

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, June 11, 2019

6:00 p.m. - Work Session

7:00 p.m. – Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **South Davis Metro Fire Station 81, 255 South 100 West, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

AGENDA

6:00 p.m. - Work Session

1. City Hall Remodel update – Mr. Lloyd Cheney p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Approve minutes of previous meeting held on May 28, 2019 p. 9
4. Council Reports
5. BCYC Report
6. Consider approval of:
 - a. Weekly expenditures > \$1,000 paid May 20 & 27, 2019 p. 17
 - b. April 2019 Financial Report p. 21
7. GFOA awards for budget and CAFR to Bountiful City – Mr. Galen Rasmussen
8. Consideration of FY 2019 Amended Budget and FY 2020 Tentative Budget – Mr. Galen Rasmussen p. 35
 - a. Public Hearing on the Transfer of funds from Light and Power Fund to General Fund
 - b. Public Hearing on the Transfer of funds from the Landfill Fund to the Recycling Fund
 - c. Public Hearing on FY 2019 Amended Budget and FY 2020 Tentative Budget
 - d. Set the date and time for a Truth-in Taxation Public Hearing as Tuesday, August 13, 2019 at the regular City Council meeting at 7:00 p.m.
 - e. Consideration of Ordinance 2019-03, adopting budgets, approving fees and related policies, and adopting compensation schedules.
9. Consider approval of the final acceptance of the East Orchard Subdivision and release the developer of any further obligation – Mr. Lloyd Cheney p. 41
10. Consider approval of the final site plan for a building construction material/office without outside storage for Jim Miller Plumbing and Heating located at 220 W Center Street – Mr. Clinton Drake p. 43
11. Consider approval of the preliminary and final site plan review approval for the Bountiful Family Search Center located at 1579 N Main Street - Mr. Clinton Drake p. 55
12. Consider approval of the South Branch of the Davis County Library as Bountiful City's polling location and other locations in Davis County as Vote Centers for the 2019 Municipal Election(s) – Mr. Gary Hill p. 67
13. Adjourn to an RDA meeting with a separate agenda


City Recorder

City Council Staff Report

**Subject: City Hall Reconstruction
Budget Discussion**

Author: City Engineer

Department: Engineering

Date: June 11, 2019



Background

The effort to remodel City Hall has involved an extensive effort on the part of JRCA (the architect), ASCENT Construction (the contractor) and City staff to develop the plans and obtain pricing from the various subcontractors and suppliers in the area. ASCENT Construction has had the primary responsibility to conduct the bidding process, with support by JRCA and input by City Staff.

Results of the bidding process has revealed a change in the market which was not anticipated by the estimates which were developed independently by both ASCENT and a project estimating sub-consultant to JRCA. Two times during the design process, and as the level of detail allowed for a better cost determination, both JRCA and ASCENT refined their estimates and compared the results. There are many factors which are believed to have affected the results: the implementation of tariffs on imported materials (particularly steel and metal products), the high local demand for specific trades and skills (demolition, sheetrock, electrical), and other market forces (location, project size, etc.).

Analysis

In February of this year, the City Council adopted a construction budget of \$7.7M for the project. The budget, with an element of project history, was presented as follows:

Category	Estimate Apr. 2014	Estimate Feb. 2019	Adopted Budget
Construction	\$5,700,000	\$5,857,205	\$5,900,000
Design	\$ 456,000	\$ 444,132	\$ 450,000
FF&E	\$ 350,000	\$ 200,000	\$ 350,000
Sub-total	\$6,506,000	\$6,501,337	\$6,700,000
A/V, IT Upgrade	\$0	\$350,000	\$350,000
Contingency	\$0	\$269,471	\$300,000
Relocation	\$0	\$350,000	\$350,000
Sub-total	\$0	\$969,471	\$1,000,000
Total, all items	\$6,506,000	\$7,470,808	\$7,700,000

To date, the comparison of the adopted project budget to the bid results and current costs are as follows:

Category	Adopted Budget	Current Costs	Comments
Construction	\$5,900,000	\$6,884,775	Incl. Bids, Ascent GC fees, CT&I, BRI
Design	\$ 450,000	\$ 438,526	Incl. JRCA, Design costs, Ascent Precon fee
FF&E	\$ 350,000	\$ 300,000	<i>This is an allowance. Actual Costs TBD.</i>
Sub-total	\$6,700,000	\$7,633,301	
A/V, IT Upgrade	\$350,000	\$130,000	IT Upgrade Cost. A/V Upgrade incl. in Const.(above)
Contingency	\$300,000	\$300,000	<i>This is an allowance. Actual Costs TBD.</i>
Relocation	\$350,000	\$260,000	Actual move out + <i>estimated move-in</i>
Sub-total	\$1,000,000	\$690,000	
Total, all items	\$7,700,000	\$8,323,301	108% of Adopted Budget

The current funding deficit is **\$623,301** as determined by the difference in the Adopted Budget and the current costs.

The following table summarizes the bidding results:

Division	Estimate	Bid	Difference	Comments
02-Site Conditions	\$112,605	\$269,970	\$157,365	High Demolition Bid
03-Bldg Concrete	\$65,850	\$85,607	\$19,757	Steel Stairs, Rebar, Concr.
04-Masonry	\$146,790	\$84,914	\$61,876	
05-Struct. /Metals	\$109,660	\$439,458	\$329,798	Struct. Steel, Deck,Rails
06-Wood/Plastic	\$152,065	\$213,435	\$61,370	Cabinets & Finish
07-Heat & Moist.	\$375,577	\$388,769	\$13,192	Roof, Insulation, Barriers
08-Doors & Wind.	\$463,140	\$488,059	\$24,919	Shades, Door Frames
09-Finishes	\$619,106	\$783,684	\$164,578	Metal Studs, Sheetrock
10-Specialties	\$210,650	\$186,400	\$24,250	Council Cham. Partition
11-Equipment	\$0	\$3,900	\$3,900	Refridgerator
12-Furnishings.	\$38,340	\$18,475	\$19,865	Window Shades
13-Special Const.	\$235,000	\$204,000	\$31,000	Bldg. Structural Upgrade
14-Conveyance	\$87,000	\$87,825	\$825	Elevator
23-Mechanical	\$1,610,462	\$1,496,253	\$114,209	Ground Source HVAC
26-Electrical	\$1,253,720	\$1,387,061	\$133,341	Bldg Electrical Systems
32-Site Work	\$272,225	\$280,244	\$8,019	Site Conc., Utils, Landsc.
TOTAL, All Items		\$6,418,054	\$655,843	

Numbers in red represent bid results in excess of the estimated expense.

As shown in the results, the majority of the cost overruns are associated with items where steel or other metals are significant components of the work, or where certain trades are in

high demand. It is interesting to note that the items such as the specialty carbon fiber structural upgrade work, masonry, specialties, elevator, and HVAC system came in at or below the estimated cost.

In an effort to reduce the cost of construction, JRCA, ASCENT and Staff have developed a list of Value Engineering (Cost Reduction) items. The list has been reviewed by the City Manager, and is available for the Council to review. In short, it includes the following modifications:

- Reduced Landscape Plantings
- Modification of wall finishes, ceiling finishes
- Changing the exterior finish of the round columns (in the areas with windows)
- Reduction of quantity and change in material types for millwork and cabinetry
- HVAC modifications in the basement
- Plumbing system modifications
- Modifications in the installation of data, security systems
- Substitution of light fixtures
- Modifications to electrical materials and systems

The total value of these modifications is estimated to be \$261,376. If accepted, this modification would reduce the funding deficit to **\$361,925**. While additional program cuts can be made to the current design to increase the value of VE items, Staff feels that such modifications (e.g. not finishing the basement conference rooms) will detract from the presence and functionality of the City Hall, and would eventually need to be completed anyway. There is also the increased likelihood that the costs associated with delayed construction will be significantly higher than the current market conditions. The proof of these potential conditions are appropriately identified in the current state of the City Hall and in the market forces currently at work, as experienced in the bidding process for the project.

Staff is aware that the HVAC system is a component of particular interest and concern to the Council. The hybrid ground source system was originally recommended by staff, with concurrence from the project mechanical engineer as the basis of design because of the efficiency, reliability and “maintainability” of this type of system. This system is currently the mechanical system of choice for several school districts, institutions and commercial facilities. It is more expensive to construct than a traditional system but is not subject to many of the ongoing maintenance costs associated with other systems.

In order for the Council to understand the implications of modifying the HVAC system to an alternate system, additional information has been solicited from the architect and the mechanical engineer. Unfortunately, at the time of preparation of this memo, additional construction cost information was not available from the contractor but is anticipated to be furnished to the Council at the work session. When this information becomes available, it

will be possible to perform a lifecycle analysis for each of these systems under consideration.

From the information provided by the architect and the mechanical engineer, the realistic potential alternate systems would include:

1. A modified version of the system included in the current design. This option would combine zones in the main floor offices of the Planning & Engineering Departments and the Treasury, Finance and Utility offices. It would also result in the combination of zones in the basement training and mechanical rooms. The modifications will net a small reduction in the overall system cost, since some equipment will be reduced or eliminated while other equipment will be upsized. Since this option will essentially perform the same as the current design, the annual cost of operation is still estimated to be \$4,135. No re-design costs or delays to construction are anticipated. The boiler and pumping system have a service life of approximately 20 years and the well field has an expected service life of 50+ years.
2. The existing design could be modified to a system which utilizes a larger boiler and a cooling tower to replace the well field (current design). This change would require approximately \$35,000 in additional design costs, and additional construction costs since the cooling tower would need to be screened and would require additional piping, pumps, and a robust water treatment system for the water used in the cooling tower. The life expectancy of the boiler and cooling tower is approximately 20 years. A medium sized cooling tower unit will cost upwards of \$50,000, alone. Incidentally, this system is equivalent to the HVAC system in the Police and Courts building. Operational costs are estimated to be similar to the current design at \$4,230 per year. Depending on the location of the cooling tower, there may be some visual and auditory impact on the Veteran's Park. This option has the potential to affect the project schedule as the redesign effort is significant, and the bidding process would be duplicated.
3. Roof top units are also an alternate system that could be used. They are the least efficient of the options, but are estimated to have a slightly lower annual operating cost (\$3,555). The redesign effort is estimated to cost \$70,000, exclusive of modifications to the building (structure to support the units, modify the ceiling spaces, run duct work to the basement rooms, etc.). This option has the highest likelihood of delaying the progress of the project because of design, bidding and construction issues.
4. The final option would be to replace the boiler in the current design with an appropriate number of additional wells. Equipment in the building would essentially remain as designed, and the additional wells would cost about \$5,000 each. A minimal redesign cost of \$15,000 is anticipated, and the annual operating cost is only slightly reduced from the current design. This would be the most efficient system, but it would likely cost nearly the same as the current system to

construct. There would also be a minimal delay for the redesign, and a further limitation on the future development /use of the open area north of City Hall.

In light of the current situation, Staff feels that the two best options are:

1. Allocate sufficient funding to complete the City Hall project as designed, and not further defer the expense of future improvements.
2. Utilize the current funding in the project (a combination of construction contingency and FF&E allowances) to cover the cost overruns identified in the bidding process. Staff would request that the Council allocate an additional funding amount (less than the current \$300k contingency) which would only be used for unforeseen conditions. Any unused allocation would remain in the Capital Project Fund.

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Additional funding could be allocated from the Capital Projects fund.

Recommendation

- This information is provided to the Council for their consideration and to obtain direction for preferred modifications to the current design and or budget. The Council will have a future opportunity to take formal action on the project budget when the Guaranteed Maximum Price proposal is completed.

Attachments

The following documents are available:

1. JRCA summary of impacts for mechanical system redesign.
2. VBFA summary of alternate HVAC systems.
3. Ascent Construction's Value Engineering Summary

1 Minutes of the
2 BOUNTIFUL CITY COUNCIL
3 May 28, 2019 – 5:30 p.m.
4

5 Present: Mayor Randy Lewis
6 Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
7 John Marc Knight, Chris Simonsen
8 City Manager Gary Hill
9 City Attorney Clinton Drake
10 City Engineer Lloyd Cheney
11 Power Director Allen Johnson
12 IT Director Alan West
13 Parks Director Brock Hill
14 Finance Director Tyson Beck
15 Asst. City Planner Curtis Poole
16 Recording Secretary Maranda Hilton
17
18

19 Official notice of the City Council Meeting was given by posting an Agenda at the temporary
20 City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the
21 Utah Public Notice Website and by providing copies to the following newspapers of general
22 circulation: Davis County Clipper and Standard Examiner.
23

24 **Site Visit – 5:30 p.m.**
25 **Downtown Plaza**
26

27 **Work Session – 6:00 p.m.**
28 **South Davis Metro Fire Station Conference Room**
29

30 Mayor Lewis called the meeting to order at 6:28 p.m. and welcomed those in attendance, then
31 turned the time over to Ms. Beth Holbrook from the UTA.
32

33 **UTA SERVICE SUMMARY & CHOICES PRESENTATION – MS. BETH HOLBROOK**

34 Ms. Beth Holbrook spoke to the Council about the Utah Transit Authority (UTA) and how
35 great it is to work so closely with the Utah Department of Transportation (UDOT) to bring about
36 good changes for the future of Utah’s transit and transportation.

37 Ms. Laura Hansen, UTA Planning Director, spoke about some of the issues UTA faces when
38 deciding where to place transit routes, especially buses. “Coverage vs Ridership” are the main
39 strategic decisions that must be made. There is currently an online survey they hope everyone will
40 take that helps with the decision of where to place their resources and provide a better service to
41 Bountiful residents.

42 Mr. Hal Johnson talked about the Davis-SLC Connector Bus Rapid Transit (BRT) route that
43 is coming to South Davis County. In Bountiful, this route will run along Main Street.
44

45 The work session of the City Council was adjourned at 6:59 p.m.
46
47

1 **Regular Meeting – 7:00 p.m.**
2 **South Davis Metro Fire Station Conference Room**
3

4 Mayor Lewis called the meeting to order at 7:01 p.m. and welcomed those in attendance. Mr.
5 Brock Hill led the Pledge of Allegiance and Mr. Bob McKenzie, Bountiful Community Church
6 councilmember, offered a prayer.
7

8 **PUBLIC COMMENT**

9 The public comment section was opened at 7:05 pm.
10

11 Mr. Thomas Rogers (Meadows Apartments) wanted to update the Council on the Meadows
12 Apartment fire. Channel 4 News did an interview about it the previous night. So far there has not
13 been any progress made, and he is desperate to get closure on this case. It is starting to garner
14 national attention and we do not want Bountiful to look bad.

15 Dr. Velsing / Ms. Katie Wagner (Mill Street) Since Creekside Park has opened, speeding on
16 Mill Street has become a big problem, as well as decreased visibility due to cars being parked along
17 both sides of the street. They are concerned with how children will be able to get across the road
18 safely to the park. Are there plans for more crosswalks or speed limit signs to be installed? The police
19 have been out there giving speeding tickets as much as they can, but it has not solved the problem.
20

21 The public comment section was closed at 7:10 pm.
22

23 **APPROVE MINUTES OF PREVIOUS MEETING HELD MAY 14, 2019**

24 Councilman Simonsen made a motion to approve the minutes as printed and Councilwoman
25 Bradshaw seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
26 Higginson, Knight and Simonsen voting “aye”.
27

28 **COUNCIL REPORTS**

29 Councilwoman Bradshaw said she visited the new ice cream shop on Main Street (Blacksmith
30 Ice Cream Co.) and it was excellent. She also is excitedly following the progress being made on the
31 new dog park.

32 Councilman Simonsen reported that the Veteran’s Park kickoff was well-attended and very
33 successful.

34 Councilman Knight also said he is eagerly awaiting the opening of the dog park, which should
35 be mid-June.

36 Councilman Higginson thanked those who helped make the Chalk Art Festival a success, and
37 in two weeks the Coats for Kids Car Show will be happening.
38

39 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES >\$1,000 PAID MAY 6 & 13, 2019**

40 Councilman Higginson made a motion to approve the weekly expenditures and Councilman
41 Knight seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
42 Knight and Simonsen voting “aye”.
43

44 **CONSIDER APPROVAL OF THE PURCHASE OF HP NIMBLE STORAGE EQUIPMENT**
45 **FROM NETWIZE IN THE AMOUNT OF \$35,276 – MR. ALAN WEST**

46 Mr. Alan West, IT Director, presented to the Council that as data use has been analyzed

1 throughout the City, it was found that there was not enough capacity to safely back-up all of the
2 City’s data, specifically the police body cam and car videos. This can be resolved by purchasing a
3 new storage rack with the help of several City Departments. They recommend the HP Nimble for this
4 job.

5 Councilwoman Harris made a motion to approve the purchase and Councilman Higginson
6 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight
7 and Simonsen voting “aye”.

8
9 **CONSIDER APPROVAL OF RESOLUTION 2019-03 FURTHER APPROVING THE**
10 **COUNTY CDBG PROGRAM INTERLOCAL COOPERATION AGREEMENT WHICH**
11 **COVERS FISCAL YEARS 2020, 2021 AND 2022 – MR. GARY HILL**

12 Mr. Hill presented Resolution 2019-03 to the Council. Adoption of this resolution makes
13 Bountiful City eligible for federal Community Development Block Grant Funds if it qualifies. These
14 funds are used to improve infrastructure in lower income areas.

15 Councilwoman Bradshaw made a motion to approve Resolution 2019-03 and Councilwoman
16 Harris seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
17 Knight and Simonsen voting “aye”.

18
19 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW DOUBLE BUCKET TRUCK**
20 **FROM ALTEC INDUSTRIES INC. IN THE AMOUNT OF \$255,430 – MR. ALLEN**
21 **JOHNSON**

22 Mr. Johnson presented a request from the Power Department to purchase a new double bucket
23 truck. This truck could be used to work on the taller high voltage power lines as well as the shorter
24 low voltage lines, and is expected to be in use for 15-19 years. Altec was not the lowest bidder on this
25 item, but Mr. Johnson recommends the purchase from them because they have a service location in
26 Salt Lake City, and the City’s employees are already familiar with Altec design and controls.

27 Councilman Knight made a motion to approve the purchase of a new truck and Councilman
28 Simonsen seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
29 Higginson, Knight and Simonsen voting “aye”.

30
31 **CONSIDER APPROVAL OF THE PURCHASE OF NEW BATTERY BANKS FROM GNB**
32 **INDUSTRIAL POWER IN THE AMOUNT OF \$22,630 FOR THE TITAN GENERATORS –**
33 **MR. ALLEN JOHNSON**

34 Mr. Johnson presented that in the process of testing the existing batteries on the Titan
35 generators at the power plant, they found that the time has come for them to be replaced. He
36 requested approval to purchase new battery banks from GNB Industrial Power.

37 Councilman Knight made a motion to approve the purchase from GNB Industrial Power and
38 Councilwoman Harris seconded the motion. The motion passed with councilmembers Bradshaw,
39 Harris, Higginson, Knight and Simonsen voting “aye”.

40
41 **CONSIDER AWARDDING THE CONTRACT FOR THE 200 NORTH RECONSTRUCTION**
42 **TO ADVANCED PAVING – MR. LLOYD CHENEY**

43 Mr. Cheney presented to the Council that this summer 200 North between Main Street and
44 400 East will be reconstructed. Four bids were received and the low bidder is the company who did
45 the 300 North reconstruction project last year, so the Engineering Department feels confident in
46 Advanced Paving’s ability to do a good job and to work well with the Department on this project.

1 Councilman Higginson made a motion to award the contract to Advanced Paving and
2 Councilwoman Bradshaw seconded the motion. The motion passed with councilmembers Bradshaw,
3 Harris, Higginson, Knight and Simonsen voting “aye”.

4
5 **CONSIDER APPROVAL OF ORDINANCE 2019-02 PROHIBITING THE DISCHARGE OF**
6 **FIREWORKS EAST OF DAVIS BOULEVARD – MR. CLINTON DRAKE**

7 Mr. Drake presented Ordinance 2019-02 to the Council that would prohibit the use of
8 fireworks east of Davis Blvd. The restrictions are the same as have been presented to Council the
9 previous two years. It is based on an evaluation and recommendation of Chief Basset (South Davis
10 Metro Fire District) to help protect the City. Approval of this Ordinance will be accompanied by
11 signage clearly marking where fireworks are prohibited. Wording in the Ordinance will be changed
12 from “23rd of July” to “Handcart Days”.

13 Councilwoman Bradshaw made a motion to approve Ordinance 2019-02 and Councilman
14 Higginson seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
15 Higginson, Knight and Simonsen voting “aye”.

16
17 **CONSIDER FINAL SITE PLAN APPROVAL FOR TOWNS ON SECOND LOCATED AT**
18 **393 WEST 200 NORTH – MR. CURTIS POOLE**

19 Mr. Curtis Poole presented the final site plan for Towns on Second to the Council. Since the
20 Council saw the preliminary plans in February there have been changes made to the parking in order
21 to incorporate more open/green spaces, windows have been added on the side facing 200 North
22 Street, and the exterior has been given more articulation with brick and patios being added. The five
23 separate parcels of land involved in this plan will need to be consolidated before it can be built as
24 well. The final site plan meets all design and building standards and the Planning Commission
25 recommends approving it with the requested changes.

26 Councilman Higginson made a motion to approve the final site plan Councilwoman Bradshaw
27 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight
28 and Simonsen voting “aye”.

29
30 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2019-05 TO CHANGE**
31 **THE ZONING DESIGNATION FOR APPROXIMATELY 15.5 ACRES FROM C-G/PUD**
32 **AND MXD-PO TO MXD-R, LOCATED AT 1520, 1650 AND 1750 SOUTH MAIN STREET**
33 **AND 1512, 1551, 1560 AND 1580 RENAISSANCE TOWNE CENTER – MR. CLINTON**
34 **DRAKE**

35 Mr. Drake presented information about the history of the Renaissance site, stating that it has
36 been vacant for almost 20 years when it was rezoned at which time height and setback restrictions
37 were waived. The proposed zoning changes to MXD-R (mixed-use residential), if approved, would
38 include a multi-family unit that is 20’ taller than existing buildings on the site, but the site would
39 again have height and setback restrictions. He advised the Council that their responsibility consider
40 the general plan, the location of the site, surrounding uses and determine if this is the right location
41 for the proposed development and whether it promotes the objectives and purposes of the zoning
42 ordinances of Bountiful City. There has recently been pressure from the State to develop and build
43 more housing in our cities. Main Street on the East side of the site will be the future route of the UTA
44 BRT bus route, making it an ideal place to have residences. A traffic and parking study has been
45 completed, and the plan has sought to mitigate any parking issues by using a shared parking system.

1 Mr. Drake then turned time over to the developers and designers to talk about design
2 standards.

3 Mr. Dave Harris, EPG Design, presented some of the amenities that have been planned for the
4 project; some of these include street trees and extensive landscaping, a park with space for small
5 events and food trucks, decorative crosswalks, a lot of outdoor seating, street lighting, office/retail
6 amenity spaces with either play structures, a splash pad or shaded seating. There will be a pool and
7 lounge area for one of the apartment buildings, and a BBQ patio area above street level for the other
8 building. There will be artwork and outdoor seating at the main entrances to the site, and vertical
9 landscaping and benches used to screen parking from the neighboring homes.

10 Mr. Steve McCutchan, Civil Science, talked about how they approached the architecture for
11 this project. From the very beginning, as can be seen from the existing structures on site, this has
12 been designed as an urban feeling project, as opposed to the traditional neighborhood feel of
13 downtown Main Street. The planned buildings will keep that style and be designed to match and
14 correspond with the existing structures.

15 Mr. Drake then spoke briefly about the fire regulations of the proposed buildings and said that
16 if the changes were approved, each building will still be required to be brought before them for
17 review and approval before it is built.

18 The Mayor then opened the Public Hearing at 8:16 pm.

19
20 Vince Humphries (101 W 1400 S) stated he is excited for this plot to be developed, and
21 wonders if this first option should be accepted or wait and see if there is a better plan that
22 comes along. He asked if traffic signals will be installed at either end of the plot to help
23 mitigate traffic issues that arise from development, and asked if the Maverick gas station on
24 the corner will be leaving.

25
26 Jennifer Scott (130 W 1400 S) asked how many housing units were being built (330 new
27 units), and emphasized that it would then likely mean 660 cars being at that location.

28
29 Judy Noorda (1609 S 200 W) stated she is very concerned with the number of cars it will
30 bring to the surrounding streets, especially because many children cross those streets to get to
31 and from Bountiful Elementary each day. She feels Main Street is already too busy and has
32 too many cars continuously parked along both sides of it, so adding another 300 or more cars
33 is a concern.

34
35 Brandy Childs (255 W 1700 S) stated her two main concerns are the amount of increased
36 traffic on Main Street, and how many parked cars there will be on Main Street. She feels it is
37 already a big problem and adding this many housing units will only make less safe. Adding a
38 BRT stop on the North corner of the lot will increase the number of cars parked in front of her
39 house as well. She is concerned with the height of the proposed buildings and does not want
40 the view from her home to be “industrial”. She had hoped the style of the buildings would
41 match the rest of Bountiful.

42
43 Larissa Humphries (1400 S 101 W) asked how many total parking spots are planned.

44
45 Brad Crawberger (1800 S) stated that he agrees with those concerned about parking and
46 traffic increases to the area. He is also concerned about whether or not the local schools can

1 handle an increase in the number of students that high density housing would bring to the
2 area. He is glad to see Five Points be developed though as it has been a long time coming.
3

4 Ron Mortensen (583 Chelsea Drive) asked what the expected demographic of the new
5 residents is (families or single people), what the rental costs will be (affordable or high end),
6 and what size the apartments will be.
7

8 The Mayor then closed the Public Hearing at 8:33 pm and turned the time back to Mr. Bryson
9 to address some of the questions and concerns.

10 Mr. Bryson answered questions about adequate parking, traffic signal improvements, the
11 aesthetics of the project to the surrounding neighborhood, housing demographics, potential school
12 impacts, Maverick's tenancy, and the size and affordability of the units,

13 Councilmembers asked Mr. Bryson about additional parking stall locations, the timing and
14 phasing of the entire project, the current traffic numbers along adjacent streets, the proposed layout of
15 the tallest buildings, the potential hours of operation of restaurants on site, RDA tax breaks available
16 to the developer, and how much revenue this development is expected to contribute to the City's
17 economy. Mr. Bryson answered their questions one-by-one.

18 Councilman Higginson spoke about the project, saying that as the plans have been developed
19 with the Planning Commission guiding it, they have tried to make sure most of the traffic will not be
20 using Main Street to access the site, that the taller buildings will have setback rules that place them in
21 the middle of the project and not right on the street, and that it will be a safe and beautiful place for
22 pedestrians with many good amenities. Utah has a housing crisis, and although he does not like the
23 idea of high density housing, he hopes it will help alleviate the problems there are finding housing in
24 Bountiful for "our children". He hoped that the families that move into these apartments as friends
25 and neighbors can be accepted; they will patronize our businesses and help everyone succeed. He
26 hopes the new project will become a place residents will love to visit to eat and shop as well. He
27 commended the developers for the time they spent making this project as low impact and as
28 appealing as possible.

29 Councilwoman Bradshaw agreed that she is excited to see this land developed; for 20 years it
30 has been siting vacant, not generating any revenue or sales tax for the City. She is happy that after 20
31 years something was finally that the property owner feels will work for this land, and to have places
32 to eat and shop.

33 The Mayor thanked everyone for their respectful comments and concerns. He then looked for
34 a motion to approve the zone changes. Councilman Higginson made a motion to approve Ordinance
35 2019-05 and Councilman Knight seconded the motion. The motion passed with councilmembers
36 Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".
37

38 **ADJOURN**

39 Councilman Higginson made a motion to adjourn the regular session and Councilwoman
40 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Knight
41 and Simonsen voting "aye".
42
43

44 The regular session of City Council was adjourned at 9:11 pm.

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
May 20 & 27, 2019

Author: Tyson Beck, Finance Director

Department: Finance

Date: May 28, 2019



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid May 20 & 27, 2019.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid May 20, 2019**

<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>
9366	ADIDAS AMERICA INC	Golf Course	555500 448240	1,820.54	209052	6177540101	Men's Golf Wear
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	2,591.07	209054	50405692	50'71 Derrick Repair
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	4,197.60	209058	61262919	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	4,215.04	209058	62R29219	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	5,108.12	209058	63F08819	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	5,268.80	209058	61Z63019	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	5,268.80	209058	63F08919	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	5,547.48	209058	62R29319	Tree Trimming
10813	BLU LINE DESIGNS	Planning	104610 431000	2,290.00	209062	853	Services for April 2019
1395	BODY WORKS UNLIMITED	Liability Insurance	636300 451150	1,443.05	209064	04162019	Claim-accident repair from Police
1415	BOUNTIFUL DAVIS ARTS	Redevelopment Agency	737300 426100	4,252.63	209065	05082019	RDA Special Projects
1555	CALLAWAY GOLF	Golf Course	555500 448240	1,083.54	209070	930122461	Golf Hats
1555	CALLAWAY GOLF	Golf Course	555500 448240	2,244.06	209070	930118556	Golf Balls
1555	CALLAWAY GOLF	Golf Course	555500 448240	2,841.97	209070	930122465	Golf Clubs
1599	CCG-HOWELLS	Police	454210 472100	70,155.68	209073	68608	Project 00067-000139 // Police Office Furniture
1707	CLEVELAND GOLF/SRIXO	Golf Course	555500 448240	1,485.20	209081	5605286 SO	Golf Balls
5604	COBRA PUMA GOLF, INC	Golf Course	555500 448240	1,439.28	209083	G1655352	Golf Shoes
10341	CORE & MAIN LP	Water	515100 448400	1,018.90	209087	K212475	Corps Stop
1845	D & L SUPPLY	Water	515100 448400	1,400.00	209090	0000088109	Valve Boxes
2059	ELECTRO POWER UTAH,	Water	515100 472100	31,780.00	209099	5572	Panel Assembly for New Holbrook Pump Station
9275	ENVIRONMENTAL PLANN	Redevelopment Agency	737300 426100	7,308.72	209100	9613	Project Bountiful 0003 Downtown Plaza-Pase 2
9275	ENVIRONMENTAL PLANN	Legislative	454110 473100	63,066.40	209100	9614	Project Bountiful 0004 Downtown Plaza-Ice Ribbon
2223	FREEDOM TRUCK & TRAI	Streets	104410 425000	1,041.14	209105	185238	Truck Parts
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	1,574.50	209108	15645	Turf Treatment
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	7,662.00	209108	15041	Turf Treatment
2473	HI-LINE	Light & Power	535300 448636	2,310.57	209117	10125033	4/0 Grounds 10' & 30'
5068	HUNT ELECTRIC, INC.	Light & Power	535300 474820	147,844.00	209125	48277	Rebuild Feder
2562	HYDRO SPECIALTIES CO	Water	515100 448650	5,209.60	209126	21735	1" Meters
2833	KIMBALL, J. COURT	Liability Insurance	636300 451150	2,500.00	209139	04152019	Reimbursed from Water Claim
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	1,521.82	209144	369192	Road Base
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	1,633.34	209144	369253	Road Base
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	2,398.09	209144	369305	Road Base
4844	LEGACY EQUIPMENT	Storm Water	494900 425000	1,079.10	209147	00092117	Sweeper Parts
4844	LEGACY EQUIPMENT	Storm Water	494900 425000	1,987.18	209147	00092105	Sweeper Parts
2987	M.C. GREEN & SONS IN	Storm Water	494900 441250	31,032.74	209151	3993	Repair to South View Circle Storm Drian
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	1,698.97	209159	S103063206.001	8" Couplers
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	4,859.42	209159	S103052656.001	Misc. Parts
3321	NORTHERN POWER EQUIP	Light & Power	535300 448632	2,016.58	209162	82001	Bushing Well Insert & 1100 Cable Adapt.
3348	OFFICE DEPOT	Police	104210 424000	1,031.30	209165	310739734001	Ink for Printers
7168	PECK'S PAINTING, LLC	Police	104210 426000	6,950.00	209171	5178	Bountiful City's Prosecutors Office
3457	PERSONAL IMPRESSIONS	Light & Power	535300 431001	1,223.08	209174	9983	Warning Flags
10592	PROBUILD CONSTRUCTIO	Water	515100 472100	117,950.00	209178	3	Holbrook Booster Station Project
4217	TITLEIST	Golf Course	555500 448220	2,349.00	209212	907038429	Rental Golf Clubs
4217	TITLEIST	Golf Course	555500 448240	2,763.80	209212	907198399	Golf Men's Wear
4217	TITLEIST	Golf Course	555500 448240	2,887.30	209212	907161536	Golf Shoes
4229	TOM RANDALL DIST. CO	Streets	104410 425000	1,911.53	209213	0290989	Grease
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	3,274.47	209213	0290399	Fuel
4229	TOM RANDALL DIST. CO	Streets	104410 425000	24,034.64	209213	0290527	Fuel
4281	TWIN D INC.	Storm Water	494900 462400	19,533.30	209216	17766	Storm Drain Clenaing & Inspection
4331	USA BLUE BOOK (DBA)	Water	515100 448000	1,015.99	209219	880847	Flouride
4387	UTAH LEAGUE OF CITIE	Legislative	104110 421000	27,329.33	209220	05132019	Membership Fees for FY 2018-2019
5224	WATCH GUARD VIDEO	Liquor Control	104218 445100	13,130.00	209224	BCMINV0007482	WiFi Extended Wearable Camera's & Chest Mount
4815	WESTERN STATES CIRCU	Light & Power	535300 448639	3,950.00	209229	2036-19RA	Rebuild VCP Breaker
TOTAL:				\$ 671,529.67			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid May 27, 2019**

<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>
1399	BOOK GARDEN (THE)	Redevelopment Agency	737300 426100	40,225.00	209236	05222019	Business Facade Grant
5247	BOUNTIFUL MUSIC	Redevelopment Agency	737300 426100	2,500.00	209240	05222019	Business Facade Grant
10100	CCI MECHANICAL INC	Light & Power	535300 448614	28,456.00	209243	154378	Replace Taurus Stack
1602	CDW GOVERNMENT, INC.	Computer Maintenance	616100 429300	1,579.61	209244	SFR3217	Microsoft Surface Pro w/accessories for Engineerin
1615	CENTURYLINK	Enhanced 911	104219 428000	3,522.28	209245	05222019	Acct # 801-578-0401 452B
1716	CMT ENGINEERING LABO	Redevelopment Agency	737300 426100	1,245.60	209247	79476	Project 012346 Bountiful Plaza
10878	DEBOER'S RUNNING	Redevelopment Agency	737300 426100	3,000.00	209254	05222019	Business Facade Grant
2501	HOGAN & ASSOCIATES C	Water	515100 472100	43,170.37	209262	16	Bountiful Mueller Park WaterTreatmentPlant Upgrade
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	1,335.02	209277	369687	Road Base
2983	M & M ASPHALT SERVIC	Streets	104410 473210	190,522.57	209283	119178	Road Treatment-Slurry
10877	MAIN STREET OFFICE	Legislative	454110 472100	1,210.00	209284	7141	Moving Storage Cubes
10876	PACE ANALYTICAL	Water	515100 431000	3,091.00	209291	1935291803	UCMR Sampling
5553	PURCELL TIRE AND SER	Sanitation	585800 425000	1,269.75	209293	2882809	Tires for Sanitation Truck
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	13,354.41	209298	965816	Recycling Fees
4171	THATCHER COMPANY	Water	515100 448000	1,027.49	209303	1468547	Fluroide
4171	THATCHER COMPANY	Water	515100 448000	1,128.88	209303	1468545	Fluoride
4171	THATCHER COMPANY	Water	515100 448000	1,635.82	209303	1468548	Fluoride
4171	THATCHER COMPANY	Water	515100 448000	2,016.03	209303	1468546	Fluoride
4229	TOM RANDALL DIST. CO	Landfill	575700 425000	1,184.95	209305	0291108	Oil for the Landfill Vehicles
4229	TOM RANDALL DIST. CO	Streets	104410 425000	14,882.00	209305	0290902	Fuel
5000	U.S. BANK CORPORATE	Treasury	104143 423000	1,089.60	209307	05102019TE	Travel&Train Expense//Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461000	2,000.00	209307	05102019GH	Travel&Training //Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 423000	2,928.87	209307	05102019GH	Travel&Training //Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423000	5,040.00	209307	05102019AJ	Travel&Training //Acct #4246-0445-5571-8851
5322	UCS WIRELESS	Light & Power	535300 448641	18,950.00	209308	76657	Install for Radio System
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448621	1,420.00	209310	05282019	May 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448628	8,407.42	209310	05282019	May 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448622	39,684.12	209310	05282019	May 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448620	220,045.61	209310	05282019	May 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448626	537,391.16	209310	05282019	May 2019 payment for Power Resources
10879	ZHONG, ANNIE	Liability Insurance	636300 451150	1,305.46	209318	05282019	Claim- paid out
TOTAL:				<u>\$ 1,194,619.02</u>			

City Council Staff Report

Subject: April 2019 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: June 11, 2019



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expenditure reports are provided that give comparative revenue and expenditure data for April 2019 compared to the past three fiscal YTD periods through each respective April.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2019 budget portion of these reports is the originally adopted FY2019 budget approved by the City Council in August of 2018.

Recommendation

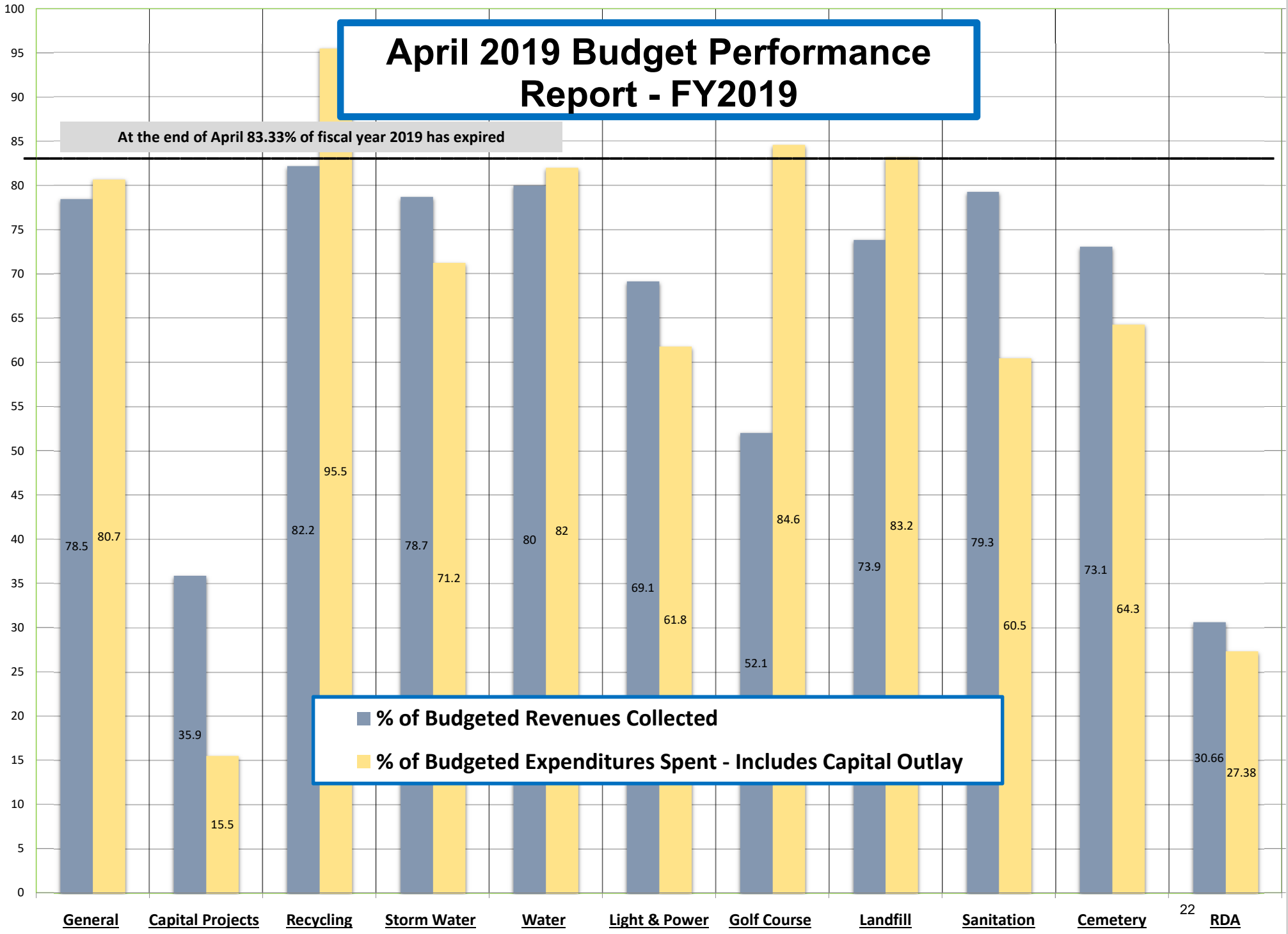
Council should review the attached revenue, expense, and budget reports.

Attachments

- April 2019 Revenue & Expense Report – Fiscal 2019 YTD

April 2019 Budget Performance Report - FY2019

At the end of April 83.33% of fiscal year 2019 has expired



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City of Bountiful, UT
APRIL YTD REVENUES - FY 2019

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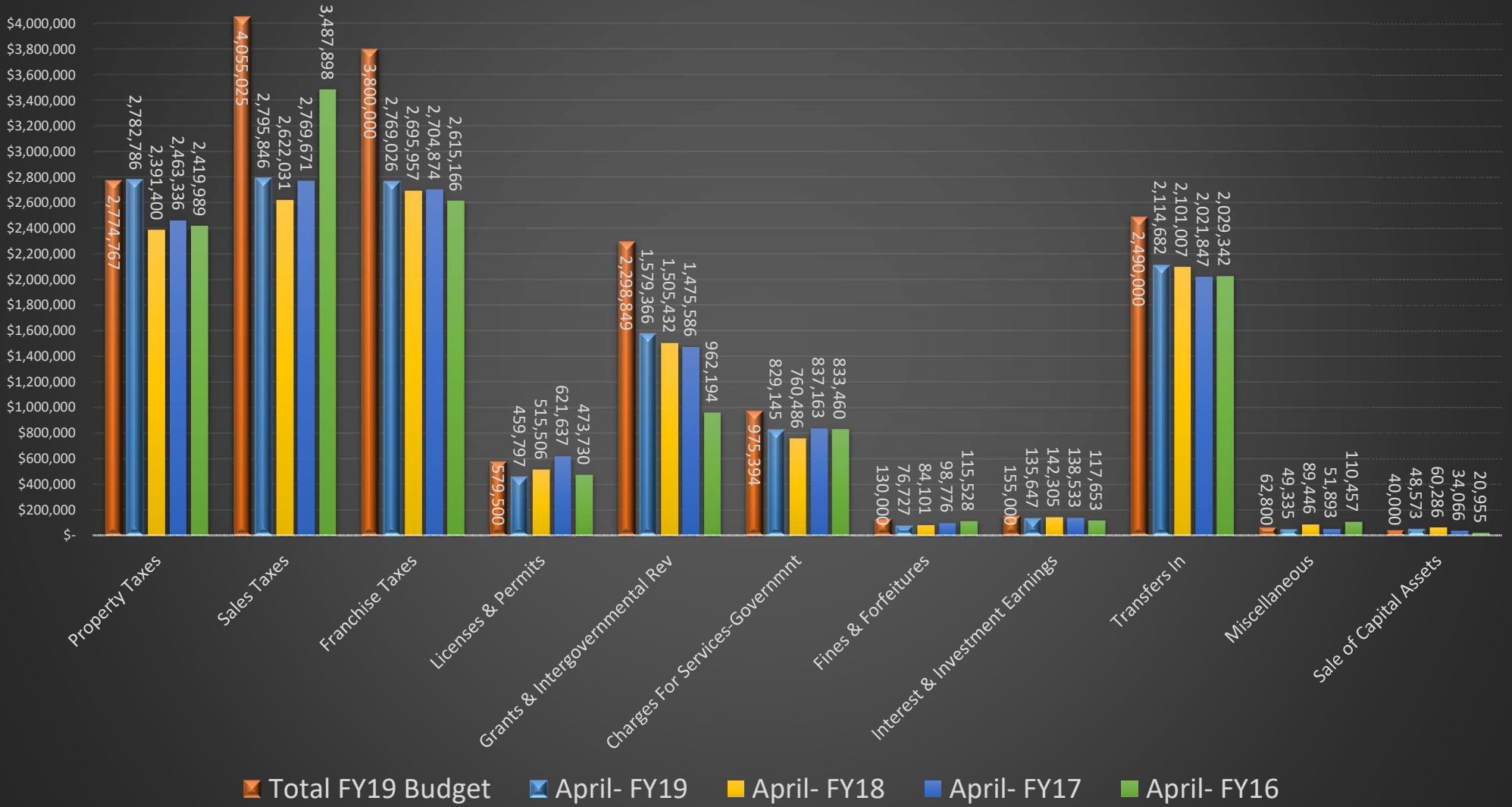
JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-17,451,335	-17,451,335	-13,705,672.81	-1,152,950.30	.00	-3,745,662.19	78.5%
30 DEBT SERVICE	-300	-300	-375.38	-46.30	.00	75.38	125.1%
44 MUNICIPAL BUILDING AUTHORITY	-171,875	-171,875	-6,542.53	-806.95	.00	-165,332.47	3.8%
45 CAPITAL IMPROVEMENT	-9,430,400	-9,430,400	-3,389,236.69	-350,409.87	.00	-6,041,163.31	35.9%
48 RECYCLING	-431,628	-431,628	-354,740.15	-65,119.10	.00	-76,887.85	82.2%
49 STORM WATER	-1,632,804	-1,632,804	-1,285,027.77	-142,157.80	.00	-347,776.23	78.7%
51 WATER	-5,905,000	-5,905,000	-4,726,338.04	-380,114.65	.00	-1,178,661.96	80.0%
53 LIGHT & POWER	-34,638,387	-34,638,387	-23,919,573.64	-2,182,866.38	.00	-10,718,813.36	69.1%
55 GOLF COURSE	-1,455,500	-1,455,500	-758,941.99	-78,732.61	.00	-696,558.01	52.1%
57 LANDFILL	-2,139,102	-2,139,102	-1,581,412.26	-202,744.08	.00	-557,689.74	73.9%
58 SANITATION	-1,227,682	-1,227,682	-973,178.54	-107,422.76	.00	-254,503.46	79.3%
59 CEMETERY	-591,400	-591,400	-432,290.08	-36,639.55	.00	-159,109.92	73.1%
61 COMPUTER MAINTENANCE	-42,583	-42,583	-43,010.47	-135.79	.00	427.47	101.0%
63 LIABILITY INSURANCE	-561,712	-561,712	-405,260.38	-4,444.41	.00	-156,451.62	72.1%
64 WORKERS' COMP INSURANCE	-304,550	-304,550	-242,450.84	-22,822.46	.00	-62,099.16	79.6%
72 RDA REVOLVING LOAN FUND	-502,600	-502,600	-257,043.58	-29,199.16	.00	-245,556.42	51.1%
73 REDEVELOPMENT AGENCY	-4,326,545	-4,326,545	-1,223,732.03	-14,510.33	.00	-3,102,812.97	28.3%
74 CEMETERY PERPETUAL CARE	-87,000	-87,000	-84,625.37	-9,958.04	.00	-2,374.63	97.3%
78 LANDFILL CLOSURE	-12,400	-12,400	-19,695.97	-2,102.41	.00	7,295.97	158.8%
83 RAP TAX	-548,000	-548,000	-375,038.97	-44,769.44	.00	-172,961.03	68.4%
91 GFAAG	0	0	-95,657.63	.00	.00	95,657.63	100.0%
92 OPEB TRUST	0	0	-16,064.45	-1,946.94	.00	16,064.45	100.0%
99 INVESTMENT	0	0	-500,331.89	-33,315.56	.00	500,331.89	100.0%
GRAND TOTAL	-81,460,803	-81,460,803	-54,396,241.46	-4,863,214.89	.00	-27,064,561.54	66.8%

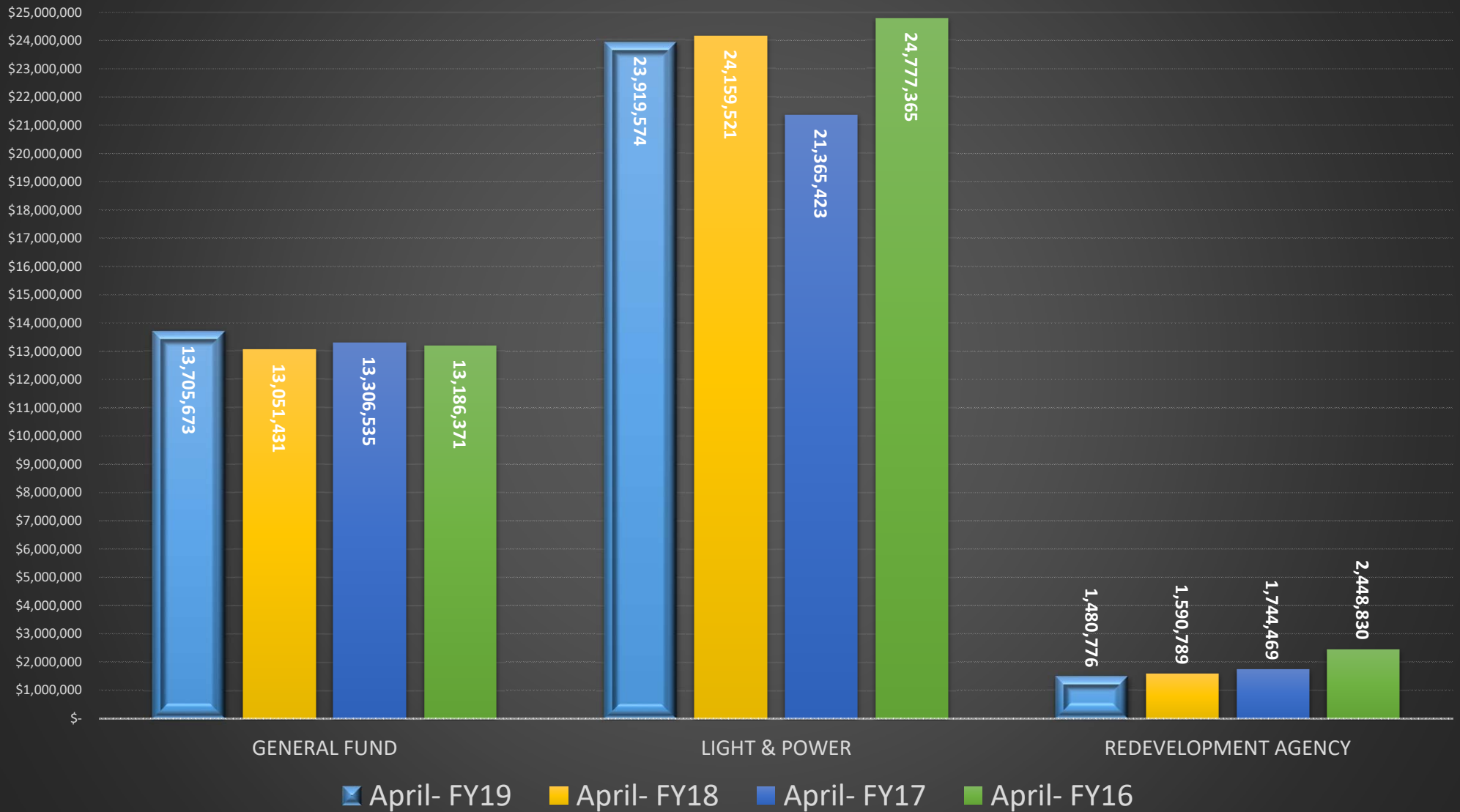
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Revenues - April 2019

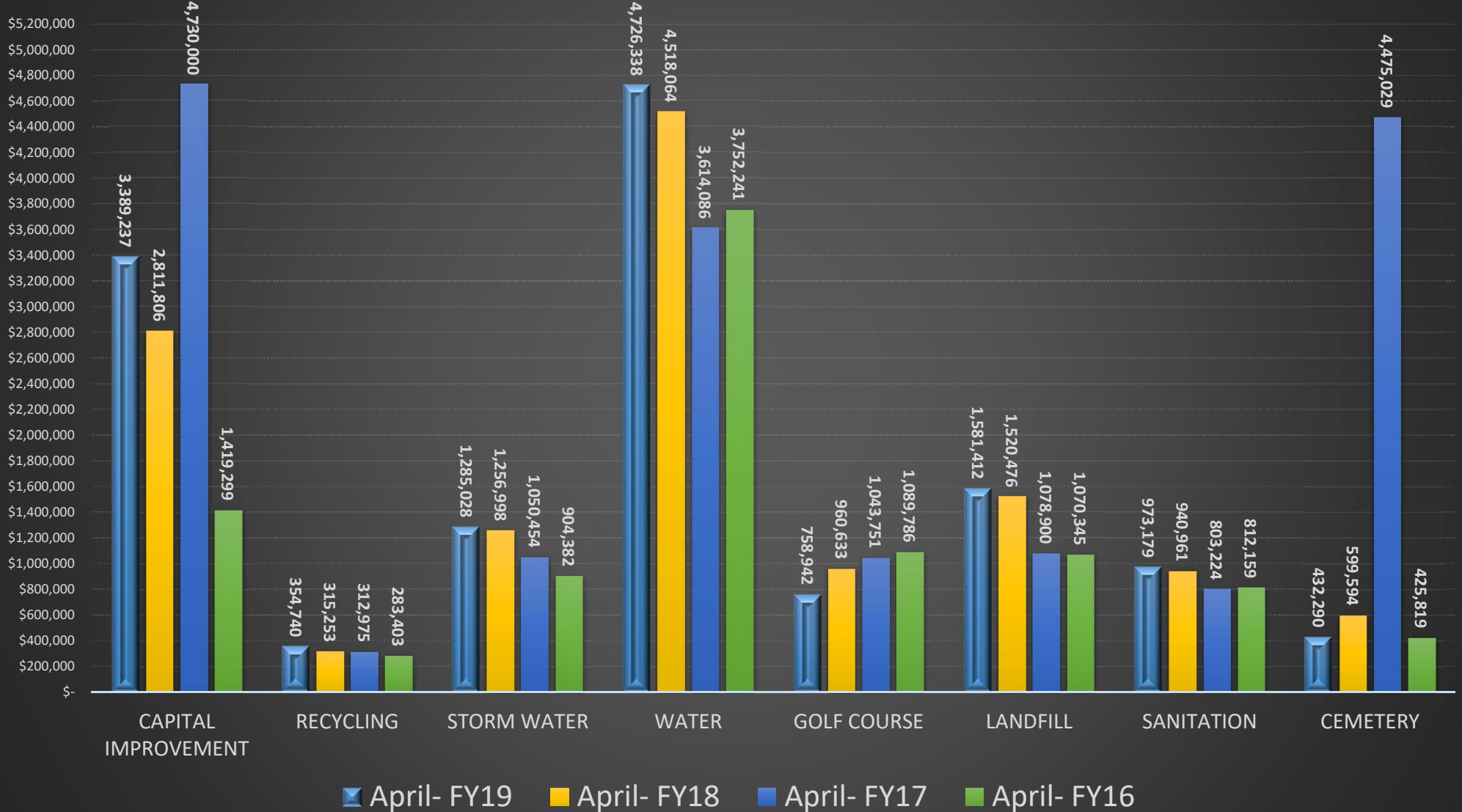
YTD Revenues (Fiscal Year 2019) Compared to the FY2019 Total Budget and the Revenues of the Same Timeframe of the Past Three Fiscal Years



April 2019 YTD Revenues (Fiscal 2019) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



April 2019 YTD Revenues (Fiscal 2019) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
APRIL YTD EXPENSES - FY 2019

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FOR 2019 10

JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>							
10 GENERAL FUND							
4110 Legislative	740,766	740,766	470,553.17	37,192.15	.00	270,212.83	63.5%
4120 Legal	330,355	330,355	229,644.28	14,406.76	.00	100,710.72	69.5%
4130 Executive	191,265	191,265	124,112.64	11,257.79	.00	67,152.36	64.9%
4134 Human Resources	149,963	149,963	114,355.71	8,844.94	.00	35,607.29	76.3%
4136 Information Technology	415,833	415,833	308,840.98	30,324.73	.00	106,992.02	74.3%
4140 Finance	428,798	428,798	302,797.52	24,719.61	.00	126,000.48	70.6%
4143 Treasury	148,986	148,986	45,594.76	-8,595.35	.00	103,391.24	30.6%
4160 Government Buildings	120,447	120,447	89,004.21	9,079.47	.00	31,442.79	73.9%
4210 Police	6,573,099	6,573,099	4,903,990.12	484,398.05	.00	1,669,108.88	74.6%
4215 Reserve Officers	10,000	10,000	1,698.56	24.17	.00	8,301.44	17.0%
4216 Crossing Guards	147,350	147,350	114,893.95	11,587.48	.00	32,456.05	78.0%
4217 PROS	345,277	345,277	285,295.30	26,817.68	.00	59,981.70	82.6%
4218 Liquor Control	43,358	43,358	39,884.70	2,623.33	.00	3,473.30	92.0%
4219 Enhanced 911	595,000	595,000	467,857.52	49,145.70	.00	127,142.48	78.6%
4220 Fire	2,049,347	2,049,347	2,073,923.00	.00	.00	-24,576.00	101.2%
4410 Streets	3,239,743	3,239,743	3,030,042.87	218,859.55	.00	209,700.13	93.5%
4450 Engineering	705,686	705,686	529,523.03	43,475.41	.00	176,162.97	75.0%
4510 Parks	927,154	927,154	751,711.69	45,990.41	.00	175,442.31	81.1%
4610 Planning	288,910	288,910	196,957.04	18,394.90	.00	91,952.96	68.2%
TOTAL GENERAL FUND	17,451,337	17,451,337	14,080,681.05	1,028,546.78	.00	3,370,655.95	80.7%
<hr/>							
30 DEBT SERVICE							
4710 Debt Sevice	300	300	11.69	.94	.00	288.31	3.9%
TOTAL DEBT SERVICE	300	300	11.69	.94	.00	288.31	3.9%
<hr/>							
44 MUNICIPAL BUILDING AUTHORITY							
4110 Legislative	171,875	171,875	271.95	16.46	.00	171,603.05	.2%
TOTAL MUNICIPAL BUILDING AUTHORITY	171,875	171,875	271.95	16.46	.00	171,603.05	.2%
<hr/>							
45 CAPITAL IMPROVEMENT							

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City of Bountiful, UT
APRIL YTD EXPENSES - FY 2019

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FOR 2019 10

JOURNAL DETAIL 2019 1 TO 2019 12

45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110	Legislative	7,035,000	7,035,000	646,800.56	31,354.21	.00	6,388,199.44	9.2%
4140	Finance	17,900	17,900	17,213.40	1,437.24	.00	686.60	96.2%
4210	Police	443,000	443,000	364,308.87	29,760.00	.00	78,691.13	82.2%
4410	Streets	1,792,000	1,792,000	299,845.49	95,748.71	.00	1,492,154.51	16.7%
4450	Engineering	38,500	38,500	33,931.96	30,866.64	.00	4,568.04	88.1%
4510	Parks	104,000	104,000	101,065.06	.00	.00	2,934.94	97.2%
	TOTAL CAPITAL IMPROVEMENT	9,430,400	9,430,400	1,463,165.34	189,166.80	.00	7,967,234.66	15.5%
48 RECYCLING								
4800	Recycling	431,628	431,628	412,185.01	65,522.75	.00	19,442.99	95.5%
	TOTAL RECYCLING	431,628	431,628	412,185.01	65,522.75	.00	19,442.99	95.5%
49 STORM WATER								
4900	Storm Water	1,632,803	1,632,803	1,162,954.83	64,535.13	.00	469,848.17	71.2%
	TOTAL STORM WATER	1,632,803	1,632,803	1,162,954.83	64,535.13	.00	469,848.17	71.2%
51 WATER								
5100	Water	5,905,000	5,905,000	4,844,760.13	308,640.85	.00	1,060,239.87	82.0%
	TOTAL WATER	5,905,000	5,905,000	4,844,760.13	308,640.85	.00	1,060,239.87	82.0%
53 LIGHT & POWER								
5300	Light & Power	34,638,387	34,638,387	21,415,712.07	1,749,252.49	.00	13,222,674.93	61.8%
	TOTAL LIGHT & POWER	34,638,387	34,638,387	21,415,712.07	1,749,252.49	.00	13,222,674.93	61.8%
55 GOLF COURSE								

05/28/2019 14:16
TBECK

City of Bountiful, UT
APRIL YTD EXPENSES - FY 2019

P 3
glytbdud

FOR 2019 10		JOURNAL DETAIL 2019 1 TO 2019 12						
55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,455,500	1,455,500	1,230,662.68	142,606.56	.00	224,837.32	84.6%
	TOTAL GOLF COURSE	1,455,500	1,455,500	1,230,662.68	142,606.56	.00	224,837.32	84.6%
<hr/>								
57	LANDFILL							
5700	Landfill	2,139,102	2,139,102	1,779,888.33	193,621.84	.00	359,213.67	83.2%
	TOTAL LANDFILL	2,139,102	2,139,102	1,779,888.33	193,621.84	.00	359,213.67	83.2%
<hr/>								
58	SANITATION							
5800	Sanitation	1,227,681	1,227,681	742,463.29	75,459.11	.00	485,217.71	60.5%
	TOTAL SANITATION	1,227,681	1,227,681	742,463.29	75,459.11	.00	485,217.71	60.5%
<hr/>								
59	CEMETERY							
5900	Cemetery	591,400	591,400	380,479.65	34,627.05	.00	210,920.35	64.3%
	TOTAL CEMETERY	591,400	591,400	380,479.65	34,627.05	.00	210,920.35	64.3%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	42,583	42,583	20,987.58	224.68	.00	21,595.42	49.3%
	TOTAL COMPUTER MAINTENANCE	42,583	42,583	20,987.58	224.68	.00	21,595.42	49.3%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	561,711	561,711	487,593.96	7,452.74	.00	74,117.04	86.8%
	TOTAL LIABILITY INSURANCE	561,711	561,711	487,593.96	7,452.74	.00	74,117.04	86.8%
<hr/>								
64	WORKERS' COMP INSURANCE							

05/28/2019 14:16
TBECK

City of Bountiful, UT
APRIL YTD EXPENSES - FY 2019

P 4
glytdbud

FOR 2019 10		JOURNAL DETAIL 2019 1 TO 2019 12						
64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	304,550	304,550	231,529.70	10,028.34	.00	73,020.30	76.0%
	TOTAL WORKERS' COMP INSURANCE	304,550	304,550	231,529.70	10,028.34	.00	73,020.30	76.0%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	502,600	502,600	551,859.89	141.32	.00	-49,259.89	109.8%
	TOTAL RDA REVOLVING LOAN FUND	502,600	502,600	551,859.89	141.32	.00	-49,259.89	109.8%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	4,326,545	4,326,545	770,189.50	287,535.90	.00	3,556,355.50	17.8%
	TOTAL REDEVELOPMENT AGENCY	4,326,545	4,326,545	770,189.50	287,535.90	.00	3,556,355.50	17.8%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	87,000	87,000	1,118.42	91.34	.00	85,881.58	1.3%
	TOTAL CEMETERY PERPETUAL CARE	87,000	87,000	1,118.42	91.34	.00	85,881.58	1.3%
<hr/>								
78	LANDFILL CLOSURE							
7800	Landfill Closure	12,400	12,400	.00	.00	.00	12,400.00	.0%
	TOTAL LANDFILL CLOSURE	12,400	12,400	.00	.00	.00	12,400.00	.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	548,000	548,000	466,957.18	10.20	.00	81,042.82	85.2%
	TOTAL RAP TAX	548,000	548,000	466,957.18	10.20	.00	81,042.82	85.2%
<hr/>								
92	OPEB TRUST							

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TBECK

City of Bountiful, UT
APRIL YTD EXPENSES - FY 2019

P 5
glytdbud

FOR 2019 10

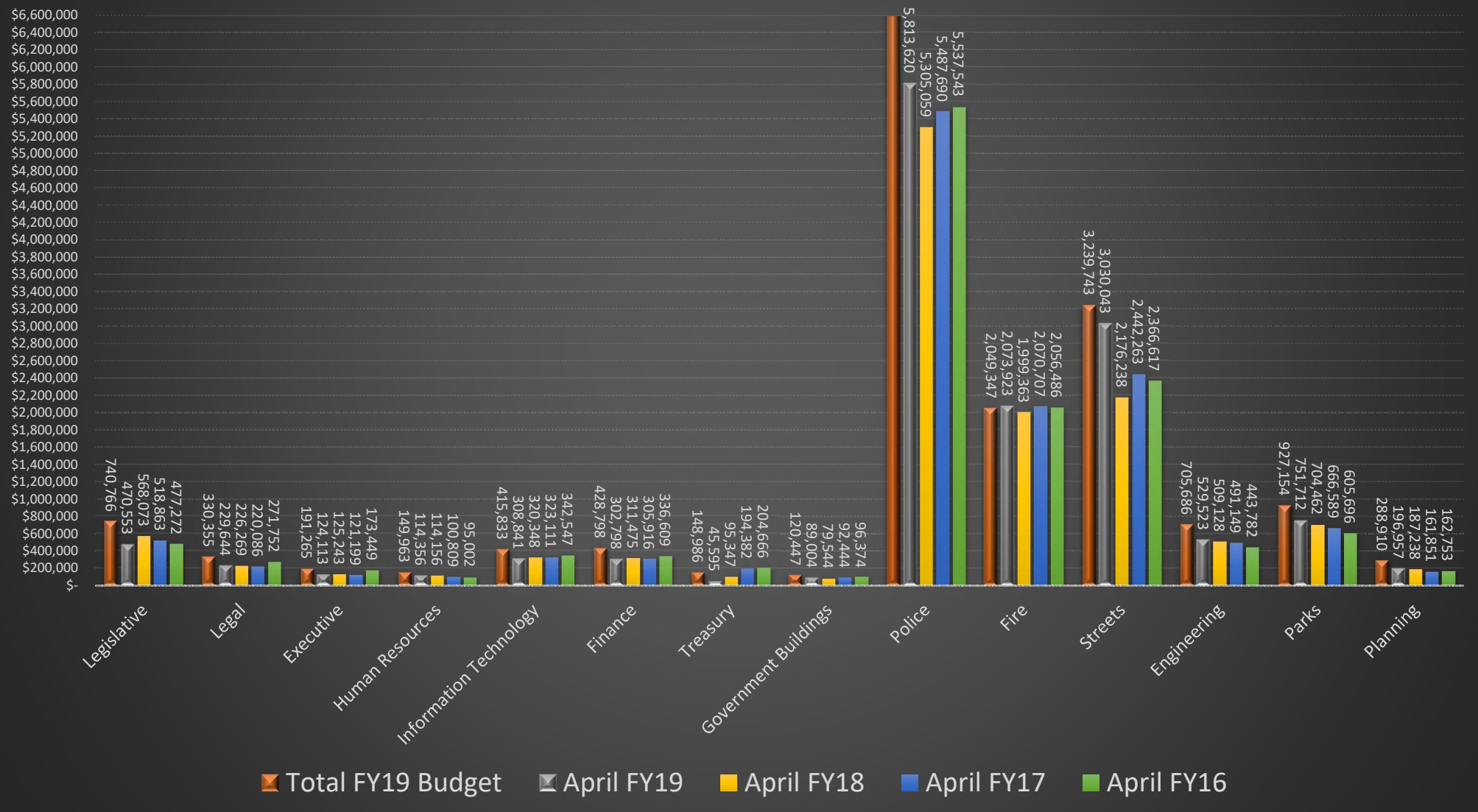
JOURNAL DETAIL 2019 1 TO 2019 12

92	OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9200	OPEB Trust	0	0	26,797.94	2,222.38	.00	-26,797.94	100.0%
	TOTAL OPEB TRUST	0	0	26,797.94	2,222.38	.00	-26,797.94	100.0%
	GRAND TOTAL	81,460,802	81,460,802	50,070,270.19	4,159,703.66	.00	31,390,531.81	61.5%

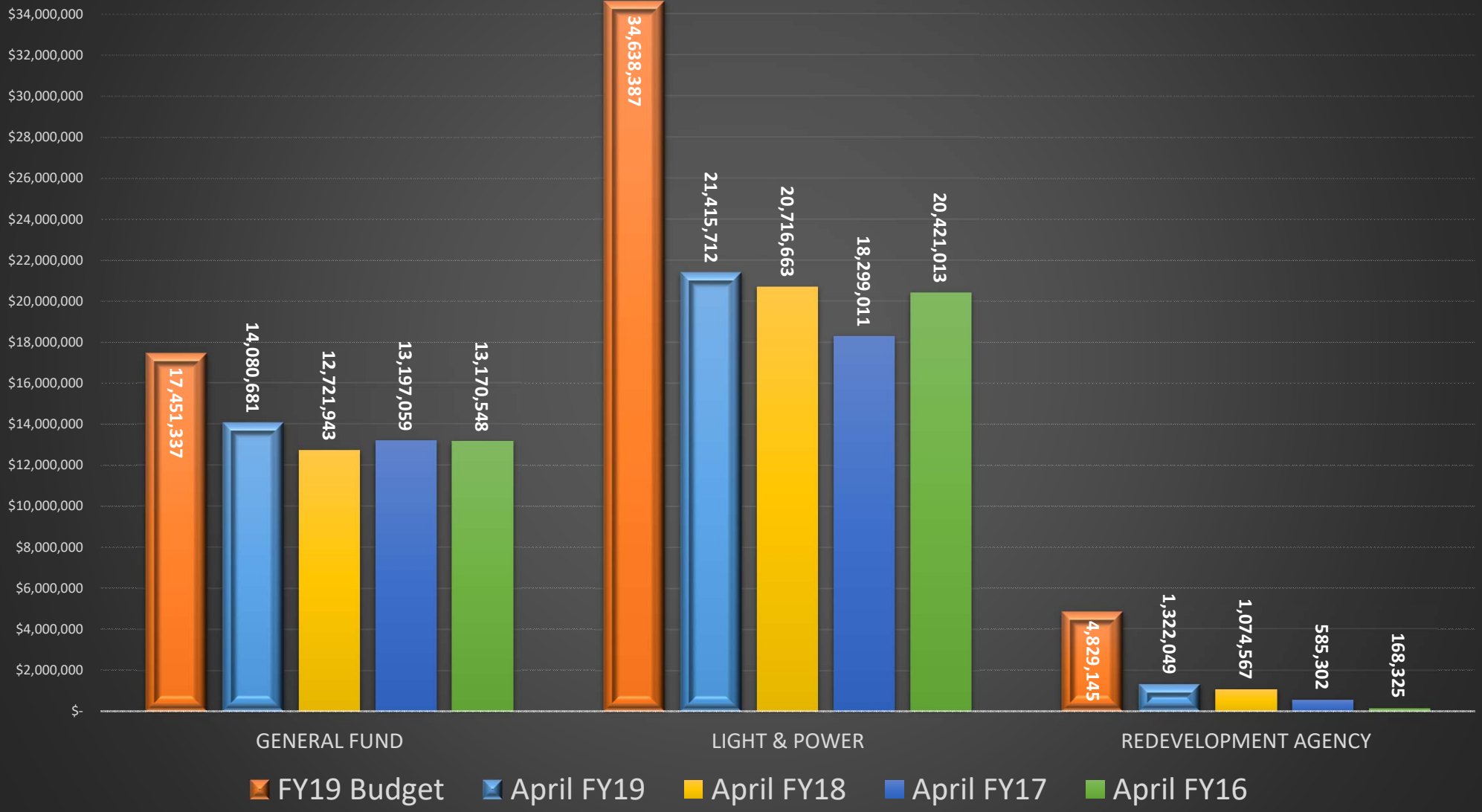
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Expenditures - April 2019

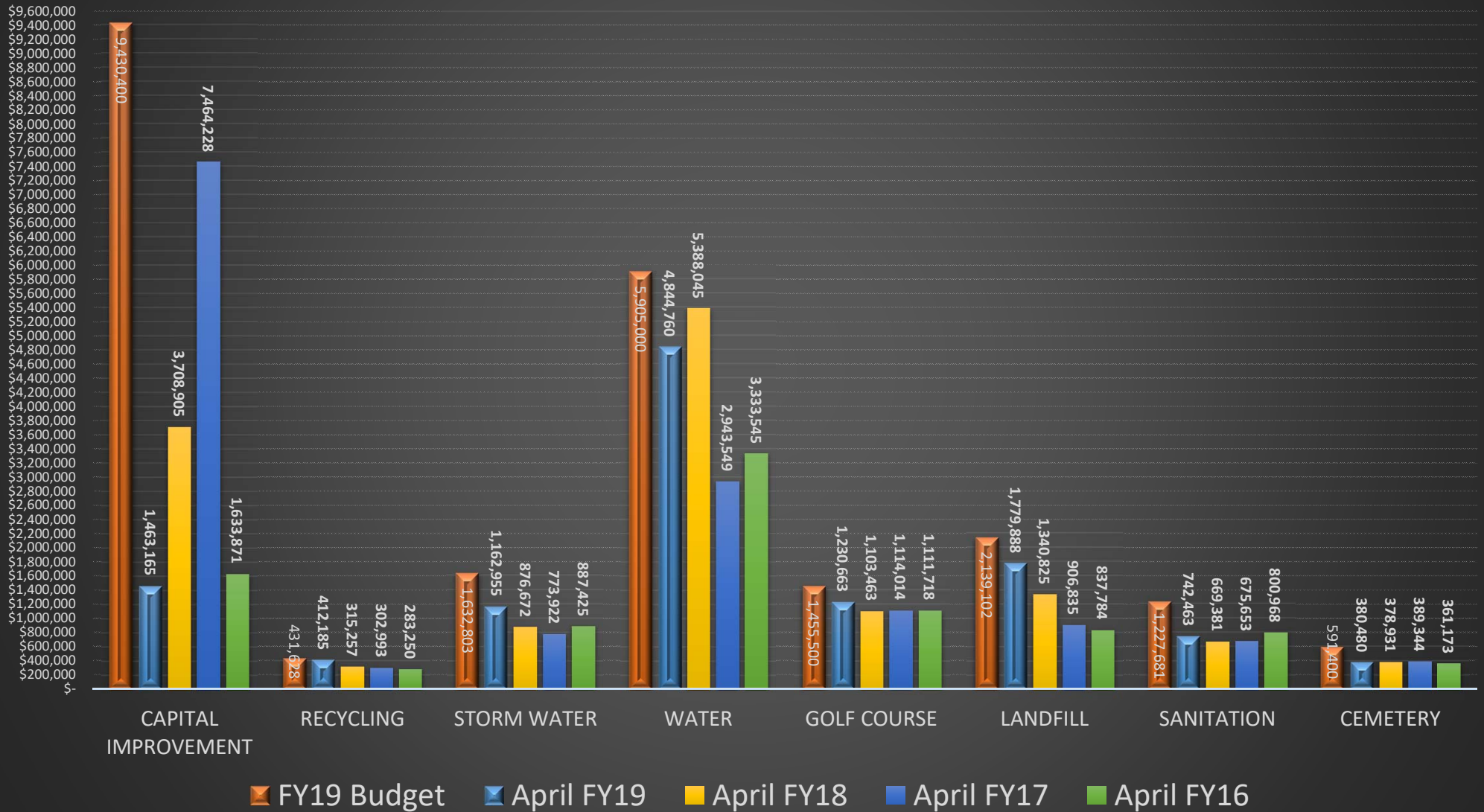
Fiscal 2019 YTD Expenditures Compared to the Fiscal 2019 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



April 2019 YTD (Fiscal 2019) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



April 2019 YTD (Fiscal 2019) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



City Council Staff Report



Subject: Recommendations for budget amendment, Adoption, and a property tax rate
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: June 11, 2019

Background

On May 14th of this year the Mayor and City Council adopted a tentative budget for the fiscal year beginning July 1, 2019 and ending June 30, 2020. This document also contained the original budget and estimated revenues and expenditures for the current fiscal year. This tentative budget document has been available for public inspection since the date of its adoption. Budgets of governmental entities are essentially a plan which outlines the goals and priorities of the entity and accounts for the sources and uses of funds to carry out the goals and priorities. These budgets are developed by management and staff; are subject to review and approval by the elected body; and are open for review and comment by the public. Since budgets are plans, it is contemplated that later amendment of the plan may be necessary to account for changes in goals, priorities, or to recognize actual revenues and/or expenditures that exceed the original budget. Specific requirements to be followed by cities in budget development and administration are found in Utah Code Sections 10-6-101 through 10-6-136.

Analysis

The adopted tentative budget contained budgets from all departments and funds of the City following meetings between department representatives, the City Manager, and the Mayor and Council. The budgets were balanced between revenues and expenditures and the format of the document conformed to the standards prescribed by Utah Code Section 10-6. The attached ordinance is designed to formalize six actions related to the tentative budget following a Power Point presentation and three separate public hearings in preparation for the tentative budget to ultimately become the City's final adopted budget:

1. Amendment of the current year (Fiscal Year 2018-2019) budget for selected departments to address expenditures or expenses that are projected to exceed the original budget by the end of the fiscal year. The specific amendments and explanations for each amendment are detailed in the ordinance.
2. To consider, as a part of the new Fiscal Year 2019-2020 budget; the transfer of \$2,490,000 from the Light & Power Fund to the General Fund (this is a regular annual transfer); and a transfer of \$240,485 from the Landfill Fund to the Recycling Fund.
 - a. An additional public hearing will be held on June 25th regarding the Landfill Fund transfer for the current year (FY 2018-2019).
3. Adjustments to the budget for the new fiscal year beginning July 1, 2019 and ending June 30, 2020(Fiscal Year 2020). These adjustments are necessary to implement various technical corrections, and to prepare the budget document for a future submission to the

national Government Finance Officers Association for the purpose of again receiving their Distinguished Budget Presentation Award.

4. Adopting the recommendation of the Parks, Recreation and Arts Budget Committee for funding of RAP Tax Grants to the following organizations from the Fiscal Year 2019-2020 budget:

RAP TAX GRANT APPLICATIONS SUMMARY

Applicant	Project Summary	Requested Funding Amount	Subcommittee Recommended Funding Amount
Bountiful Davis Arts Center (BDAC)	Events support for Summerfest; other events and exhibitions; building upgrades	<u>\$33,760</u>	<u>\$20,000</u>
Bountiful Historical Preservation Foundation	Rails through Bountiful exhibit	<u>\$7,940</u>	<u>\$5,000</u>
Centerpoint Legacy Theatre	Improvements to the lighting of the Barlow Main Stage	<u>\$14,549</u>	<u>\$7,500</u>
Joy Foundation	Chalk Art Festival; Open Mic Night	<u>\$10,000</u>	<u>\$10,000</u>
Wasatch & District Pipe Band	Instrument Finance Project	<u>\$2,500</u>	<u>\$2,000</u>
Totals		<u>\$68,749</u>	<u>\$44,500</u>

AVAILABLE FUNDING ANALYSIS

FY2019-2020 Budget Amount	Total Requests	Shortfall of Available Revenue versus Grant Requests	Funds Available for Future Appropriation following Subcommittee Review
\$61,000	\$68,749	<\$7,749>	\$16,500

5. Adopting the Fiscal Year 2020 budget includes the amendments, transfers and adjustments described above along with related rates, fees, taxes, employee compensation schedules, Electric Rate Schedules of Bountiful City Light & Power (BCLP) Bountiful, Utah (effective for usage as of July 1, 2019) and a confirmation of the City’s participation in the Public Employees Contributory and Public Safety Retirement Systems. If the City Council decides to raise the property tax rate above the Certified Tax Rate for 2019 calendar year taxes, then this Fiscal Year 2020 budget would be adopted as a tentative budget prior to the date of a future Truth-in-Taxation hearing.
6. In addition to the ordinance, and pursuant to City Council intent to hold a Truth-in-Taxation public hearing annually on the property tax rate, it will also be necessary to set a public hearing date for a Truth-in-Taxation hearing of August 13, 2019 at the Regular City Council Meeting starting at 7:00 p.m.

Prior to holding a Truth-in-Taxation hearing, a taxing entity must provide notice of the proposed increase in the newspaper and to all property owners. The notice must include, among other things, a proposed new rate. The City Council may choose after the August public hearing to adopt the advertised rate, a lesser rate, or no increase at all. But the process begins with advertising a proposed rate. Staff suggests using a “maintain the rate” scenario by advertising the same rate that was applied in Bountiful last year, which was 0.000880. Based on current County data, this would be an increase of 8.1% to the Certified Tax Rate, and would generate \$246,000 in new property tax revenue.

Department Review

Every department of the City has submitted, reviewed, and approved their portion of the budget. The budget, ordinance, and resolution have also been reviewed and approved by the City Manager and the City Attorney.

Recommendation

The following actions are recommended by staff to the Mayor and City Council:

1. Hold a Public Hearing on the Transfer of funds from Light and Power Fund to General Fund
2. Hold a Public Hearing on the Transfer of funds from the Landfill Fund to the Recycling Fund
3. Hold a Public Hearing on amendments to the current Fiscal Year 2018-2019 budget and adoption of the Fiscal Year 2019-2020 budget in tentative form prior to a Truth-in-Taxation Hearing on the property tax rate for calendar year 2019 taxes.
4. Adopt Ordinance 2019-03 to:
 - a. Amend the current Fiscal Year 2018-2019 budget and
 - b. Adopt the new Fiscal Year 2019-2020 budget as a Tentative Budget, which incorporates various technical corrections, a schedule of fees, taxes, and employee compensation schedules along with providing a confirmation of the City’s participation in the Public Employee Contributory and Public Safety Retirement Systems and adoption of the Electric Rate Schedules of Bountiful City Light & Power (BCLP), Bountiful, Utah (effective for usage as of July 1, 2019).
5. Set the date and time for a Truth-in-Taxation Public Hearing as Tuesday, August 13, 2019 at the City Council Meeting beginning at 7:00 p.m. and provide direction on the proposed property tax rate to be included in the Truth in Taxation notice.

Significant Impacts

Adoption of a budget and setting of a property tax rate is required by Utah Code Section 10-6.

Attachments

Ordinance 2019-03



BOUNTIFUL

MAYOR
Randy C. Lewis
CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen
CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2019-03

An ordinance (1) amending the budgets of the City of Bountiful for the Fiscal Year beginning July 1, 2018, and ending June 30, 2019; (2) adopting a tentative budget for the City of Bountiful for the Fiscal Year beginning July 1, 2019, and ending June 30, 2020; (3) adopting the Electric Rate Schedules of Bountiful City Light & Power (BCLP), Bountiful, Utah (effective for usage as of July 1, 2019); and (4) authorizing and directing the participation of the City in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2019-2020.

It is the Finding of the Bountiful City Council that:

1. The Bountiful City Council, through its elected officials and appointed officers, has caused to be prepared a Tentative Budget for Fiscal Year 2019-2020;
2. This Budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities (Utah Code §10-6-101 et seq);
3. This budget includes estimates of anticipated revenues, appropriations for expenditures and expenses, adjusted compensation schedules for City officers and employees that reflect the rates required for participation in the Utah Retirement Systems, and user fees for City facilities and services.
4. A Tentative Budget was adopted on May 14, 2019, and made available as required by law;
5. A public hearing to consider this Tentative Budget has been noticed and held on June 11, 2019, according to the requirements of the Uniform Fiscal Procedures Act for Utah Cities.

Now, therefore, it is hereby ordained by the City Council of Bountiful, Utah:

Section 1.1. The City of Bountiful, Utah, through its elected officials and appointed officers, has reviewed the revenues and expenditures in all of its budgets for fiscal year 2018-2019.

Section 1.2. The City, desiring not to overspend budget appropriations in any of its funds or departments, desires to adjust revenues and/or expenditures in its budgets for fiscal year 2018-2019.

Section 1.3. The budget changes set forth in Exhibit A for fiscal year 2018-2019 are hereby adopted.

Section 2.1. The City of Bountiful, through its elected officials and appointed officers, has caused to be prepared a budget for the fiscal year beginning July 1, 2019, and ending June 30, 2020. This budget has been duly considered and formulated according to the Uniform Fiscal Procedures Act for Utah Cities and other applicable State and Federal law. It is now desirable and necessary to formally adopt this budget.

Section 2.2. This budget includes estimates of anticipated revenues, appropriations for expenditures/expenses, adjusted compensation schedules for City officers and employees, and user fees for City facilities and services.

Section 2.3. The Bountiful City budget for the fiscal year beginning July 1, 2019, and ending June 30, 2020, with the adjusted compensation schedules and the City user fees incorporated in its preparation is hereby adopted including the Electric Rate Schedules of Bountiful City Light & Power (BCLP) Bountiful, Utah (effective for usage as of July 1, 2019).

Section 2.4. Bountiful City hereby confirms its participation in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems for fiscal year 2019-2020. The budget and compensation schedules reflect the Annual Certification of Retirement Contribution Rates required for participation in the current year. The City Manager and staff are authorized and directed to take such steps as are necessary to implement the City's participation in these programs.

Section 3. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 11th day of June, 2019.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

City Council Staff Report

Subject: Final Acceptance of the
East Orchard Subdivision

Author: City Engineer

Department: Engineering

Date: June 11, 2019



Background

The East Orchard Subdivision, a 7 lot development, is located at approximately 2300 South 200 West Street. This development was granted final approval by the City Council in November 2016. Two of the lots front onto 200 West Street with existing homes, and 3 of the five remaining lots in the cul-de-sac have had homes built on them.

Analysis

The public improvements included with the construction of this subdivision included an extension of the storm drain in 200 West; the installation of culinary water, sanitary sewer and irrigation mains; and the construction of the street improvements. After reviewing the condition earlier this year, some minor repairs were required to address damage to a section of curb and gutter, a section of sidewalk and some minor settlement in a couple of utility service trenches. These items have all been repaired to the City's satisfaction, and the subdivision is now ready for the City to assume the maintenance, and the final bond release.

Department Review

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

Significant Impacts

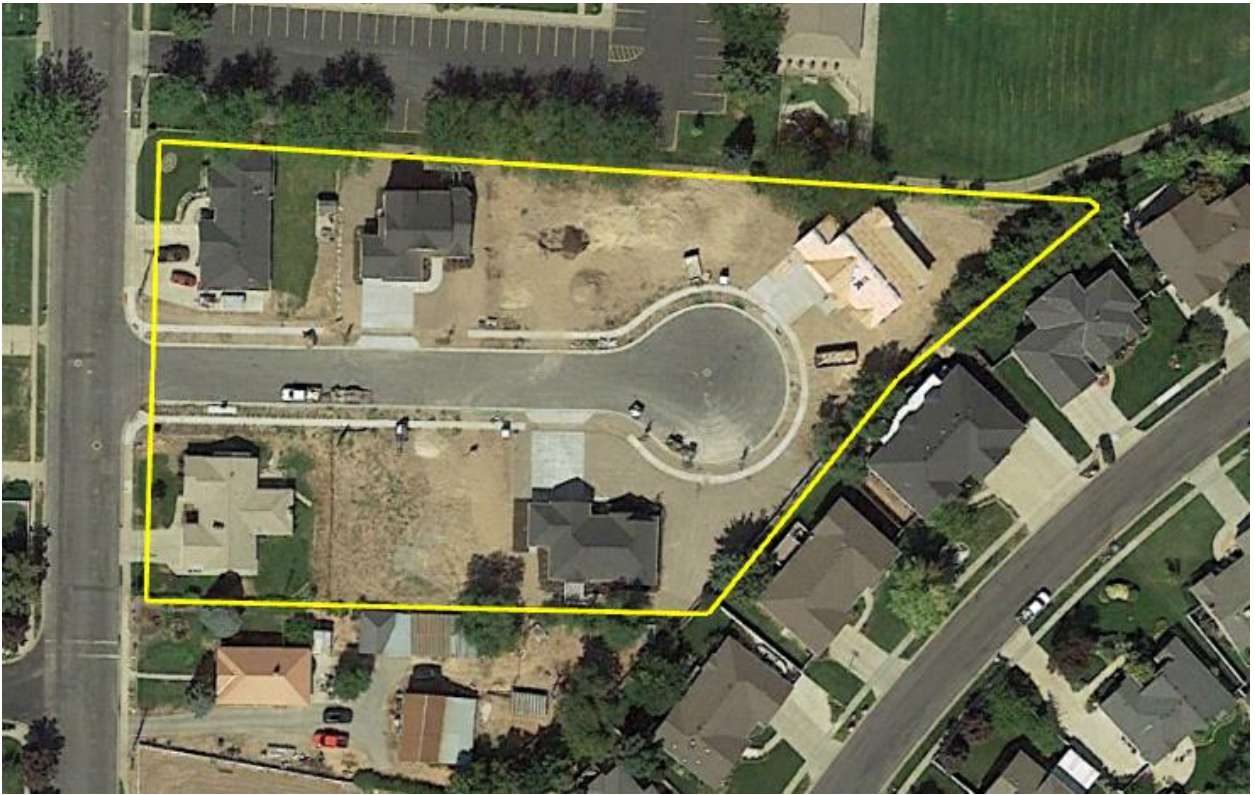
The City will now assume all responsibility for the maintenance of the public street and the associated improvements.

Recommendation

- It is recommended that the City Council grant final acceptance of the East Orchard Subdivision and release the developer of any further obligation.

Attachments

Aerial Photo of the East Orchard Subdivision, September 2018



East Orchard Subdivision, Sept. 2018

City Council Staff Report



Subject: Final site plan approval of a building for construction material and supplies without outside storage for Jim Miller Plumbing
Author: Curtis Poole, Assistant City Planner
Address: 220 West Center Street
Date: June 11, 2019

Description of Request:

The applicant, Jim Miller, requests final site plan approval for an expansion of his existing business located along 200 West. The proposal will provide additional office and storage space for Jim Miller Plumbing near the existing business.

Background and Analysis:

The Council reviewed and approved the preliminary site plan on May 14, 2019. On June 4, 2019, the Planning Commission reviewed and approved a Conditional Use application and has forwarded a recommendation of approval of the final site plan to the City Council. The property is zoned C-G (General Commercial) and is bordered on the east and north by commercial development and on the south and west by residential uses. The proposed development is approximately 0.129 acres (5,619 square feet). Various businesses have tried to develop this property; however, the lot size and setback standards placed constraints difficult to meet.

The proposed building meets all the required setback, height and parking standards of the commercial zone. In addition the proposal shows a landscape buffer of 10 feet against the residential property to the west. The overall landscape exceeds the 15 percent as required by code. A detention basin will be located on the south western portion of the lot and will be part of the overall landscaping. To meet the landscaping standard for trees, staff has requested the applicant add three additional trees on the north and east side of the property.

The main floor of the proposed building will have a standard and larger overhead garage door to accommodate vehicle storage and loading in addition to an office space. There will be a stairwell entrance accessed on the west of the building leading to a storage area under the office and one of the garage bays. The main floor office will need to be accessed by a sidewalk on the west side of the building in addition a railing separating it from the stairs leading to the basement storage area; both of which will need to be added to plans prior to issuance of the building permit.

The existing drive approach will be removed and replaced with curb and gutter and a new 24 foot drive access will be added.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property will be minimal.

Recommended Action

The Planning Commission reviewed this proposal at their June 4, 2019 meeting and forwarded a recommendation of approval to the City Council for final site plan approval of a building for construction material and supplies without outside storage subject to the following conditions:

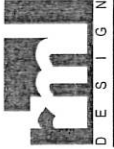
1. Complete any and all redline corrections.
2. Prior to the issuance of a building permit the additional trees required to meet the standards of the Code along with the addition of the sidewalk and handrail on the west side of the building will need to be added to the plans.

Attachments

1. Aerial photo
2. Site plan
3. Building elevations

Aerial Photo





1498 S. LEGEND HILLS DR #320
CLEARFIELD, UTAH 84015
801-477-3727

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MILLER SHOP

LOCATION INFO:

LOT #
101
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SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

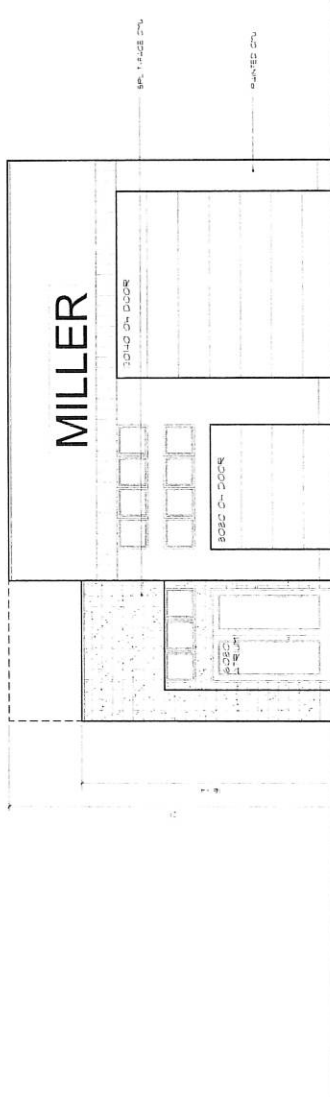
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FRONT
REAR
ELEVATIONS

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PAGE 4 OF 23



Received
4-10-09

FRONT ELEVATION

SCALE 1/8" = 1'-0"

A

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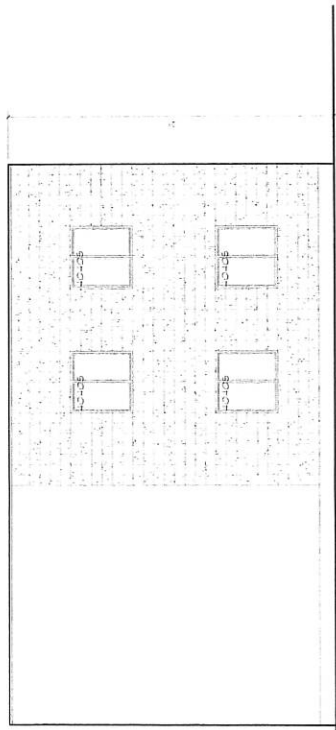
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ORIGINAL RELEASE:
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REAR ELEVATION

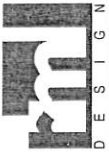
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PAGE 5 OF 23



REAR ELEVATION
SCALE: 1/8" = 1'-0"

A



1438 S. LEGEND HILLS DR #320
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LOCATION INFO:

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SUBDIVISION
SUBNAME
SUBNAME
CITYNAME
STATE UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNING

ORIGINAL RELEASE:
JAN 1, 2007

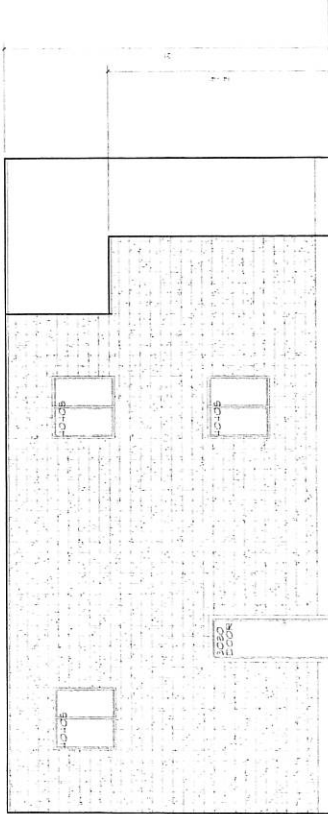
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DATE PLOTTED: 1/15/07 10:15:18 AM

LEFT
ELEVATION

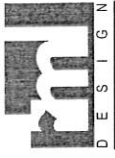
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PAGE 6 OF 23



A LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



1436 S. LEGEND HILLS DR #220
SALT LAKE CITY, UT 84119
801.217.3727

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MILLER SHOP

LOCATION INFO:
LOT #
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

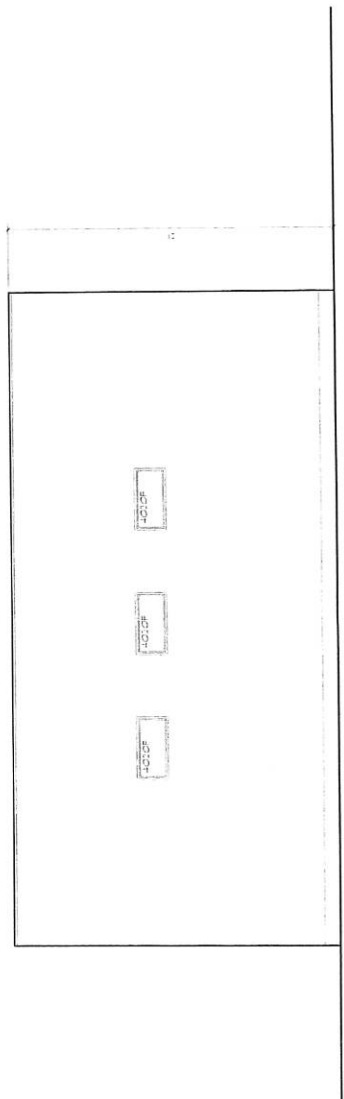
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XXXXXX
XXXXXX
XXXXXX
XXXXXX

RIGHT
ELEVATION

A2 | 4

PAGE 7 OF 23



A RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

ATTENTION
PLEASE NOTE: THIS DRAWING IS THE PROPERTY OF M&D DESIGN AND SHALL REMAIN THE PROPERTY OF M&D DESIGN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M&D DESIGN.

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT 101
SUBDIVISION
SUBNAME
SUBNAME
CITY
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 11, 2007

REVISION DATES
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX
XXXXXXXXXX

BASEMENT FLOOR PLAN

A3 | 1

PAGE 8 OF 23

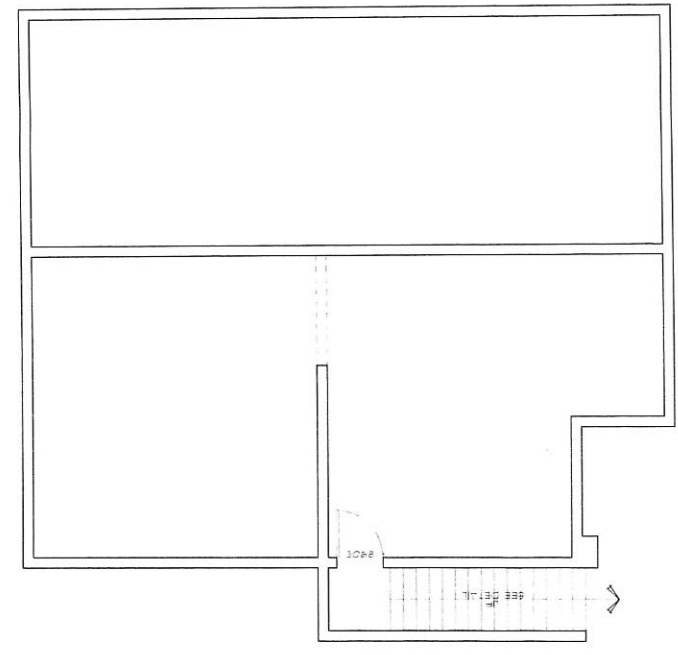
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ELECTRICAL SCHEDULE
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2. WALL MOUNTED RECESSED
3. RECESSED SW. BOX
4. SW. MOUNTED RECESSED
5. SW. MOUNTED RECESSED
6. SW. MOUNTED RECESSED
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9. SW. MOUNTED RECESSED
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SYMBOL	DESCRIPTION	QUANTITY
1	RECESSED SW. BOX	1
2	WALL MOUNTED RECESSED	2
3	CEILING MOUNTED RECESSED	3
4	SW. MOUNTED RECESSED	4
5	SW. MOUNTED RECESSED	5
6	SW. MOUNTED RECESSED	6
7	SW. MOUNTED RECESSED	7
8	SW. MOUNTED RECESSED	8
9	SW. MOUNTED RECESSED	9
10	SW. MOUNTED RECESSED	10

WINDOW TYPE NOTE
1. DOUBLE GLAZED WINDOW
2. TYPICAL WINDOW
3. TYPICAL WINDOW
4. TYPICAL WINDOW
5. TYPICAL WINDOW
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9. TYPICAL WINDOW
10. TYPICAL WINDOW

SHEETROCK NOTE
1. 5/8" SHEETROCK ON STUDS
2. 5/8" SHEETROCK ON STUDS
3. 5/8" SHEETROCK ON STUDS
4. 5/8" SHEETROCK ON STUDS
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9. 5/8" SHEETROCK ON STUDS
10. 5/8" SHEETROCK ON STUDS



A BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

1488 S LEGEND HILLS DR #200
 CLEARFIELD, UTAH 84015
 801.277.3127

ATTENTION
 MR. DESIGN MANAGER, THE
 PROJECT NAME, MILLER SHOP,
 IS THE PROJECT NAME FOR THE
 PROJECT. THE PROJECT NAME
 IS NOT TO BE CHANGED OR
 MODIFIED IN ANY MANNER.
 THE PROJECT NAME IS THE
 ONLY NAME TO BE USED FOR
 ALL PROJECTS. THE PROJECT
 NAME IS THE ONLY NAME TO
 BE USED FOR ALL PROJECTS.

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PROJECT NAME:
 MILLER SHOP

LOCATION INFO:
 LOT # 101
 SUBDIVISION
 SUBNAME
 SUBNAME
 CITY
 CITY NAME
 STATE
 UTAH

CLIENT NAME:
 MR. AND MRS.
 CLIENT

PLAN NAME:
 PLAN NAME

ORIGINAL RELEASE:
 JAN 1, 2007

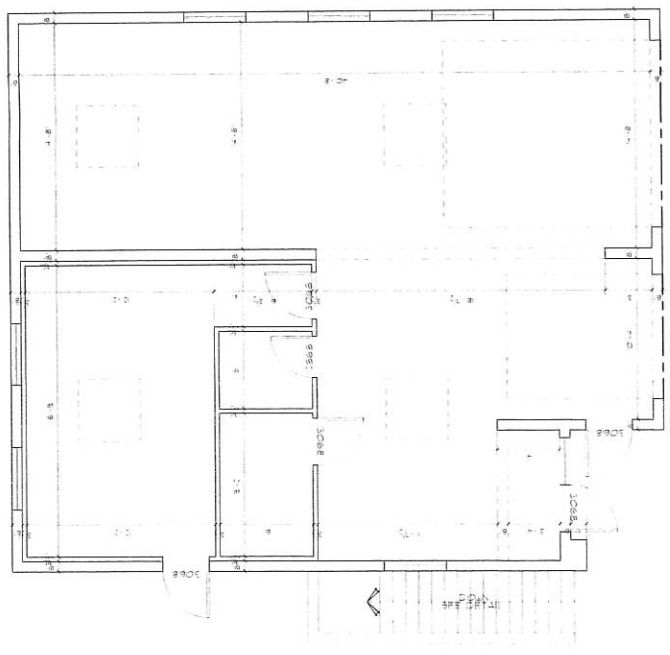
REVISION DATES
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MAIN FLOOR
 WALL FRAMING
 PLAN

A3 | 4

PAGE 11 OF 23

NOTE
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A MAIN FLOOR WALL FRAMING PLAN
 SCALE: 1/8" = 1'-0"

City Council Staff Report

Subject: Preliminary and Final Site Plan approval for an Educational Services Building
Author: Curtis Poole, Assistant City Planner
Address: 1579 North Main Street
Date: June 11, 2019



Description of Request:

The applicant, Bountiful FamilySearch Center, requests preliminary and final site plan approval for an Educational Services Building, located at 1579 North Main Street. The property is located in the MXD-R (Mixed-Use Residential) zone.

Background and Analysis:

On June 4, 2019, the Planning Commission reviewed and forwarded a recommendation of approval to the City Council for the preliminary and final site plan. The property is zoned MXD-R and is bordered on the south and west by the Village on Main mixed-use development. There is a multifamily development to the north across Page Lane and commercial zoning across Main Street to the east, both in Centerville City. The proposed development is located on 1.22 acres (approximately 53,143 square feet) which is currently a vacant lot on the corner of Main Street and Pages Lane. Development of this parcel has been anxiously anticipated for years as it is an entry point to Bountiful on Main Street from the north.

The proposed plans show a 10,000 square foot single story building, housing multiple classrooms, conference rooms, and consultation and study areas. Entrances are located on the west facing the parking lot and east facing Main Street. The exterior of the building will be a mix of wood siding, clear glazed aluminum, exposed wood elements and architectural concrete. The roof will be a standing seam metal roof. The proposed building meets the required setback and height standards for the MXD-R zone. The proposed use of the building is a permitted use in the MXD-R zone.

Parking for the facility will be located on the south and the west of the property. The proposal shows 38 parking stalls plus an additional 4 handicap stalls. The proposed parking will meet the standards of the code; however, in addition the applicant will verify any cross parking access with the surrounding developments for times of heavy parking use. Vehicular access to the property will be on the southwest of the property from the interior of the Village on Main development and an existing drive approach onto Pages Lane which runs between this property and the property to the west.

Plans submitted show there will be a landscape buffer along Main Street and Pages Lane with a mix of flower beds, trees (both new and existing) and grass. There will be a plaza feature to the east of the building with a pathway leading to the corner of Main Street and Pages Lane. In addition there will be landscaped areas buffering the property to the south

and landscaped islands in the parking lot. The proposed landscaping meets the standards of the Code.

Water and sewer will be provided via connections to existing lines within the Village on Main development. Storm water drainage was designed in conjunction with the previous development and is sized to handle the change to this development. The Power Department indicated there may need to be an easement release and relocation of the transformer at the southwest corner of the lot.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems.

Recommended Action

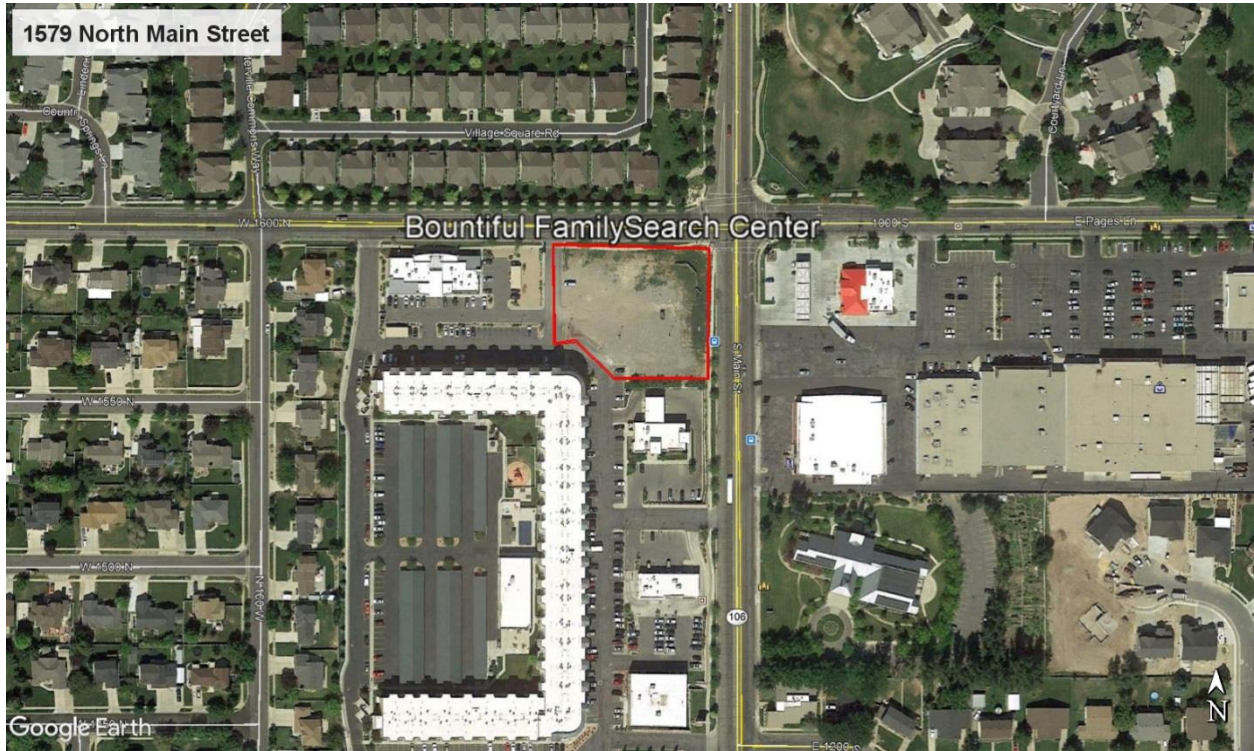
The Planning Commission reviewed the proposal at its June 4, 2019 meeting and recommends approval of the request for preliminary and final site plan subject to the following conditions:

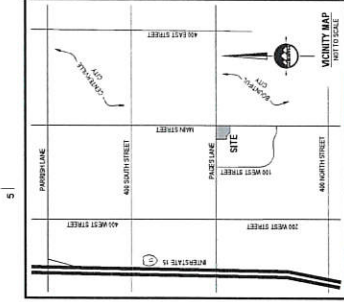
1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.

Attachments

1. Aerial photo
2. Site and utility plans
3. Landscaping plans
4. Building elevations

Aerial Photo





**The Church of Jesus Christ of Latter-Day Saints
 FamilySearch Center - Bountiful**
 1579 NORTH MAIN ST. BOUNTIFUL, UT. 84010

Date Revision

**SITE PLAN
 APPROVAL**

NEXUS PROJECT # 18132
 CLIENT NAME: THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS
 DRAWN BY: ALEKHAY
 DATE: 05/10/19

**PRELIMINARY
 SITE PLAN**

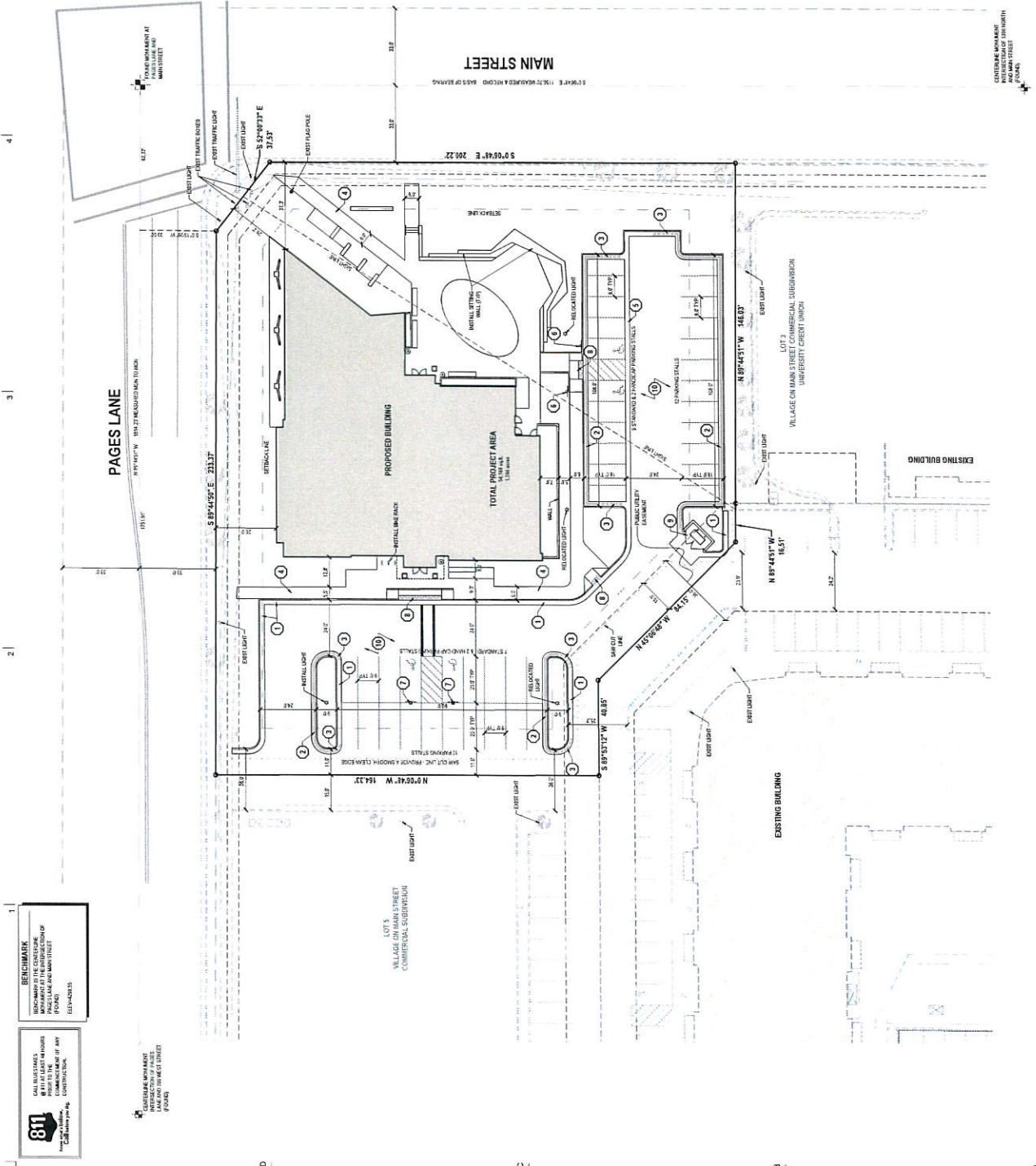
C101



ENSGN
 THE STUDIO IN ENGINEERING
 LAYTON
 1485 W. THE PLAZA, Ste. 204
 Layton, UT 84040
 Phone: 801.547.1100



ENSGN PROJECT # 6562
 WWW.ENSGN.COM



811
 CALL 811 AT LEAST 48 HOURS BEFORE ANY EXCAVATION OR CONSTRUCTION TO LOCATE UTILITIES.
 BENCHMARK
 BENCHMARK IS THE CENTERLINE OF PAGES LANE AND MAIN STREET INTERSECTION.
 ELEVATION IS 5112.00.

- GENERAL NOTES:**
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND REGULATIONS.
 2. ALL IMPROVEMENTS MUST COMPLY WITH ALL STANDARDS AND REGULATIONS.
 3. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCHEDULE FOR PROPOSED SITE.
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE U.T.C.S.A. AND ALL APPLICABLE LOCAL ORDINANCES.
 5. ALL SURFACE IMPROVEMENTS EXCEPT FOR CONCRETES SHALL BE RECORDED OR REGISTERED WITH THE UT STATE ENGINEERING BOARD AND THE UT STATE ARCHITECTURE BOARD.
 6. NOTIFY THE UT STATE ENGINEERING BOARD AND ARCHITECTURE BOARD BEFORE ANY CONCRETE OR SURFACE IMPROVEMENTS ARE PLACED.
 7. ALL SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, ORDINANCES, AND LOCAL REGULATIONS AND ALL OTHERS.

- REVISIONS:**
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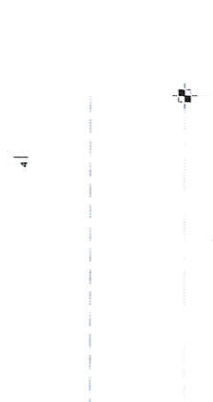
SITE PLAN APPROVAL

NEXUS PROJECT # 18132
NEXUS PROJECT # 18132
DRAWN BY: M. Elmer
DATE: 05/10/19

DRAINAGE PLAN

C201

- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS AND REGULATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH THE STANDARDS AND REGULATIONS.
 - ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE REGISTERED ENGINEER AND ARCHITECT. PLACEMENT OF ALL UTILITIES SHALL BE AS SHOWN ON ALL SHEETS AND SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
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 - REMOVE ALL LANDSCAPING AWAY FROM ALL NEW FOUNDATIONS TOWARD CURB AND OTHER EXISTING INFRASTRUCTURE.
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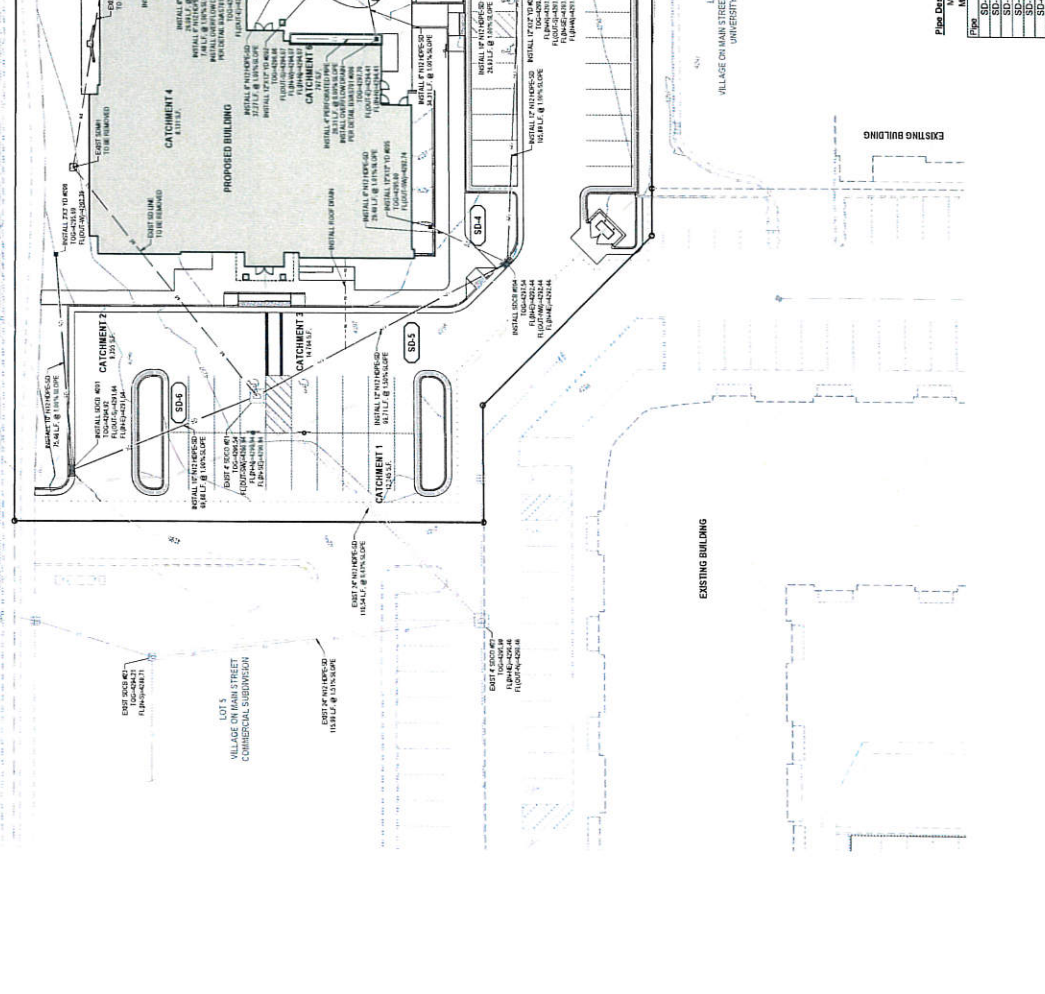


Study Summary Statistics

Area	Area	C Value	Catchment	Flow (CFD)	Time of Concentration	Rainfall Intensity I	Peak Flow (CFD)	Peak Flow (MGD)	% of Pipe
Building Area	10,217.8	0.5	1	0.173	4.05 min	0.625	0.108	0.001	0.1%
Total Subcatchment	29,893	0.5	2	0.173	4.05 min	0.625	0.108	0.001	0.1%
Landscaping Area	14,057	0.15	3	0.173	4.05 min	0.625	0.108	0.001	0.1%
Street Area	3,100	0.1	4	0.173	4.05 min	0.625	0.108	0.001	0.1%
Total Area	54,108	0.700	5	0.173	4.05 min	0.625	0.108	0.001	0.1%
Total Area	54,108	0.700	6	0.173	4.05 min	0.625	0.108	0.001	0.1%
Impervious Area	3,100	0.1	7	0.173	4.05 min	0.625	0.108	0.001	0.1%
Permeable Area	51,008	0.700	8	0.173	4.05 min	0.625	0.108	0.001	0.1%

Pipe Discharge (MGD) Summary

Pipe	Flow	Discharge	Total	% of Pipe
SD-1	0.001	0.001	0.001	0.1%
SD-2	0.001	0.001	0.001	0.1%
SD-3	0.001	0.001	0.001	0.1%
SD-4	0.001	0.001	0.001	0.1%
SD-5	0.001	0.001	0.001	0.1%
SD-6	0.001	0.001	0.001	0.1%
Total	0.006	0.006	0.006	0.6%



BENCHMARK
BENCHMARK TO THE CENTERLINE OF PAGES LANE AND MAIN STREET
ELEVATION: 5283.5

CALL OUTS
CALL OUTS TO THE CONSTRUCTION OF ANY UTILITIES OR IMPROVEMENTS.

811
CALL BEFORE YOU DIG
1-800-485-5849



Architectural NEXUS, Inc.
Salt Lake City, UT 84109
T 801.324.5000
http://www.archnexus.com

The Church of Jesus Christ of Latter-Day Saints FamilySearch Center - Bountiful

1579 NORTH MAIN ST., BOUNTIFUL, UT, 84010

Date Revision

SITE PLAN APPROVAL

NEXUS PROJECT #: 181332
CHECKED BY: C. Preston
DRAWN BY: M. Elmer
DATE: 05/10/19

UTILITY PLAN

C300



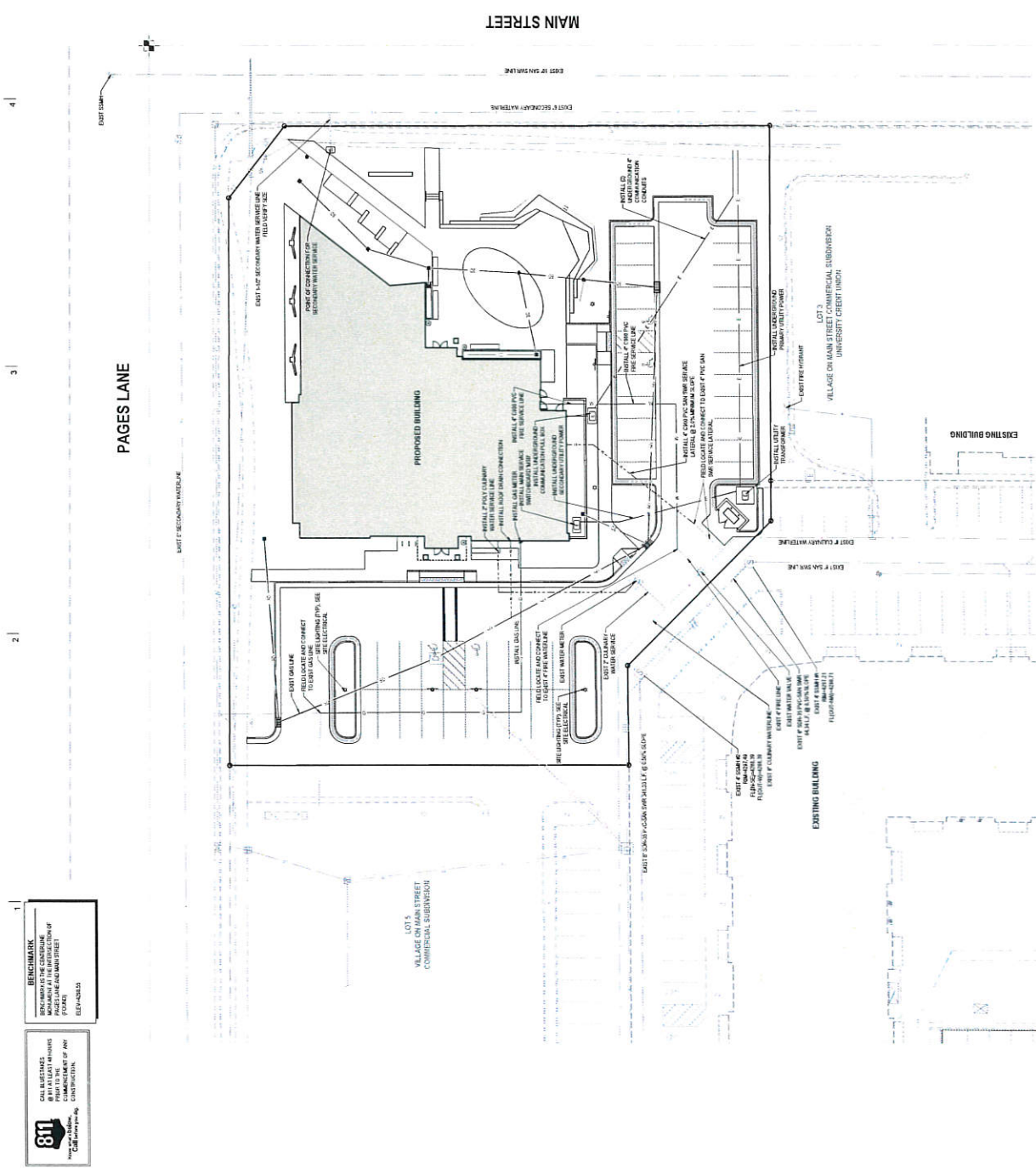
ENSGN
THE STANDARD IN ENGINEERING
LAYTON
14530 UTAH PARKWAY, SUITE 204
LAYTON, UT 84041
PHONE 801.547.1100

ENSGN PROJECT # 6627
WWW.ENSGNENG.COM

HORIZONTAL GRAPHIC SCALE



- 5 |
- GENERAL NOTES**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
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BENCHMARK
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ELEVATION 4283.5

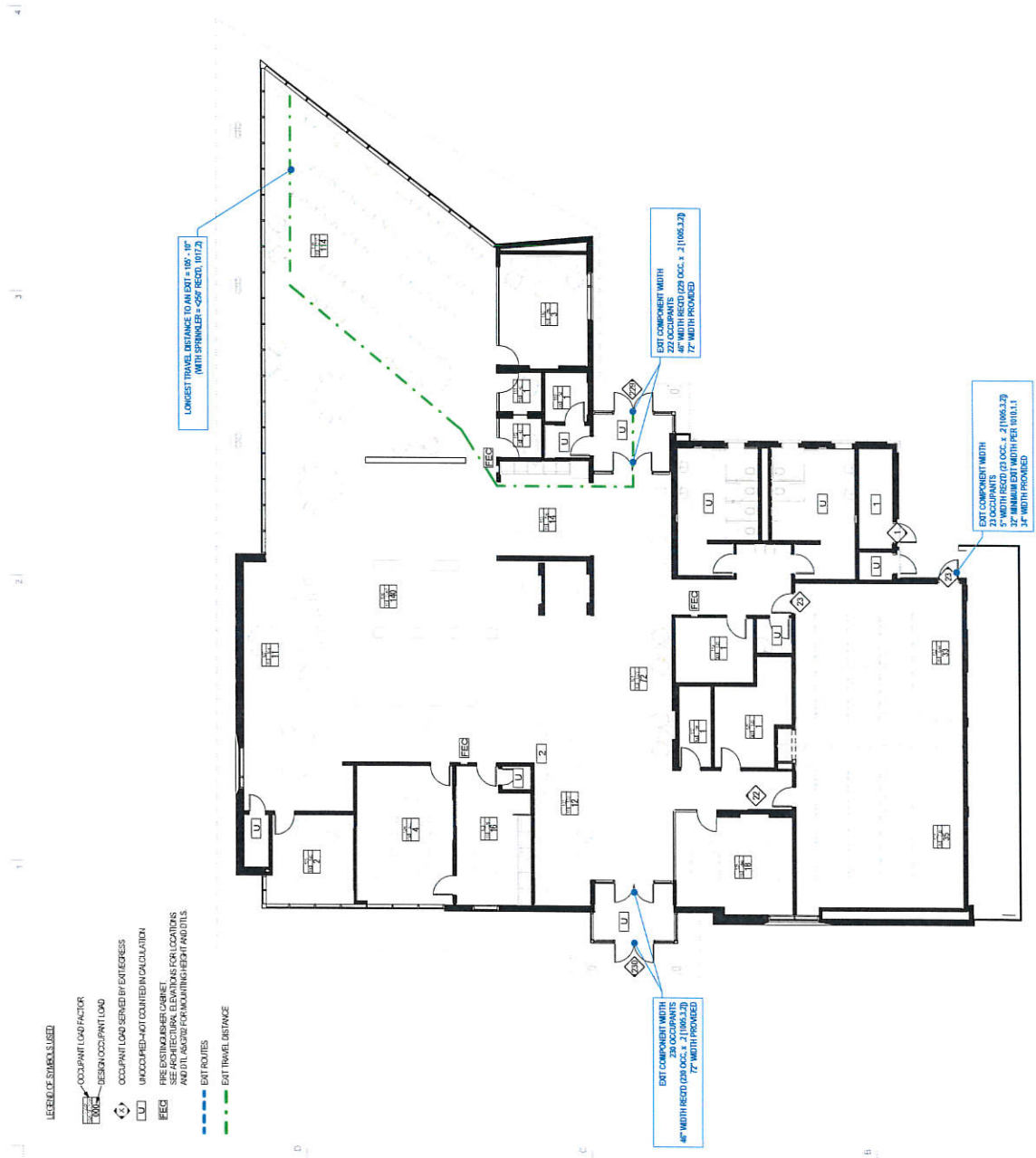
811
CALL BEFORE YOU DIG
FOR ALL UTILITIES
CONTACT 811.UTAH.GOV

1 | 2 | 3 | 4 | 5

IBC 2018 - GENERAL CODE REQUIREMENTS NEW CONSTRUCTION

CODE REFERENCE	*AREA 1*	*AREA 2*	*AREA 3*	BUILDING
OCCUPANCY CLASSIFICATION				A-3
ALLOWABLE HEIGHT				HEIGHT / STORES
BASE ALLOWABLE HEIGHT (GRADE GRADE PLANE)				40/11
HEIGHT REDUCTION FOR SPRINKLERS				20/11
ACTUAL HEIGHT				20/11
ALLOWABLE AREA				
BASE ALLOWABLE AREA (PER FLOOR)				24,000 SF
ACTUAL AREA				10,100 SF
CONSTRUCTION CLASSIFICATION				TYPE: V-B
RESISTANCE RATING - BUILDING ELEMENTS				REQUIRED RATING: UL LISTING
STRUCTURAL FRAME: INCL. BEAMS, COLUMNS & JOISTS				1 FLOOR: 2 HOURS 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
BEARING WALLS: EXTERIOR				1 FLOOR: 2 HOURS 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
BEARING WALLS: INTERIOR				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
NON-BEARING WALLS: EXTERIOR				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
NON-BEARING WALLS: INTERIOR				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
FLOOR CEILING INCLUDING SUPPORT				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
ROOF CEILING INCLUDING SUPPORT				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
BEAMS AND JOISTS				1 FLOOR: 1 HOUR 2 FLOOR: 1 HOUR 3 FLOOR: 1 HOUR 4 FLOOR: 1 HOUR 5 FLOOR: 1 HOUR 6 FLOOR: 1 HOUR 7 FLOOR: 1 HOUR 8 FLOOR: 1 HOUR 9 FLOOR: 1 HOUR 10 FLOOR: 1 HOUR 11 FLOOR: 1 HOUR 12 FLOOR: 1 HOUR 13 FLOOR: 1 HOUR 14 FLOOR: 1 HOUR 15 FLOOR: 1 HOUR 16 FLOOR: 1 HOUR 17 FLOOR: 1 HOUR 18 FLOOR: 1 HOUR 19 FLOOR: 1 HOUR 20 FLOOR: 1 HOUR
RESISTANCE RATING - FIRE SEPARATION DIST				REQUIRED RATING
< 5' PENETRANT REQUIRED PER SECTION 703.11				N/A
> 5' AND < 8'				N/A
> 8' AND < 10'				1 HOUR
> 10'				2 HOURS
> 15'				3 HOURS
> 20'				4 HOURS
> 25'				5 HOURS
> 30'				6 HOURS
> 35'				7 HOURS
> 40'				8 HOURS
> 45'				9 HOURS
> 50'				10 HOURS
> 55'				11 HOURS
> 60'				12 HOURS
> 65'				13 HOURS
> 70'				14 HOURS
> 75'				15 HOURS
> 80'				16 HOURS
> 85'				17 HOURS
> 90'				18 HOURS
> 95'				19 HOURS
> 100'				20 HOURS
STAIRWAY WIDTH: OTHER OCCUPANT				4 FT OR PER CODE 1
STAIRWAY WIDTH: REQUIRED				3 PROVIDED
STAIRWAY WIDTH: PROVIDED				3 PROVIDED
OTHER EGRESS COMPONENT WIDTH: OTHER OCCUPANT				4 FT OR PER CODE 1
OTHER EGRESS COMPONENT WIDTH: REQUIRED				3 PROVIDED
OTHER EGRESS COMPONENT WIDTH: PROVIDED				3 PROVIDED
CORRIDORS				4 FT OR PER CODE 1
REQUIRED FIRE RESISTANCE RATING				1 HOUR
MINIMUM WIDTH				4 FT OR PER CODE 1
ENTRANCES				4 FT OR PER CODE 1
MINIMUM PLUMBING FACILITIES				4 FT OR PER CODE 1
WATER CLOSETS				4 FT OR PER CODE 1
LAVATORIES				4 FT OR PER CODE 1
DRINKING FOUNTAINS				4 FT OR PER CODE 1
OTHERS				4 FT OR PER CODE 1

See AS 101 for Site Plan Code Review



TOTAL OCCUPANCY: 484 OCC.

N
 A1 LEVEL 01 - CODE REVIEW PLAN
 1/8" = 1'-0"



ARCH NEXUS
 Architectural Nexus, Inc.
 1579 North Main St. Bountiful, UT 84010
 801.924.5000
<http://www.archnexus.com>
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PLANTING GENERAL NOTES:

1. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE CONSTRUCTION OF ANY PLANTING DISCREPANCIES WITH ARCHITECT.
2. DO NOT SCALE DRAWINGS.
3. COORDINATE FACILITY CROSSING INCLUDING:
 - a. CONSTRUCTION SCHEDULE
 - b. CONFORMANCE WORK AND SCHEDULING WITH CIVIL AND LANDSCAPING. PROVIDE SLEEPS IN FOOTING IN ALL SEAT WALLS AND RETAINING WALLS.
 - c. PROVIDE BLOCK OUTS FOR UTILITY TO PASS THROUGH FOUNDATION WALLS. SEE TYPICAL.
4. THE EXISTING SITE CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK AND TO BRING TO THE ARCHITECT'S ATTENTION ANY DISCREPANCIES OF STATED VERSUS ACTUAL SITE CONDITIONS. SHOULD DISCREPANCIES EXIST THE CONTRACTOR IS RESPONSIBLE FOR DISCREPANCIES DELEGATED TO THE ARCHITECT ON CONTRACTOR COMPANY LETTERHEAD PRIOR TO BEGINNING WORK. IN THE EVENT THE CONTRACTOR IS NOTIFIED OF ANY DISCREPANCIES THE STATED VERSUS ACTUAL SITE CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL MODIFICATIONS TO CONSTRUCTION WORK AS DIRECTED BY THE ARCHITECT AND THE ARCHITECT SHALL BE RESPONSIBLE FOR ITEMS, TEXTURES AND SITE IMPROVEMENTS AT NO ADDITIONAL COST TO THE OWNER.
5. SEE LANDSCAPE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.

The Church of Jesus Christ of Latter-Day Saints
 FamilySearch Center - Bountiful
 1579 NORTH MAIN ST. BOUNTIFUL, UT. 84010

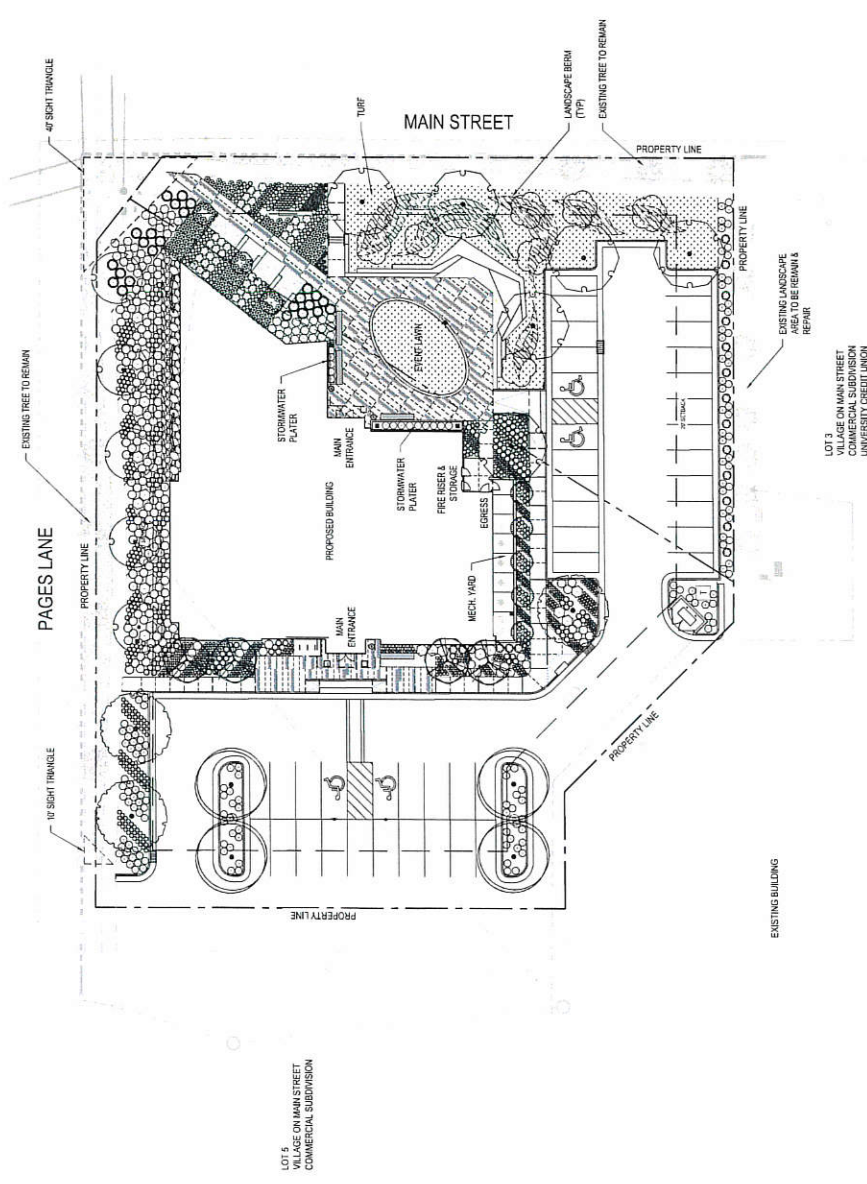
Date Revision

SITE PLAN APPROVAL




























NEXUS PROJECT #: 18122.1
 CHECKED BY: J.S.
 DRAWN BY: J.S.
 DATE: 05/14/15
PLANTING PLAN



LP101



PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE (HxW)	CONTAINER	TRUNK	ZONE	WATER WISE	QTY	DETAIL
	ACE GRI	Acer glabrum 'JFS KWAGRI' Fraburst	Fringed Paperbark Maple	2' Cal.	25 x 16'	BBB	Single	5	Yes	5	AS LP701
	GIN SPR	Thuja occidentalis 'Spartan Green'	Spartan Green Thuja	2' Cal.	8' H'	BBB	Single	4	Yes	5	AS LP701
	GLE INZ	Quercus bicolor 'Inermis' Sunburst	Sunburst Common Honeylocust	2' Cal.	30 x 25'	BBB	Single	3	Yes	3	AS LP701
	GLE IMZ	Quercus bicolor var. 'Inermis' Tripod	Impati Honeylocust	2' Cal.	30 x 25'	BBB	Single	3	Yes	4	AS LP701
	TIL MCI	Tilia americana 'McSweeney' American Swirl	American Linden	2' Cal.	40 x 25'	BBB	Single	3	Yes	6	AS LP701
	FLORERING TREES										
	CER PIN	Cercis canadensis 'Pink Heartbreaker' PP 2803	Eastern Red Bud	2' Cal.	15 x 10'	BBB	Single	4	Yes	3	AS LP701
	MAL ZMI	Malus 'JFS KW158MX' Ruby Dye	Crab Apple	2' Cal.	22 x 16'	BBB	Single	4	Yes	4	AS LP701
	PRU PPA	Prunus 'JFS-VV11' PPAF First Blush	Flowering Cherry	2' Cal.	25 x 15'	BBB	Single	5	Yes	7	AS LP701
	SHRUBS										
	BER CO9	Berberis thunbergii 'Concord'	Concord Barberry	5 gal.	2' x 2'	Pot	4	142	Yes	142	BA LP701
	BER TYS	Berberis thunbergii 'SWIMISA' PPAF Sunlight Sequins™ PPA	Vegetated Green Leaf Barberry	5 gal.	3' x 3'	Pot	4	45	Yes	45	BA LP701
	BER SJO	Berberis thunbergii 'VDBYME' PP2548 Tango	Orange leaf Barberry	5 gal.	3' x 3'	Pot	4	37	Yes	37	BA LP701
	COR ARN	Cornus alba 'Bijou' PP27 585	Tatarian Dogwood	5 gal.	4' x 4'	Pot	2	24	Yes	24	BA LP701
	UC GEV	Ligustrum vulgare 'Foli Eburne' Star Straight Talk	Privet	5 gal.	12' x 2'	Pot	4	19	Yes	19	BA LP701
	SPRASSES										
	CAR DW	Carex diandra	Bankswy Sedge	1 gal.	3' x 3'	Pot	4-9	15	No	15	BO LP701
	DES PK	Dioscorea oppositifolia 'Pink Fountain'	Dwarf Tuberous Yucca	1 gal.	24 x 16'	Pot	3	212	Yes	212	BS LP701
	PER BUD	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	12' x 16'	Pot	6	126	Yes	126	BS LP701
	SCH TIG	Schizanthus luteum 'Twilight Zone'	Twilight Zone Little Blackbird	1 gal.	3' x 3'	Pot	3	160	Yes	160	BS LP701
	PERENNIALS										
	ACH MRM	Achillea millefolium 'Dancer Eye™' Texas Color	Yarrow	1 gal.	12' x 12'	Pot	4	41	Yes	41	BS LP701
	ART FR	Artemisia rigida	Fringed Sagelark, Wormwood	1 gal.	18' x 12'	Pot	4	408	Yes	408	BS LP701
	BUD MIB	Buddeja × Miss Mally PP22425 GBR 4446	Butterfly Bush	1 gal.	4' x 4'	Pot	5	25	Yes	25	BS LP701
	GAU GR	Gaura bicolor 'Crimson Butterfly'	Butterfly Gaura	1 gal.	18' x 12'	Pot	5	308	Yes	308	BS LP701
	PER DAR	Pennisetum 'Dark Towers'	Dark Towers Pennant	1 gal.	3' x 2'	Pot	3	148	Yes	148	BS LP701
	SED DAG	Sedum 'Dark Magic'	Purple Stonecrop	1 gal.	12' x 16'	Pot	4	109	Yes	109	BS LP701

CONCEPT PLANT SCHEDULE

	TREE	3,259 sf
	Shrub	1,146 sf
	Sprass	
	Perennial	
	-DETAIL A1 LP701	

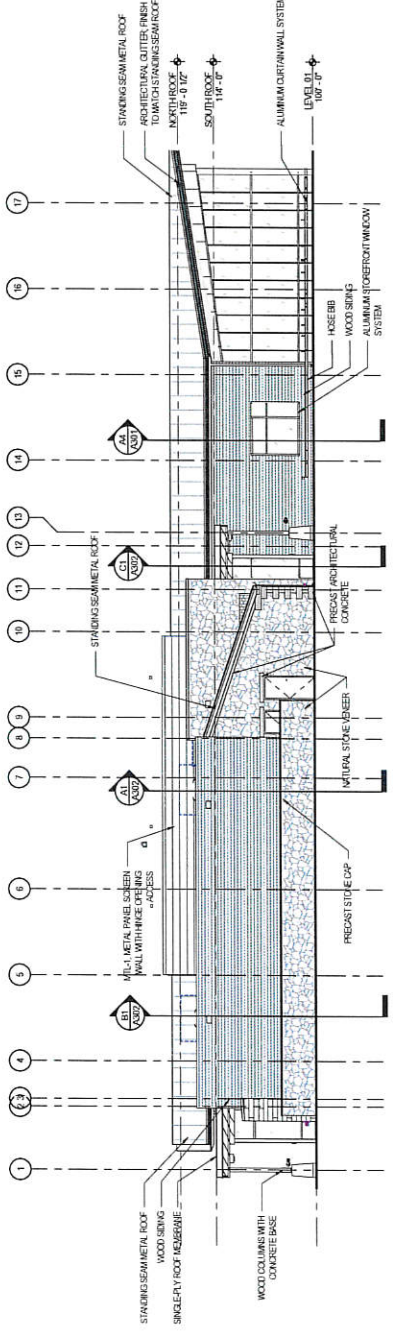
GENERAL NOTE -
BUILDING ELEVATION
 A. COORDINATE GRADING SKETCH ON ELEVATIONS WITH ALL ELEVATIONS AND FINISHES.
 B. PROVIDE ALL DIMENSIONS WITHOUT UNLESS OTHERWISE NOTED.
 C. FOR TYPICAL WALL ASSEMBLY INCLUDING APPROACH SEE ANCHOR SERIES.

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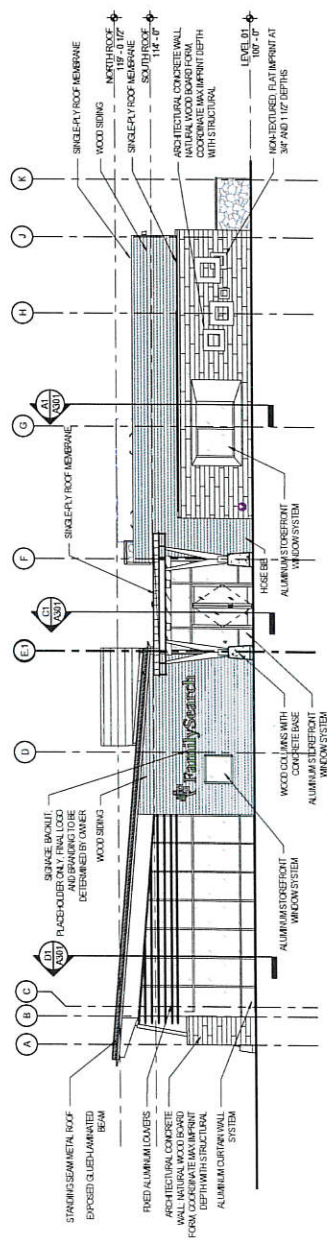
Date Revision
 1 01/15/21
 2 02/02/21
 3 02/02/21
 4 02/02/21
 5 02/02/21

SITE PLAN
APPROVAL
BUILDING
ELEVATIONS

A202



C1 SOUTH ELEVATION
1697-1149



A1 WEST ELEVATION
1697-1149

City Council Staff Report



Subject: Bountiful City polling location and Davis County
Vote Centers
Author: Shawna Andrus, City Recorder
Department: Executive/Legislative
Date: June 11, 2019

Background

By contracting with Davis County to conduct Bountiful City's election(s), voting will be by mail in 2019. However, the County will have at least one polling location set up in each Davis County city on Election Day(s) in August (August 13) if there is a Primary Election and in November (November 5) for the General Election to accommodate voters who cannot vote independently on a paper ballot, did not receive a ballot in the mail, have misplaced their ballot or choose to submit their ballot in person at a polling location.

Analysis

The Utah State Code §20A-5-403(1)(b) states that "Each election officer shall obtain the approval of the county or municipal legislative body or local district governing board for those polling places." The proposed polling location in Bountiful is the South Branch of the Davis County Library, located at 725 South Main Street, and will need Council approval. This is the same location approved in prior years. Also, designating the polling places in each of the other Davis County cities as Vote Centers by the Council enables Bountiful residents to vote in any of those Vote Centers on Election Day(s). Please note that cities that do not hold a Primary Election will not have a Vote Center available on Primary Election Day (August 13).

Early voters will also be able to drop off ballots in the lobby of the Police Building three weeks in advance of the Election Day(s).

Recommendation

I recommend that Council approve the South Branch of the Davis County Library and Vote Centers in each Davis County city (see attachment) as polling locations in the 2019 Municipal Election.

Department Review

This proposal has been reviewed and approved by the City Recorder and City Manager.

Significant Impacts

None

Attachments

List of polling locations in Davis County with addresses

DAVIS COUNTY VOTE CENTERS

Open 7:00 a.m. until 8:00 p.m. on Election Day(s) (August 13 & November 5)

City	Polling Locations	Address	City	State	Zip
Bountiful	Bountiful Library	725 S. Main	Bountiful	UT	84010
Centerville	Centerville Library	45 South 400 West	Centerville	UT	84014
Clearfield	Clearfield City Hall	55 S. State St.	Clearfield	UT	84015
Clinton	Clinton Rec Admin Bldg	1651 W. 2300 N.	Clinton	UT	84015
Farmington	Farmington Comm. Center	120 S. Main St	Farmington	UT	84025
Fruit Heights	Fruit Heights City Hall	910 South Mountain Road	Fruit Heights	UT	84037
Kaysville	Kaysville Library	215 North Fairfield Road	Kaysville	UT	84037
Layton	Davis Conference Center	1651 North 700 West	Layton	UT	84041
North Salt Lake	North Salt Lake City Hall	10 East Center Street	North Salt Lake	UT	84054
South Weber	South Weber Family Activity Center	1181 E. Lester Dr	South Weber	UT	84405
Sunset	Sunset City Hall	200 W. 1300 N.	Sunset	UT	84015
Syracuse	Syracuse Community Center	1912 W. 1900 S.	Syracuse	UT	84075
West Bountiful	West Bountiful City Hall	550 N. 800 W.	West Bountiful	UT	84087
West Point	West Point City Hall	3200 W. 300 N.	West Point	UT	84015
Woods Cross	Woods Cross City Hall	1555 S. 800 W.	Woods Cross	UT	84087