

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, May 26, 2015

Work Session – 6:00 p.m.

Regular Meeting - 7:00 p.m.

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

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

AGENDA

Work Session – 6:00 p.m.

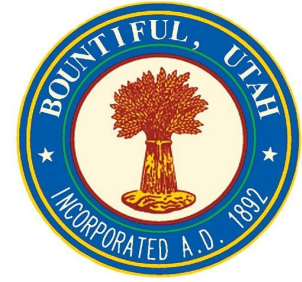
1. Council Policy Priorities Discussion – Mr. Gary Hill p 3
2. Short Term rentals discussion – Mr. Chad Wilkinson p 27

Regular Meeting – 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meeting – May 12, 2015 p 11
3. Council Reports
4. Youth Council Report
5. Consider approval of weekly expenditures > \$1,000 paid May 7 & 14, 2015 p 17
6. Consider the approval of the reappointment of Thomas Smith and Sharon Spratley to the Planning Commission – Mr. Chad Wilkinson p 21
7. Consider approval of a water line projects contract with M.C. Green & Sons, Inc. in the amount of \$873,405.84 – Mr. Paul Rowland p 23
8. PUBLIC HEARING – Consider approval of Ordinance 2015-11 adding a section to Chapter 14 Supplementary Development Standards of the Bountiful City Land Use Ordinance governing short-term rentals – Mr. Chad Wilkinson p 27
9. PUBLIC HEARING – Consider approval of Ordinance 2015-12 amending the provisions of Chapter 7 of the Bountiful City Land Use Ordinance related to shared and joint use off-premise parking in the Downtown (DN) Zone – Mr. Chad Wilkinson p 41
10. Consider preliminary and final approval of a 4-unit condo to PUD conversion plat at 1692 North 200 West, Robert Gibson, applicant – Mr. Paul Rowland p 47
11. Consider final site plan approval for Renaissance Plaza – Medical office building at 214 West 1500 South, Renaissance Towne Center, Bruce Broadhead, applicant – Mr. Chad Wilkinson p 51
12. Consider approval of 3366 South Orchard Drive Property Conveyance, Kent Morby, applicant – Mr. Paul Rowland p 61
13. Adjourn

City Recorder

Staff Report



Subject: Council Policy Priorities – FY2015 Third Quarterly Update
Author: Galen D. Rasmussen, Assistant City Manager
Department: Finance
Date: May 26, 2015

Background

The City Council has adopted Policy Priorities as a means of providing direction for management and the City's boards and commissions. The Council Policy Priorities include:

Tier I

- Improve & Maintain Infrastructure
- Community-Compatible Economic Development
- Financial Balance & Accountability

Tier 2

- Sustainable Bountiful
- Open, Accessible & Interactive Government
- Preserve Community Identity & Vitality

Tier 3

- Public Safety & Emergency Preparedness
- Regional Cooperation & Collaboration
- Quality & Varied Recreational Opportunities

Analysis

The Mayor and City Council should review the Policy Priorities and add, remove, or amend them, as needed, to match the Council's vision for the City. Management and staff use the Policy Priorities to evaluate competing opportunities and to allocate resources.

The attached update provides a list Policy Priorities along with major programs and projects for each area. Department managers will be available at the Council Meeting on May 26th to address questions of the Mayor and Council.

Department Review

Each department head has reviewed the report and sends their concurrence.

Recommendation

It is recommended that the Council (1) review the policy priorities and direct staff on changes needed, and (2) discuss which projects or programs should be added or removed from the update.

Attachments

Quarterly Council Policy Priorities Update Report – Third Quarter (FY2015)

Bountiful City Council Policy Priorities – Quarterly Update

Third Quarter FY 2015 (October 2014 – April 2015)

(New projects and updates are in **Bold underlined** typeface)

Guiding Objective / Vision Statement:

These policy priorities are intended to provide Council, Staff, the City’s boards and commissions, and residents with a succinct, unified vision of what is important to the City of Bountiful.

Tier 1

Improve & Maintain Infrastructure

- Stay ahead of maintenance curve
- Appropriate and reasonable utility rates
- Long-term capital planning

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
400 East Reconstruction	Paul Rowland	Design and bid project First Phase Construction Second Phase Construction	Complete September 2014 <u>September 2015</u>
<u>UDOT 400 North Project</u>	Paul Rowland	Monitor UDOT project planning to ensure quality standards.	<u>Pending</u>
<u>Pipe Replacement Bountiful Blvd – Mueller Park Rd to Deer Run Circle</u>	Mark Slagowski	Design and bid project	<u>September 2015</u>
<u>Center Street – 400 East to 750 East</u>	Mark Slagowski	Design and bid project	<u>July 2015</u>
<u>600 East – Center Street to Medical Drive</u>	Mark Slagowski	Design and bid project	<u>July - August 2015</u>
<u>1950 South – 50 West to 200 West</u>	Mark Slagowski	Will complete with own forces	<u>July 2015</u>
<u>Millbrook Way from 987 Millbrook to Madera Hills Drive</u>	Mark Slagowski	Design and bid project	<u>June 2015</u>
<u>100 North – 600 East to end of Culdesac</u>	Mark Slagowski	Design and bid project	<u>June 2015</u>
100 East Well Rehabilitation	Mark Slagowski	Selection of contractor Well in service	Complete Complete
Chapel Drive / 900 North Circle	Mark Slagowski	Completion of work	<u>Complete</u>
Orchard Drive and Millcreek Way	Mark Slagowski	Completion of work	<u>Complete</u>
425 West - Center Street to 325 South	Mark Slagowski	Completed with own forces	<u>Complete</u>
550 North - Main Street to 400 East	Mark Slagowski	Contract extension Construction	May 2014 <u>Complete</u>

1500 East from 1200 South to Madera Hills Drive	Mark Slagowski	Design and bid project	<u>Complete</u>
Southwest Substation	Allen Johnson	<u>Work with ESI to design the substation</u> <u>Purchase materials and hire a general contractor.</u>	Ongoing
Power Building Remodeling	Allen Johnson	<u>Work with Architect to select a contractor to remodel the building.</u>	Ongoing
Building and Facility Needs Study	Paul Rowland	Select Architect Completion of Phase I	Complete (GSBS) Complete
RAP Tax Election	Galen Rasmussen	Adoption of Resolution by City Council Voter Information Pamphlet & Coordination with Davis County Election & Canvass Ordinance to implement RAP Tax / notification to Tax Commission	Complete Complete <u>Complete</u> <u>Complete</u>

Community-Compatible Economic Development

- Lower the tax burden of residents
- Broaden the tax base
- Provide jobs and services
- Creative redevelopment

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Extension of Bountiful RDA	Chad Wilkinson / Gary Hill	Develop a list of RDA successes, meet with taxing entities	<u>Ongoing</u>
Bountiful Business Symposium	Chad Wilkinson/ Kendalyn Harris	Apply for Economic Development Matching Grant from EDCU. Hold meeting with local businesses	<u>Complete. Grant approved for \$1,000.00</u> <u>May 13, 2015</u>
Business Survey	Chad Wilkinson	Develop survey for local businesses	<u>Ongoing</u>

Financial Balance & Accountability

- Pay as you go
- Transparency
- Balanced revenue sources

Project/Program	Responsible	Next Steps	Completion Date
Annual Operating and Capital Budget (City & RDA)	Galen Rasmussen / Dave Johnson	Publish Final FY2015 Budget Document	Complete
	Gary Hill / Galen Rasmussen	Budget Development & Council Committee Review	<u>Complete</u>
		Tentative Budget	<u>May 2015</u>
		Amendment of Current Budget / Adoption of Property Tax Rate / Adoption of Final Budget	<u>June 2015</u>
Annual Financial Report and Audit	Kim Coleman / Heidi Voordeckers	Coordinate audit with outside auditors	Complete For FY 2014 Audit <u>June 2015 for FY2015 Audit</u>
	Tyson Beck / David Burgoyne	Issue Comprehensive Annual Financial Report	FY 2014 CAFR Issued November 2014 <u>October/November 2015 issuance for FY2015 CAFR</u>
RFP for Banking & Investment Services	Galen Rasmussen/ Ted Elder	Finalize banking & investment RFP contacts	<u>July/August 2015</u>
		Prepare and issue RFP(s) for banking and investment services	<u>August/September 2015</u>
Audit Contract Extension	Kim Coleman / Heidi Voordeckers	One year extension to cover audit of Fiscal Year 2015	<u>November 2014</u>
	Tyson Beck / David Burgoyne	Re-bid audit contract for Fiscal Years 2016 through 2018	<u>December 2015</u>

<u>Transparency Website Regulations</u>	Heidi Voordeckers/ Tyson Beck / David Burgoyne	Establish regular process for submission of quarterly revenue and expenditure reports, and audited financial statement reports.	<u>Each Quarter in 2015</u> <u>October 2015 for audited numbers</u>
<u>Complete the CAFR Preparation in-house</u>	Tyson Beck / David Burgoyne	Create in-house CAFR document when it used to be completed by external auditors.	<u>September 2015</u>
New Finance Director recruitment	Gary Hill / Galen Rasmussen	Position announcement Interviewing & Testing Employment offer and start date for new person	<u>Complete - Tyson Beck hired (January 2015)</u>

Tier 2

Sustainable Bountiful

- **Long-term vision in planning**
- **Balanced housing mix**
- **Clean, safe neighborhoods**

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Senior Housing Study	Chad Wilkinson / Rusty Mahan	Extend the moratorium for six months Property survey and study	<u>Complete</u> <u>November 2014</u>
Deer Program	Russell Mahan	Memorandum of Understanding with State DWR Trap and relocate program	August 2014 <u>Complete-Winter 2015</u>
<u>Val Verda Land Use Planning</u>	Chad Wilkinson	<u>Survey</u> <u>Public Meeting</u> <u>Council Work Session</u>	<u>May 2015</u> <u>May/June 2015</u> <u>June/July 2015</u>

Open, Accessible & Interactive Government

- Resident Engagement
- Customer relations
- Professional, well-trained staff

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Implementation of Tyler Technologies software	Alan West / Ted Elder	Implement Utility Billing and Permits & Licensing modules	<u>Complete: UB live 11/14</u> <u>Permits, etc. live 3/15</u>
Branding	Alan West	Final Branding / Logo approval from Council	<u>May 12, 2015</u>
New City Website	Alan West	Website Design Kick-off Meeting Complete Implementation	<u>April 29, 2015</u> <u>June 30, 2015</u>
Update Purchasing Policies	Gary Hill	Review with Council in Work Session	October 2014
Employee ID Cards	Shannon Cottam	Employee ID cards distributed	<u>December 2015</u>

Preserve Community Identity & Vitality

- Vibrant Main Street
- Celebrations and events
- Arts and history
- Public Safety

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
BDAC Renovation	Paul Rowland / Gary Hill	Select Architect	Complete (Smith Hyatt)
		Kick-Start Event	Complete
		Complete responsibility agreement/lease	In process
		Complete remodel	<u>April 2015</u>
City Branding Initiative	Gary Hill	Select Firm	Complete (i4 Solutions)
		Committee to begin meeting	November 2014
		Recommendations	January 2014
Expand Farmers Market	Brock Hill	Monitor expansion of market on 100 S. toward Main Street	Completed for 2014 season. No expansion planned in the 2015 season.
Special Event Application and Policy	Tom Ross / Brock Hill	Develop finished Application.	Application available in March 2016. Ongoing reviews and revisions.

Sidewalk Café Ordinance	Russell Mahan/ Chad Wilkinson	Forward ordinance to Downtown Merchants for input	<u>Adopted March 2015</u>
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Tier 3

Public Safety & Emergency Preparedness

- **Community-oriented Police and Fire**
- **Active emergency preparation**
- **Engage and train neighbors**

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Citywide Training on NIMS	Tom Ross / Dave Edwards	City Council Training	December 2014
		Staff trained on ICS 100 & 700	October 2014
		<u>Training on ICS 300</u>	<u>December 2015</u>
Community Outreach	Tom Ross	Neighborhood BBQ event in Millcreek Neighborhood	August 2014
Replacement of Signage	Gary Blowers	Continue replacements	Unknown due to delays from Federal Highway Administration

Regional Cooperation & Collaboration

- **Shared facilities**
- **Strong relationships**
- **Economies of scale**

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Tesoro Pipeline	Rusty Mahan	<u>Waiting for Forest Service decision</u>	Ongoing
UTA Davis County BRT Initiative	Chad Wilkinson	Completion of environmental documentation and advanced conceptual engineering for the locally preferred alternative	<u>Ongoing. Funding approved for study.</u>
I-15 bridge and road work	Paul Rowland / Gary Blowers	Monitor and report	Ongoing

Quality & Varied Recreational Opportunities

- Well maintained parks
- Trails and urban pathways
- World-class golf facility

<u>Project/Program</u>	<u>Responsible</u>	<u>Next Steps</u>	<u>Completion Date</u>
Mill Street Park Development	Brock Hill	Issue RFP for public design process First Public Input meeting Neighborhood meeting to discuss access concerns and new information Second Public Input meeting	December 2014 <u>May 2015</u> <u>May 6, 2015</u> <u>May 7, 2015</u>
400 North Park	Brock Hill	Rotary Flag Pole installed Playground centerpiece ordered Playground centerpiece installed	Completed September 2014 November 2014 <u>May 2015</u>
Pickleball Court Resurfacing	Brock Hill	Convert tennis court to pickleball courts and resurface at Twin Hollow Park Landscape/Lighting improvements bid/construction	Completed August 2014 <u>August 2015</u>
Recreational Field Use Policy	Brock Hill	Research/gather information from other cities and Davis School District Continue development of Field Use policies	<u>Complete</u> <u>Ongoing. Tennis Court Reservation Policy adopted April 2015</u>

Minutes of the
BOUNTIFUL CITY COUNCIL
May 12, 2015 – 7:10 p.m.

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3
4
5 Present: Mayor: Randy Lewis
6 Council Members: Kendalyn Harris, Richard Higginson
7 Beth Holbrook, John Pitt
8 City Manager: Gary Hill
9 Assistant City Manager: Galen Rasmussen
10 City Attorney: Russell Mahan
11 City Engineer: Paul Rowland
12 City Planner: Chad Wilkinson
13 Department Directors & Personnel:
14 Chief Tom Ross, Police
15 Alan West, IT
16 Gary Blower, Streets
17 Recording Secretary: Nikki Dandurand
18
19 Excused: Council Member: John Marc Knight
20

21 Official Notice of the City Council Meeting had been given by posting a written notice and an
22 Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website, and by
23 providing copies to the following newspapers of general circulation: Davis County Clipper and
24 Standard Examiner.
25

26 **No Work Session**

27
28
29 **Regular Meeting – 7:10 p.m.**
30 **City Council Chambers**
31

32 Mayor Lewis called the meeting to order at 7:10 p.m. and welcomed those in attendance. Eric
33 Vaughn, South Davis High School student, led the Pledge of Allegiance. Pastor Lyn Briggs, of the
34 Episcopal Church of the Resurrection in Centerville, UT, gave a thought/prayer.
35

36 **APPROVAL OF MINUTES**

37 Minutes of the April 21, 2015 Light & Power, April 22, 2015 Public Safety & Public
38 Relations, April 23, 2015 Water, April 27, 2015 Parks, Recreation & Fine Arts, April 29, 2015
39 Streets & Sanitation, April 30, 2015 Finance, Administration & RDA Budget Committee Meetings
40 were presented, as well as regular City Council minutes from April 28, 2015. One correction was
41 made to the Water Budget Committee notes: Councilman Knight was only an alternate committee
42 member so Councilman Higginson asked that Council Knight’s name be removed. Councilman
43 Higginson made a motion to approve all the minutes, as presented with the correction mentioned, and
44 Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris,
45 Higginson, Holbrook and Pitt voting “aye”.

1
2
3 **COUNCIL REPORTS**

4 Councilwoman Harris reported that tomorrow May 13, 2015, is the Bountiful City Business
5 Symposium. Also a STOMP is planned for June 6, 2015, for all students, grades 9-12.
6 Councilwoman Holbrook reported the Summer Concert Series starts in June and Tour of Utah will be
7 in August. Councilman Pitt reported a second meeting was held for the “Millcreek Park” design.
8 Two more meetings are being planned in the future. The Chalk Art Festival starts Wednesday, May
9 13, 2015. No other Council reports were made.

10
11 **YOUTH COUNCIL REPORT**

12 None.

13
14 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID APRIL 23 & 30,**
15 **2015**

16 Mayor Lewis presented the weekly expenditure summaries paid on April 23, 2015, for
17 \$796,608.14 and April 30, 2015, for \$1,056,347.40. Councilman Pitt moved to approve the reports
18 as presented, and Councilman Higginson seconded the motion. Voting was unanimous with
19 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

20
21 Mayor Lewis adjusted the agenda to bring items number 10 & 12 up for the first items of
22 business.

23
24 **NOKER ESTATES, 73 WEST 900 NORTH, ALVIN NOKER, APPLICANT – MR. PAUL**
25 **ROWLAND**

26 **A. CONSIDER APPROVAL OF A PRELIMINARY AND FINAL SUBDIVISION**
27 **PLAT**

28 Mr. Rowland stated this is a proposed two-lot approval. All utilities currently supply the
29 residential lot, so no additional lines will be run. The lots are adequate in size, zoned R-4 and meet
30 all the requirements. The Planning Commission recommends approval, with conditions as stated in
31 the staff report:

- 32
- 33 1. The existing lot 18 be vacated from the Chapel Subdivision Plat A Subdivision by vote and
 - 34 ordinance of the City Council after the required Public Hearing.
 - 35 2. Payment of all required fees.
 - 36 3. Make necessary red line corrections.
 - 37 4. Increase the width of the overhead power easement to 14 ft. wide per the requirements of
 - 38 Bountiful Light and Power.
 - 39 5. Provide a current Title Report.
 - 40 6. The existing walk and curb and gutter along the proposed new lot must be replaced with the
 - 41 construction of a new home on that lot, and the drive approach on the existing lot must be
 - 42 replaced and new walk installed at the same time.
- 43

44 Councilwoman Harris moved to approve the preliminary and final plat subject to the
45 conditions stated above, and Councilman Higginson seconded the motion. Voting was unanimous
46 with Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

1
2 **B. PUBLIC HEARING- CONSIDER APPROVAL OF ORDINANCE 2015-10**
3 **VACATING LOT 18 OF CHAPEL SUBDIVISION PLAT A -**

4 *OPEN/CLOSED 7:27 P.M.* There were no comments from the public.
5

6 Councilman Higginson moved to approve Ordinance 2015-10, and Councilman Pitt seconded
7 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Pitt voting
8 “aye”.
9

10 **PUBLIC HEARING – CONSIDER APPROVAL OF SUBDIVISION AMENDMENT TO**
11 **COMBINE LOTS 208 & 209, HIGHLAND OAKS PLAT B SUBDIVISION, CORY AND**
12 **KARA CHAPMAN, APPLICANT - MR. PAUL ROWLAND**

13 Mr. Rowland stated that both lots are owned by the Chapmans, but are recorded as one deed.
14 This amendment will combine both lots within the city. The Planning Commission recommends
15 approval, with the conditions as stated in the staff report:
16

- 17 1. Make all necessary red line corrections to the drawings.
 - 18 2. Payment of all required fees.
 - 19 3. Provide a current Title Report.
- 20

21 *PUBLIC HEARING - OPEN/CLOSED 7:32 P.M.* There were no comments from the public.
22

23 Councilman Higginson made a motion to approve the amendment subject to the conditions
24 stated above, and Councilwoman Holbrook seconded the motion. Voting was unanimous with
25 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.
26

27 **ADOPTION OF CITY TENTATIVE BUDGET AND RELATED AGENCIES – MR. GALEN**
28 **RASMUSSEN**

29 Mr. Rasmussen presented the 2015-2016 budget. He reported that the budget is balanced,
30 there are no tax increases and multiple departments/funding accounts are all in balance. The public
31 and Council can view it until it is brought back to Council in June for final adoption. Councilman
32 Higginson made a motion to approve the tentative budget and Councilwoman Holbrook seconded the
33 motion. Councilpersons Harris, Holbrook, Higginson, and Pitt voted “aye”.
34

35 **CONSIDER APPROVAL OF A CONTRACT WITH NETWIZE INFORMATION**
36 **TECHNOLOGY & CONSULTING FOR THE REPLACEMENT OF NETWORK STORAGE**
37 **EQUIPMENT FOR \$38,412.34 – MR. ALAN WEST**

38 Mr. West explained that the contract with the City’s current network storage company has
39 come to an end and to renew the contact would cost substantially more annually. Mr. West
40 researched other companies and found that Netwize will provide the equipment and network storage,
41 plus additional power to run the systems for a lower rate. Councilwoman Harris made a motion to
42 approve the contract with Netwize, and Councilwoman Holbrook seconded the motion.
43 Councilpersons Harris, Holbrook, Higginson, and Pitt voted “aye”.
44

45 **PRESENTATION OF NEW BOUNTIFUL CITY LOGO – MR. ALAN WEST**

46 Mr. West presented to the Council a final mock-up of the City’s new logo/design, color

1 schematic and branding. Council members commented on the great job i4 Solutions has done
2 designing the logo and the process. Councilwoman Holbrook asked if the logo needs to be
3 trademarked and Mr. West will find out. Mr. West said that with the design/colors near completion,
4 i4 can now continue designing the City's new website using all the new design concepts to match the
5 new branding.
6

7 **PUBLIC HEARING – CONSIDER APPROVAL OF A PLAT AMENDMENT FOR PHASE 1**
8 **AND FINAL SUBDIVISION PLAT APPROVAL FOR PHASE 2, STEELE SUBDIVISION,**
9 **810 EAST 500 SOUTH, MATT VANCE , APPLICANT – MR. PAUL ROWLAND**

10 Mr. Rowland explained this is from a prior plat, consisting of five original lots. The applicant
11 is preparing to finish the last two lots, but needs this modification to continue. Mr. Rowland
12 continued that all requirements have been met and Planning Commission recommends approval,
13 subject to the conditions stated in the staff report:
14

- 15 1. The existing lot 101 be amended after the required Public Hearing.
- 16 2. Make necessary red line corrections.
- 17 3. Provide a signed mylar ready for recording.
- 18 4. Payment of all required fees.
- 19 5. Provide a current Title Report.
- 20 6. The existing walk and curb and gutter along the proposed lots be replaced as necessary with
21 the construction of a new home on the lot 201, and the concrete be removed from the park
22 strip at the same time.
23

24 *PUBLIC HEARING – OPEN/CLOSED 8:02 P.M.* There were no comments from the public.
25

26 Councilwoman Harris made a motion to approve the plat amendment subject to the conditions
27 stated above, and Councilman Pitt seconded the motion. Councilpersons Harris, Holbrook,
28 Higginson, and Pitt voted “aye”.
29
30

31 **CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN FOR SESSIONS**
32 **SETTLEMENT, 157 WEST 100 SOUTH AND 156 & 166 WEST 200 SOUTH, SHARM**
33 **SMOOT, APPLICANT – MR. CHAD WILKINSON**

34 Mr. Wilkinson stated this is one of three development phases. This project will replace three
35 single family homes. The Planning Commission recommends preliminary approval subject to the
36 conditions stated in the staff report:
37

- 38 1. Complete any and all redline corrections, including modifications required for grading on
39 site.
- 40 2. Complete any modifications required by conditions of the Planning Commission for
41 preliminary approval.
- 42 3. Within 6 months of preliminary approval submit to the City Council for final approval.
43

44 Councilman Higginson noted that this project will encompass an entire block. Councilwoman
45 Harris inquired if the residents nearby have been informed or involved. Mr. Wilkinson stated that
46 tonight's action is only administrative in nature. Councilwoman Holbrook made a motion to approve

1 the preliminary site plans subject to the conditions stated above, and Councilman Pitt seconded the
2 motion. Councilpersons Harris, Holbrook, and Pitt voted “aye”, Councilman Higginson voted “nay.”
3 Councilman Higginson suggested that Council give more thought into preserving this area and
4 possibly rezoning. The motion passed on a 3-1 vote.
5

6 Councilwoman Holbrook made a motion to adjourn to an RDA meeting, with a separate
7 agenda and following that meeting, the regular City Council to meet in a closed session to discuss the
8 acquisition or sale of real property, pending litigation and/or to discuss the character and/or
9 competency of an individual(s) (Utah Code §52-4-205) and to adjourn afterward. Councilman
10 Higginson seconded the motion. Councilpersons Harris, Holbrook, Higginson and Pitt voted “aye”.
11 Regular City Council meeting was adjourned at 8:10 p.m.
12

13 The RDA meeting concluded and a closed session was attended by:
14

15 *Attendees in Closed Session:*

16 *Mayor: Randy Lewis*
17 *Council Members: Kendalyn Harris, Beth Holbrook, Richard Higginson, John Pitt*
18 *City Manager: Gary Hill*
19 *City Attorney: Russell Mahan*
20 *City Engineer: Paul Rowland*
21 *City Planner: Chad Wilkinson*
22 *Chief of Police: Tom Ross*
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Mayor

City Recorder

City Council Staff Report



Subject: Expenditures for invoices > \$1,000 paid May 7 & 14, 2015

Author: Tyson Beck, Finance Director

Department: Finance

Date: May 19, 2015

Background

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Recommendation

Council should review and approve the attached expenditures.

Significant Impacts

None

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid May 7 & 14, 2015.

WEEKLY EXPENDITURES FOR INVOICES > \$1,000.00

PAID MAY 7, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1067	AL-JON MANUFACTURING	Landfill	57.425000 Equip Supplies & Maint	4,732.85	182814	146348-IN	PART FOR ALJON COMPACTOR
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	60U15415	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	60Y15515	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	61P24915	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	61P25015	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	62G09315	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632 Distribution	5,140.40	182817	62G09415	TREE TRIMMING
1232	AUTOMATED OFFICE SYS	Information Systems	45.474500 Machinery & Equipment	1,327.50	182818	9180	DATA MIGRATION SERVICES-PERMITS
1232	AUTOMATED OFFICE SYS	Information Systems	45.474500 Machinery & Equipment	2,002.50	182818	9197	DATA MIGRATION SERVICES-PERMITS
5236	BUDGET BLINDS OF DAVIS	Police	10.426000 Bldg & Grnd Suppl & Maint	1,581.00	182829	04232015	50% DEPOSIT BLINDS-ADMIN OFFICES
6272	BUTLER TRAILER MFG	Light & Power	53.474600 Vehicles	9,593.00	182833	3549	POLE TRAILER
1615	CENTURYLINK	Enhanced 911	10.428000 Telephone Expense	3,556.32	182837	04222015	ACCT #801-578-0401 452B
1815	CROFT POWER EQUIPMENT	Light & Power	53.448636 Special Equipment	1,249.99	182843	26648	CHAINSAW BLADES
2309	GNB INDUSTRIAL POWER	Light & Power	53.448639 Substation	4,013.10	182852	19540014	BATTERY CHARGER SE SUB
2309	GNB INDUSTRIAL POWER	Light & Power	53.448639 Substation	13,088.00	182852	19553985	BATTERIES FOR SE SUB
2642	INTERWEST SUPPLY COM	Streets	10.425000 Equip Supplies & Maint	1,794.00	182864	IN0051315	SNOW PLOW BLADES
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000 Equip Supplies & Maint	19,559.55	182866	233147	ULTRA LOW SULFUR DY
4844	LEGACY EQUIPMENT	Sanitation	58.425000 Equip Supplies & Maint	2,009.83	182869	68200	REPLACEMENT/SPRING ARM TRUCK #2459
6271	LIVE WELL STORES, INC	Police	10.445100 Public Safety Supplies	1,184.00	182870	100007257	BODY-SOLID SERIES 7 SMITH MACHINE
6273	MASTER BRANDS, INC	Light & Power	53.445202 Uniforms	1,536.28	182872	47674	SHIRTS & PANTS
3192	MOUNTAIN STATES FENCE	Landfill	57.426000 Bldg & Grnd Suppl & Maint	4,000.00	182877	57376	FENCE REPAIR-JOB #20150183
3395	OVERHEAD DOOR CO	Light & Power	53.424002 Office & Warehouse	20,565.00	182883	31890	GARAGE DOOR W/OPENER
3605	QUALITY WEED CONTROL	Light & Power	53.448639 Substation	2,194.80	182888	15-2784	SUB/WAREHOUSE WEED CONTROL
4808	SMITH HYATT ARCHITECT	Redevelopment Agency	73.426100 Special Projects	2,235.49	182894	2409	CADD
4025	STAKER & PARSON COMP	Streets	10.441200 Road Matl Patch/ Class C	1,848.88	182896	3752463	ASPHALT
4025	STAKER & PARSON COMP	Streets	10.441200 Road Matl Patch/ Class C	1,862.52	182896	3752190	ASPHALT
4229	TOM RANDALL DIST. CO	Streets	10.425000 Equip Supplies & Maint	1,749.00	182902	228587	TROP-ARTIC 5/20 & 15/40 TANKER
5025	VALBRIDGE PROPERTY	Legislative	10.461000 Miscellaneous Expense	1,200.00	182908	15040023	RESIDENTIAL APPRAISAL
5531	VORTEX COLORADO, INC	Police	10.445100 Public Safety Supplies	2,722.00	182912	33-159281-1	INSTALL OF ROLLING STEEL SERVICE DOOR
4557	WESTECH FUEL EQUIPME	Streets	10.426000 Bldg & Grnd Suppl & Maint	8,200.00	182914	245089	FUEL PUMP INSTALLATION
4670	YOUNG AUTOMOTIVE GROUP	Light & Power	53.474600 Vehicles	24,605.40	182918	04212015	2015 CHEV EQUINOX VIN #2GNLFKXF6333943
TOTAL:				<u>169,253.41</u>			

WEEKLY EXPENDITURES FOR INVOICES > \$1,000.00

PAID MAY 14, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>ORG DESC</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>FULL DESC</u>
5442	TRAVISMATHEW, LLC	Golf Course	55.448240	Items Purchased - Resale	\$ 1,043.59	183042	3067298	MENS WEAR
1165	ANTIGUA GROUP, INC.	Golf Course	55.448220	Pro Shop Misc Supplies	1,065.19	182928	4177385	STAFF SHIRTS
4035	STAPLES ADVANTAGE	Police	10.424000	Office Supplies	1,131.22	183031	3263806583	HP INK, FOLDER, POST ITS
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,235.08	183030	3762423	ASPHALT
4450	VERIZON WIRELESS	Police	10.428000	Telephone Expense	1,289.75	183050	9744439519	ACCT #771440923-00001
2689	JB TIRE	Streets	10.425000	Equip Supplies & Maint	1,669.50	182976	25089	TIRES FOR FLEET
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,671.56	183030	3760234	ASPHALT
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,844.48	183030	3759890	ASPHALT
4143	TAYLOR MADE-ADIDAS	Golf Course	55.448240	Items Purchased - Resale	1,908.52	183033	30735121	MENS WEAR
3607	QUESTAR GAS	Police	10.427000	Utilities	2,168.20	183018	05042015A	ACCT #3401140000
6322	POWER LINE INDUSTRIES	Water	51.448000	Operating Supplies	2,200.00	183009	54874	LOCATORS
3572	PROFESSIONAL CLEANING	Police	10.426000	Bldg & Grnd Suppl & Maint	2,400.00	183013	2022	MONTHLY CLEANING SERVICE
2727	JOHNSON, ALLEN R	Light & Power	53.423002	Travel Board Members	2,593.20	182978	05112015	REIMBURSE-APPA AIRLINE TICKET PURCHASE
5458	HANSEN, ALLEN & LUCE	Landfill	57.431300	Environmental Monitoring	2,821.75	182963	33801	GROUNDWATER SAMPLING
4171	THATCHER COMPANY	Water	51.448000	Operating Supplies	2,898.02	183034	1360133	CHLORINE
4217	TITLEIST	Golf Course	55.448240	Items Purchased - Resale	3,144.62	183038	900665179	GOLF BALLS
2039	EDWARDS, DAVID	Police	10.445100	Public Safety Supplies	3,217.94	182953	05052015	REIMBURSE 2 TVS & ACCESSORIES
3519	POND'S PLUMBING/HEAT	Landfill	57.426000	Bldg & Grnd Suppl & Maint	3,341.00	183008	TC150312	LANDFILL A/C
2510	HOLLAND EQUIPMENT CO	Streets	10.425000	Equip Supplies & Maint	3,525.72	182966	44758	HEATED HOSE FOR CRACK SEALER
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	182929	62T17815	TREE TRIMMING
4574	WHEELER MACHINERY CO	Landfill	57.425000	Equip Supplies & Maint	5,477.50	183054	PS000208676	CYLINDER FOR 826G COMPACTOR
5453	PLAYSPACE DESIGNS	Parks	10.426000	Bldg & Grnd Suppl & Maint	7,377.99	183007	11467	PLAYGROUND EQUIPMENT
2931	LES OLSON COMPANY	Police	10.425200	Communication Equip Maint	8,609.20	182986	EQ002966	COPIER/PARTS
6326	LEXIPOL, LLC	Police	10.445100	Public Safety Supplies	8,800.00	182989	13402	LAW ENFORCEMENT POLICY MANUAL DEVELOPMENT
3607	QUESTAR GAS	Light & Power	53.448611	Natural Gas	9,406.85	183018	05062015	ACCT #6056810000
2564	I-D ELECTRIC INC	Water	51.448400	Dist System Repair & Maint	12,527.00	182971	95356	JOB S15003, EGGETT PUMP STATION
3875	SEMI SERVICE INC	Water	51.474500	Machinery & Equipment	13,472.72	183025	W96412	SERVICE BED-2015 RAM 5500 3C7WRNFL1FG607269
3603	QUALITY TIME RECREAT	Parks	45.473100	Improv Other Than Bldgs	19,500.00	183017	Q5631	PLAYGROUND EQUIPMENT MAIN STREET PARK
5368	ACE DISPOSAL INCORPO	Recycling	48.431550	Recycling Collectn Service	30,884.70	182921	04302015	APRIL RECYCLING
2894	LARRY H. MILLER BOUNTIFUL	Water	51.474600	Vehicles	50,034.00	182984	05112015	2015 DODGE RAM 5500 #367WRNFL1FG607269
3225	MYERS POWER PRODUCTS	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	108,445.73	182998	W-84625	1ST PMT-15KV 1200A SWITCHGEAR
TOTAL:					<u>\$ 320,845.43</u>			

City Council Staff Report



Subject: Reappointment to Planning Commission
Author: Chad Wilkinson, Planning Director
Department: Planning
Date: May 26, 2015

Background

The Planning Commission is made up of seven individuals, one of whom is a City Council member. The appointees, other than the City Council member, serve for a period of four years, at the end of which they need to be reappointed or replaced. The zoning ordinance specifies that Planning Commission terms expire on July 1st.

Thomas Smith was originally appointed on July 1, 2003. He has served as the Chairman for the Planning Commission for the past four years. His current term will expire on July 1, 2015.

Sharon Spratley was originally appointed in November 2012 to fill an unexpired term which will end July 1, 2015.

Analysis

Thomas Smith and Sharon Spratley have served well as Planning Commission members and have indicated they would like to continue their service on the Planning Commission.

Department Review

This re-appointment was reviewed by the City Manager, Councilman Higginson, and Mayor Lewis.

Recommendation

Council should approve the reappointment of Thomas Smith and Sharon Spratley as a member of the Planning Commission for a four-year term, ending on July 1, 2019.

Significant Impacts

None

Attachments

None

City Council Staff Report



Subject: 2015 Water Line Contract Award
Author: Lloyd Cheney, Assistant City Engineer
Department: Engineering / Water
Date: 20 May, 2015

Background

Tuesday afternoon, the Engineering Department held a bid opening for the 2015 Water Line Replacement contract. Proposals were received from 3 of the 5 prequalified contractors.

Analysis

The results are as follows:

M.C. Green & Sons, Inc.	\$873,405.84
Kapp Constuction	\$910,814.35
Assoc. Brigham Contr.	\$1,372,225.00
Engineer's Estimate	\$861,658.00

Department Review

We are very familiar with MC Green, particularly as our experience relates to roadway construction and concrete work. In the past several years they have been Bountiful Irrigation's contractor for the replacement of the irrigation system. MC Green has also installed culinary water lines for the City under this same contract as recently as FY 2012-2013.

Significant Impacts

Funding for the projects listed as Schedules 1 and 2 have been allocated in the 2014-2015 Budget. The projects identified in Schedules 3, 4 and 5 will be funded in the FY 2015-2016 Budget. We will compare the actual expenses against the funds allocated in the budget, and the contractor's availability in scheduling additional projects to be completed this year.

Development projects, such as the assisted living facility near Meadowbrook Elementary which require the installation of culinary water lines will also be installed under this contract, using the pricing of items in Schedule 6. Installation of these new water systems are paid for by fees assessed to the developer.

Recommendation

- Accept the Proposal from M.C. Green & Sons, Inc. for the 2013 Water Line Projects at the Unit Prices submitted in their proposal.

Attachments

Bid tabulation attached.

BOUNTIFUL CITY CORPORATION

2015 Waterline Projects

Bid Opening May 19, 2015 2:00 pm

Item	Unit	Qty	Description	Engineer's Estimate		M.C. Green & Sons		Kapp Construction		ABC Construction	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
Schedule 1 MILLBROOK WAY: 1381 E to Madera Hills Dr.											
1	Lft	30	6" C-900 PVC Pipe (DR 18)	30.00	900.00	43.00	1,290.00	25.45	763.50	54.00	1,620.00
2	Lft	585	8" C-900 PVC Pipe (DR 18)	24.00	14,040.00	36.77	21,510.45	34.15	19,977.75	57.00	33,345.00
3	Ea	2	Connect to Existing Main	1,250.00	2,500.00	800.00	1,600.00	877.00	1,754.00	2,106.00	4,212.00
4	Ea	2	Bountiful Standard Fire Hydrant Assembly - 8" Main	4,100.00	8,200.00	4,530.00	9,060.00	4,462.00	8,924.00	5,638.00	11,276.00
5	Ea	4	8" Fitting	400.00	1,600.00	432.00	1,728.00	353.00	1,412.00	466.00	1,864.00
6	Ea	9	Transfer Service to New 8" Main	500.00	4,500.00	429.00	3,861.00	402.00	3,618.00	787.00	7,083.00
7	Ea	2	Install New Service to Existing Meter From New 8" Main	800.00	1,600.00	818.00	1,636.00	1,020.00	2,040.00	1,600.00	3,200.00
8	Ea	430	Imported Granular Backfill	13.00	5,590.00	5.00	2,150.00	13.60	5,848.00	11.00	4,730.00
SUBTOTAL					38,930.00		42,835.45		44,337.25		67,330.00
Schedule 2 100 NORTH: 600 East Street to 725 E											
1	Lft	412	6" C-900 PVC Pipe (DR 18)	22.00	9,064.00	34.67	14,284.04	31.95	13,163.40	54.00	22,248.00
2	Lft	250	8" C-900 PVC Pipe (DR 18)	24.00	6,000.00	36.35	9,087.50	33.80	8,450.00	57.00	14,250.00
3	Ea	2	Connect to Existing Main	1,250.00	2,500.00	800.00	1,600.00	887.00	1,774.00	2,051.00	4,102.00
4	Ea	1	Bountiful Standard Fire Hydrant Assembly - 8" Main	4,100.00	4,100.00	4,530.00	4,530.00	4,083.00	4,083.00	5,756.00	5,756.00
5	Ea	1	8" Tee	625.00	625.00	623.00	623.00	551.00	551.00	729.00	729.00
6	Ea	2	6" Fitting	325.00	650.00	465.00	930.00	557.00	1,114.00	328.00	656.00
7	Ea	3	8" Fitting	400.00	1,200.00	432.00	1,296.00	288.00	864.00	479.00	1,437.00
8	Ea	1	6" Gate Valve	1,000.00	1,000.00	1,080.00	1,080.00	829.00	829.00	1,209.00	1,209.00
9	Ea	1	8" Gate Valve	1,300.00	1,300.00	1,540.00	1,540.00	1,204.00	1,204.00	1,683.00	1,683.00
10	LS	1	Demo & Fill PRV Vault	3,000.00	3,000.00	3,000.00	3,000.00	2,531.00	2,531.00	2,275.00	2,275.00
11	LS	1	Transport & Install PRV	4,000.00	4,000.00	5,900.00	5,900.00	3,960.00	3,960.00	4,906.00	4,906.00
12	Ea	10	Transfer Service to New 8" Main	500.00	5,000.00	429.00	4,290.00	385.00	3,850.00	867.00	8,670.00
13	Ea	2	Install New Service to Existing Meter From New 8" Main	800.00	1,600.00	818.00	1,636.00	1,020.00	2,040.00	1,937.00	3,874.00
14	Ea	460	Imported Granular Backfill	13.00	5,980.00	5.00	2,300.00	13.60	6,256.00	11.00	5,060.00
SUBTOTAL					46,019.00		52,096.54		50,669.40		76,855.00
Schedule 3 CENTER ST: 400 East Street to 750 East Street											
1	Lft	90	6" C-900 PVC Pipe (DR 18)	28.00	2,520.00	43.00	3,870.00	20.45	1,840.50	46.00	4,140.00
2	Lft	2,171	8" C-900 PVC Pipe (DR 18)	24.00	52,104.00	35.35	76,744.85	32.70	70,991.70	57.00	123,747.00
3	Ea	6	Connect to Existing Main	1,250.00	7,500.00	800.00	4,800.00	1,016.00	6,096.00	2,014.00	12,084.00
4	Ea	6	Bountiful Standard Fire Hydrant Assembly - 8" Main	4,100.00	24,600.00	4,530.00	27,180.00	4,385.00	26,310.00	5,870.00	35,220.00
5	Ea	5	8" Tee	625.00	3,125.00	623.00	3,115.00	551.00	2,755.00	729.00	3,645.00
6	Ea	18	8" Fitting	400.00	7,200.00	432.00	7,776.00	402.00	7,236.00	438.00	7,884.00
7	Ea	10	8" Gate Valve	1,300.00	13,000.00	1,540.00	15,400.00	1,226.00	12,260.00	1,683.00	16,830.00
8	Ea	24	Transfer Service to New 8" Main	500.00	12,000.00	429.00	10,296.00	385.00	9,240.00	807.00	19,368.00
9	Ea	4	Install New Service to Existing Meter From New 8" Main	800.00	3,200.00	818.00	3,272.00	1,020.00	4,080.00	1,886.00	7,544.00
10	Ea	1,575	Imported Granular Backfill	13.00	20,475.00	5.00	7,875.00	13.60	21,420.00	11.00	17,325.00
11	SF	720	Remove PCCP	3.00	2,160.00	5.00	3,600.00	4.00	2,880.00	3.00	2,160.00
SUBTOTAL					147,884.00		163,928.85		165,109.20		249,947.00
Schedule 4 600 EAST: Center Street to Medical Drive											
1	Lft	40	6" C-900 PVC Pipe (DR 18)	30.00	1,200.00	43.00	1,720.00	18.95	758.00	60.00	2,400.00
2	Lft	940	8" C-900 PVC Pipe (DR 18)	24.00	22,560.00	35.35	33,229.00	29.45	27,683.00	57.00	53,580.00
3	Ea	2	Connect to Existing Main	1,250.00	2,500.00	800.00	1,600.00	795.00	1,590.00	2,230.00	4,460.00
4	Ea	2	Bountiful Standard Fire Hydrant Assembly - 8" Main	4,100.00	8,200.00	4,530.00	9,060.00	4,385.00	8,770.00	5,768.00	11,536.00
5	Ea	1	8" Tee	625.00	625.00	623.00	623.00	551.00	551.00	729.00	729.00
6	Ea	8	8" Fitting	400.00	3,200.00	432.00	3,456.00	315.00	2,520.00	454.00	3,632.00
7	Ea	3	8" Gate Valve	1,300.00	3,900.00	1,540.00	4,620.00	1,226.00	3,678.00	1,683.00	5,049.00
8	Ea	10	Transfer Service to New 8" Main	500.00	5,000.00	429.00	4,290.00	402.00	4,020.00	811.00	8,110.00
9	Ea	2	Install New Service to Existing Meter From New 8" Main	800.00	1,600.00	818.00	1,636.00	1,020.00	2,040.00	1,977.00	3,954.00
10	Ea	655	Imported Granular Backfill	13.00	8,515.00	5.00	3,275.00	13.60	8,908.00	13.00	8,515.00
SUBTOTAL					57,300.00		63,509.00		60,518.00		101,965.00
Schedule 5 BOUNTIFUL BLVD: Mueller Park Rd to Deer Run Circle											
1	Lft	20	4" C-900 PVC Pipe (DR 18)	30.00	600.00	43.00	860.00	20.35	407.00	116.00	2,320.00
2	Lft	250	6" C-900 PVC Pipe (DR 18)	24.00	6,000.00	40.00	10,000.00	22.15	5,537.50	54.00	13,500.00
3	Lft	30	8" C-900 PVC Pipe (DR 18)	30.00	900.00	36.00	1,080.00	26.70	801.00	57.00	1,710.00
4	Lft	155	12" C-900 PVC Pipe (DR 18)	45.00	6,975.00	53.00	8,215.00	54.60	8,463.00	69.00	10,695.00
5	Lft	2,880	16" C-905 PVC Pipe (DR 21)	55.00	158,400.00	66.70	192,096.00	55.80	160,704.00	92.00	264,960.00
6	Ea	12	Connect to Existing Main	1,250.00	15,000.00	1,100.00	13,200.00	1,315.00	15,780.00	3,936.00	47,232.00
7	Ea	6	Bountiful Standard Fire Hydrant Assembly - 16" Main	5,500.00	33,000.00	4,530.00	27,180.00	5,415.00	32,490.00	7,436.00	44,616.00
8	Ea	8	16" Tee	1,000.00	8,000.00	1,724.00	13,792.00	1,554.00	12,432.00	1,765.00	14,120.00
9	Ea	3	4" Fitting	325.00	975.00	435.00	1,305.00	242.00	726.00	211.00	633.00
10	Ea	10	6" Fitting	325.00	3,250.00	465.00	4,650.00	284.00	2,840.00	338.00	3,380.00
11	Ea	4	8" Fitting	400.00	1,600.00	477.00	1,908.00	329.00	1,316.00	405.00	1,620.00
12	Ea	5	12" Fitting	500.00	2,500.00	684.00	3,420.00	639.00	3,195.00	856.00	4,280.00
13	Ea	4	16" Fitting	1,000.00	4,000.00	1,464.00	5,856.00	1,374.00	5,496.00	1,736.00	6,944.00
14	Ea	1	4" Gate Valve	800.00	800.00	968.00	968.00	690.00	690.00	1,042.00	1,042.00
15	Ea	6	6" Gate Valve	1,000.00	6,000.00	1,080.00	6,480.00	829.00	4,974.00	1,209.00	7,254.00
16	Ea	2	8" Gate Valve	1,300.00	2,600.00	1,540.00	3,080.00	1,226.00	2,452.00	1,683.00	3,366.00
17	Ea	1	12" Gate Valve	2,700.00	2,700.00	2,800.00	2,800.00	2,305.00	2,305.00	2,952.00	2,952.00
18	Ea	2	16" Butterfly Valve	3,500.00	7,000.00	4,344.00	8,688.00	3,429.00	6,858.00	4,103.00	8,206.00
19	Ea	14	Transfer Service to New 16" Main	1,000.00	14,000.00	429.00	6,006.00	838.00	11,732.00	1,337.00	18,718.00
20	Ea	1	Install New Service to Existing Meter From New 16" Main	1,200.00	1,200.00	818.00	818.00	1,568.00	1,568.00	2,468.00	2,468.00
21	LS	1	Demo & Fill PRV Vault	5,000.00	5,000.00	3,000.00	3,000.00	2,530.00	2,530.00	2,275.00	2,275.00
22	Ea	4,200	Imported Granular Backfill	13.00	54,600.00	5.00	21,000.00	13.60	57,120.00	11.00	46,200.00
SUBTOTAL					335,100.00		336,402.00		340,416.50		508,491.00
Schedule 6 VARIOUS LOCATIONS											
1	Lft	1,000	6" C-900 PVC Pipe	23.00	23,000.00	25.90	25,900.00	27.75	27,750.00	53.00	53,000.00
2	Lft	1,000	8" C-900 PVC Pipe	28.00	28,000.00	30.40	30,400.00	31.05	31,050.00	57.00	57,000.00
3	Lft	500	12" C-900 PVC Pipe	41.00	20,500.00	39.00	19,500.00	43.90	21,950.00	72.00	36,000.00
4	Ea	3	6" Tapping Tee and Valve	2,300.00	6,900.00	1,733.00	5,199.00	2,671.00	8,013.00	1,858.00	5,574.00
5	Ea	3	8" Tapping Tee and Valve	2,500.00	7,500.00	2,243.00	6,729.00	3,186.00	9,558.00	2,505.00	7,515.00
6	Ea	5	6" Tee	500.00	2,500.00	491.00	2,455.00	416.00	2,080.00	576.00	2,880.00
7	Ea	5	8" Tee	550.00	2,750.00	623.00	3,115.00	551.00	2,755.00	726.00	3,630.00
8	Ea	5	12" Tee	1,150.00	5,750.00	754.00	3,770.00	975.00	4,875.00	1,157.00	5,785.00
9	Ea	5	6" Fitting	400.00	2,000.00	335.00	1,675.00	306.00	1,530.00	443.00	2,215.00
10	Ea	5	8" Fitting	425.00	2,125.00	419.00	2,095.00	395.00	1,975.00	534.00	2,670.00
11	Ea	5	12" Fitting	800.00	4,000.00	722.00	3,610.00	519.00	2,595.00	760.00	3,800.00
12	Ea</										

City Council Staff Report



Subject: Public Hearing-Short Term Rental Standards

Applicant: Bountiful City

Author: Tayler Jensen, Assistant Planner
Chad Wilkinson, Planning Director

Date: May 26, 2015

Background

The proposed amendment would allow for short-term rentals in residential zones within Bountiful City. Short term rentals are usually defined as rentals occurring for less than one month, which is the typical minimum length of a standard home rental.

Analysis

Currently the City Code states that “any use not listed herein is also expressly prohibited.” As Short-Term Rentals are not expressly listed they have been interpreted to not be allowed within the City. This issue of short term rentals was brought up most recently in the early 1990’s related to the establishment of Bed and Breakfast uses in single family residential zones and the City Council at the time expressed that they felt short-term rentals such as bed and breakfast uses fell under the classification of Hotel “A building designed or used as the temporary abiding place of individuals who are lodged, with or without meals, for compensation” using this definition the city currently only allows short-term rentals in zones that allow for hotels.

The current review of short term rentals was spurred by a number of complaints received by the planning department regarding short-term rentals in the City. In the time since the issue was first raised, the Planning Department has monitored short-term rental websites (such as AirBnB) and has seen a number of properties consistently listed for short-term rental. The City Council directed staff to draft standards for consideration that would allow for short term rentals under certain conditions. The attached ordinance text amendment has been modeled on other cities that currently allow for short-term rentals. The ordinance requires among other things a license and approval from the City. In the case of single family residential zones, the proposed ordinance requires a conditional use permit approved by the administrative committee. It should be noted that current noticing standards for administrative committee hearings do not include a mailed notice, but instead include a sign posted on the property 10 days in advance of the hearing.

Department Review

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

Planning Commission Review

The Planning Commission reviewed the proposed text amendment on May 19, 2015 and had concerns about the impacts of short-term rentals on single family neighborhoods. The Commission recommended on a 4-2 vote that the Council deny the proposed text amendment and instead adopt an amendment to the zoning ordinance that specifically prohibits short term rentals in residential zoning districts.

Significant Impacts

The attached proposal would allow for short-term rentals in Residential Zones through a short-term rental license, the process will include approval by the planning department for properties located in Multi-family zones, and will require an Administrative Committee approval of a Conditional Use Permit with a public hearing in Single-Family Zones. The potential for impacts to existing single family residential neighborhood includes increases in traffic, noise, and parking. The proposed ordinance has attempted to mitigate these impacts through the adoption of regulatory standards.

Recommendation

The Planning Commission forwards a recommendation that the City Council deny the proposed ordinance text amendment and instead specifically prohibit short-term rentals in residential zones.

Based on Section 14-2-205 G of the Land Use Ordinance the Council should first determine whether a public hearing should be held on the item. If the Council determines that they concur with the recommendation of the Planning Commission, the proposal is considered denied and a public hearing is not necessary. If the Council determines that the proposed amendment is desirable despite an unfavorable recommendation, a public hearing should be held and a decision made to adopt the ordinance amendment, adopt the ordinance amendment with changes or deny the amendment.

Attachments

1. Proposed Ordinance Amendment

Proposed Ordinance

CHAPTER 14 SUPPLEMENTARY DEVELOPMENT STANDARDS SHORT TERM RENTALS (14-14-127)

14-14-127

A FINDINGS; PURPOSE.

The purpose of this Section is to regulate short-term rentals in the city in order to safeguard the peace, safety, and general welfare of existing neighborhoods by reducing or eliminating detrimental effects caused by noise, vandalism, overcrowding, congestion, traffic, parking and other adverse effect that may

accompany the introduction of transient populations in neighborhoods as a result of the operation of short-term rental properties.

B DEFINITIONS.

A) SHORT-TERM RENTAL: The rental, letting of rooms or subleasing/renting of any structure, dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes less than 28 consecutive calendar days in duration.

B) SHORT-TERM RENTAL OPERATOR: The owner or a responsible party designated by the owner of a short-term rental property to act for and in behalf of the owner in managing the property. If the operator is not the owner, the actions, undertakings and certifications of the operator shall be binding on the owner.

C) SHORT-TERM RENTAL PROPERTY: Real property licensed under this chapter for use for short-term rental purposes.

C PERMIT REQUIRED

All short-term rental properties shall obtain a short-term rental permit from the city prior to operation. A short-term rental permit is in addition to, and not in substitution for, a business license for each short-term rental property. Notwithstanding anything in this code to the contrary, a short-term rental conditional use permit may be approved, approved with conditions, or denied by the Administrative Committee following an administrative committee meeting. A short-term rental permit previously granted as provided in this chapter, and which has not been previously terminated, may be renewed annually upon application by the holder. The holder's failure to annually renew a short-term rental permit as provided in this chapter is, of itself, grounds for revocation of such conditional use as provided in this code.

D SHORT-TERM RENTAL APPROVAL

Short-term rentals in the RM-7, RM-13, RM-19, and RM-25 Multi-Family zones are permitted uses and may be approved by the Planning Department upon completing a short-term rental permit application. Short-term rentals in the R-F, R-1, R-3, and R-4 Single-Family zones require a conditional use permit and approval granted by the Administrative Committee.

Short-term rentals in the R-F, R-1, R-3, and R-4 Single-Family zones shall require a conditional use permit and approval granted by the Administrative Committee.

E MINIMUM DURATION

Within residential zones, Renting, letting, of rooms or subleasing/renting of any structure or dwelling or portion thereof for occupancy, dwelling, lodging, or sleeping purposes for less than three consecutive calendar days is prohibited.

F EXCEPTIONS

Rentals of more than 28 consecutive calendar days in any of the city's residential zoning districts are not required to obtain a short-term rental permit.

G PERMIT APPLICATION AND RENEWAL; APPROVAL STANDARDS

Applications for, and issuance of, a short-term rental permit shall proceed as follows:

A) The applicant shall submit an application for a short-term rental permit, or annual renewal thereof, to the city on a city-approved form, paying all applicable fees and complying with all required inspections. The City shall provide to the operator a written renewal notice for each currently-issued short-term rental permit in conjunction with notice of business license renewal notice. Failure to renew within one month after the deadline specified in such renewal notice shall, of itself, constitute grounds for revocation of such conditional use as provided in this code. The applicant may be the operator of the proposed short-term rental property or the operator's authorized agent. Both the operator and the applicant (if different from the operator) shall be responsible for compliance with all provisions of this chapter and all other applicable ordinances regulating or applicable to short-term rentals, including, without limitation, the obligation to maintain in effect a business license.

B) An initial or renewal application for a short-term rental permit shall include a declaration of compliance with all legal requirements and all other applicable laws, which shall be signed and sworn to by the operator under penalty of perjury. Material misstatements in such declaration by the operator, or elsewhere in the application, shall, of itself, constitute grounds for rejection of the application or revocation of any resulting conditional use (issued in error based on such improper application).

C) The application shall be granted unless one or more of the following is found:

1. The proposed use is not allowed under this chapter
2. The permit should not be granted due to:
 - a) Uncured violations of this chapter or of any other applicable law, ordinance, rule or regulation
 - b) The occurrence of three or more violations for such short-term rental property during the term of the preceding permit. (In such an event the operator may not re-apply for any available short-term rental permit for such property for two years from the date of denial)
 - c) Any other reason for which the short-term rentals permit application legally could have been denied
3. The city is unable to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use on the surrounding residential properties and neighborhood.

H STANDARDS FOR OPERATION

In recognition that short-term rental uses are commercial in nature, and can have a significant adverse impact on the appearance, tranquility and standard of living in surrounding residential neighborhoods, the following special operational standards are mandatory for all short-term rental properties in order to protect the health, safety, welfare, and tranquility of the surrounding residential neighborhoods:

A) Each short-term rental operator shall ensure that the occupants and the guests of its short-term rental property do not create unreasonable noise or disturbances engage in disorderly conduct, or violate provisions of the code or any other applicable federal, state, county, city or other law, rule or regulations (collectively, “applicable laws”) pertaining to noise, disorderly conduct, overcrowding, illegal consumption of alcohol, use of illegal drugs, or otherwise. An operator shall be deemed to have ensured compliance with applicable laws if it:

1. Clearly advised its occupants and guest of such requirements before they take occupancy of the property;

2. Promptly and appropriately responds to complaints concerning the behavior of its occupants and guests as required by this chapter;

3. Promptly evicts from the short-term rental property any who have failed to comply with applicable laws on two or more occasions (“persistent violations”) during their period of occupancy of a short-term rental property;

4. Refuses to allow any persons who have engaged in or been party to persistent violations of applicable laws in their occupancy of a short-term rental property to occupy in the future any short-term rental property under such operator’s ownership or control.

B) Promptly upon notification that occupants or guests of a short-term rental property have violated section 14-14-127 H, (A) above, the operator shall use its most diligent best efforts to prevent a recurrence of such conduct by those occupants or guests and all future occupants and guests. Such response by the operator to the notification shall occur within one hour after receipt. Failure to timely or properly respond to a complaint regarding any such violation as provided in this subsection shall constitute a violation of this chapter, and shall be grounds for imposition of the penalties specified.

C) Each operator shall ensure that the operation of its short-term rental property complies with all other requirements of this code and all other applicable laws.

D) Short-term rental properties shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained in accordance with Chapter 16 of this title.

E) A short-term rental property shall not have any signs visible from the exterior of the premises that advertise the use, other than required by this section.

F) During any rental period, maintain an on-call phone number where complaints may be reported to the operator or a responsible party at any time, day or night, during the rental period.

Cause a responsible party with decision-making authority to be on-site at the short-term rental property within two hours after the telephonic

lodging of a complaint reasonably requiring the operator's on-site presence, including, without limitation, complaints from neighbors and the city concerning the behavior of occupants or guests of the short-term rental property; and

To assure prompt response to complaints and issues concerning a short-term rental property the operator must continuously maintain on file with the city the operator's current (i) address, (ii) telephone number, and (iii) facsimile number and/or e-mail address, for the city's use in contacting the operator for purposes of this chapter.

I DISPLAY OF PERMIT

Each Operator shall affix and maintain a copy of its short-term rental permit on the inside of the main entry door of the short-term rental property to which it applies.

J EXTERIOR DISPLAY OF CONTACT INFORMATION

A) Short-term rental operators shall prominently display in a city-approved location on the exterior of the short-term rental property that is visible to the general public and/or common areas of the surrounding neighborhood, the name and contact information including telephone number for the short-term rental operator who will take and resolve complaints regarding operation of the short-term rental property and its occupants and guests. Such display also shall include:

1. The identifying number of the city-issued business license for the property
2. The date of the last city inspection of the property

K BUSINESS LICENSE; ROOM TAX

The operator must continuously maintain in force and effect a city business license for the short-term rental property, and shall pay all taxes and fees relating to such businesses, including, without limitation, the city's transient room tax.

L OCCUPANCY LIMITS

Occupancy in any short-term rental property shall not exceed the lesser of:

1. Up to two adults (persons aged 18 and above) and two related children (persons under age 18) per bedroom
2. Total occupancy (adults and children) of no more than 12 persons in the entire short-term rental property

M PARKING

Occupants of guest of any short-term rental property shall not park more vehicles at the short-term rental property than can be legally parked in garages, carports, and on the driveway. Parking of occupant or guest vehicles on the public right-of-way adjoining the short-term rental property, the yard, lawn, or other non-paved locations is prohibited. Required parking areas shall be properly maintained and be available for use at all times.



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City of Beautiful Homes and Gardens

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CITY COUNCIL
Kendalyn Harris
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CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2015-11

An ordinance amending the Bountiful City Code and Land Use Ordinance Related to Short-Term Rental for Residential Zones

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq) and under corresponding sections of the Bountiful City Code.
2. After a public hearing on May 19, 2015, the Bountiful City Planning Commission recommended against approving this amendment to the Land Use Ordinance.
3. The Bountiful City Council held a public hearing on this Ordinance on May 26, 2015.

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

SECTION 1. The Bountiful City Land Use Ordinance (Title 14 of the Bountiful City Code) is hereby amended to add the following:

Proposed Ordinance

CHAPTER 14 SUPPLEMENTARY DEVELOPMENT STANDARDS SHORT TERM RENTALS (14-14-127)

14-14-127

A FINDINGS; PURPOSE.

The purpose of this Section is to regulate short-term rentals in the city in order to safeguard the peace, safety, and general welfare of existing neighborhoods by reducing or eliminating detrimental effects caused by noise, vandalism, overcrowding, congestion, traffic, parking and other adverse effect that may accompany the introduction of transient populations in neighborhoods as a result of the operation of short-term rental properties.

B DEFINITIONS.

A) SHORT-TERM RENTAL: The rental, letting of rooms or subleasing/renting of any structure, dwelling or portion thereof for occupancy, dwelling, lodging or sleeping purposes less than 28 consecutive calendar days in duration.

B) SHORT-TERM RENTAL OPERATOR: The owner or a responsible party designated by the owner of a short-term rental property to act for and

in behalf of the owner in managing the property. If the operator is not the owner, the actions, undertakings and certifications of the operator shall be binding on the owner.

C) **SHORT-TERM RENTAL PROPERTY:** Real property licensed under this chapter for use for short-term rental purposes.

C PERMIT REQUIRED

All short-term rental properties shall obtain a short-term rental permit from the city prior to operation. A short-term rental permit is in addition to, and not in substitution for, a business license for each short-term rental property. Notwithstanding anything in this code to the contrary, a short-term rental conditional use permit may be approved, approved with conditions, or denied by the Administrative Committee following an administrative committee meeting. A short-term rental permit previously granted as provided in this chapter, and which has not been previously terminated, may be renewed annually upon application by the holder. The holder's failure to annually renew a short-term rental permit as provided in this chapter is, of itself, grounds for revocation of such conditional use as provided in this code.

D SHORT-TERM RENTAL APPROVAL

Short-term rentals in the RM-7, RM-13, RM-19, and RM-25 Multi-Family zones are permitted uses and may be approved by the Planning Department upon completing a short-term rental permit application. Short-term rentals in the R-F, R-1, R-3, and R-4 Single-Family zones require a conditional use permit and approval granted by the Administrative Committee.

E MINIMUM DURATION

Within residential zones, Renting, letting, of rooms or subleasing/renting of any structure or dwelling or portion thereof for occupancy, dwelling, lodging, or sleeping purposes for less than three consecutive calendar days is prohibited.

F EXCEPTIONS

Rentals of more than 28 consecutive calendar days in any of the city's residential zoning districts are not required to obtain a short-term rental permit.

G PERMIT APPLICATION AND RENEWAL; APPROVAL STANDARDS

Applications for, and issuance of, a short-term rental permit shall proceed as follows:

A) The applicant shall submit an application for a short-term rental permit, or annual renewal thereof, to the city on a city-approved form, paying all applicable fees and complying with all required inspections. The City shall provide to the operator a written renewal notice for each currently-issued short-term rental permit in conjunction with notice of business license renewal notice. Failure to renew within one month after the deadline specified in such renewal notice shall, of itself, constitute grounds for revocation of such conditional use as provided in this code. The applicant may be the operator of the proposed short-term rental property or the operator's authorized agent. Both the operator and the applicant (if different from the operator) shall be responsible for compliance with all provisions of this chapter and all other applicable ordinances regulating or applicable to short-term rentals, including, without limitation, the obligation to maintain in effect a business license.

B) An initial or renewal application for a short-term rental permit shall include a declaration of compliance with all legal requirements and all other applicable laws, which shall be signed and sworn to by the operator under penalty of perjury. Material misstatements in such declaration by the operator, or elsewhere in the application, shall, of itself, constitute grounds for rejection of the application or revocation of any resulting conditional use (issued in error based on such improper application).

C) The application shall be granted unless one or more of the following is found:

1. The proposed use is not allowed under this chapter
2. The permit should not be granted due to:
 - a) Uncured violations of this chapter or of any other applicable law, ordinance, rule or regulation
 - b) The occurrence of three or more violations for such short-term rental property during the term of the preceding permit. (In such an event the operator may not re-apply for any available short-term rental permit for such property for two years from the date of denial)
 - c) Any other reason for which the short-term rentals permit application legally could have been denied
3. The city is unable to impose reasonable conditions to mitigate the reasonably anticipated detrimental effects of the proposed use on the surrounding residential properties and neighborhood.

H STANDARDS FOR OPERATION

In recognition that short-term rental uses are commercial in nature, and can have a significant adverse impact on the appearance, tranquility and standard of living in surrounding residential neighborhoods, the following special operational standards are mandatory for all short-term rental properties in order to protect the health, safety, welfare, and tranquility of the surrounding residential neighborhoods:

A) Each short-term rental operator shall ensure that the occupants and the guests of its short-term rental property do not create unreasonable noise or disturbances engage in disorderly conduct, or violate provisions of the code or any other applicable federal, state, county, city or other law, rule or regulations (collectively, “applicable laws”) pertaining to noise, disorderly conduct, overcrowding, illegal consumption of alcohol, use of illegal drugs, or otherwise. An operator shall be deemed to have ensured compliance with applicable laws if it:

1. Clearly advised its occupants and guest of such requirements before they take occupancy of the property;
2. Promptly and appropriately responds to complaints concerning the behavior of its occupants and guests as required by this chapter;
3. Promptly evicts from the short-term rental property any who have failed to comply with applicable laws on two or more occasions (“persistent violations”) during their period of occupancy of a short-term rental property;
4. Refuses to allow any persons who have engaged in or been party to persistent violations of applicable laws in their occupancy of a short-term rental property to occupy in the future any short-term rental property under such operator’s ownership or control.

B) Promptly upon notification that occupants or guests of a short-term rental property have violated section 14-14-127 H, (A) above, the operator shall use its most diligent best efforts to prevent a recurrence of such conduct by those occupants or guests and all future occupants and guests. Such response by the operator to the notification shall occur within one hour after receipt. Failure to timely or properly respond to a complaint regarding any such violation as provided in this subsection shall constitute a violation of this chapter, and shall be grounds for imposition of the penalties specified.

C) Each operator shall ensure that the operation of its short-term rental property complies with all other requirements of this code and all other applicable laws.

D) Short-term rental properties shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained in accordance with Chapter 16 of this title.

E) A short-term rental property shall not have any signs visible from the exterior of the premises that advertise the use, other than required by this section.

F) During any rental period, maintain an on-call phone number where complaints may be reported to the operator or a responsible party at any time, day or night, during the rental period.

Cause a responsible party with decision-making authority to be on-site at the short-term rental property within two hours after the telephonic lodging of a complaint reasonably requiring the operator's on-site presence, including, without limitation, complaints from neighbors and the city concerning the behavior of occupants or guests of the short-term rental property; and

To assure prompt response to complaints and issues concerning a short-term rental property the operator must continuously maintain on file with the city the operator's current (i) address, (ii) telephone number, and (iii) facsimile number and/or e-mail address, for the city's use in contacting the operator for purposes of this chapter.

I DISPLAY OF PERMIT

Each Operator shall affix and maintain a copy of its short-term rental permit on the inside of the main entry door of the short-term rental property to which it applies.

J EXTERIOR DISPLAY OF CONTACT INFORMATION

A) Short-term rental operators shall prominently display in a city-approved location on the exterior of the short-term rental property that is visible to the general public and/or common areas of the surrounding neighborhood, the name and contact information including telephone number for the short-term rental operator who will take and resolve complaints regarding operation of the short-term rental property and its occupants and guests. Such display also shall include:

1. The identifying number of the city-issued business license for the property
2. The date of the last city inspection of the property

K BUSINESS LICENSE; ROOM TAX

The operator must continuously maintain in force and effect a city business license for the short-term rental property, and shall pay all taxes and fees relating to such businesses, including, without limitation, the city's transient room tax.

L OCCUPANCY LIMITS

Occupancy in any short-term rental property shall not exceed the lesser of:

1. Up to two adults (persons aged 18 and above) and two related children (persons under age 18) per bedroom
2. Total occupancy (adults and children) of no more than 12 persons in the entire short-term rental property

M PARKING

Occupants of guest of any short-term rental property shall not park more vehicles at the short-term rental property than can be legally parked in garages, carports, and on the driveway. Parking of occupant or guest vehicles on the public right-of-way adjoining the short-term rental property, the yard, lawn, or other non-paved locations is prohibited. Required parking areas shall be properly maintained and be available for use at all times.

SECTION 2. 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 3. If any portion of this Ordinance is declared illegal or unconstitutional, the remainder shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 26th day of May, 2015.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report



Subject: PUBLIC HEARING - Amendment to Chapter 7 of the Bountiful City Land Use Ordinance related to parking in the Downtown (DN) Zone.

Applicant: Bountiful City

Author: Andrew Hulka, Planning Intern
Chad Wilkinson, Planning Director

Date: May 26, 2015

Background

Developing a successful, vibrant Downtown area is essential to Bountiful City's General plan. The Planning Department has been approached by property owners with concerns about difficulties in developing their Downtown properties due to the parking regulations in the Land Use Ordinance.

It is proposed that adjustments be added to the Downtown Zone chapter in the Land Use Ordinance, which would allow for off-site parking where there is ample space in nearby lots or where uses with differing peak parking demand can share parking.

Analysis

The Downtown Zone is subject to the parking regulations contained in Chapter 18 of the Land Use Ordinance, Motor Vehicle Parking and Access Standards. Currently the ordinance calls for specific numbers of parking spaces depending on each lot's use. The code allows possible reduced parking for mixed uses and staggered operational shifts, but otherwise there is no flexibility on the number of required spaces in any zone.

Off-site parking allowances are used in several other Utah cities. Layton and Murray each allow off-site parking within 500 feet of the property boundary; Farmington, Sandy, and Taylorsville allow off-site parking within 300 feet. Joint use parking for uses with differing peak parking demand is common throughout the state.

The 2009 Downtown Master Plan notes that the small downtown lots have historically been a limiting factor to development. Because several property owners have suggested that they could develop their property with adjustments to the parking requirements, the Planning Department has drafted changes to the zoning ordinance to assist with this issue. Shared off-site parking would allow expansion of existing business in the downtown area and make effective use of valuable downtown space.

Department Review

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

Planning Commission Review

The Planning Commission reviewed the proposed text amendment on May 19, 2015 and forwarded a recommendation of approval for the revised parking standards in the Downtown Zone.

Significant Impacts

The proposed ordinance will have an impact on the development of the Downtown Zone. The ordinance will allow for expansion of existing downtown businesses while providing efficient use of land.

Recommendation

The Planning Commission recommends that the City Council approve the attached Ordinance 2015-12 amending the Downtown zoning standards to allow for offsite parking to count toward minimum requirements under certain circumstances.

Attachments

1. Proposed Ordinance Amendment

Proposed Ordinance

14-7-120 PERMITTED ADJUSTMENTS TO REQUIRED PARKING

- A. Downtown Parking District Defined. The Downtown Parking District consists of those properties shown within the (DN) Zone.
- B. Proximity of Parking to Use. Required parking spaces for residential uses must be located on site. Required parking spaces for nonresidential uses must be located on site or in parking areas within five hundred feet (500') of the development site property boundary. Off-site nonresidential parking is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:
 1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 2. The location and number of parking spaces that are being shared;
 3. An analysis showing that the parking area will be large enough for the anticipated demands of both uses; and
 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.
- C. Joint Use Parking. Joint use of required parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 2. The location and number of parking spaces that are being shared;
 3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.
- D. No parking calculation which includes the parking areas owned by the Bountiful Redevelopment Agency gives any right of possession, any real estate interest, or contract right of way on any Redevelopment Agency property.



BOUNTIFUL

City of Beautiful Homes and Gardens

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

Bountiful City Ordinance No. 2015-12

An ordinance amending the Bountiful City Code and Land Use Ordinance related to Off-Site and Joint Use Parking in the Downtown (DN) Zone

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq) and under corresponding sections of the Bountiful City Code.
2. After a public hearing on May 19, 2015, the Bountiful City Planning Commission recommended in favor of approving this amendment to the Land Use Ordinance.
3. The Bountiful City Council held a public hearing on this Ordinance on May 26, 2015.

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

SECTION 1. The Bountiful City Land Use Ordinance (Title 14 of the Bountiful City Code) is hereby amended to add the following:

14-7-120 PERMITTED ADJUSTMENTS TO REQUIRED PARKING

- A. Downtown Parking District Defined. The Downtown Parking District consists of those properties located within the (DN) Zone.
- B. Proximity of Parking to Use. Required parking spaces for residential uses must be located on site. Required parking spaces for nonresidential uses must be located on site or in parking areas within five hundred feet (500') of the development site property boundary. Off-site nonresidential parking is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:
 1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 2. The location and number of parking spaces that are being shared;
 3. An analysis showing that the parking area will be large enough for the anticipated demands of both uses; and

4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

C. Joint Use Parking. Joint use of required parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
2. The location and number of parking spaces that are being shared;
3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

D. No parking calculation which includes the parking areas owned by the Bountiful Redevelopment Agency gives any right of possession, any real estate interest, or contract right of way on any Redevelopment Agency property.

SECTION 2. 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 3. If any portion of this Ordinance is declared illegal or unconstitutional, the remainder shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 26th day of May, 2015.

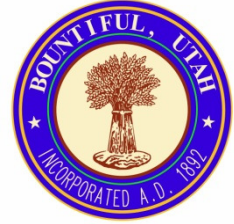
Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Council Staff Report

Subject: Preliminary and Final PUD Plat Approval for the Villas at Stone Spring PUD
Author: City Engineer, Paul Rowland
Address: 1692 N. 200 West
Date: May 26, 2015



Background

Mr. Robert Gibson is requesting preliminary and final PUD plat approval for a four unit (two duplexes) PUD on the 0.52 acre parcel located at 1692 N. 200 West St. This development was granted preliminary and final site plan approval as a multi-family development on February 26, 2013 with the anticipation that when construction had proceeded to a point the request would be made for a PUD plat.

Analysis

This development is already under construction as a permitted multi-family development after receiving site plan approval from the City Council in February of 2013. At the time there was discussion about this being condominiumized when it reached the point that units were under construction and a plat could be produced based on an actual survey of the foundation locations. The first building is now well under way and Mr. Gibson would like to record a PUD (condo) plat so that he can sell the individual units. He has submitted a plat for consideration of that approval.

Since almost all of the site improvements will be constructed by the time this plat is ready to record, there is no advantage in requiring a bond for the driveway and parking lots improvements. No bond for the surface improvements will be required with this PUD plat.

The plat map has been reviewed and is now ready be considered for final approval.

Recommended Action

The Planning send the unanimous recommendation for final PUD plat approval of The Vilas of Stone Springs PUD with the following conditions:

1. Complete all red-line corrections.
2. Provide a current title report.
3. Payment of all Fees.

Department Review

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

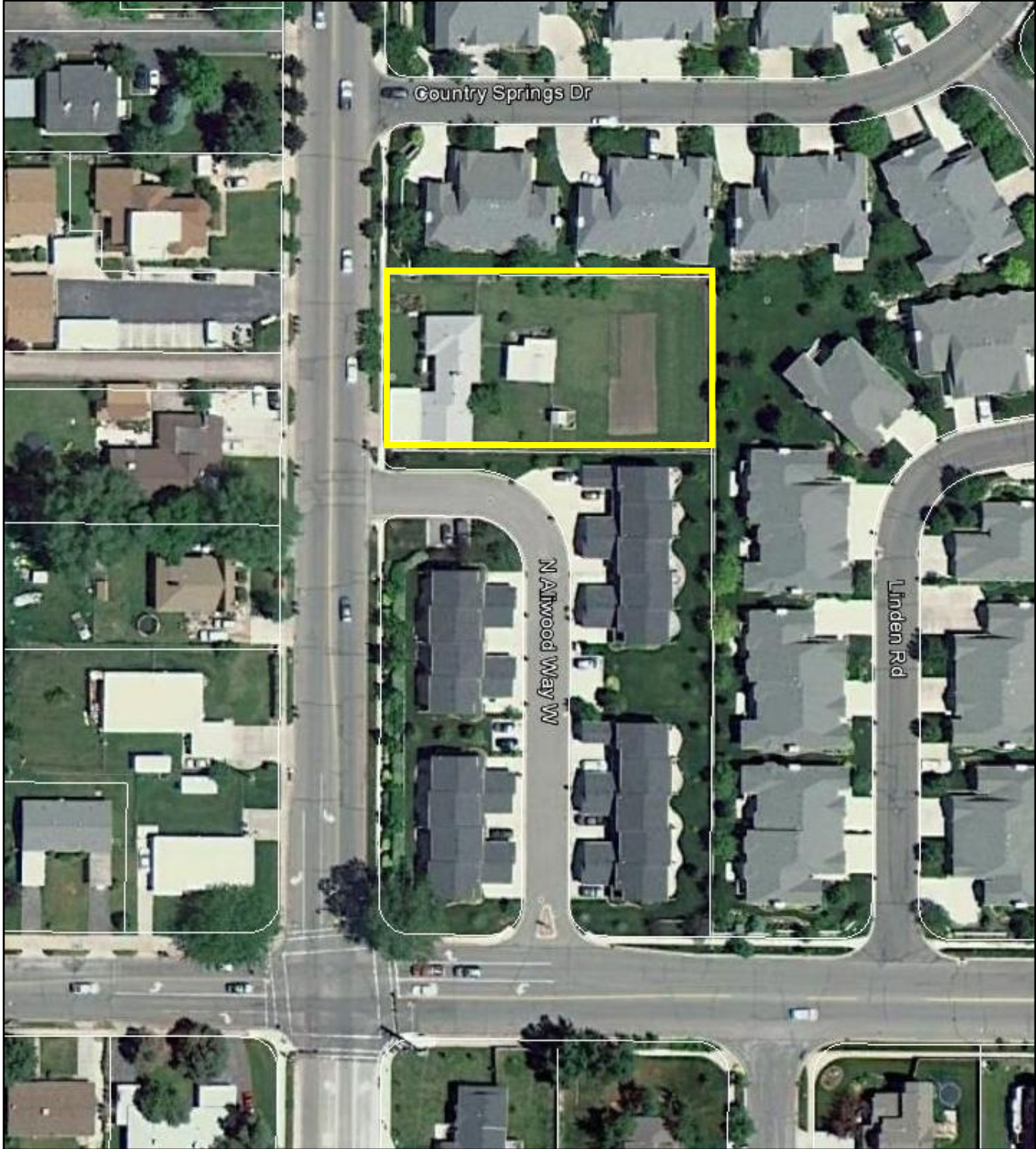
Significant Impacts

This development is in an existing multi-family area and will not have significant impact on the surrounding area

Attachments:

Lovely color aerial photo of the property prior to the removal of the former home
Copy of the proposed final plat.

Aerial Photo and Map of Proposed Villas at Stone Springs PUD



THE VILLAS OF STONE SPRINGS PLANNED UNIT DEVELOPMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND PURSUANT TO SAID TRACT OF LAND HEREAFTER TO BE KNOWN AS THE VILLAS OF STONE SPRINGS PLANNED UNIT DEVELOPMENT, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL _____ DATE _____

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY CONSENT TO THE RECORDATION OF THIS PUD PLAT TO BE NAMED THE VILLAS OF STONE SPRINGS PLANNED UNIT DEVELOPMENT, AND DEDICATE TO BOUNTIFUL CITY FOR PERPETUAL PUBLIC USE ALL COMMON AREA AS PUBLIC UTILITY EASEMENTS AS SHOWN FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF ANY AND ALL UTILITIES INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, SEWER AND STORM DRAIN LINES NECESSARY TO SERVE THIS AREA OR ADJOINING AREAS.

ROBERT GIBSON _____ DATE _____
RESOLUTE CONSTRUCTION

L.L.C. ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ROBERT GIBSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF RESOLUTE CONSTRUCTION, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT BACKMAN TITLE SERVICES, LTD., THE UNDERSIGNED COMPANY, AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED SUBDIVISION, DOES HEREBY CONSENT TO THE RECORDING OF SAID SUBDIVISION AND DEDICATION BY THE OWNER THEREOF OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAT BY THE GOVERNING BODY OF CITY, SAID COMPANY DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC USE FOREVER.

DATE

CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF BACKMAN TITLE SERVICES, LTD. AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

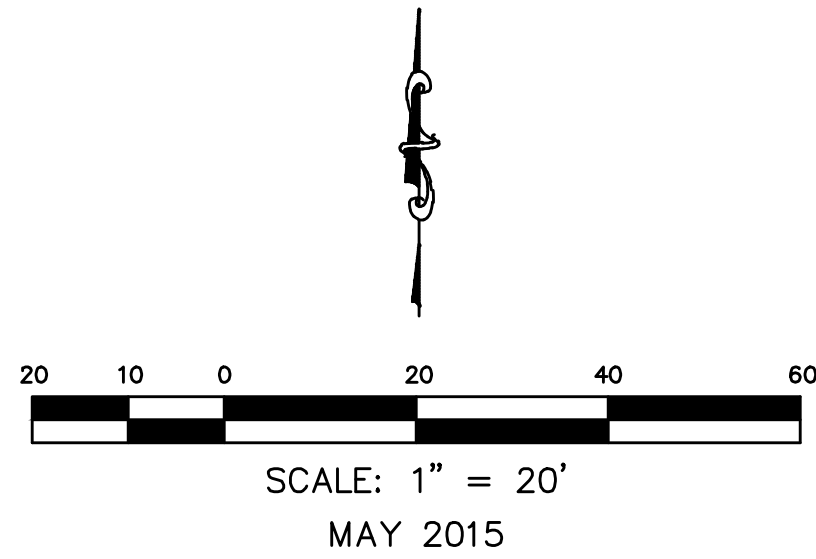
NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

THE VILLAS OF STONE SPRINGS PLANNED UNIT DEVELOPMENT

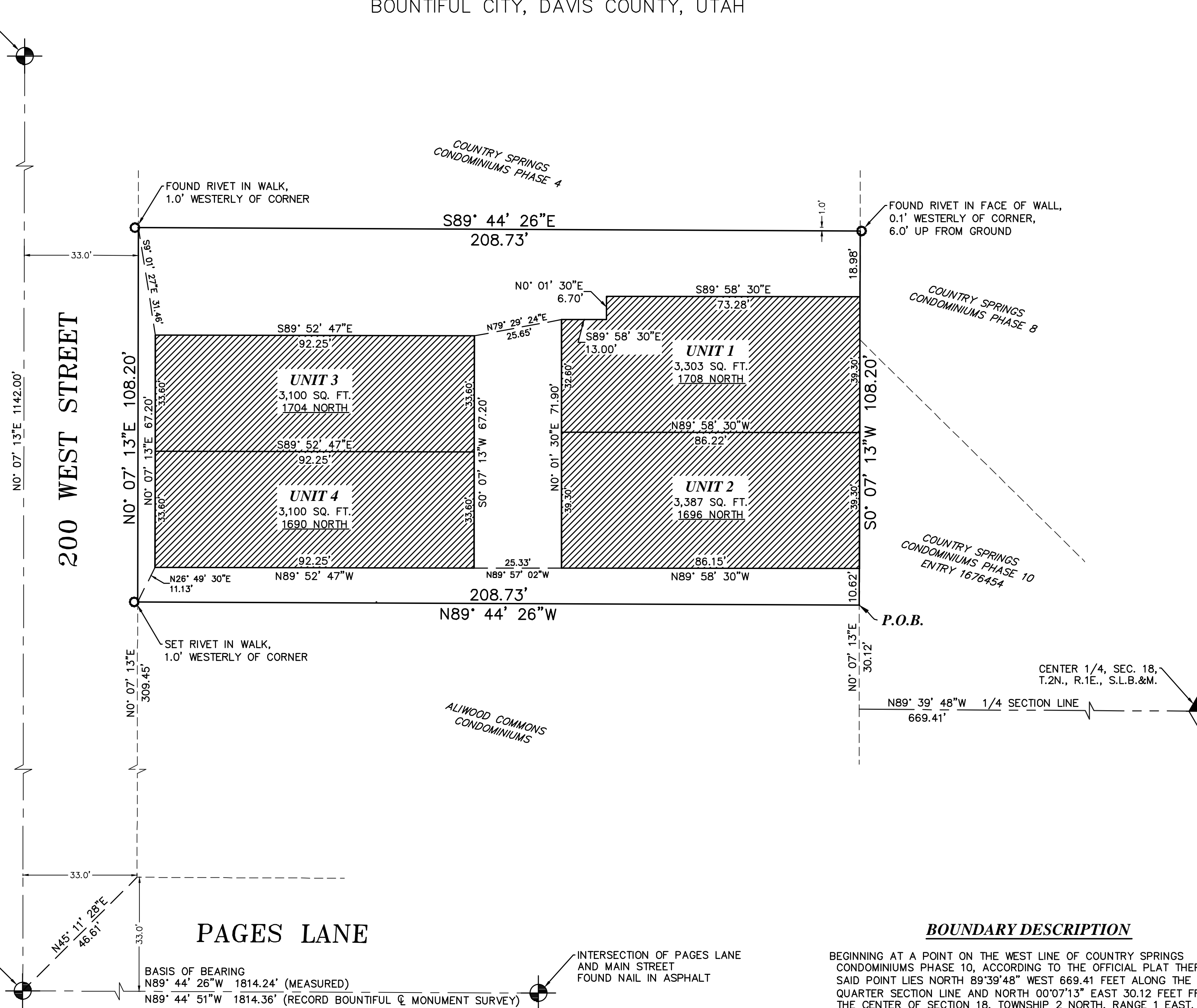
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER

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



INTERSECTION OF TOBE STREET AND 200 WEST STREET
FOUND BRASS CAP MONUMENT IN RING AND LID



LEGEND

- PROPERTY LINE _____
- ROAD CENTERLINE _____
- TIE TO MONUMENT _____
- SECTION LINE _____
- FOUND PROPERTY MARKER, AS LABELED ○
- PRIVATE AREA [Hatched Box]
- COMMON AREA [White Box]

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
DEUEL CREEK IRRIGATION: _____ DATE: _____
QUESTAR GAS: _____ DATE: _____

CITY ENGINEER'S APPROVAL

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

PLANNING COMMISSION APPROVAL

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

CITY ATTORNEY'S APPROVAL

APPROVED THIS ____ DAY OF _____, 20____
BOUNTIFUL CITY ATTORNEY: _____

BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL, UTAH, THIS ____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST: _____
MAYOR: _____

H HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite #4, Bountiful, Utah 84010
(801) 298-2236 Phone, (801) 298-5983 Fax
12-111 03/10/15 JRC
05/06/15 JRC
05/13/15 JRC

City Council Staff Report



Subject: Final Site Plan Approval
Author: Chad Wilkinson, City Planner
Address: 214 West 1500 South
Date: May 26, 2015

Description of Request:

The applicant, Renaissance Town Properties LLC, is requesting final site plan approval for an approximately 28,000 square foot medical office building located within the C-G zone within the Renaissance Towne Center commercial mixed use planned unit development (PUD) Phase 2.

Background and Analysis:

The proposed site plan received preliminary approval from the Council on April 14, 2015. The applicant has prepared utility, grading and landscape plans along with a final landscape plan. Because the existing site was previously developed, the utility and drainage plans are fairly straightforward.

Two elements of the proposed final site plan should be noted. First, the applicant proposes the use of planter boxes in place of park strips along 1500 South along with concrete running up to the back of curb. This model is consistent with other areas within the PUD which have employed wide sidewalks and tree grates instead of park strips. This possibility was discussed previously with the Council and should be considered in approving the final site plan.

Second, the applicant proposes to enhance the landscaping on the east of the building to include additional trees and shrubs. The location of the proposed building will necessitate the removal of some mature trees on site that are to be replaced with new trees. The landscaping installed on the east side

Department Review

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

Significant Impacts

Since this is a significant expansion of the building square footage on site, there are some impacts to parking and traffic anticipated. However, the impacts are consistent with development of a commercially zoned property.

Recommended Action

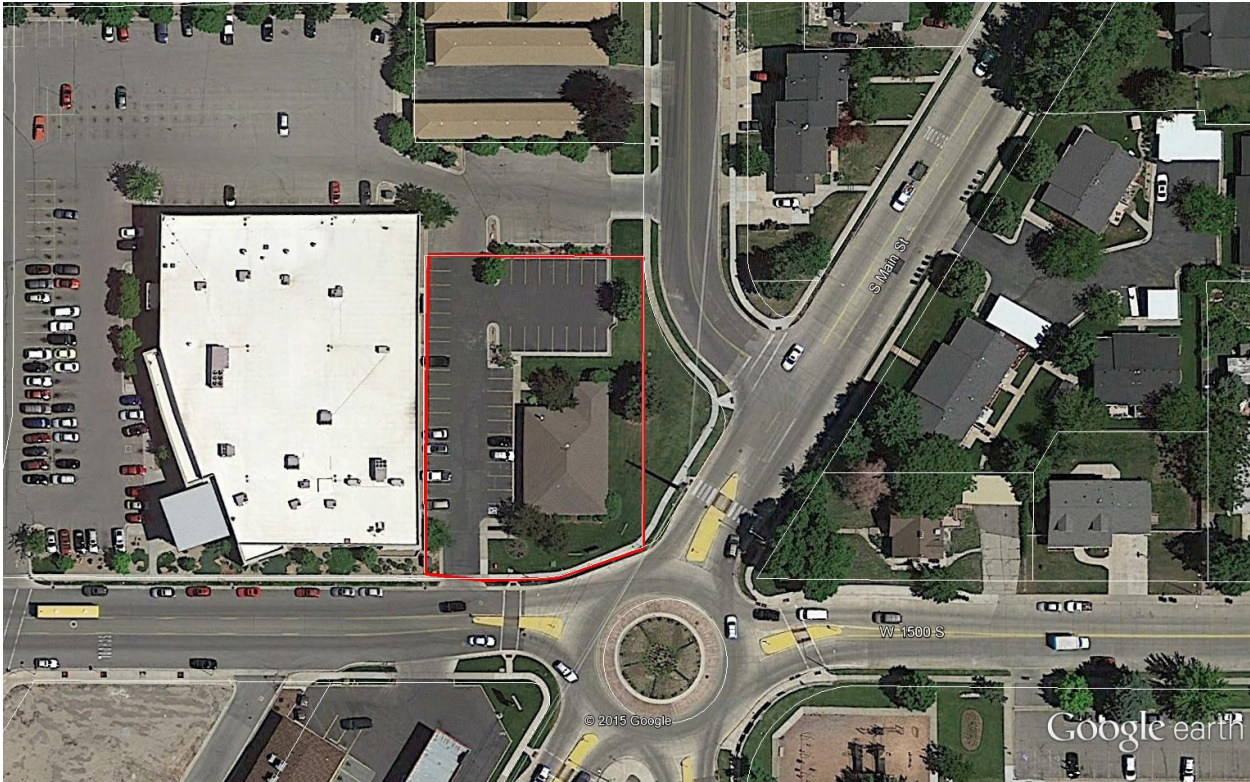
The Planning Commission reviewed the application for final site plan approval on May 19, 2015 and recommends approval of the request for final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. In conjunction with submittal of building permit submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance and consistent with the original PUD approval. The landscape plan shall include the following:
 - a. An irrigation plan showing how all areas of landscaping, including the proposed planter, boxes will be provided with irrigation.
3. In conjunction with submittal of building permit, submit a lighting plan showing compliance with Section 14-15-107 of the Zoning Ordinance.

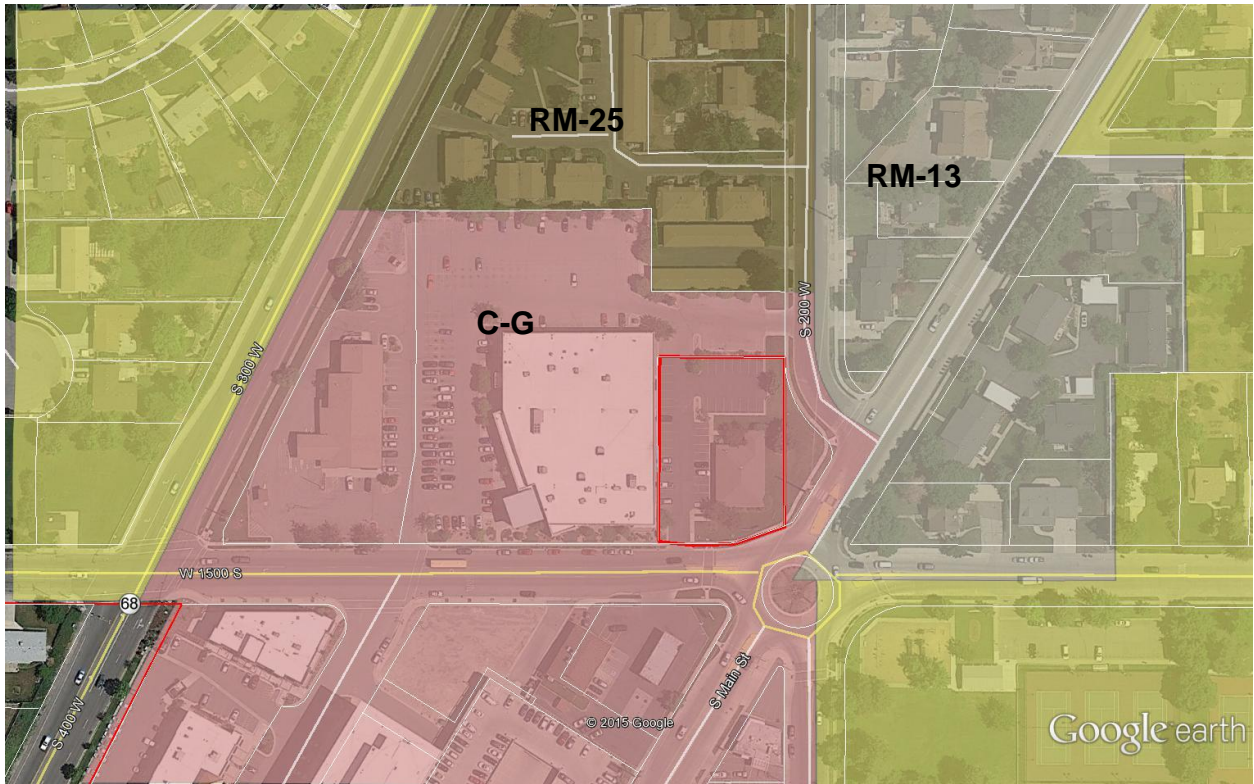
Attachments

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

Aerial Photo



Zoning Map

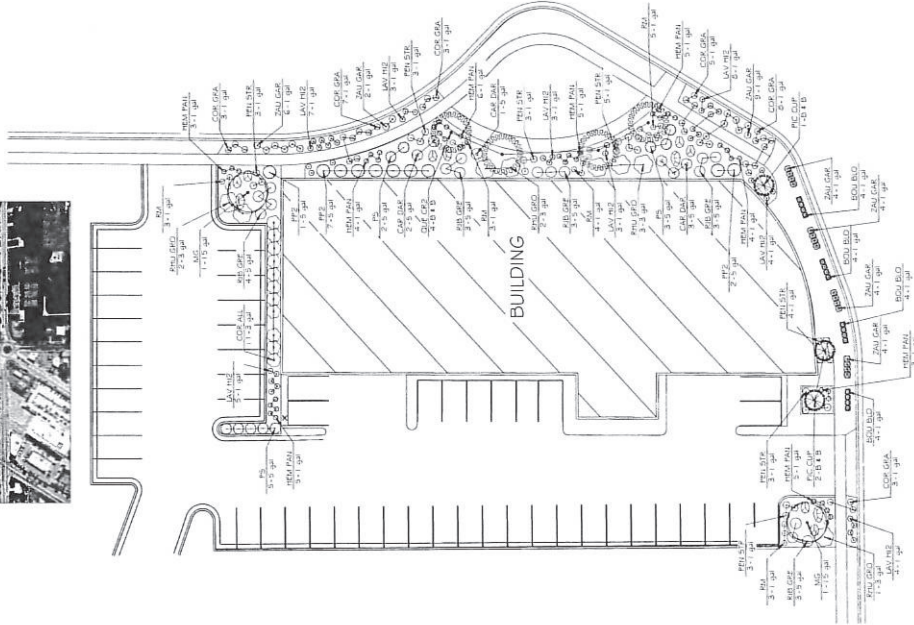


5 POINTS MEDICAL OFFICE BUILDING AT R.T.C.
SCALE: 1"=20'



PLANT SCHEDULE

TYPES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CODE	QAL	SIZE
●	MG	2	Crab Apple / Malus × Golden Raindrops	15 gal		
○	PG-GUP	3	Norway Spruce / Picea abies ‘Corsetwood’	B 14 B		Ø
○	QUB-GDE	4	Crabapple Spire Oak / Quercus robur ‘alba’ ‘Crabapple Spire’	B 14 B		1.75% Cal
○	CODE	QTY	COMMON NAME / BOTANICAL NAME	CODE		
○	CAK-GAK	6	Blue Mist Spruce / Cryptomeria × japonica ‘Blue Mist’	5 gal		
○	CDP-ALL	11	Starburst Red Dogwood / Cornus sericea ‘Alabama’s Coneyart’	3 gal		
○	PS	10	Major Pine / Pinus nigra ‘Boulevard’	5 gal		
○	PF2	10	Sweet Cherry / Prunus tenella ‘Favourite Buttons’	5 gal		
○	RFU-GHO	9	Green Leafy Fragrant Sweetgum / Rhus aromatica ‘Grass Lawn’	3 gal		
○	KID-GDE	16	Green Mound Yellow Cane / Rhus glabra ‘Green Mound’	5 gal		
○	CODE	QTY	COMMON NAME / BOTANICAL NAME	CODE		
○	COK-GKA	29	Early Summer Coneplant / Conocarpus ‘pinnatifidus’ ‘Early Summer’	1 gal		
○	RED-FNI	40	Dwarfly / ‘Internoculus’ × ‘Fountain’ × ‘Box’	1 gal		
○	LAV-FRZ	40	Mulicate Blue Lander / Lavandula angustifolia ‘Purlicote Blue’	1 gal		
○	FRU-SFR	25	Risky Nodum ‘Pommes’ / Potentilla stricta	1 gal		
○	RM	10	Purple Coneflower / Rudbeckia cuneolata ‘Merrill Hot’	1 gal		
○	ZHU-GAK	33	Humminger’s Trumpet / Zauschneria gumberti ‘Orange Carpet’	1 gal		
○	CODE	QTY	COMMON NAME / BOTANICAL NAME	CODE		
○	ROU-BLO	16	Blue Grass / Sporobolus gracilis ‘Blonde Ambrose’	1 gal		



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LANDSCAPE ENGINEERING AND PLANNING

civilsolutionsgroup inc.
540 W GOLF COURSE RD SUITE B1
PROVENCE UT 84332
P. 435.213.778
F. 435.213.778
www.civilsolutionsgroup.net

RENAISSANCE TOWNE CENTER
LANDSCAPE PLAN
214 WEST 1500 SOUTH
BOUNTIFUL, UT

SCALE	DATE	DESCRIPTION

PROJECT # 7271562
DRAWN BY K. ALHOUSE
REVIEWED BY J. YOUNG
ISSUED 05/02/15



LANDSCAPE PLAN

L-102



Vicinity Map

OCCUPANCY: =B-OFFICE
 PARKING REQUIRED: =86
 PARKING PROVIDED: =86
 LANDSCAPING AREA: =30,34.05F
 LANDSCAPING TOTAL AREA: =16%

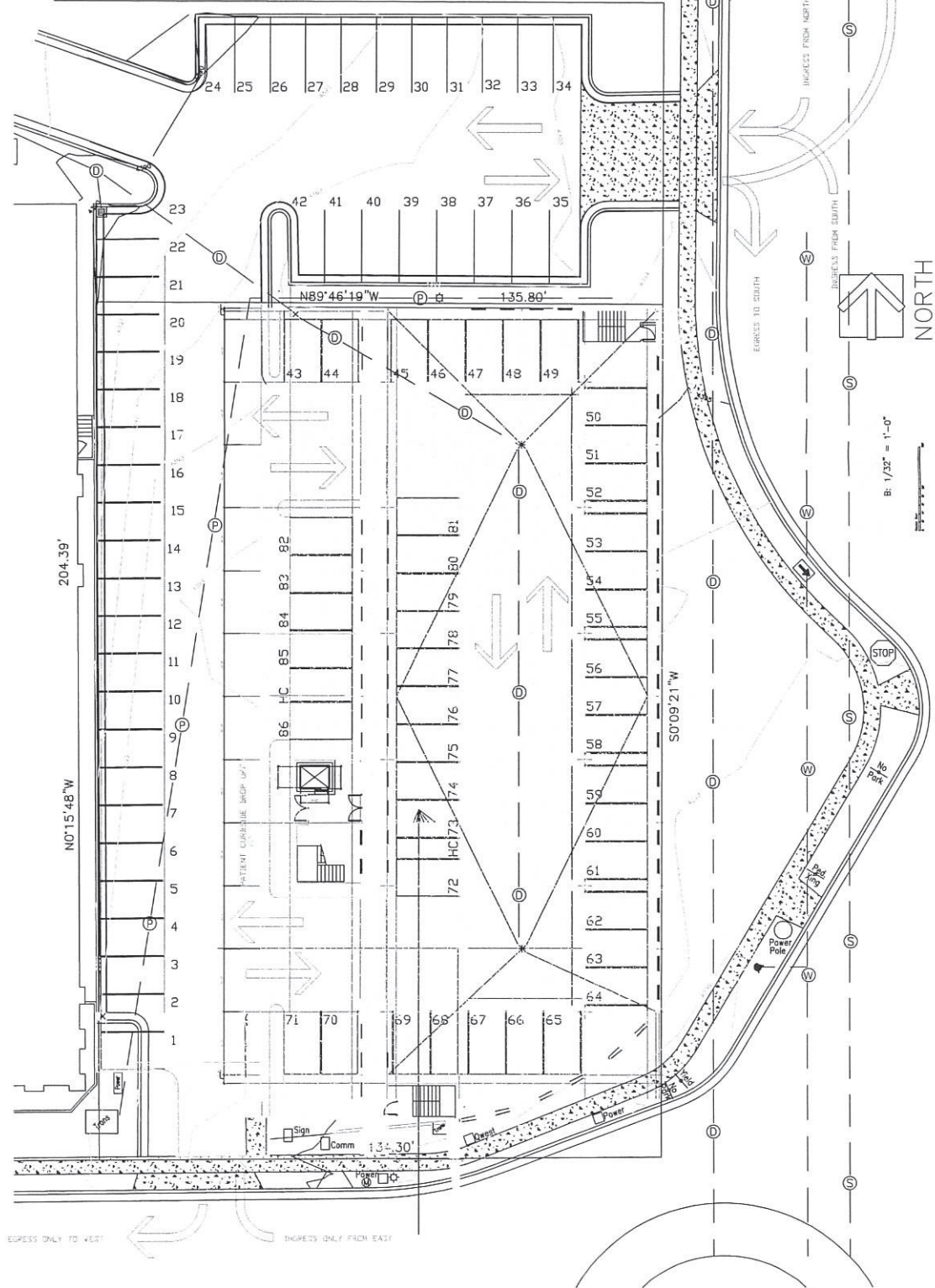
AREA 3RD LEVEL: =13,9115F
 AREA 2ND LEVEL: =13,9115F
 AREA GROUND LEVEL: =82,65F
 BUILDING TOTAL AREA: =28,6425F

Project Number: 100

Sheet Number: A11.1

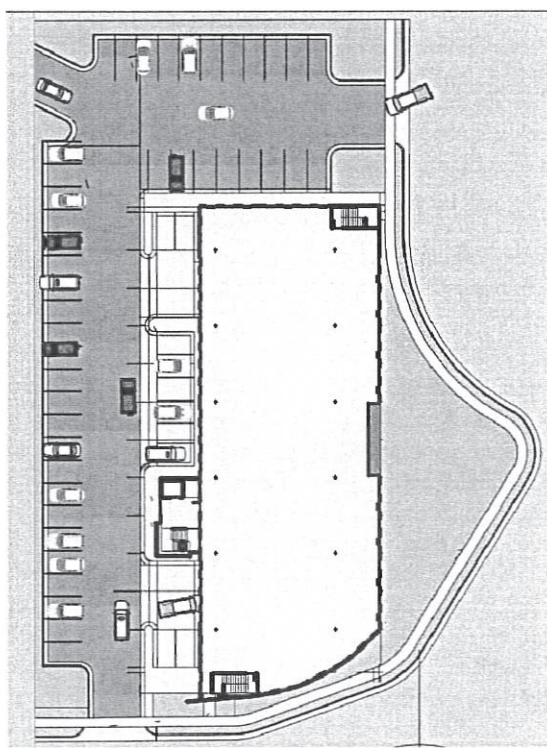
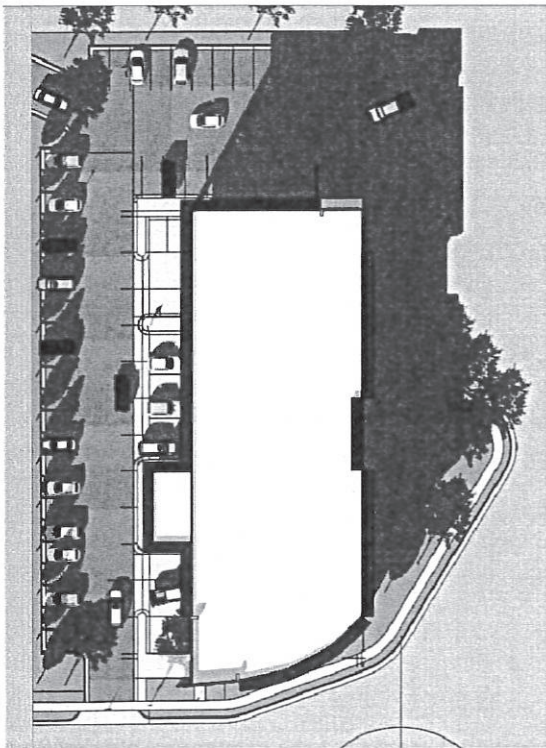
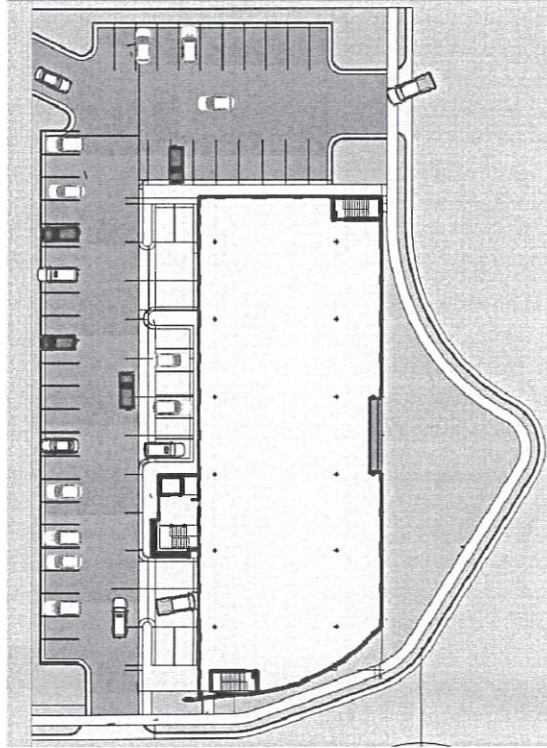
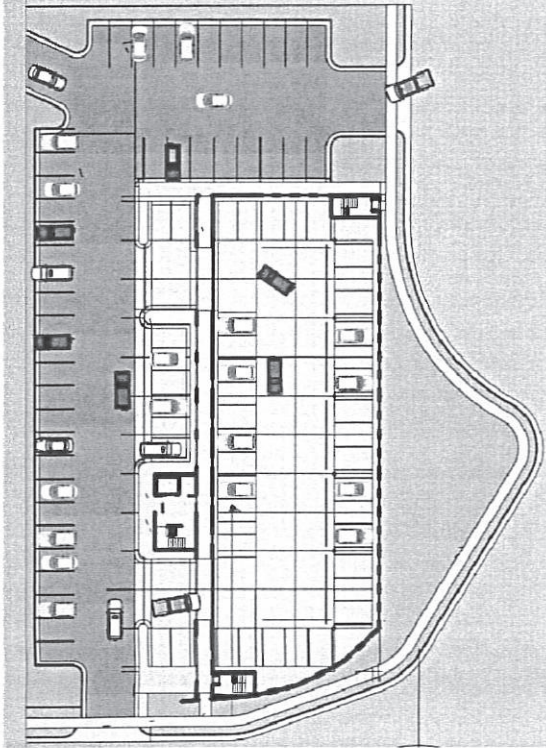
Sheet Title: SITE PLAN

Plot Scale: 1/8" = 1'-0"
 24x36 PLOT
 INT./7 SCALE



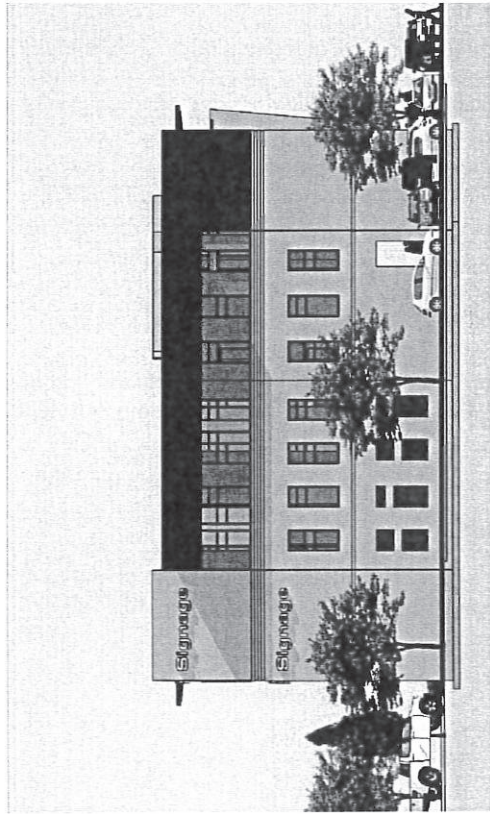
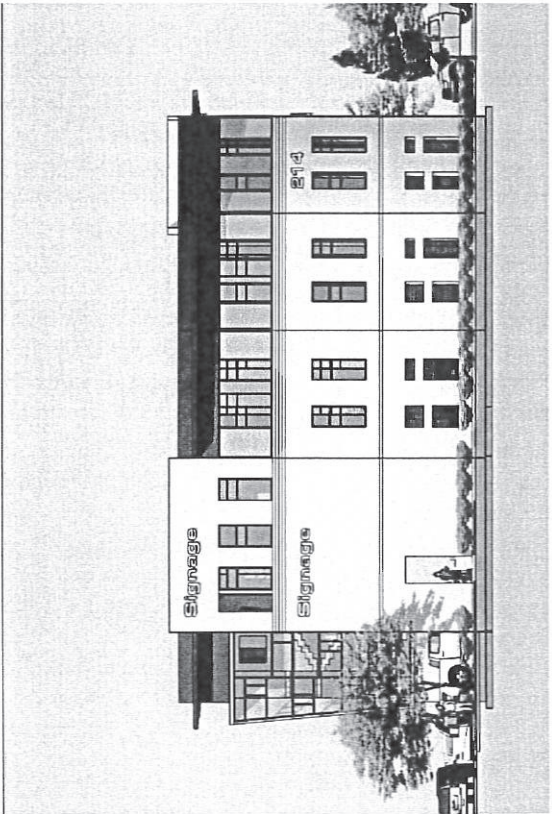
ALL BUILDINGS WITHIN SP
 ONLY BUILDING IS VACA SPORTS COMPLEX

EGRESS ONLY TO WEST
 INGRESS ONLY FROM EAST



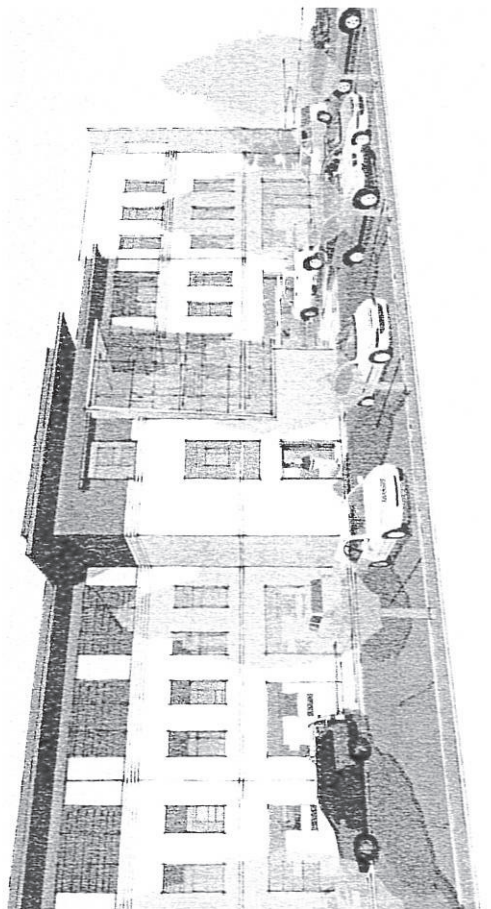
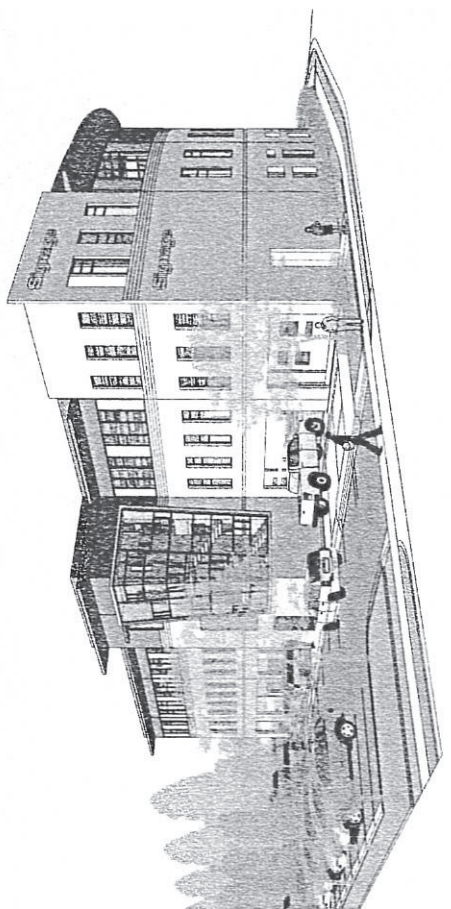
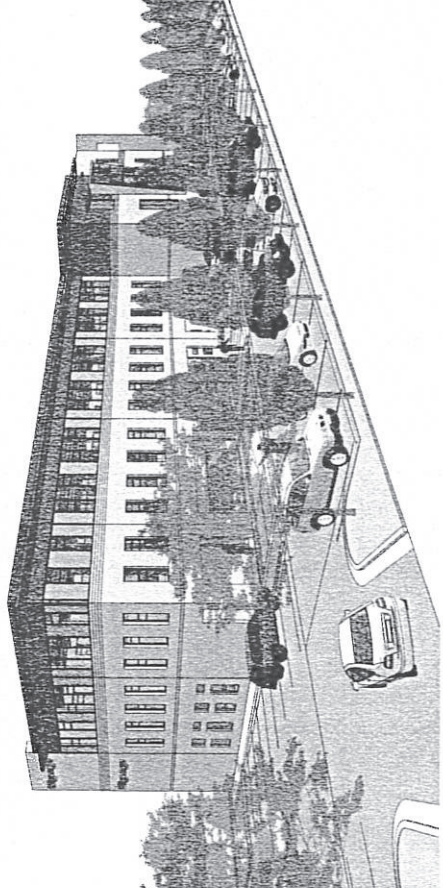
Date: 3/17/2016
 Revision: R2
 BY: 1000101/JO

Project Number: 1000
 Sheet Number: A3-1
 Sheet Title: SCHEMATIC ELEVATIONS
 File Scale: AS SHOWN
 Date: 3/17/2016
 User: JF/GAE



Date: 9/17/09
 Drawn: REV 1000/01/0

Project Number: 1000
 Sheet Number: A6-1
 Sheet Title: SCHEMATIC PERSPECTIVE
 Plot Scale: AS SHOWN
 2006 FT/L
 1/8" = 1' SCALE



Council Staff Report



Subject: 3366 South Orchard Drive Property Conveyance
Author: City Engineer, Paul Rowland
Department: Engineering
Date: May 26, 2015

Background

Mr. Kent Morby owns the property at 3366 So. Orchard Drive, where changes in the alignment of Orchard Dr. over the years and a 1969 court decision have resulted in a confusing property situation. Mr. Morby is requesting that Bountiful City and North Salt Lake quit claim the property where his home sits and clear up the title on his property.

Analysis

Mr. Kent Morby owns and lives in the home at 3366 So. Orchard, right on the curve in Orchard across the street from Winegar's Market. In 1969, well before Mr. Morby owned the home, a couple of the neighbors found themselves in a little dispute which resulted in a lawsuit. The judge's decision at the conclusion of the suit included a legal description for the property which was based on a long-since abandoned alignment of the road. Over several decades the uses of the right of way had changed for the original street car alignment to an automobile road with a different curve. To further complicate things, this property is located in Bountiful City, while the road in front of his house is located in North Salt Lake City.

To clean up the title of the property, Mr. Morby is requesting that both cities quit claim to him the description of his property which he actually occupies. Since the road is in NSL, his first step was to have NSL review the alignment of their road and verify that the quit claim deed did not create a problem with the right of way. NSL has reviewed the alignment of the road and the NSL Council has already approved the quit claim.

Mr. Morby is now requesting that Bountiful City quit-claim the same description. I have reviewed the description and the city has no interest in the property except for maintaining a Public Utility Easement covering the overhead power lines in the front yard. Mr. Morby has provided such a signed easement which I have verified covers the necessary ground. Rusty Mahan also discussed this with the NSL City Attorney and they agree that this is a good way to clean up the confusing title on this property.

Department Review

This agreement has been reviewed by Paul Rowland, City Engineer; Rusty Mahan, City Attorney.

Recommendation

We recommend the approval of the Quit Claim of the property located at 3366 So. Orchard Drive to Mr. Kent Morby and authorize the Mayor to sign the Deed.

Significant Impacts

None.

Attachments

Lovely color aerial photograph showing the property at 3366 So. Orchard Drive.
A copy of the proposed Quit Claim Deed will be provided at Council Meeting

