manner.



Professional Engineer: Utah 7279342-2202

MS Environmental Engineering, University of Colorado, 2004 BS Civil/Envr. Engineering, Seattle University, 2002

## JAMES VICKERS, PE > MEMBRANE TREATMENT PROCESS EXPERT

Jim will provide expertise on the application of membrane treatment technology for this project. He is a nationally recognized authority in microfiltration and ultrafiltration membrane treatment processes used for municipal water treatment. His expertise spans 27 years with hollow fiber MF/UF/NF/RO membrane technology including membrane procurement, piloting, design, commissioning and operational support obtained through experience with over 75 projects including Universal Membrane Systems. Jim is a primary reviewer of the AWWA MF and UF Manual of Practice (MOP) and author of the chapters on membrane system design and cost. He is also one of the primary authors of the Guidance Manual for Membrane Filtration in support of the LT2ESTWR. Jim is the former chair of the AWWA Membrane Process Committee. Jim strongly values long-term relationships as is demonstrated with his large number of repeat clients and the multitude of membrane facilities around the United States that retain him for on-call services. Jim worked directly with J-U-B on the Enaville and Post Falls membrane projects.



Professional Chemical Engineer: California #CH5979

BS Chemical Engineering, Youngstown State University, 1982 MS Engineering Management, George Washington University,

Bountiful City > Mueller Park Water Treatment Plant Modifications



Professional Civil Engineer: California #C59845

BS Chemical Engineering, Stanford University, 1985 MS Civil Engineering, Stanford University, 1992

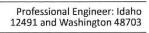
#### CHARLES CRUZ, PE > MEMBRANE TREATMENT PROCESS **EXPERT**

Charles is a Vice President at SPI and has a vast amount of experience in the design of water, wastewater and water reuse facilities. His assignments have included detailed design, pilot testing, equipment procurement, equipment selection, life-cycle evaluations, feasibility studies, and construction services. He has experience with advanced treatment technologies and equipment including membrane filtration, membrane bioreactors, ozone, reverse osmosis, granular activated carbon, and UV as well as conventional water treatment technologies. Charles will also provide expertise on the application of membrane treatment technology for this project, focusing on overall life-cycle costs. Charles worked directly with J-U-B on the Santaguin and Filer membrane projects.



MIKE CONN, PE > QA/QC ENGINEER

Mike is a specialist in water and wastewater system planning, design, and construction out of J-U-B's Coeur d'Alene, ID office. His drinking water experience encompasses system master planning, design of pumping stations, distribution systems, reservoirs, chemical feed and membrane water filtration systems. He recently managed the design and construction of the \$13.1M Enaville Membrane Water Treatment Plant. Mike has worked with SPI on several membrane projects including the Enaville WTP, the Filer Wastewater Plant and currently with the City of Post Falls piloting membranes to meet ultra-low phosphorus levels that will be among the most stringent wastewater discharge standards in the world. As QA/QC Manager, Mike will provide input during procurement and design and will utilize his experience to ensure the project stays within the allotted construction budget. He will also provide a QC review of the project design plans and specifications at each project milestone, specifically focusing on improving long term O&M needs at the facility.



MS, Civil Engineering, University of Idaho, 2003 BS, Civil Engineering, University of Idaho, 2001



Professional Engineer: Utah 7279300-2202, Idaho 15050

MS, Civil/Environmental Engineering, University of Colorado, 2004 BS, Chemical Engineering, University of Idaho, 2001

#### **GARY VANCE, PE > DESIGN MANAGER**

Gary is a Process Engineer in our Kaysville office focusing on water and wastewater treatment systems. He has over 12 years of experience in the planning, design, construction, funding, permitting, and management of treatment projects. Gary will provide process mechanical engineering design for the project. Specifically he will coordinate the design and production of the drawings and specifications and will ensure the packages are ready for delivery to Bountiful at the required times. He has been a key team member in the design and construction administration of membrane wastewater treatment facilities in Santaquin, Utah, Filer, Idaho, and Noosa Yoghurt in Colorado. He worked hand in hand with SPI on Santaquin and Filer to put together the membrane procurement packages and evaluate the various proposals. Gary was also involved in the Woods Cross and Coalville water treatment plant planning and designs. He recently completed a Water System Master Plan and EID for Glenns Ferry, ID including a detailed evaluation of the J-U-B-designed membrane water treatment facility. He is currently working with the City of Filer to obtain funding for a coagulation/ pressure filtration arsenic removal water treatment facility.

#### JON FRAZIER, SE > STRUCTURAL ENGINEER

Jon is based in our Kaysville office and will provide structural engineering expertise as needed on this project. He has over 17 years of experience in civil and structural engineering. He has designed and retrofit numerous buildings composed of all material types, including concrete, masonry, pre-engineered steel, and wood. Since joining J-U-B nine years ago, Jon has specialized in water and wastewater treatment plant structures, lift stations, well houses and concrete tanks. He has worked extensively with our Utah treatment team providing the structural design on Santaquin, Coalville, Woods Cross, Buhl, and Noosa Yoghurt treatment facilities. He is currently working on six projects that utilize pre-engineered metal buildings and knows how to work with the building manufacturers to expedite delivery, simplify design, and provide economical facilities.



Professional Engineer: Utah 7549220-2202

Professional Engineer: Utah

B.S. Civil Engineering, University of Utah, 2002

BS, Civil Engineering, University of Utah, 2005

#### JASON JONES, PE > SITE/CIVIL ENGINEER

A resident of Bountiful with a vested interest in the success of this project, Jason has focused his 13-year career on meeting the infrastructure needs of local governments. This passion has helped Jason develop a well-rounded civil engineering background. Jason will be an asset to the City as he draws upon his experience in drinking water infrastructure (including pipelines, pump stations, and reservoirs), site civil work, cost estimating and bid document preparation. Jason will be the site/civil engineer for the project and will coordinate grading, drainage, yard piping and other site related work.



Professional Engineer: Utah 171214-2202

MS, Power Engineering, BS, Electrical Engineering, Brigham Young University

#### KEITH HEGERHORST, PE > ELECTRICAL ENGINEER

Keith has 40 years of experience as an electrical engineer, with 31 years as a consulting engineer. Keith has been an extension of J-U-B staff for decades on dozens of successful projects. Of particular relevance to this project, Keith was a key team member on the Woods Cross GAC drinking water treatment facility and the Santaquin membrane bioreactor facility. He also recently completed water treatment plant designs at Ashley Valley Water Conservancy District and Price River Water Conservancy District.



An experienced construction observer can prove to be the difference in the success of a construction project. They are the "eyes and ears" of the engineer in the field and work directly with the contractor to confirm adherence to the contract documents and to ensure you receive a quality project. Our construction observer for this project, Mike Soucie, has 40+ years of experience in the construction industry and has played a crucial role in numerous water and wastewater treatment plant upgrade projects, including the Santaquin and Filer membrane plants. Mike worked in the construction industry for 28 years, with 16 years as a direct Superintendent. He was responsible for leading construction efforts on numerous treatment facilities. His addition to our team brings unparalleled expertise on constructability, meeting schedules, avoiding claims, and working with the contractor to give you a superior finished product.



# MA Envr. Politics & Policy,

#### MARTI HOGE > PERMITTING SPECIALIST

Marti has over seven years' experience in environmental planning, NEPA compliance, and permitting for a diverse set of projects with J-U-B. Marti employs her thorough knowledge of the NEPA process, resource laws and implementing regulations, to provide open and transparent environmental processes.



Colorado State University, 2006 BS Anthropology, University of Utah, 2000

### **City Council Staff Report**

Subject: Public Hearing: Vacation of Hidden Hollow Circle PUD

and Lot 410 of Hidden Lake at Summerwood Estates

Phase 4 Subdivision

Address: 625 Hidden Hollow Ct.

**Author:** City Engineer

**Department:** Engineering, Planning

**Date:** Sept 27, 2016



#### **Background**

Hidden Hollow Circle PUD was created at the request of Mr. Jason Orvis in 2012 from eight of the ten lots in Hidden Lake at Summerwood Subdivision Phase 4. Mr. Orvis owns all of the lots in the PUD and now wishes to vacate the subdivision and one other adjacent subdivision lot and create one large parcel. This will allow him to have accessory buildings on the same parcel as his residence, which are currently not allowed on the separate unoccupied lots in the PUD.

#### **Analysis**

In 2012, the Planning Commission reviewed, and the Council approved the vacation of eight of the ten lots in Phase 4 of the Hidden Lake at Summerwood subdivision. At the time, Mr. Orvis owned all eight of the lots and desired to take control of what was then a public street and make a private PUD out of the area. A six lot PUD, basically a private subdivision was created which contained just over 50 acres. The road containing several utility lines remained as common area in the PUD and therefore was dedicated as a public utility easement.

Mr. Orvis has built accessory buildings on several of the lots in the PUD which do not contain a residence. Even though he owns all of the property, this puts him in violation of our Zoning requirement that precludes accessory buildings from being placed on property that is not occupied by a residence. Mr. Orvis is now desirous of coming into compliance with our ordinance by vacating the PUD plat and creating one large 50 acre parcel which would contain his residence and the accessory buildings. Additionally, Mr. Orvis owns one of the two lots from the original Hidden Lake at Summerwood Phase 4 which were not included in the 2012 PUD creation. He is desirous of vacating that lot and including that property with the vacated PUD property.

The parcel will still have legal frontage on a dedicated street, it has WAY more than the minimum area required for a building lot and otherwise meets the requirements for a legal build lot.

With a 6" water main line and an 8" sewer mail still serving the property up the road alignment, Mr. Orvis will need to furnish a Public Utility Easement over the area previously covered by the road dedication.

With the PUD vacated, Mr. Orvis would also like to do a lot line adjustment to include the property occupied by one of his agricultural sheds with the larger parcel. The shed was built over the property line so the roughly 2,100 sq. ft. under the shed needs to be tied to the larger parcel. A copy of the survey plat is attached. Mr. Orvis' surveyor has prepared all of the necessary descriptions needed for the adjustment.

#### **Department Review**

The proposed vacation has been reviewed by the Engineering Department and Planning Department. The application was also reviewed by the South Davis Metro Fire Agency and a condition was requested by the agency to ensure the security gate at the entrance to the property meets the requirements of the Fire Code. A copy of their comments is attached.

#### Recommendation

The Planning Commission reviewed the proposed subdivision vacation and property line adjustment on September 27, 2016 and approved the proposed property line adjustment contingent on City Council approval of the proposed subdivision vacation.

With the conditions listed below, the Planning Commission forwards a positive recommendation for vacation of the Hidden Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 to the City Council:

- 1. Submit a signed Public Utility Easement document with a description covering the previous location of Hidden Hollow Circle.
- 2. Meet the requirements of the South Davis Metro Fire Agency related to the security gate at the entrance to the property.

#### **Significant Impacts**

None.

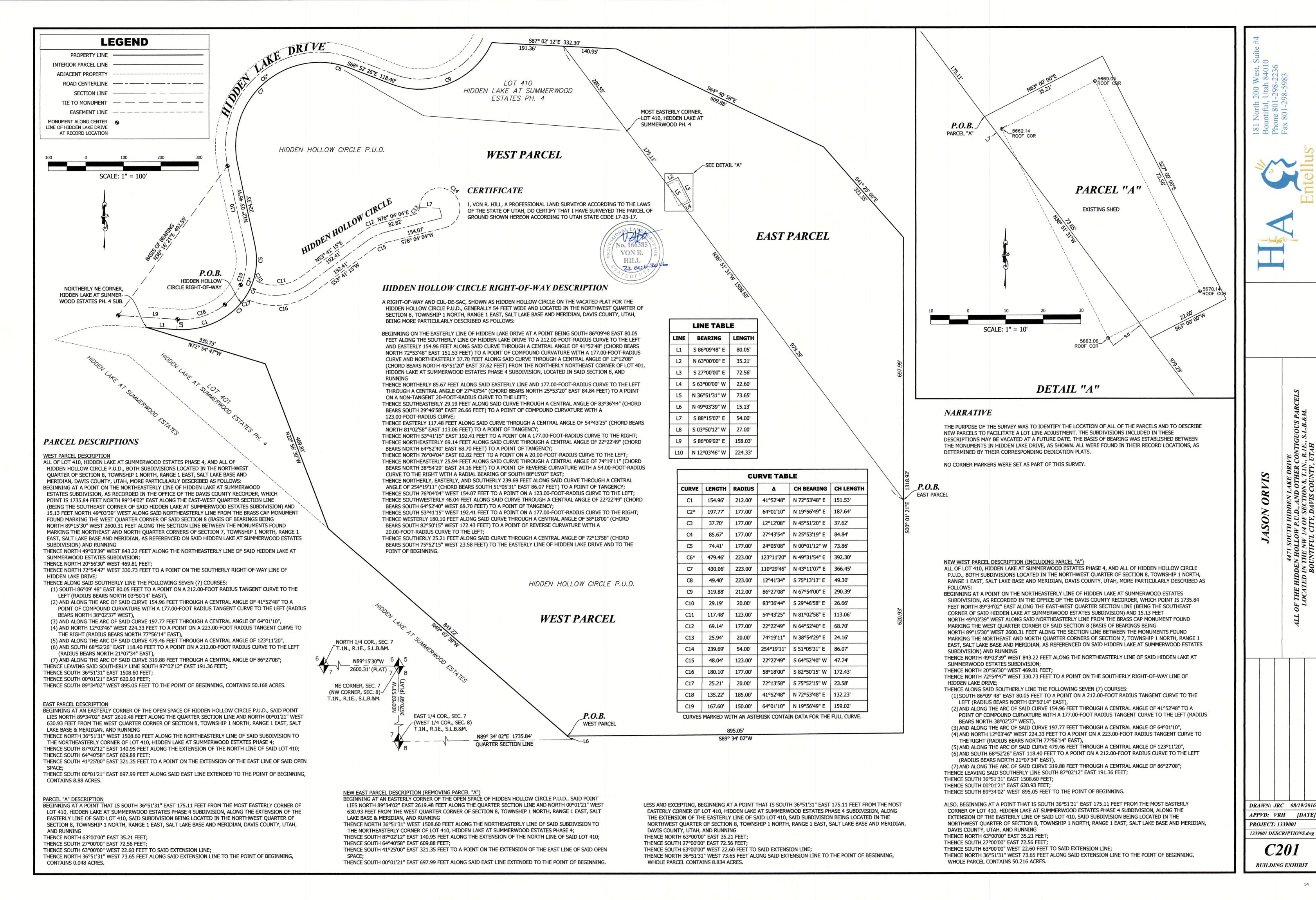
#### **Attachments**

Aerial photo showing the PUD area to be vacated.

Survey Plat showing the proposed PUD Vacation and Lot Line Adjustment and Descriptions. South Davis Metro Fire Plan Review Comments

#### Aerial Photo of the Hidden Hollow Circle PUD to be vacated





## **South Davis Metro Fire Agency**

#### Proudly Serving the Communities of

Bountiful - Centerville - Davis County - North Salt Lake - West Bountiful - Woods Cross **Fire Prevention Division** 

#### **COMMERCIAL PLAN REVIEW & COMMENTS**

PROJECT:	ADDRESS:
CONTACT PERSON:	PHONE:
EMAIL:	
	PHONE:
EMAIL:	FAX:
FIRE MARSHAL: Casey T. Vorwaller	PHONE: 801-677-2407
EMAIL: cvorwaller@sdmetrofire.org	FAX: 801-677-0166
REVIEWED BY:	PHONE: 801-677-2400
EMAIL:	FAX: 801-677-0166

#### 2015 IBC, IFC, & current NFPA Standards used for review

This review does not imply that all conditions were identified, and does not annul requirements identified by said codes.

DATE: OCCUPANCY:

CONSTRUCTION TYPE: #STORIES: FIRE SPRINKER:

FIRE FLOW: HYDRANTS NEEDED:

FIRE DEPARTMENT REVIEW COMMENTS/CONDITIONS OF APPROVAL:

PROJECT: ADDRESS:

#### 2012 IBC, IFC, & current NFPA Standards used for review

This review does not imply that all conditions were identified, and does not annul requirements identified by said codes.

**FIRE DEPARTMENT REVIEW COMMENTS- Continued** 



## **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

## Bountiful City Ordinance No. 2016-10

CITY MANAGER Gary R. Hill

An ordinance vacating the Hidden Hollow Circle P.U.D. and Lot 410, Hidden Lake at Summerwood Estates Phase 4 in Bountiful, Davis County, Utah, and releasing the public easements thereon.

WHEREAS, the property owners have petitioned the City to vacate the Hidden Hollow Circle P.U.D. and Lot 410, Hidden Lake at Summerwood Estates Phase 4, in order to merge the lots into a single parcel; and

**WHEREAS**, the request for vacation was reviewed by the Planning Commission on September 20, 2016, and recommended for approval; and

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

WHEREAS, the City Council held a public hearing on September 27, 2016 as required by State and local law; 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 the P.U.D. and lot as requested and that the request does not affect an existing street.

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:

All of Hidden Hollow Circle PUD and all of Lot 410, Hidden Lake at Summerwood Estates Phase 4, Bountiful, Davis County, Utah as further described in Exhibit "A"

<u>Section 2.</u> <u>Vacation.</u> On the effective date hereof, the Hidden Hollow Circle P.U.D. and Lot 410, Hidden Lake at Summerwood Estates Phase 4, located in Bountiful, Utah, are hereby vacated, and the easements thereon are hereby released except as required for existing public utilities in the location of the former Hidden Hollow Circle.

<u>Section 3.</u> <u>Recording of Ordinance.</u> 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.

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

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

Adopted this 27<sup>th</sup> day of September, 2016

		BOUNTIFUL CITY:
		Randy C. Lewis, Mayor
ATTEST:		
Shawna Andrus, Ci	ity Recorder	
State of Utah	)	
County of Davis	: ss )	
_	•	was duly acknowledged before me this day ewis and City Recorder Shawna Andrus of the City of
		Notary Public

**Subject:** Trip Hazard Elimination Contract Renewal

Author: City Engineer

Department: Engineering

Date: Sept 27, 2016



### **Background**

Since 2001 Bountiful City has used Precision Concrete Cutting as our Sole Source provider for sidewalk Trip Hazard cutting and elimination. This has been a very popular and successful way of removing uneven places in sidewalks without the high cost of complete removal and replacement of the concrete. We have covered every sidewalk in the city once but because trees keep growing and walks keep moving, we are in the process of reexamining and cutting the city sidewalks a second time.

## **Analysis**

Precision Concrete Cutting is the sole source provider for the type of service we require because the company founder developed the tools and method of concrete cutting that results in the smooth transitions that are desirable for sidewalk travel. Precision Concrete Cutting now owns several patents that make them the sole source for this process. The attached memo from Aaron Olliver, President of Precision Concrete Cutting explains the patents that cover their work. We have explored other processes in the past and have found the results to be very rough and undesirable.

Precision Concrete Cutting is proposing a cost of:

\$24.45/ inch-ft. (4.26% increase)
The 2015 price was \$23.45/inch-ft.
I have attached a copy of the proposal for your review.

The Streets department has budgeted \$100,000 for this work in the coming year.

### **Department Review**

This proposal has been reviewed by the City Engineer/Public Works Director.

### Recommendation

I recommend that the Council accept the proposal of Precision Concrete Cutting to provide Trip Hazard Elimination at the unit price of \$24.45 per inch-foot as proposed.

### **Significant Impacts**

None

### **Attachments**

- 1. Precision Concrete Cutting Sole Source Disclosure
- 2. 2016 Price Proposal



July 17, 2013

Paul C. Rowland, Engineer Bountiful City 790 South 100 East Bountiful, UT 84011

RE: Patent information

Dear Mr. Rowland:

Due to the nature of our business and our patented equipment and methods, frequently we have been asked to provide a letter stating that our technology relies upon patents that have been issued by the US Patent and Trademark office.

Precision Concrete Cutting is the only company authorized to use the patented equipment and method for removing sidewalk trip hazards as described by the following patent numbers:

U.S. Pat. No. 6,827,074

U.S. Pat. No. 6,896,604

U.S. Pat. No. 7,000,606

U.S. Pat. No. 7,143,760

U.S. Pat. No. 7,201,644

U.S. Pat. No. 7,402,095

Precision Concrete Cutting is the sole-sourced provider of these patents. If you have any questions or comments please feel free to give me a call.

Regards,

C. Alluri

Aaron C. Ollivier

President

Precision Concrete Cutting

3191 N. Canyon Rd Provo, Utah 84604

(801) 373-3990





# Trip Hazard Removal Pricing Schedule

Americans with Disabilities Act requires all trip hazards over 1/4 inch to have edge treatment. Our maximum size of trip hazard we prefer to remove is no higher than 2 inches. Cities typically give us specific areas to work in and have us remove all trip hazards between 1/4 inch and 2 inches. The city is to determine the specifications of removing the height of trip hazards. Slabs that contain cracks beyond repair and slabs that contain Spalling will not have trip hazards removed and will be marked on the invoice for replacement. All work performed is at the required 1:12 ratio.

These prices assume we will be cutting in a specific area and do not require mobilization from one area to another. Most cities plot out continuous street blocks for us to work on.

Our rates include marking out the height of each trip hazard, recording the address where the trip hazard is located and mapping on a city map where all trip hazards have been removed.

# **Proposed Breakdown**

Quantity of Trip Hazards to be Repaired 2,700 - 3,000 (depending on the average inch feet)

Total Lineal Feet to be Cut 300-450 (depending on the average inch feet)

Total Inch Feet to be Cut 4.090

Price per Inch Foot \$24.45

Proposed Budget \$100,000

Subject: Vehicle Purchase

**Author:** Chief Ross

**Department:** Police Department **Date:** September 27, 2016



#### **Background**

The following is a request to approve the purchase of three police vehicles. Funding for these vehicles has been approved in our FY 2017 budget.

### **Analysis**

The vehicles to be purchased are two Dodge Chargers which will be assigned to the patrol division and one Ford Explorer which will be assigned to the administration division. All three vehicles will be purchased from Performance Automotive Group utilizing state bid contract pricing. The Dodge Chargers are priced at \$25,468 each and the Ford Explorer is priced at \$31,695 for a combined total of \$82,631 which is within the amount budgeted.

The following vehicles will be sold or traded;

2010 Ford Explorer 110,000 miles

2010 Dodge Charger 108,000 miles

2011 Dodge Charger 109,000 miles

### **Department Review**

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

#### Recommendation

I respectfully request your approval to purchase two Dodge Chargers and one Ford Explorer in the amount of \$82,631. Thank you for your time and consideration in this matter.

#### Significant Impacts

Sufficient funds are currently budgeted.

### **Attachments**

N/A

Subject: Taurus Turbine Control System Upgrade

**Author:** Allen Ray Johnson **Department:** Light & Power

September 27, 2016 Date:



## **Background**

We have three turbine generators at our power plant. The two Titans were installed in 2012 and are each rated at 13.5 megawatts. The Taurus was installed in 2001 and is rated at 5 megawatts.

The Taurus is still in great condition but age is becoming a factor. In early 2015 we replaced the Taurus Engine because we identified multiple cracks in the combustion compartment while doing our fall maintenance and inspection. We also replaced the Human Machine Interface (HMI) for the Taurus in the spring of 2015.

In October of 2015 the City Council approved \$478,203 for the replacement of the Control and Alarm System for the Taurus. The 2016-17 budget includes \$500,000 to replace the Control and Alarm System for the Taurus.

We recently found out that we were missing some of the labor for Solar to complete the Control and Alarm System upgrade. The original Quote includes \$80,672 for installation labor but we had not received a quote from the Solar District office for the "technical supervision and Commissioning" work. This additional labor has been quoted at \$130,000.

### **Analysis**

We have this project built into our fall schedule and would like to continue with the project as scheduled. This work will take about 5 weeks to complete and is scheduled for October of 2016.

## **Department Review**

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

## **Significant Impacts**

The current budget includes \$500,000 to update the Taurus control and alarm system. We will exceed the budgeted amount for this project and will take the additional cost out of our contingency account.

### **Recommendation**

Power Commission and Staff recommend approval of the additional labor Quote from Solar Turbines in the amount of \$130,000.

## **Attachments**

None

Subject: Final Site plan review for an expansion of an existing

Medical Office building **Address:** 390 N. Main Street

**Author:** Chad Wilkinson, Planning Director **Department:** Planning and Engineering

Date: September 27, 2016



## **Background**

The applicant, Jimmy Nielson, representing Intermountain Health Care (IHC), is requesting final site plan approval for an expansion of the existing IHC Clinic located at 390 N. Main Street. The property is located in the DN (Downtown) zoning district and medical clinics are a permitted use in the zone subject to site plan review. The proposed expansion is approximately 52,700 square feet consisting of 3 floors.

## **Background and Analysis**

The proposed site plan received preliminary approval from the City Council on August 23, 2016. In approving the preliminary plan the Council approved a parking reduction allowing the use of a rate of 3.45 parking spaces per 1,000 square feet. The final plan shows a total of 360 spaces which complies with the approved reduction based on gross square footage of the buildings on both the north and the south lots. The applicant has requested a minor reduction to parking dimensions for several spaces on the north lot. The approving authority is authorized to allow for reduction in parking space length for interior parking spaces from 20 feet to 19 feet based on a positive recommendation by the City Engineer. Approximately 50 of the interior spaces are proposed to be reduced to 19 feet 6 inches in length. The minor reductions have been reviewed and recommended for approval by the City Engineer. Other spaces on site are shown with allowed overhang over sidewalks and landscape areas.

The revised plan shows the required 10 foot wide zone buffer landscaping along all property lines abutting residential zones to the east. The final landscape plan previously submitted will need to be revised to include the changes to the site plan and will need to include the required numbers of trees and shrubs as described in section 14-16-109 of the Land Use Ordinance.

## **Department Review**

The application has been reviewed by the City Planner and City Engineer.

### **Significant Impacts**

The proposed expansion will have an impact on traffic in and around the project area. The building will also represent a visual impact to the neighborhood.

## Recommendation

The Planning Commission reviewed the request for final site plan approval on September 6, 2016 and forwards a recommendation of approval to the City Council for final site plan approval subject to the following condition:

1. Signage will require separate permit. The monument sign shown along 400 North shall be located outside the required vision clearance area adjacent to the driveway.

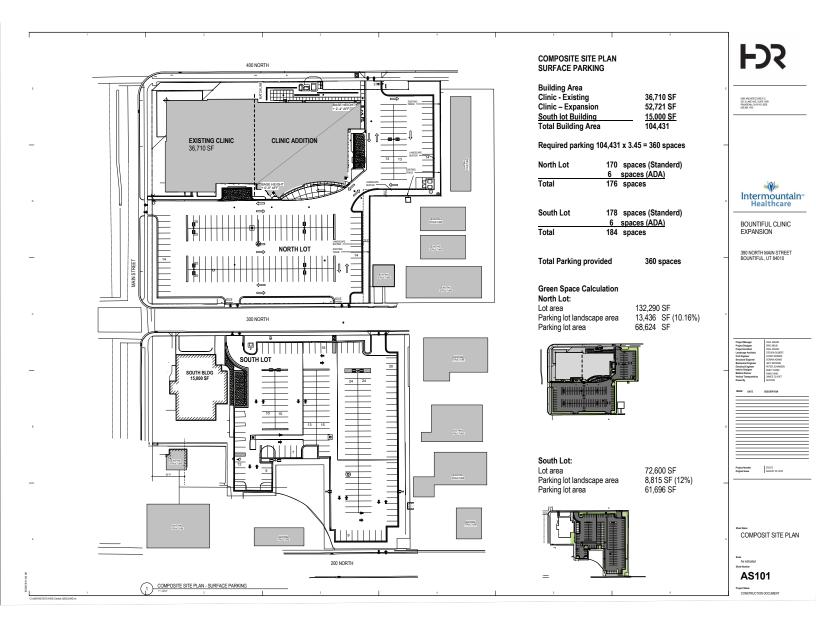
## **Attachments**

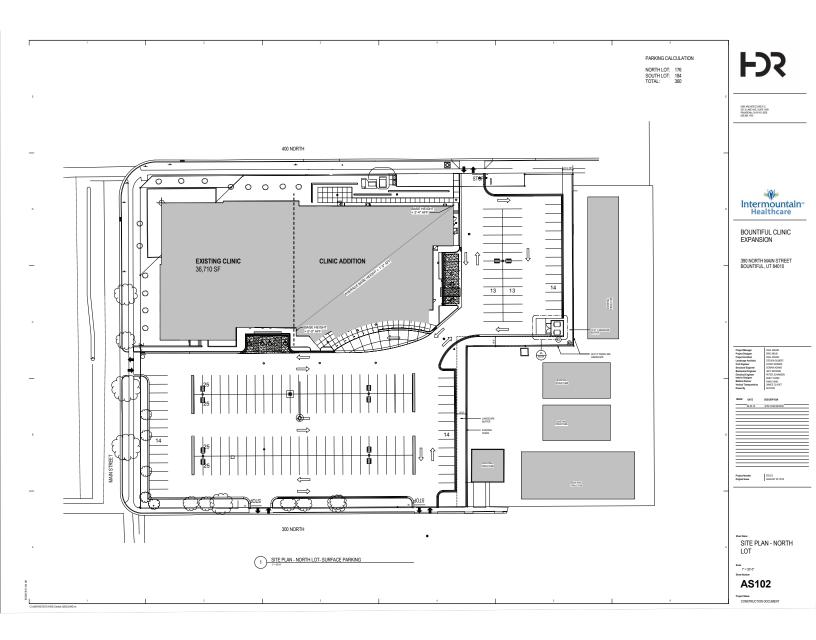
- 1. Aerial photo
- 2. Final Site Plan and Elevations

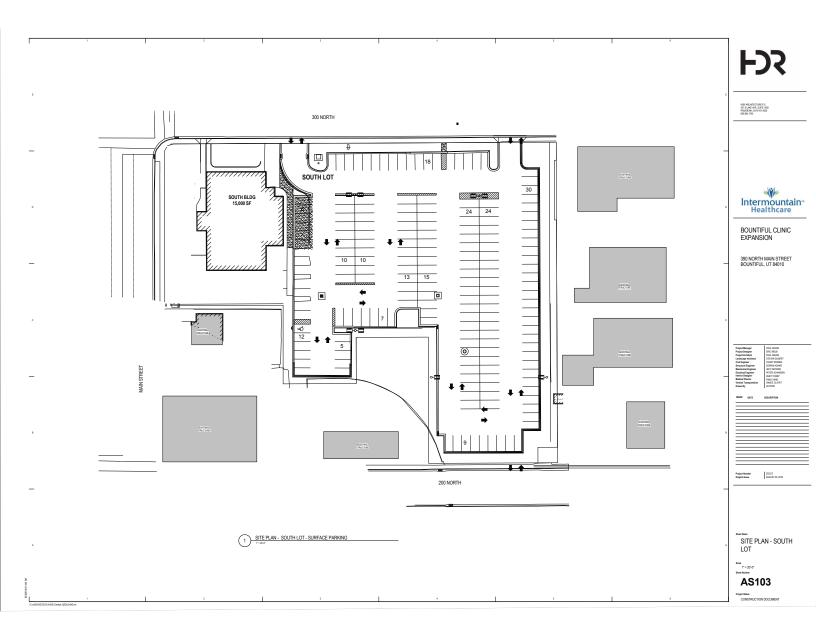
## **Aerial Photo**

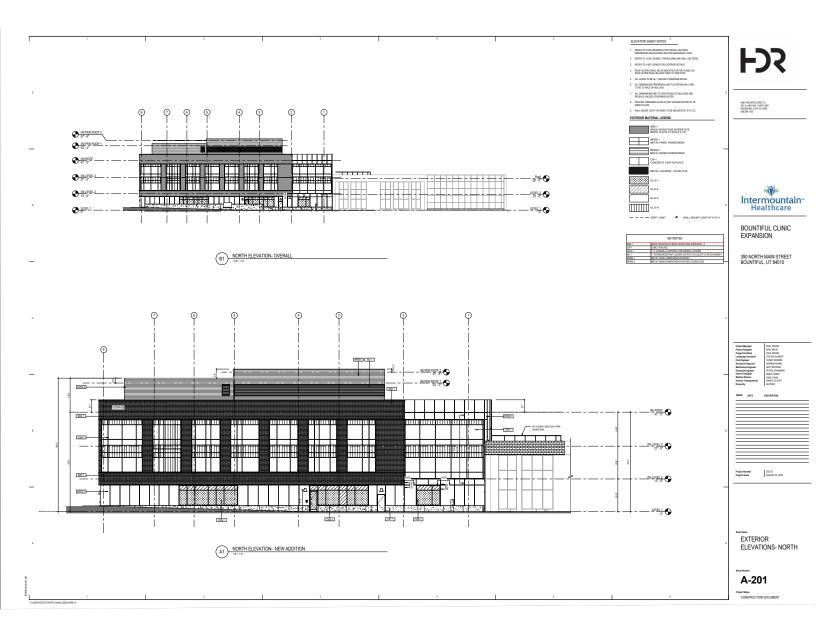


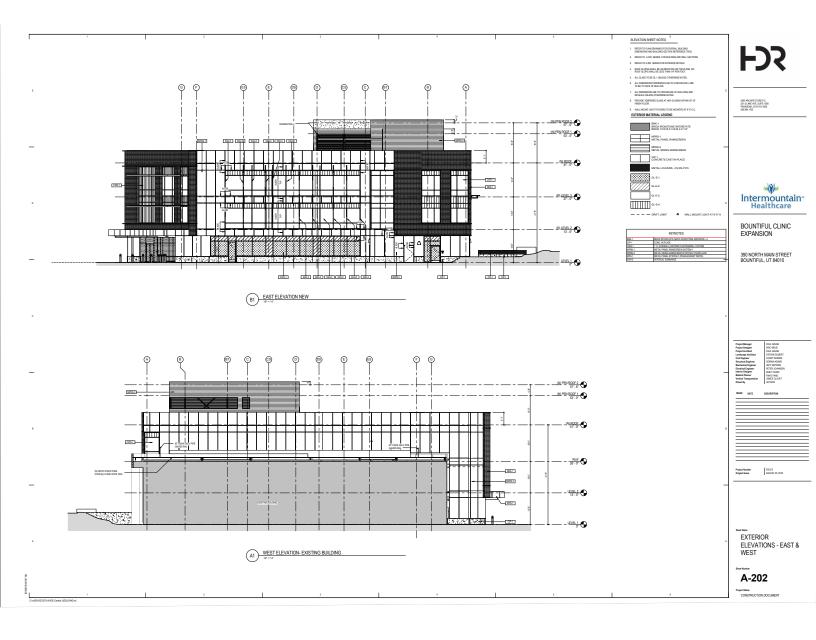
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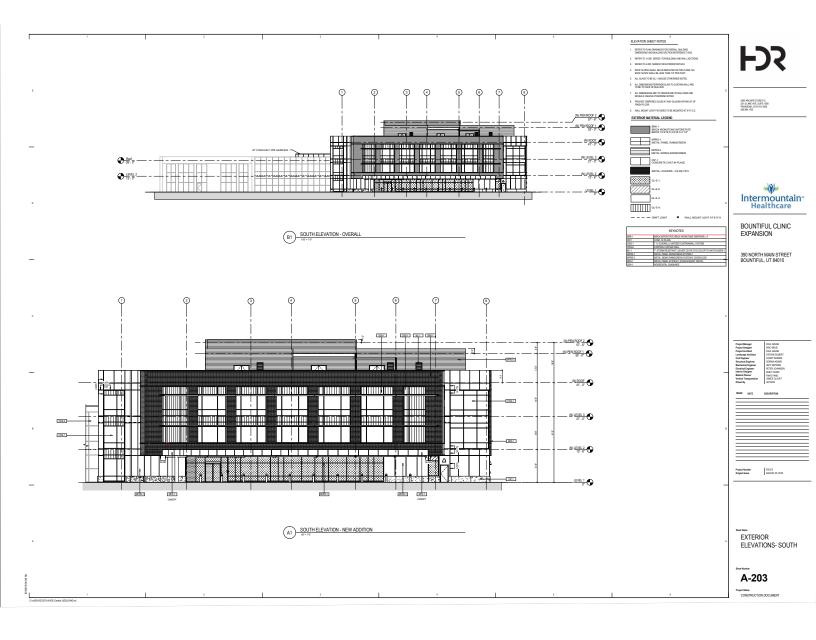










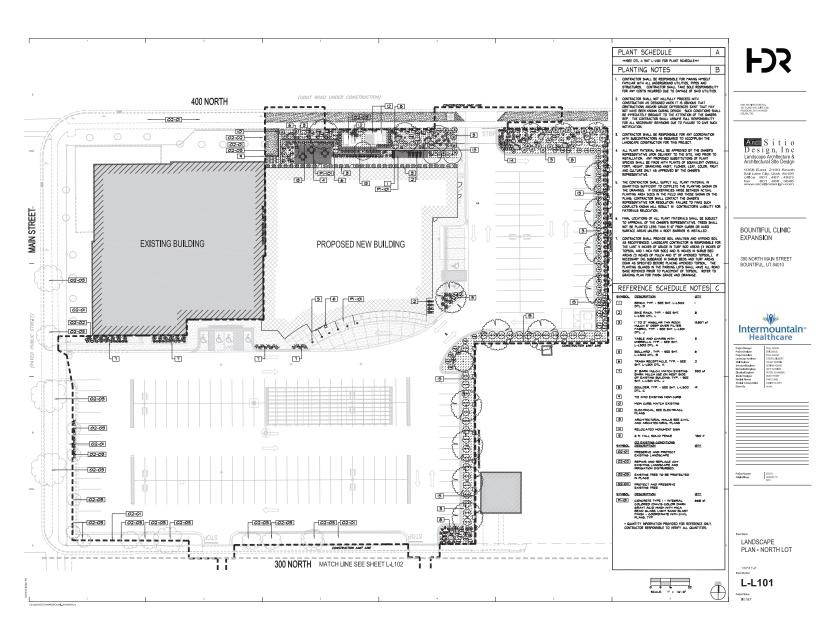


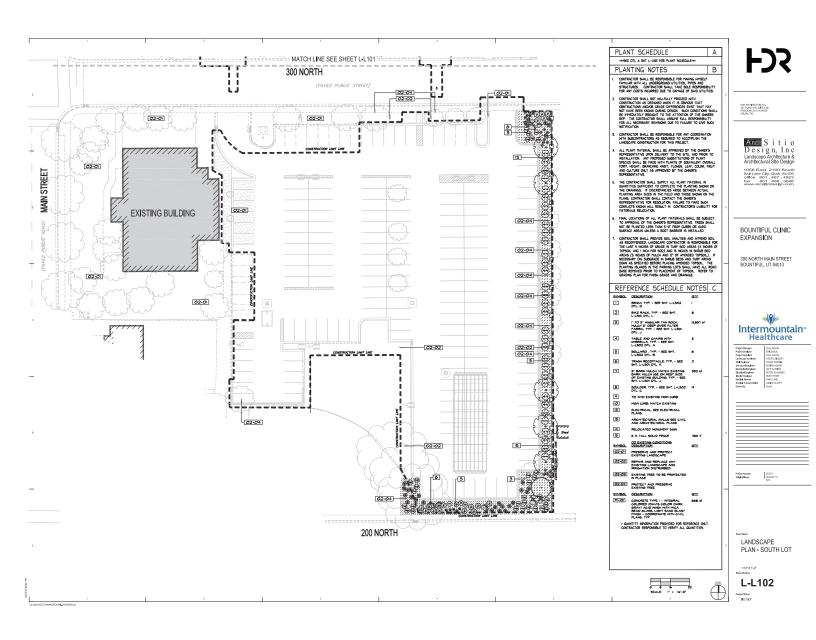


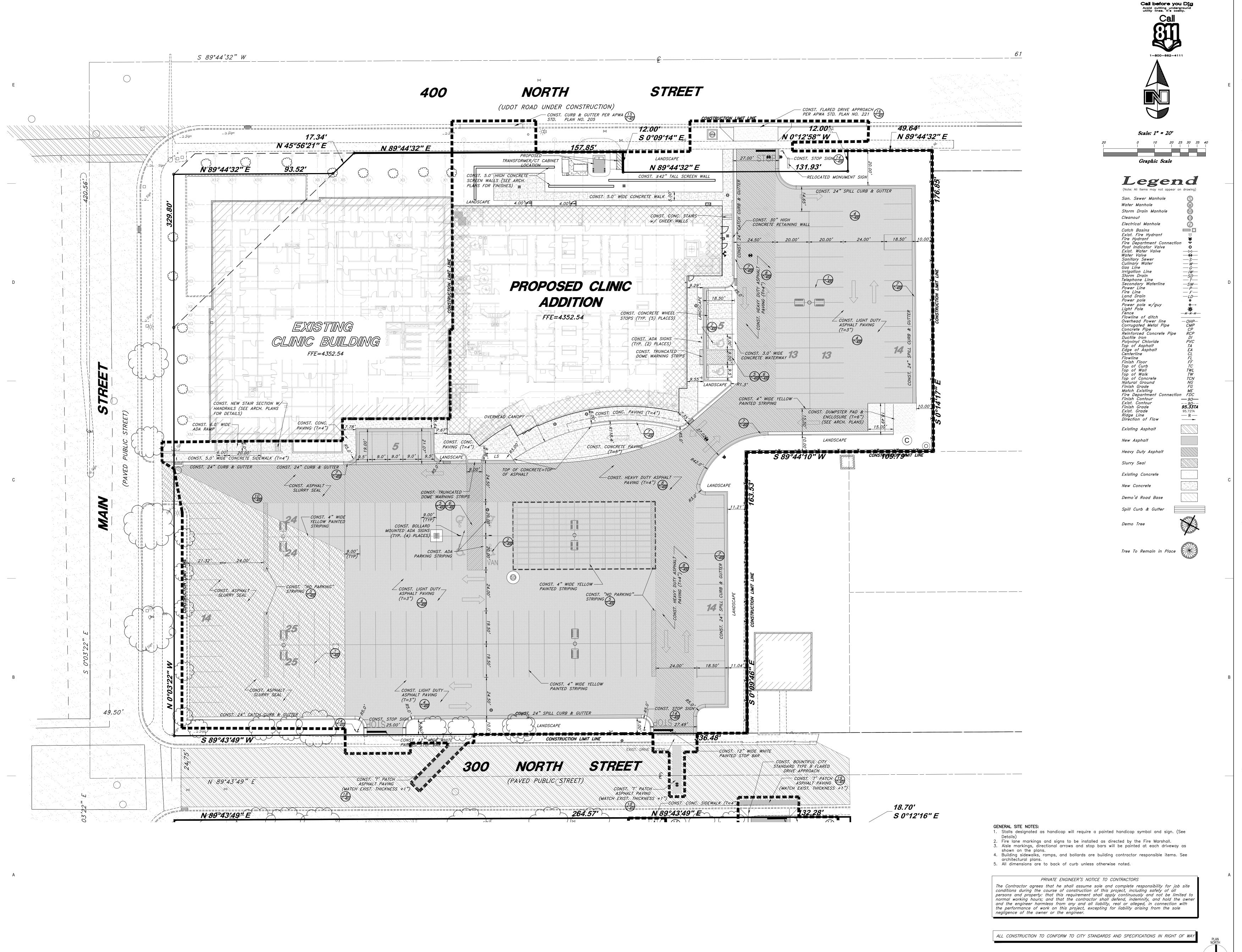












W:\16N906 - Bountiful Clinic Expansion\Drawings\16N906-S4.dwg, 9/19/2016 2:58:59 PM, brianb, 1:1



HDR ARCHITECTURE P.C. 251 S LAKE AVE, SUITE 1000 PASADENA, CA 91101-3020 626.584.1700





BOUNTIFUL CLINIC **EXPANSION** 

390 NORTH MAIN STREET **BOUNTIFUL, UT 84010** 

Project Designer **Project Architect** Landscape Architec Civil Engineer

Structural Engineer

**Electrical Engineer** Interior Designer

**Medical Planner** 

**Vertical Transportation** 

Mechanical Engineer RUBY THORP FANG YANG

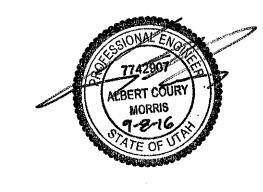
> AGENCY REVIEW 09/08/16

JANICE CLAVET

REBECCA CHILD

September 8, 2016

Project Number



Sheet Name

SITE PLAN

Sheet Number

Project Status

CONSTRUCTION DOCUMENTS - 100%

**Subject: Public Hearing-** Zone Map Amendment from RM-13 (Multi Family Residential 13 units per acre) to R-4

(Single Family Residential 4 units per acre)

**Property Addresses:** 441, 453 & 455 W. 1000 North

Author: Chad Wilkinson, Planning Director

**Department:** Planning **Date:** September 27, 2016



## **Background**

The proposal is to amend the zoning designation of three parcels totaling .79 acres. Two of the parcels are zoned C-H (Heavy Commercial) with a third parcel zoned R-4 (single family residential 4 units per acre). The applicant requests to amend the zoning of all three parcels to RM-19 (Multifamily residential 19 units per acre). The parcel zoned R-4 is currently developed with a single family home. The two commercial properties are currently vacant. The property is surrounded by Single Family residential zoning and use to the north and east, a cabinet manufacturing use and storage to the north, an existing bar use to the west and multifamily residential to the south. The property directly to the east is currently used as an office for the Davis School District.

## **Analysis:**

The proposed zone map amendment would facilitate the expansion of the existing Carrington Place Apartments. The applicant has submitted a conceptual plan that shows the construction of a 60-unit expansion. The majority of the expansion would occur on a 2.24 acre property already zoned RM-19. Inclusion of the subject properties in the development would facilitate a design that provides an opportunity for consolidation of a number of existing driveways on 1000 North and improved access for the existing complex.

Two of the parcels are zoned C-H (Heavy Commercial) which allows the largest variety of commercial uses, including industrial uses and other high-impact commercial uses such as auto sales, pawn shops, and drinking establishments. C-H zones are typically located along large arterial streets such as 500 West or Highway 89 and are often buffered from single family residential zones by multifamily zoning. Some of the potential commercial uses allowed within the C-H zoning district would be incompatible with the existing residential neighborhood. In addition, the location on a busy "S"-curve on 1000 North could make access to a commercial use on the property problematic. The size and configuration of the parcels makes them difficult to develop with a viable commercial use. The proposed change to RM-19 would provide a buffer for the single family residential neighborhood from commercial uses to the west. The inclusion of the R-4 parcel will allow for access aligned with 400 West Street and provide a separation from the "S"-curve allowing for an improved

access for the parcels and consolidation of several driveways along the curve further improving circulation for the neighborhood.

The approval of the zone change does not include approval of the site plan. Additional review through the site plan review process will be required prior to development.

## **Standard of Review**

As a matter of procedure, whenever the City Council considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

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

## **Department Review**

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

## **Significant Impacts**

The proposed zone change will facilitate an expansion of an existing Multi-family apartment development which will create changes in the traffic pattern in the area. The proposal replaces an existing trailer park that housed between 20-30 units, so the incremental impacts to traffic will be within the designed capacity of the street system. In addition, the majority of the property to be developed is already zoned RM-19. Therefore the addition of .79 acres will not create substantial additional traffic that is not already anticipated in the General Plan.

## **Recommendation:**

The Planning Commission reviewed the request at their August 16, 2016 meeting and forwarded a recommendation of approval to the City Council for the proposed zoning map amendment of three parcels totaling .79 acres from C-H (Heavy Commercial) and R-4 (Single Family Residential 4 units per acre) to RM-19 (Multi Family Residential-19 units per acre).

## **Attachments**

- 1. Aerial photo
- 2. Application Materials
- 3. Existing Zoning Map
- 4. Proposed Zoning Map Amendment

## **Aerial Photo**





July 21, 2016

RE: Carrington Place Rezone - 455 W, 453 W, and 441 W 1000 North

## Legal Description

Please see attached survey and legal description.

## Intended use of the property

The intended use of the property is apartments similar to the Carrington Place Apartments to the South.

## Zone Change

The zone change is necessary to expand the Carrington Place Apartments. The 3 parcels, all under the same ownership, will be combined with the parcel to the south. The adjacent property to the south is currently zoned RM-19. Two properties are currently zoned Commercial Highway (C-H) and the other parcel is zone Residential 4 (R-4). The new development helps serve the need for quality affordable housing in Bountiful City and provides reinvestment into the area. The apartments are to be market rate units.

## Detrimental impacts to health, safety and general welfare of neighboring properties.

There are no intended impacts of the project to the health, general welfare or safety of neighboring properties. The development will comply with City ordinances and standards. The additional benefits to the area include upgrading vacant properties and a mobile home park to permanent structures with professional landscaping, architecture and onsite management.

#### Timeline

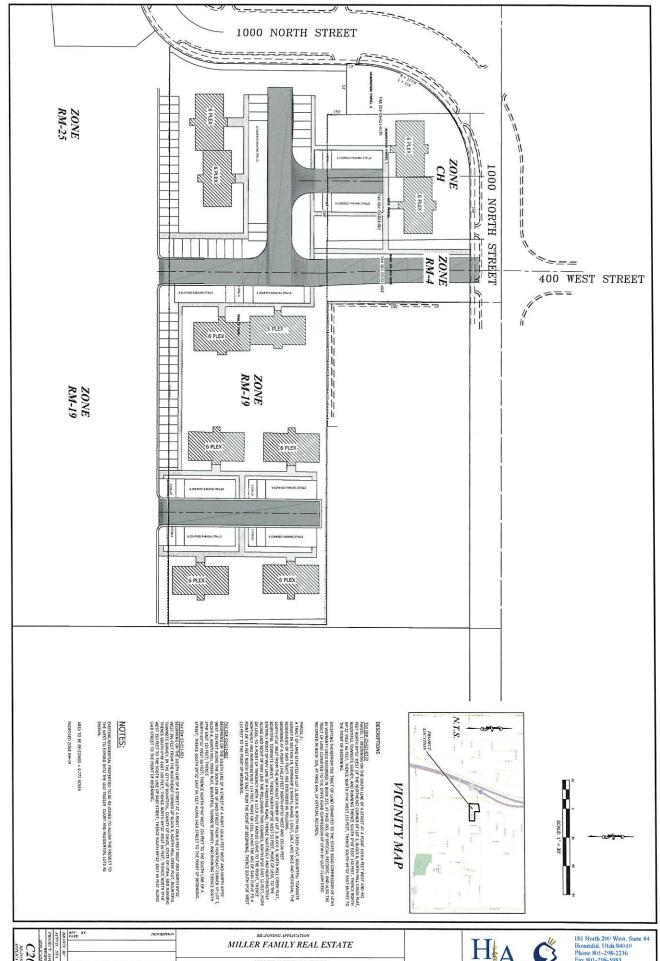
The project is planned to be under construction in early spring 2017 and will be funded by Larry H. Miller Real Estate.

Sincerely,

Greg Flint

Sra Flit

Larry H. Miller Real Estate

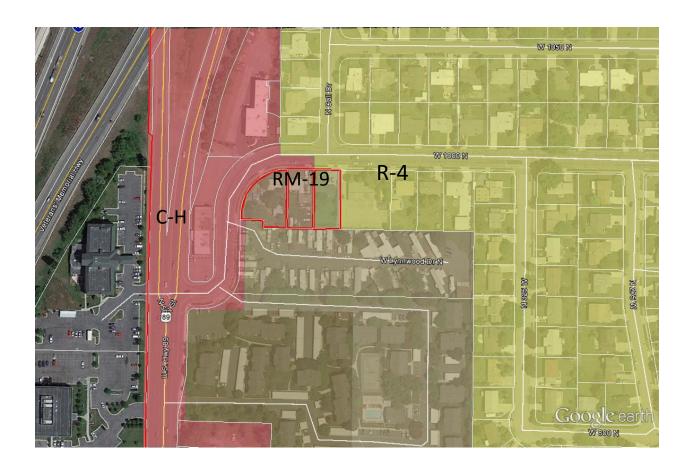


DRIVEN BE LEVEL BY LE	MILLER FAMILY REAL ESTATE	181 North 200 We Bountifut, Utah 8 Phone 801-298-2:	4010 236
NAME TO THE PROPERTY OF THE PR	APPROX. 15 WEST 1000 NORTH	Fax 801-298-598:	8
4.2016	LOCATED IN THE NW 1/4 OF SECTION 19, T.2 N., R.1 E., S.L.B.&M. BOUNTIFUL CITY, DAVIS COUNTY, UTAH	Entellus	67

# **Existing Zoning**



# **Proposed Zoning**





## **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. 2016-11

An ordinance amending the Bountiful City Zoning Map to change the zoning designation of three parcels totaling .79 acres. Two of the parcels are zoned C-H (Heavy Commercial) with a third parcel zoned R-4 (single family residential 4 units per acre). The applicant requests to amend the zoning of all three parcels to RM-19 (Multifamily residential 19 units per acre).

## It is the finding of the Bountiful City Council that:

- 1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
- 2. The zoning change request has been made by the owners of the subject property.
- 3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map and ordinance amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
- 4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on August 16, 2016.
- 5. The Bountiful City Council held a public hearing on this proposal on September 27, 2016.

## Be it ordained by the City Council of Bountiful, Utah:

<u>Section 1.</u> The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as RM-19 (Multifamily residential 19 units per acre):

### TAX ID# 03-021-0139

PARCEL 1: BEGINNING ON THE SOUTH LINE OF A STREET AT A POINT 1018.8 FEET WEST AND 462 FEET NORTH 89°52' WEST OF THE NORTHEAST CORNER OF LOT 3, BLOCK 8, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, AND RUNNING THENCE SOUTH 0°48' EAST 150 FEET, THENCE NORTH 89°32' WEST 66 FEET, THENCE NORTH 0°48' WEST 150 FEET, THENCE SOUTH 89°32' EAST 66 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE TRACT OF LAND CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY WARRANTY DEED RECORDED IN BOOK 325, AT PAGE 693, OF OFFICIAL RECORDS, AND ALSO THE TRACT OF LAND CONVEYED TO THE STATE ROAD COMMISSION OF UTAH BY QUIT CLAIM DEED RECORDED IN BOOK 325, AT PAGE 694, OF OFFICIAL RECORDS.

PARCEL 2: A TRACT OF LAND SITUATED IN LOT 3, BLOCK 8, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY IN SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THE BOUNDARIES OF SAID TRACT ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1545.29 FEET NORTH 89°30' WEST AND 130.00 FEET SOUTH 0°28' WEST FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 8, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, THENCE NORTH 89°30' WEST 53 FEET, MORE OR LESS, TO THE EASTERLY RIGHT OF WAY LINE OF A FRONTAGE ROAD, THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE THE FOLLOWING TWO COURSES, NORTH 0°29' EAST 12 FEET, MORE OR LESS, TO A POINT OF TANGENCY WITH A 117.0 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHERLY AND NORTHEASTERLY 114 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE TO A POINT OF 110 FEET NORTH 0°28' EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 0°28' WEST 110 FEET TO THE POINT OF BEGINNING.

#### TAX ID# 03-021-002

BEGINNING ON THE SOUTH LINE OF A STREET AT A POINT 1018.8 FEET WEST AND NORTH 89°32' WEST 330 FEET ALONG THE SOUTH LINE OF SAID STREET FROM THE NORTHEAST CORNER OF LOT 3, BLOCK 8, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, AND RUNNING THENCE SOUTH 0°48' EAST 150 FEET; THENCE NORTH 89°32' WEST 66 FEET; THENCE NORTH 0°48' WEST 150 FEET TO THE SOUTH LINE OF A STREET; THENCE SOUTH 89°32' EAST 66 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

#### TAX ID# 03-021-001

BEGINNING ON THE SOUTH LINE OF A STREET AT A POINT 1018.8 FEET WEST AND NORTH 89°32' WEST 396 FEET FROM THE NORTHEAST CORNER OF BLOCK 8, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, IN THE CITY OF BOUNTIFUL, COUNTY OF DAVIS, STATE OF UTAH, AND RUNNING THENCE SOUTH 0°48' EAST 150 FEET; THENCE NORTH 89°32' WEST 66 FEET; THENCE NORTH 0°48' WEST 150 FEET TO THE SOUTH LINE OF SAID STREET; THENCE SOUTH 89°32' EAST 66 FEET ALONG SAID STREET TO THE POINT OF BEGINNING.

<u>Section 3.</u> 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, and any liabilities already incurred.

**Section 4.** This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 27<sup>th</sup> day of September 2016.

	Randy C. Lewis, Mayor
ATTEST:	
Shawna Andrus, City Recorder	<u> </u>

## Subject Property- 441, 453 & 455 W. 1000 North



 $G:\ \ \ Carrington\ \ Place\ \ Zone\ \ Change\ \ 455,453,441\ \ W\ \ 1000\ \ N\ \ Rezoning\ \ Ordinance\ \ 2016-11-Carrington\ \ Zone\ \ Change. doc$ 

# **City Council Staff Report**

Subject: Preliminary Site Plan and Preliminary Subdivision

For Mixed Use Development on PAD A of Rengissance Town Conf

For Mixed Use Development on PAD A of Renaissance Town Center

**Property Addresses:** 1520 S. Main Street **Author:** Chad Wilkinson, Planning Director

**Department:** Planning **Date:** September 27, 2016



## **Background**

The applicant, Bruce Broadhead, requests preliminary site plan and preliminary subdivision plat approval for a new mixed use development located on "Pad A" (shown now as Lot 9) of the Renaissance Town Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level.

### **Analysis**

The property is part of the original Renaissance Town Center PUD and is subject to review under both the original PUD requirements and the newly adopted standards of the MXD-PO zone.

## **Parking**

Parking will be provided to the site through spaces located within the building footprint of the proposed structure and through the use of the existing parking garage. One significant change proposed to the new Lot 9 is the connection of the building to the parking structure to allow for convenient use of the parking by residents and customers of the development. Based on the commercial square footage and the number of residences proposed, the total parking required for the development is 98 spaces. The applicant proposes a total of 38 spaces within the footprint of the building with additional 60 parking spaces to be provided in the city owned garage. The Code requires at least one covered space per residential unit.

The applicant has submitted a parking analysis prepared by Hales Engineering prior to the zone change application. While the letter does not specifically address "Pad A" or the new residential use proposed, it does indicate that the site currently has adequate parking to accommodate the proposed development based on the discussion surrounding building 1580. Future expansion of the site will require additional analysis to ensure adequate parking as development moves south on the site.

## **Building Height and Design**

The new MXD zoning limits the height of buildings to 60 feet with an additional one foot of height allowed with each additional one foot of setback from the public right of way. The minimum setback for the building is five feet from the public right of way. The proposed building is setback seven feet from the right of way. The applicant has indicated a height of 59.5 feet measured from average grade as defined in code.

The proposed building materials consist of concrete panels on the lower commercial floors with an EIFS material, which is a stucco-like material, designated for the residential upper floors. The building also includes a generous amount of fenestration (windows) and includes balconies for each of the multifamily units to provide for some private outdoor space. The MXD-PO zone does not have a specific standard for building materials.

## Landscaping

The MXD-PO zone does not specifically address landscaping. The original PUD approval included approved landscaping for the Pad A area. Landscaping for Pad A consisted of street trees located in tree wells along 1500 South. These trees will be installed as part of the development along with some small planter boxes proposed between the building and the public sidewalk.

### **Preliminary Subdivision**

The application includes a subdivision plat which serves two purposes. First, the subdivision plat will separate the existing Maverick convenience store from Pad A and create separate lots for these two uses. Second, the plat will vacate a portion of common area and easements originally platted with Phase 1 Plat 1 of the Renaissance Towne Centre PUD. This will enable the proposed building to be attached to the parking garage without encroaching on easements. The proposed vacation of the easements has been reviewed by impacted public utilities and should not present any conflicts based on existing utility installation. After discussion at the Planning Commission, it was determined that a question regarding the calculation of minimum lot sizes for the new zone should be addressed through a text amendment at the time of final subdivision approval rather than through the original condition recommending revised lot sizes.

## **Department Review**

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

## **Significant Impacts**

The proposal includes the use of the existing City owned parking garage. While capacity still exists in the parking garage, future development will need to provide additional parking areas to meet minimum parking standards. Impacts to traffic in the area were analyzed during the initial approval of the site and improvements have been constructed (including the round-about) to mitigate traffic impacts.

## Recommendation:

The Planning Commission reviewed the item on September 6, 2016 and forwards a recommendation of approval to the City Council for preliminary site plan approval and preliminary subdivision approval subject to the following conditions:

- 1. Complete any and all redline corrections.
- 2. Parking spaces shall meet the minimum dimension standards from Chapter 18 of the land use ordinance. Spaces shall be 9 feet by 20 feet unless specifically modified by the approval authority.
- 3. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

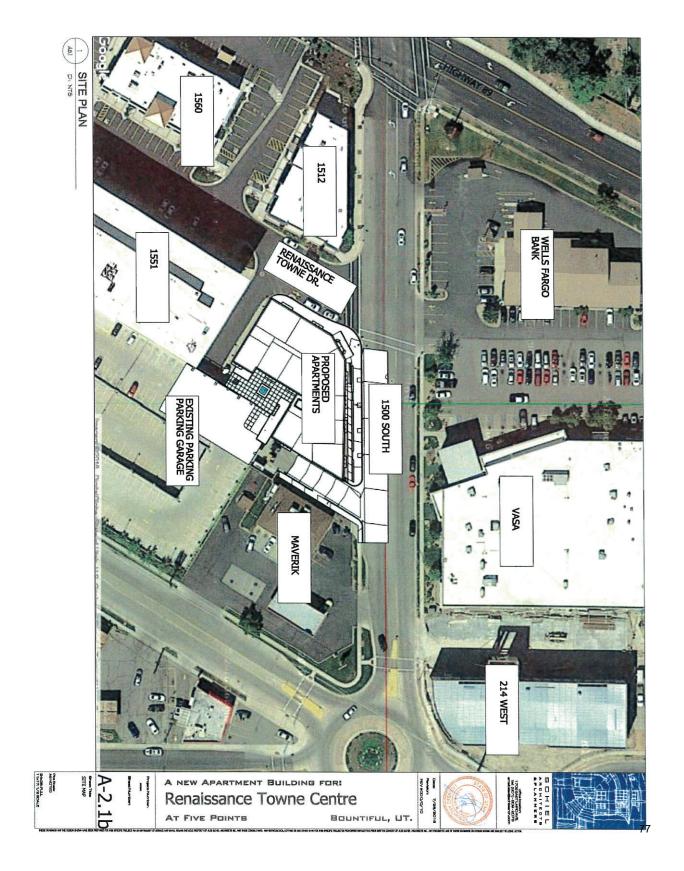
## **Attachments**

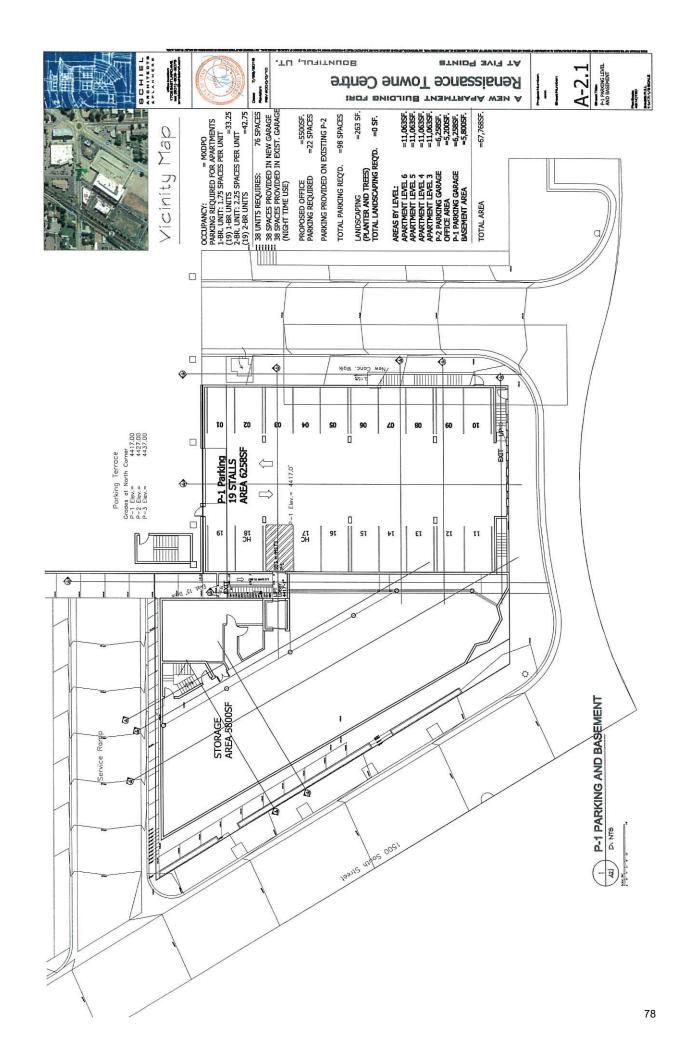
- 1. Aerial photo
- 2. Application Materials

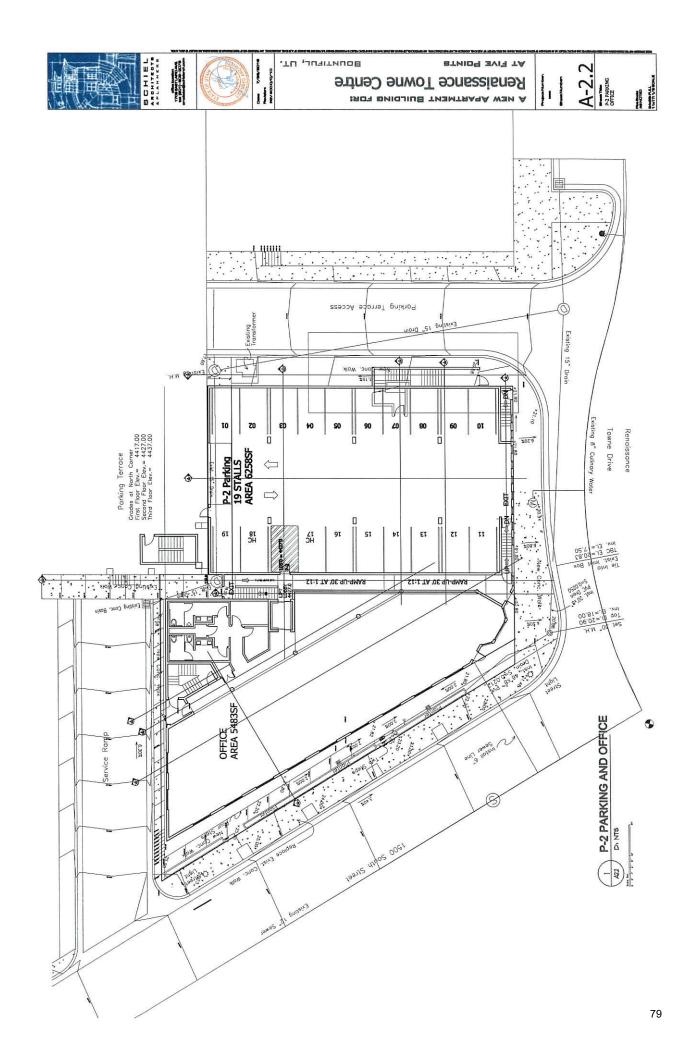
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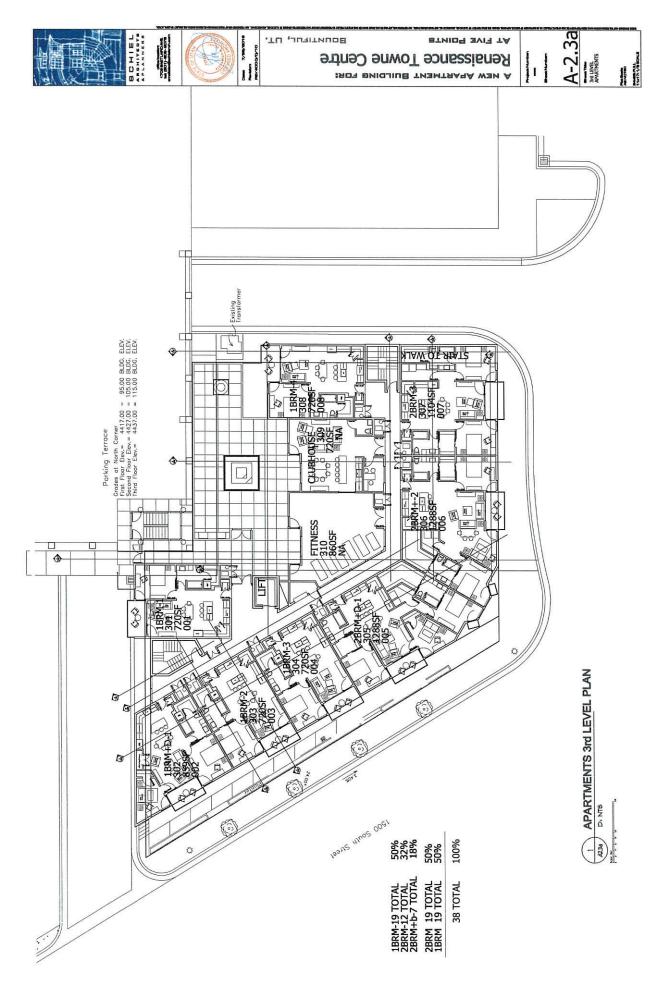
# **Aerial Photo**



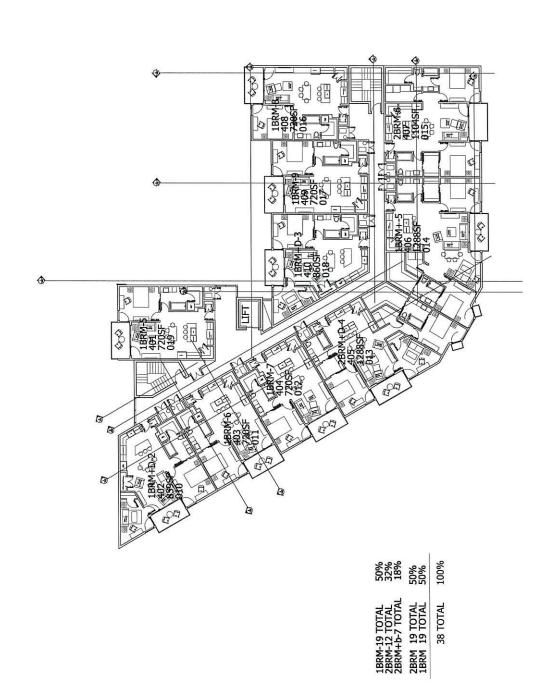




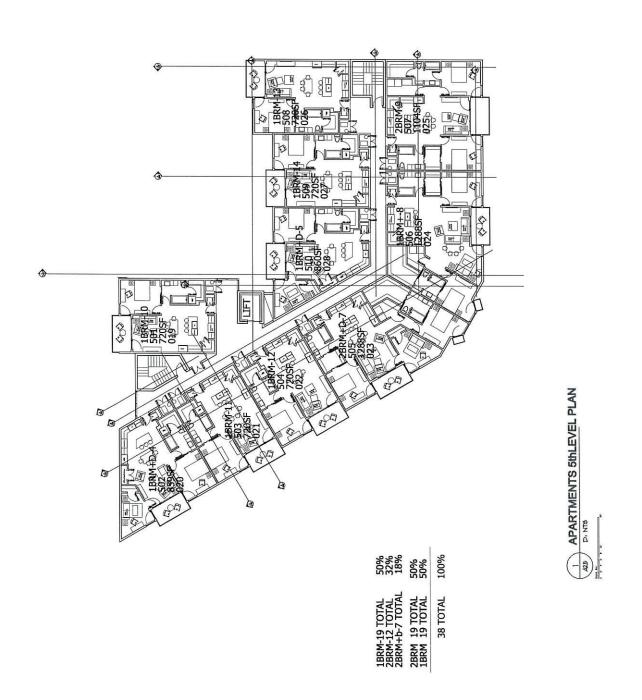


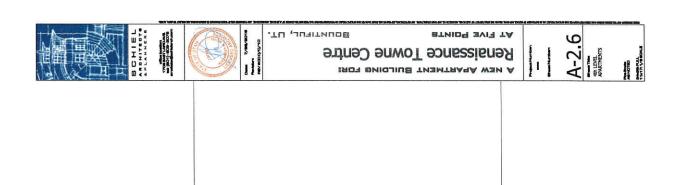


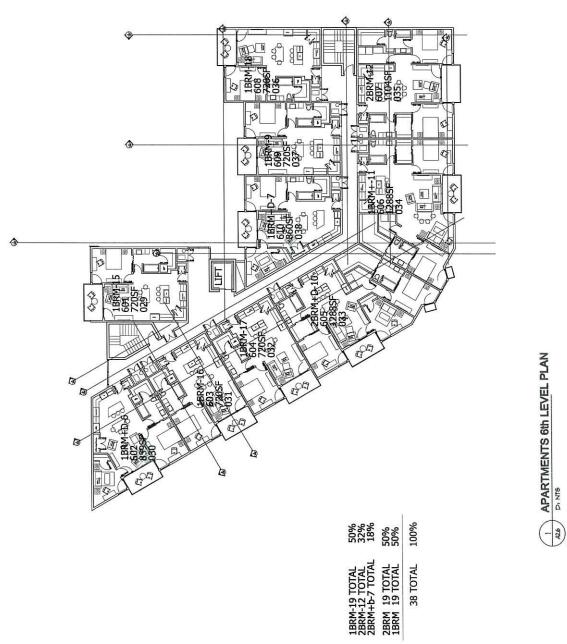


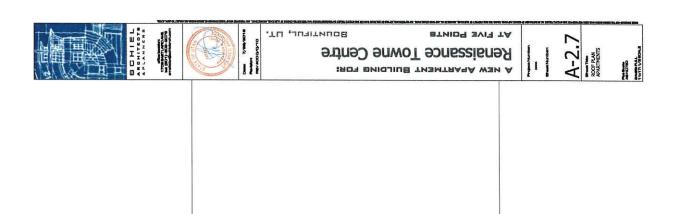


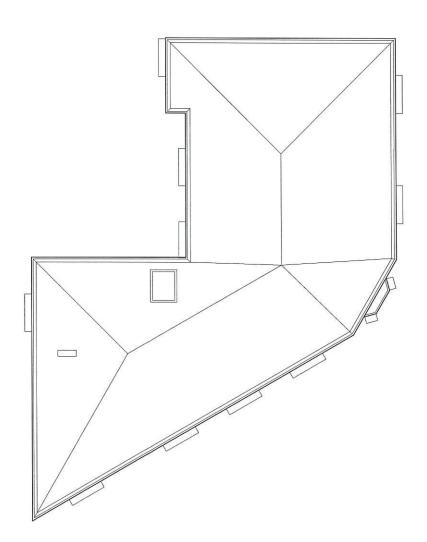




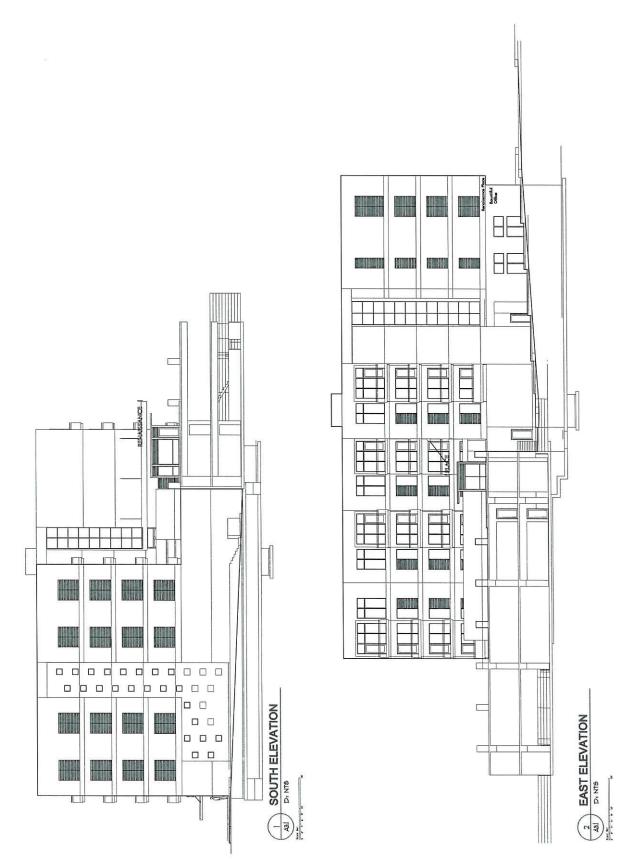


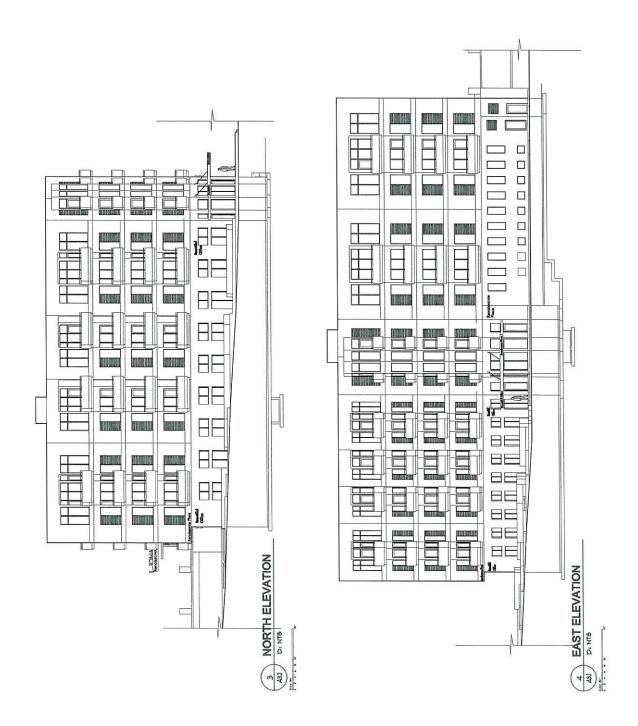


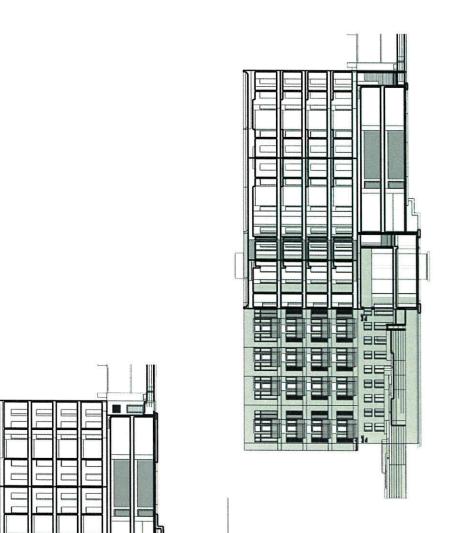




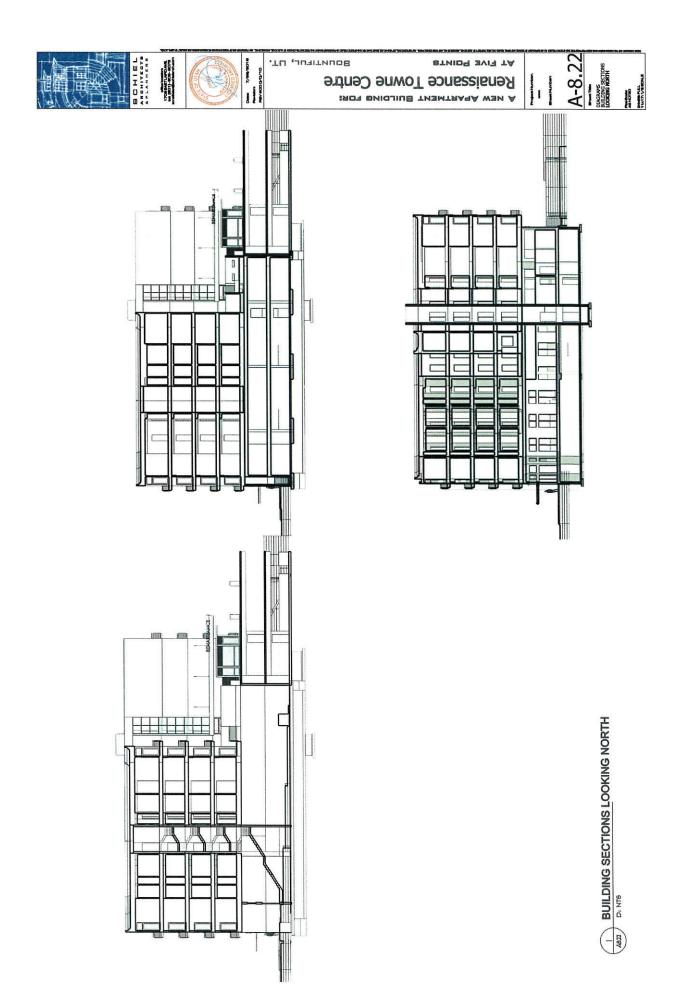


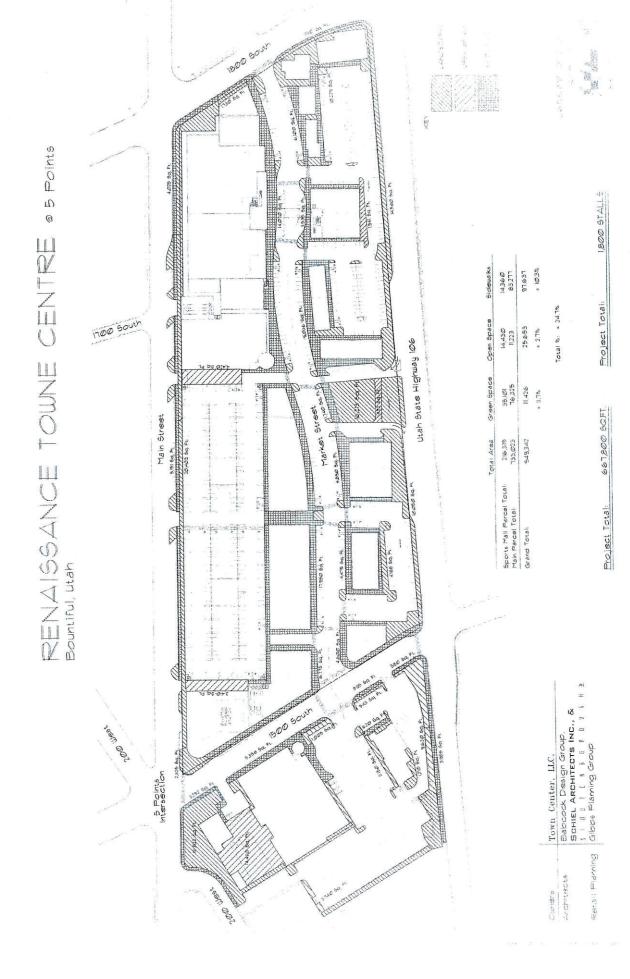


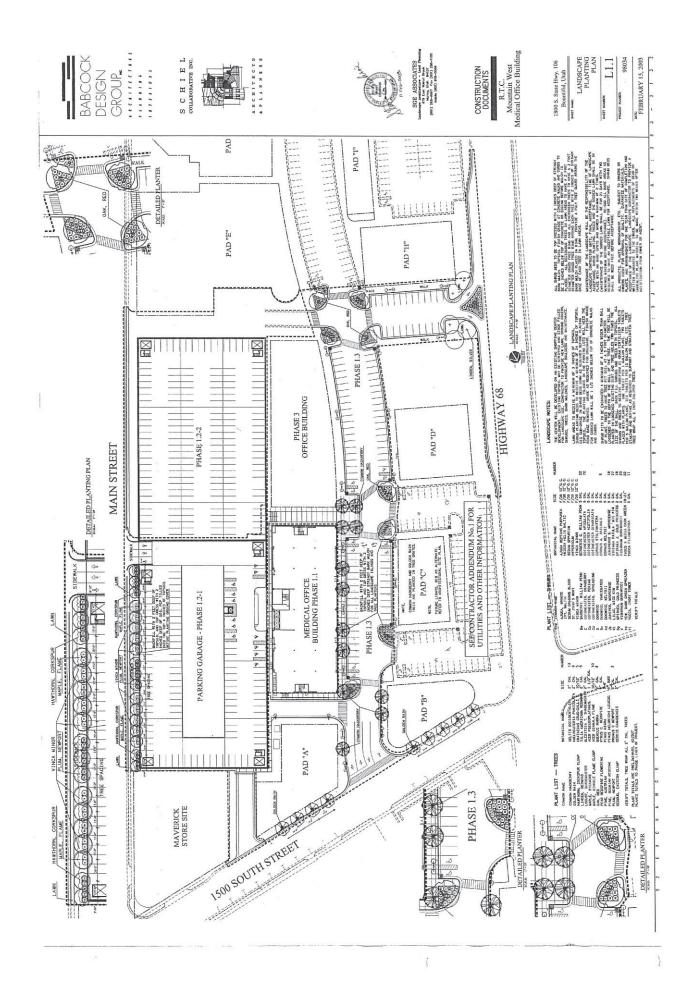


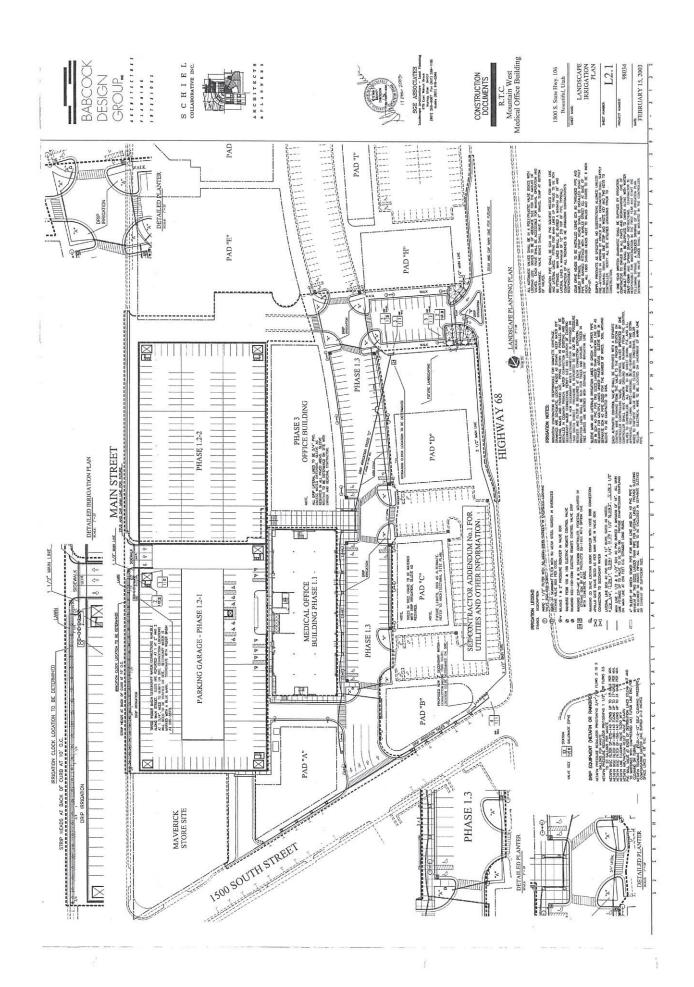


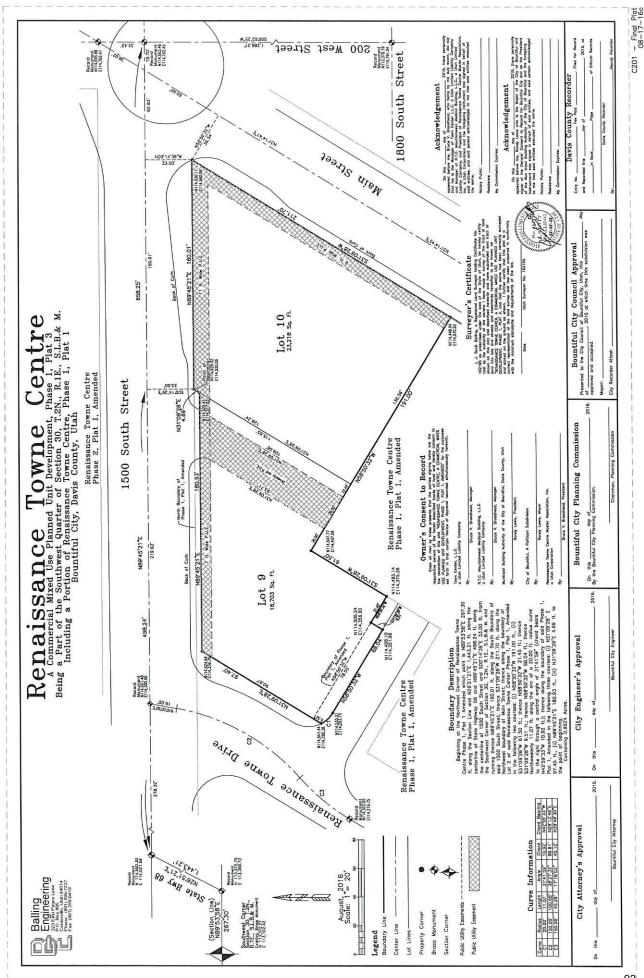
BUILDING SECTIONS LOOKING EAST











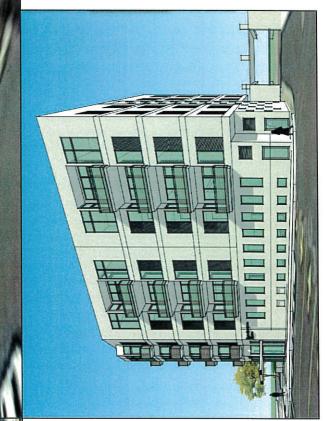


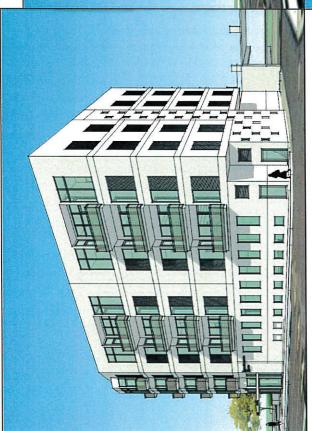






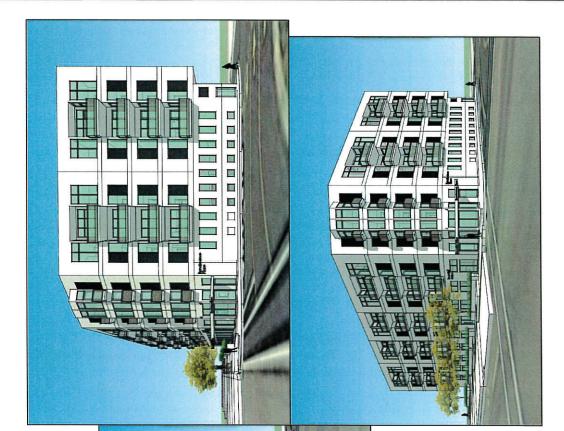








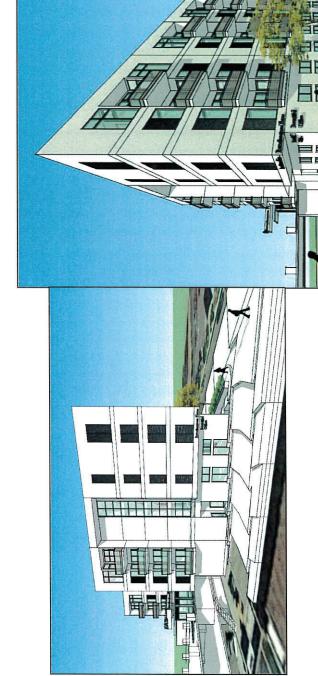
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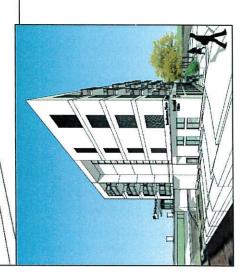




PERSPECTIVE LOOKING TO EAST AND SOUTH D: NTS

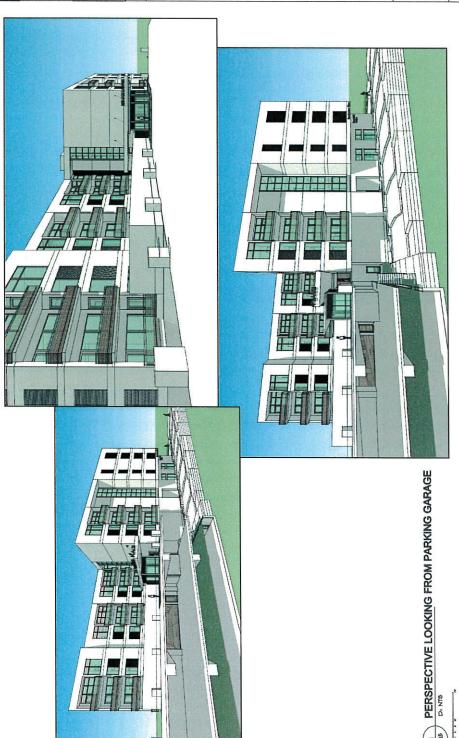
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PERSPECTIVE LOOKING FROM 1500 SOUTH







Page 1 of 3

#### **MEMORANDUM**

Date:

March 9, 2016

To:

Bruce Broadhead

From:

Hales Engineering

Subject:

Bountiful – Renaissance Town Center Parking Study (Zone 2 & 3)

UT15-692

This memorandum discusses the parking study completed for Broadhead & Company in consideration for their parking demands at the Renaissance Town Center project located in Bountiful, Utah. The study covers the existing land uses south of 1500 South (Zone 2), see figure in Appendix. We have evaluated the current parking supply and demand, the Bountiful City Code parking requirements, and a national data base for parking requirements (Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition, 2010.

It has been our experience that the actual parking demands in Bountiful are typically lower than the City requirements. The following paragraphs identify our recent parking counts within the City limits, and more specifically at the Renaissance Town Center, and our time of day calculations for this project based on the various zones identified for this study (see vicinity map in Appendix).

In an effort to identify the existing parking demand rates, Hales Engineering completed parking counts on January 27, 2015. The counts were completed at 10:00 a.m. to identify the current parking demand, and the data was stratified between 6:00 a.m. and 11:00 p.m., based on information from ITE for each land use. Because the parking data collection was completed separately for each land use, we were able to separate the parking demand and identify a parking demand per 1,000 square feet of gross floor area.

### Property South of 1500 South (Zone 2)

The property south of 1500 South includes the following buildings (see site plan in Appendix):

- 1512
- 1551
- 1560

It was identified that the upper four levels of building 1551 (83,500 square feet), was occupied with medical office uses and that 261 stalls were being used in the parking structure at the time of data collection. The following parking demand rate was identified:



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3.10 stalls / 1,000 square feet GFA (Medical Office)

The 2,650 square feet of retail space is accessed from Renaissance Town Center Drive and was therefore not included within the calculations.

A second calibration was completed to evaluate the remaining occupied spaces in Zone 2 (south of 1500 South). This additional calibration identified the following parking demand rates:

- 1.44 stalls / 1,000 square feet GFA (Retail)
- 1.00 stalls / 1,000 square feet GFA (Office)

Applying these rates to the existing square feet of medical office, retail, and general office space on-site yields a maximum projected demand of 472 stalls at 11:00 a.m. with the assumption that all buildings are fully occupied.

As an alternative, using the Bountiful City Code rates of 5 stalls / 1,000 square feet for retail, 4 stalls / 1,000 square feet for medical office, and 5 stalls / 1,000 square feet GFA for general office space would yield a maximum projected demand of 579 stalls at 11:00 a.m., again with the assumption that all buildings are fully occupied.

Either method would identify that the parking supply of 609 stalls in Zone 2 are not fully occupied at the peak demand period of the day (11:00 a.m.), and that between 30 and 137 stalls would be vacant.

#### Building 1580 (Zone 3)

It is anticipated that Building 1580 will be constructed in the near future and an evaluation of the parking needs for this additional space (medical office) would potentially need to be met within the current parking fields of Zone 2 and 3, without the construction of additional parking structures on-site. This evaluation is to verify the parking needs from both the existing demand and the Bountiful City Code requirements.

Using the parking rates previously identified for medical office, 3.10 stalls / 1,000 square feet GFA, the planned 24,000 square foot building (1580) would require 74 parking stalls.

Using the Bountiful City Code rate of 4.00 stalls / 1,000 square feet GFA, an additional 96 stalls would be required to service this building.

Either of these stall requirements will fit within the existing Zone 2 parking structure. In addition, there are surface parking stalls (42) surrounding the proposed Building 1580 (Zone 3), that can be used to supplement the parking supply numbers and show a lower demand for parking in the existing structure.



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#### Conclusions/Recommendations

Hales Engineering makes the following conclusions/recommendations based on our data collection efforts for the Renaissance Town Center parking needs:

- 1. If the Zone 2 land uses were fully occupied, the 609 parking stalls in the vicinity of the buildings would have between 30 and 137 vacant parking stalls.
- 2. If the Zone 2, proposed Building 1580, were constructed as a 24,000 square foot medical office building, an additional 74 to 96 parking stalls would be required, 42 of these stalls surround the building as surface stalls.
- 3. The additional 32 to 54 parking stalls can be accommodated within the existing parking structure.
- 4. The parking supply on-site will be sufficient for the parking demand, however, consideration should be given to providing a smart parking structure where the number of vacant parking stalls per level is identified to the vehicles entering the structure. This will help drivers be aware of the available parking per level and reducing the need to circulate the parking lot several times looking for a parking space.

If you have any questions regarding this memo, please feel free to contact us.

