

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, December 10, 2019

6:00 p.m. – Closed 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. – Closed Session

1. Welcome
2. Adjourn to closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).

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 meetings held on November 12, 2019 and November 19, 2019 p. 3
4. Council Reports
5. BCYC Report
6. Consider approval of:
 - a. Weekly expenditures greater than \$1,000 paid November 4, 11, 18 & 25, 2019 p. 21
 - b. October 2019 Financial Report p. 27
7. Recognition of Mr. Von Hill for his service on the Planning Commission – Mr. Francisco Astorga
8. Consider approval of the Public Notice of Bountiful City Council meetings in 2020 and meet on the second and fourth Tuesdays of each month – Mr. Gary Hill p. 41
9. Consider approval of the re-appointment of David Irvine to the Power Commission for a four-year term ending in January 2024 – Mr. Allen Johnson p. 43
10. Consider approval of a quote from Gateway Mapping for GIS Map conversion and upgrade in the amount of \$86,830 – Mr. Allen Johnson p. 45
11. Consider approval of the purchase of two valve actuators for the Pine View Hydroelectric power plant from ATSCO Sales in the amount of \$35,038 – Mr. Allen Johnson p. 47
12. Consider approval of the proposal from Solar Turbines to rebuild both Titan engines at the power in the amount of \$2,280,610 – Mr. Allen Johnson p. 49
13. Consider approval of the additional cost for Prime Machine to sandblast and recoat all three turbine units and a portion of the penstocks at the Echo hydro plant in the amount of \$210,000 – Mr. Allen Johnson p. 55
14. Consider final site plan approval for a new building for Alpha Graphics located at 265 South Main Street – Mr. Francisco Astorga p. 57
15. Consider preliminary and final site plan approval for Quick Quack located at 110 North 500 West – Mr. Francisco Astorga p. 73
16. Consider release of a sewer easement at Brighton Homes' Sheffield Downs at approximately 266 East Pages Lane, and authorize the Mayor to sign the release documents – Mr. Lloyd Cheney p. 83
17. Adjourn


City Recorder

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Minutes of the
BOUNTIFUL CITY COUNCIL

November 12, 2019 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
Chris Simonsen
City Manager Gary Hill
City Engineer Lloyd Cheney
City Planner Francisco Astorga
City Attorney Clinton Drake
Assistant City Manager Galen Rasmussen
Power Director Allen Johnson
Chief of Police Tom Ross
Assistant Chief of Police Ed Biehler
Parks Director Brock Hill
Communications Coordinator Angela Pitt
SDMFA Chief Jeff Bassett
Recording Secretary Maranda Hilton

Excused:
Councilmember John Marc Knight

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

Work Meeting – 6:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 6:14 p.m., welcomed those in attendance and excused Councilman Knight who is still unwell. He turned the time over to Ms. Pitt for the discussion.

NAMING OF THE PLAZA/TOWN SQUARE DISCUSSION – MS. ANGELA PITT

Ms. Angela Pitt reminded the Council that previous discussions have narrowed down the naming choices to a few options. She turned the time over to the Council to discuss the names again and also to decide when and how they want to announce the name.

Councilwoman Harris asked if the Council could revisit the idea of calling the plaza the Stoker Town Square or the Stoker Plaza. She said she thinks that honoring the Stoker School would be a good idea and that hopefully people would realize that the intent would be to honor the school and would not to be hurtful in any way. She also hopes that it would encourage the younger generations to learn more about the Stoker School as part of our history.

The other Councilmembers still preferred “Bountiful Town Square” to the other ideas.

Councilman Simonson made a motion to name the plaza “Bountiful Town Square” and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson and Simonsen voting “aye” and Councilwoman Harris voting “nay.”

1 Councilwoman Bradshaw asked if they could name the ice resurfacer, which will be used for
2 the ice ribbon in the Square, in honor of Councilman Knight who will be leaving the Council at the
3 end of the year. Councilman Higginson liked the idea as well.

4 Councilwoman Bradshaw made a motion to name the ice resurfacer the “Fire and Ice
5 Resurfacer” and Councilman Higginson seconded the motion. Councilman Higginson asked to
6 amend the motion to name the machine the “John Marc Knight (JMK) Fire and Ice Resurfacer” and
7 that the branding be paid for with contributed funds only, not through the City budget. The motion
8 was amended and Councilwoman Harris seconded the motion. The motion passed with
9 Councilmembers Bradshaw, Harris, Higginson and Simonsen voting “aye.”

10 Mr. Gary Hill began a discussion about the opening date(s) saying that it is hoped the ice
11 ribbon can be opened sometime this winter but the rest of the Square and the landscaping will not be
12 done until the spring. He asked Mr. Lloyd Cheney to give some updates about recent construction
13 activity.

14 Mr. Cheney said concrete will be laid for the ice ribbon next Monday, and that it will need at
15 least 30 days of cure time before any skating can happen on it. In addition there is still a lot of work
16 that needs to be done on the buildings before they are ready for use. He said the end of December
17 would be an optimistic timeframe for the ice ribbon to be ready for use. He also explained that some
18 of the granite caps they received (which will be placed atop the bench-walls around the Square) had
19 manufacturing defects and they are working with the manufacturer to get those replaced, so they
20 can’t install all of them until the spring when the weather will be warm enough for the epoxy to set
21 properly. Likewise the landscaping will be largely done in the spring when the weather is more
22 suitable for laying sod and planting bushes. But he reiterated that they are excitedly looking forward
23 to opening the ice ribbon for use this winter.

24 Councilman Higginson asked when the lining for the water feature will be installed and Mr.
25 Cheney explained that everything needs to be stable before installing the lining so that there isn’t a lot
26 of dust in the air, which would dull the finish. They will most likely install it in the spring.

27 Councilwoman Bradshaw wanted to know if opening the ice ribbon before the rest of the
28 Square was complete would pose a problem with keeping people away from the ongoing
29 construction. Mr. Cheney said it should work out well, because during the winter there will be a
30 pause in construction so there won’t be any overlap.

31 Mr. Hill thanked Mr. Cheney for his optimism and added that it could be February before the
32 ice ribbon is ready. He explained that the last thing they want to do is rush the opening and have it be
33 a bad experience for residents.

34 Ms. Pitt asked the Council if they had any suggestions for the opening of the Square, saying
35 that some potential options are to have a soft opening when the ice ribbon is complete and then a
36 grand opening in the spring when everything is finished and the weather is more predictable.
37 We just want to make sure that if we do a soft opening that we can have it be a positive experience
38 for everyone and try to avoid having it look like a construction site surrounding the ice ribbon. She
39 said they could possibly do a grand opening similar to what they planned for Creekside Park when it
40 was opened and asked the Council for suggestions and thoughts. Councilman Simonsen said he
41 hoped that we can have food trucks at the grand opening and all of the other vendors open to make it
42 a fun atmosphere that will attract a lot of people. Councilwoman Bradshaw said she wanted to make
43 sure the name of the Square was put under the ice in the ice ribbon prior to use. She also wanted to
44 make sure that a soft opening will look put-together. Ms. Pitt also suggested that now that the plaza
45 has been named, it could be announced to the public, and let them know as well that the construction

1 is ongoing. She asked the Council to let her know at any point if they have more ideas from talking
2 with residents or potential vendors.

3
4 **MODERATE INCOME HOUSING PLAN (2019 SENATE BILL 34) DISCUSSION – MR.**
5 **FRANCISCO ASTORGA**

6 Mr. Francisco Astorga explained that after their discussion a month ago, the Planning
7 Commission had a chance to review the Moderate Income Housing (MIH) Plan on October 29th and
8 they have four menu items they recommend for the plan to satisfy SB34. These four items are taken
9 from the state menu that was given and include:

- 10 1. Create or allow for, and reduce regulations related to, accessory dwelling units
11 (ADU's) in residential zones;
- 12 2. Allow for higher density or moderate income residential development in commercial
13 and mixed-use zones, commercial centers, or employment centers;
- 14 3. Encourage higher density or moderate income residential development near major
15 transit investment corridors;
- 16 4. Preserve existing MIH

17 Mr. Astorga explained that the City's current ordinance is already satisfying all of these items,
18 which is why they will be used for the compliance report. He explained that in the Council meeting
19 following this meeting they will hold a public hearing prior to taking action to update the plan.

20 The Mayor asked if there are any more bills expected to be passed that pertain to housing
21 mandates since it is such a big issue right now. Mr. Astorga said that this was a really big one and he
22 believes the State will wait and see what the outcomes of this bill are before passing more. Mr. Hill
23 agreed. The State wants to be able to help communities plan for the future and create their MIH
24 plans.

25 Councilman Higginson noted that the four items selected were universally supported by the
26 Planning Commissioners and that they all had a real desire to understand what is going to be
27 quantifiable moving forward, but that it's just not knowable right now. The reports need to be put
28 together and the progress tracked and see what happens. Mr. Astorga agreed and added that the
29 requirement is simply for the City to report, and there is no penalty for failure on any of the items.
30 The reporting is the requirement.

31 Councilwoman Bradshaw asked if there is anything that can be asked for from the legislature in
32 the reporting to make sure the targets are being met. Mr. Hill answered that the City needs to make
33 sure the Department of Workforce Services (DWS) is not overreaching and asking for information
34 beyond what the bill requires. Councilwoman Bradshaw said that she feels if there is any way the
35 legislature could improve the process it should be asked about it during the upcoming session and
36 make them partners with the City. Councilman Higginson added that he would like it to be the case
37 that they are satisfied with this ordinance fulfilling housing supply for what our projected growth is
38 and nothing more.

39
40 The work session ended at 6:46 p.m.

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 7:00 p.m. and welcomed those in attendance. The
5 Mayor excused Councilman John Marc Knight who is still unwell and recognized Ms. Millicent Bahr
6 who was recently elected to the Council and was in attendance. Mr. David Irvine led the Pledge of
7 Allegiance and Mr. Craig Smith, first counselor in the Val Verda Stake, offered a prayer.
8

9 **PUBLIC COMMENT**

10 The public comment section was opened at 7:04 p.m.

11
12 Mary Christensen (376 West 3100 South) thanked the Councilmembers for getting their
13 campaign signs taken down so quickly after the election was over. It was really nice to have them
14 disappear overnight.

15 Earl Thomas (1287 North East Hills Drive) thanked Councilwoman Bradshaw for getting two
16 new fire hydrants put in their neighborhood.
17

18 The public comment section was closed at 7:07 p.m.
19

20 Councilwoman Bradshaw said that she did not deserve all the credit for the fire hydrants. The
21 incorrect map was brought to her attention and she contacted City staff about it and they fixed the
22 error right away.
23

24 **APPROVE MINUTES OF PREVIOUS MEETINGS:**

25 a. **OCTOBER 22, 2019 CITY COUNCIL MEETING**

26 b. **OCTOBER 22, 2019 FINANCE COMMITTEE MEETING**

27 Councilwoman Harris made a motion to approve the minutes from the previous meetings on
28 October 22, 2019 and Councilman Simonsen seconded the motion. The motion passed with
29 councilmembers Bradshaw, Harris, Higginson and Simonsen voting “aye”.
30

31 **COUNCIL REPORTS**

32 Councilman Higginson did not have a report.

33 Councilwoman Harris acknowledged Lindsey Harper, who serves as the BCYC advisor, and
34 thanked her for her work. She also acknowledged Susan Cheney, whose family put on a Christmas
35 program for the community for 26 years. She said it is people like them that make Bountiful great.

36 Councilman Simonsen said that he hoped everyone took a moment to think about the
37 blessings they have because of the many veterans who have served and sacrificed. He asked all
38 veterans in attendance to stand and be recognized.

39 Councilwoman Bradshaw announced that the Bountiful Community Church is accepting
40 donations of socks for the homeless through Sunday, November 17th. She invited everyone to donate
41 socks to help keep people warm as the weather gets colder.
42

43 **BCYC REPORT**

44 Kimball Mumford (Woods Cross High School) said that the BCYC visited the Bountiful
45 History Museum and although he was expecting it to be boring he found it to be a very interesting
46 activity where he learned many things about Bountiful history. It was really fun.

1 McKinley (Bountiful High School) reported that the BCYC Halloween Carnival activity was
2 a success. They hosted a spook alley, cookie decorating, face painting and trick-or-treat bag
3 decorating for the kids in Bountiful. They had a really good turn out and everyone enjoyed
4 themselves.

5 Emma Moulton (Bountiful High School) reported that the recycling video the BCYC made
6 recently has been popular and has helped educate many people on what can and cannot be recycled.
7

8 **CONSIDER APPROVAL OF:**

9 a. **WEEKLY EXPENDITURES >\$1,000 PAID OCTOBER 14, 21 & 28, 2019**

10 b. **SEPTEMBER 2019 FINANCIAL REPORT**

11 Councilman Simonsen made a motion to approve the expenditures and the financial report
12 and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers
13 Bradshaw, Harris, Higginson and Simonsen voting “aye”.
14

15 **CONSIDER APPROVAL OF A PAYMENT TO BRAHMA GROUP INC. IN THE AMOUNT**
16 **OF \$144,945 TO REPAIR THE TAILRACE AT ECHO HYDROELECTRIC PROJECT –**
17 **MR. ALLEN JOHNSON**

18 Mr. Allen Johnson explained that due to the failure of turbines at the Echo Dam they are in
19 the midst of doing a very thorough inspection. During this inspection they found damage to the
20 tailrace, which is where the water comes out of the hydro. The concrete is damaged and the rebar is
21 starting to be exposed. They want to fix this before it becomes worse and it makes sense to fix it
22 while the dam is closed for other repairs and before the spring runoff begins. We have contacted
23 Brahma Group to fix it because they are the only local company authorized to use Belzona (a
24 concrete-grout mix that works well for this type of repair) and they have fixed this for the City
25 several times over the years. They will have to pump all the water out of the tailrace and tent the area
26 to get it up to 55 degrees in order to fix it. Due to the immediacy of the repair, materials have already
27 been ordered (as permitted by the City Manager) and the Power Department is asking for forgiveness
28 and permission to order more. The Power Commission gives their full recommendation that the
29 department proceed with this repair. The budget may need to be reopened at the end of the year to be
30 able to fund it.

31 Councilwoman Bradshaw asked if there is a way to screen the tailrace reservoir to prevent
32 debris and rocks from entering and causing more damage in the future. Mr. Johnson said that the area
33 is fenced off, but the problem is that when people walk past they often throw rocks over the fence for
34 fun. He said it would be difficult to screen beyond what is there but it might be a possibility on one of
35 the sides. He said the main thing that can be done is pumping out the water to get in there and clean
36 out the debris as often as possible.

37 Councilman Simonsen asked what the shortfall estimate would be if they pushed the repair
38 until next year. Mr. Johnson answered that their contingency fund can handle this repair just fine, but
39 more damage has been found recently and he should have final numbers for how much it will cost to
40 make other repairs by December, but it could be as much as \$400,000-\$500,000 total for all of the
41 hydro dam repairs.

42 Councilman Higginson made a motion to approve the payment of \$144,945 for the tailrace
43 repair and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers
44 Bradshaw, Harris, Higginson and Simonsen voting “aye”.
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2 **CONSIDER APPROVAL OF ORDINANCE 2019-06 UPDATING THE GENERAL PLAN**
3 **MODERATE INCOME HOUSING PLAN AS REQUIRED BY SENATE BILL 34 – MR.**
4 **FRANCISCO ASTORGA**

5 Mr. Astorga explained that the Planning Commission has recommended that the Moderate
6 Income Housing (MIH) Plan be amended as part of the General Plan, and that the following elements
7 be incorporated into the plan:

- 8 1. Create or allow for, and reduce regulations related to, accessory dwelling units
9 (ADU's) in residential zones;
10 2. Allow for higher density or moderate income residential development in
11 commercial and mixed-use zones, commercial centers, or employment centers;
12 3. Encourage higher density or moderate income residential development near major
13 transit investment corridors;
14 4. Preserve existing MIH

15 Mr. Astorga said he feels the City is in good shape in regards to this matter. Staff has already
16 been proactively working on increasing higher densities in the downtown zone, and have been
17 passing ordinances that allow for ADUs and help preserve the large volume of pre-1980's single
18 family homes currently in Bountiful. All of these things will help the City comply with the newly
19 passed SB34 requirements.

20 Councilwoman Harris asked if certain contractors end up not adding as many housing units as
21 they initially planned, will the new State requirements still be met. Mr. Astorga said the State
22 requirements will definitely be met because the zoning of that area was changed in order to allow
23 higher densities along transit lines which is what the State is looking at.

24 Councilwoman Bradshaw asked Mr. Astorga if he would explain what the current population
25 growth projections are for Bountiful and what the benefits of complying with the new State law are.
26 He answered that Bountiful's current population is 43,568, and according to the curved projection
27 from the Department of Workforce Services it should grow to 44,019 people by the year 2024. Mr.
28 Hill explained that complying with this law makes the City eligible for Transportation Investment
29 Funds (TIF) and Transit Transportation Investment Funds (TTIF) in the future which can amount to
30 millions of dollars in road projects.

31
32 a. **PUBLIC HEARING**

33 The Public Hearing was opened at 7:30 p.m.

34
35 Kathleen Bailey (1272 East North Ridge Drive), said she is not enthusiastic about ADUs
36 now being permissible in all three residential zones in Bountiful. She feels that the
37 demand does not support the need for creating a lot more moderate- to low-income
38 housing. She said that if the issue is wanting to attract more public servants to live here,
39 then the solution would be to provide some sort of mortgage assistance program so that
40 people can own homes rather than to increase the number of rentals. She also doesn't feel
41 like investing in mixed-use/commercial-residential areas is the way to go. She would be
42 more supportive of investments made in strictly moderate income housing areas.

43
44 Earl Thomas (1287 North East Hills Drive) said that the new ADU ordinance does not
45 take into consideration how it affects property owners and landlords. He has had to pay
46 for business licenses, property taxes, liability insurance, pay for extra trash cans, extra

1 utilities and provide off-street parking for many years for his tenants, and now there will
2 be more direct competition by anyone who wants to rent out their homes. He doesn't feel
3 the City has thought about the consequences enough and that it is not fair to people who
4 have paid thousands of dollars doing things the right way for many years.

5
6 Tim Jones (1385 East North Ridge Drive) said that his biggest concern with the new ADU
7 ordinance change is that the language is too relaxed and it can easily lead to
8 outsiders/corporations buying property and renting it without living on-site. He has
9 already seen people violating the code in his neighborhood and feels there is not a way to
10 police it properly. Our neighborhoods could easily turn into something we don't want.

11
12 Lindsey Harper (1260 North 850 East) said that she feels ADUs have both pros and cons.
13 They can be beneficial to younger families allowing them to live in established
14 neighborhoods, but they can also pose major safety issues when they aren't being
15 inspected. She saw many instances where people rented out apartments in Provo that were
16 not safe to live in. She has seen instances of death and hospitalizations due to carbon
17 monoxide poisoning. She hopes the proper safety protocols will be put in place.

18
19 Jesse Bell (7 East 1000 South) said he thinks ADUs can be very helpful in solving
20 housing problems in Bountiful. He said there are many long-time residents of Bountiful
21 who find themselves with large, empty homes and the high costs that come along with
22 that. They now have the opportunity to rent part of their home and have some of that
23 burden alleviated, and that in turn enables them to stay in their communities instead of
24 downsizing and moving away from friends and neighbors. He said he appreciates that now
25 the City requires people to apply for a permit before renting their homes and thinks it is a
26 good idea as long as it is policed adequately.

27
28 Joseph Cutler (2763 South 400 East) said that he and his wife wanted to return to
29 Bountiful, where they grew up, but they couldn't find anywhere to rent, so they lived in
30 Farmington for about a year. Only recently were they able to find a place to live, in an
31 ADU, in Bountiful. He thinks it would be nice to have even more ADUs available for
32 people like them who really want to make Bountiful their home again.

33
34 MaryLynne Larson (1130 South 800 East) said that her and her husband chose to live in
35 Bountiful because of its beauty and its safety. She said that she lived in San Jose for many
36 years and that the city grew very quickly and allowed ADUs which created a really bad
37 parking problem. There were so many cars parked on the streets that it became very
38 unsafe and the neighborhood didn't feel the same anymore. It was a big problem. She
39 hopes that allowing ADUs in Bountiful will not adversely affect our City and that it can
40 stay safe and beautiful.

41
42 Ted Feinauer (440 North 1025 East) asked for clarification about business licenses in
43 regards to renting properties. Mr. Astorga answered that if you rent out four or more
44 properties you are required to have a business license, but you can have up to three rental
45 properties without needing a license. If you decide to add an ADU you have to apply for
46 and be granted a conditional use permit by the City and you must live on site. Mr.

1 Feinauer said that he wonders who was driving the zoning change to allow for ADUs,
2 because he thinks it was not the residents who wanted this change but that it was done for
3 economic reasons and is being driven by developers. He believes single-family
4 neighborhoods will become apartment neighborhoods and that's not what they were
5 designed for. He feels with all of the new apartments being built there are enough places
6 to rent in Bountiful and he doesn't want our community to change into something other
7 than what it is.

8
9 Jim Cutler (1158 South 800 East) said he feels that these fears and concerns are warranted
10 based on things that have already been happening without this ordinance in place, and
11 believes that this ordinance will address these issues and make it so fewer people are
12 going rogue. He thanked the Council for taking care of it because there is definitely a real
13 shortage and a need for more housing.

14
15 The Public Hearing was closed at 7:53 p.m.

16
17 Mr. Astorga read the definition of an ADU as found in the Bountiful City code for the benefit of
18 those in attendance. "ACCESSORY DWELLING UNIT (also "Accessory In-Law Apartment"): A
19 self-contained dwelling unit within an owner occupied single-family residence or located on an
20 owner occupied property that is either incorporated within the single-family residence or in a
21 detached building which maintains complete independent living facilities for one or more persons,
22 including permanent provisions for living, sleeping, eating, cooking and sanitation including a
23 separate kitchen and/or laundry facilities." He explained that they will come inspect ADUs and
24 advise residents to call the Planning office if they suspect someone is violating the law.

25 Mr. Hill affirmed that policing does happen and said to let the City know if there is an
26 unpermitted ADU in a neighborhood. He said ADUs are subject to all the same regulations as
27 everyone else in the community; they also pay their fair share of utilities and other costs. He clarified
28 that the action before the Council tonight is not whether or not to allow ADUs, but to approve ADU's
29 as a strategy to be included in the General Plan for Moderate Income Housing. He also explained that
30 ADUs were allowed in Bountiful for many years and it was only about 20 years ago that zoning was
31 changed to restrict them to family members only. So this is not something that changes the
32 fundamental character of the City, it is something that has been done before. This change will allow
33 inspection of these properties and make sure they are safe now that a permit is required beforehand.

34 Councilman Higginson thanked Ms. Kathleen Bailey for her recommendations on how to
35 improve the ordinance on ADUs and invited anyone else to help by pointing out flaws. He also
36 explained that the actions tonight are not to approve any ordinances, it is simply to tell the State the
37 things that Bountiful City is doing to comply with their mandate.

38 Councilwoman Bradshaw explained that the legislature is requiring all cities in Utah to
39 comply with this mandate and they are using a carrot and stick approach that is somewhat on the light
40 end. The City has likewise chosen to implement three items from the state menu that will affect the
41 City the least. Any of the menu items chosen will have an impact, but they have chosen the lightest
42 ones. The State can always choose to increase the requirements and give worse punishments for non-
43 compliance or a bigger reward that is harder to turn down. She urged everyone to watch this issue at
44 the legislative level if they are concerned about it.

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b. ACTION

Councilman Higginson made a motion to approve Ordinance 2019-06 updating the General Plan Moderate Income Housing Plan and Councilman Simonsen seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson and Simonsen voting “aye”.

CONSIDER APPROVAL OF RESOLUTION 2019-11 ADOPTING THE BOUNTIFUL CITY TRAILS MASTER PLAN – MR. FRANCISCO ASTORGA

Mr. Astorga reminded the Council that they had a good discussion about this item at the October 8th Council meeting and gave a quick summary of the progression of the Trails Master Plan (TMP) from 2009 to the present. He said City Staff, the trails committee and Blū Line Designs have worked really hard to create this plan in order to meet the wants and needs of the residents of Bountiful who have expressed that having more trails is a big priority. He recognized that there have been flaws in the process, like not making the plan available to the public prior to the October 8th meeting, but overall he is pleased with the outcome. Since the October 8th meeting where the Council chose to continue this item instead of voting on it, the plan has now been on the City website for 30 days and people have had a chance to review it. He clarified, because the proposed Creekside Trail was a big part of the discussion on October 8th that the Creekside Trail was included in the 2009 plan. He said it did not have good resolution and was perhaps difficult to see, but it was in the plan. He also said that he had Police Chief Ross and Fire Chief Bassett weigh in on the issues of crime rate increase and fire risks associated with the creation of Creekside Trail. He reminded the Council that there will be no taking of property (with or without compensation) because the City does not have the right to take property for the purpose of creating trails. He also explained that if the plan is adopted, the City would be required to create an official Trails Advisory Committee with members who have defined terms, and that a public notification/input process would be put in place as well. He said this plan has a lot in it, and the alignment of each trail will need to be worked on as each trail is starting to be planned. The RAP tax will be a big source of funding for the proposed trail projects, but the General Fund will likely need to be used as well, so there will be further discussions about funding and budgets for each project. One other item to note is that trail accessibility has been brought up recently and staff recommends making changes to increase accessibility at trailheads allowing wheelchair users with trail adaptive equipment the ability to use the trails. He said that Staff’s final recommendation for Council is to keep the proposed Creekside Trail in the plan, saying it is important to have an East-West trail that connects the rest of the trail system to the City.

Police Chief Tom Ross was invited to address the Council about his findings on trails and crime rate correlation. Chief Ross explained that he is not advocating for or against trails in Bountiful, but that he does not feel that a trail system will significantly take away from the public safety that is enjoyed today and that it might actually increase public safety. The most significant study on the effects of trails on crime rate was done in 1998, the Rails and Trails study. It showed that crime was reduced in places with trails, perhaps because it brings more people to an area. He does not feel that there is a crime problem in the area of Millcreek Canyon currently and does not expect that to change. He did caution the Council however, about the increasing homelessness problem, and said he expects that as the homeless population increases, more of them might be found camping out in secluded spots where water is available. He has talked with other Chiefs of Police who have mitigated that problem by turning secluded areas into public trails in order to discourage homeless people from hiding out there.

1 SDMF Chief Jeff Bassett also stated that he is not for or against trails in Bountiful. He
2 explained that trails that are wide enough (4-6' wide) create a fire break and can help stop the spread
3 of a wildland fire. Wider trails also give the fire department better access to sections of the canyon
4 that are unreachable otherwise which means stopping fires faster and giving quicker access to
5 medical attention if someone gets injured. He said that there has not been an increase in fires from
6 trails or the trails system; we usually see fires from illegal camping spots where people are hiding
7 out. He then explained that there is a State mandate for the fire department to provide around \$20,000
8 each year of in-kind mitigation work for decreasing fire risks. In Bountiful that amounts to about
9 \$9,000 each year. The fire department works with homeowners to help them clear out brush and
10 create defensible space around their homes. He said that if Creekside trail gets put in, he would love
11 for it to be wide enough to get a brush truck up there.

12 Councilwoman Bradshaw said that some of the homeowners have fire retardant cannons they
13 can use. She asked Chief Bassett if those are useful in fighting fires. He was unsure what kind of
14 equipment that was or how it operated, but he said if it sprays fire retardant foam, then yes, those can
15 be useful to slow a fire and protect your home. A pump system that shoots water can also be useful.
16 The fire department has limited access to that canyon right now and getting a hose down there is very
17 difficult.

18 Councilman Simonsen asked when the last time there was a fire in that canyon was. Chief
19 Bassett said that it has been a very long time since there's been a fire anywhere on the east bench and
20 there's never been one in Millcreek Canyon that he knows of.

21 Councilwoman Bradshaw asked Mr. Astorga to explain what a "pump track" is for the benefit
22 of the Council and the attendees. Mr. Astorga showed a few pictures and explained that a pump track
23 is a track of rolling hills that helps you work on mountain biking skills. The purpose is to ride through
24 it without pedaling. It can be small or large and can be a paved or a dirt track. There is a lot of
25 variation possible.

26
27 **a. PUBLIC COMMENT**

28 The Public Comment section was opened at 8:40 p.m.
29

30 Randall Edwards (1519 North East Hills Drive) expressed thanks to the firefighters and those
31 who had a hand in helping save his home during the Gun Range Fire emergency. He explained that
32 three years ago the Council voted against developing the mountainside behind their homes (Twin
33 Hollow/Cheese Park area), and it's because that land is already "perfect". He does not like that
34 people are now trying to take that land again and turn it into a pump track. He reiterated that the land
35 is already a great place to recreate, that nothing would improve it because it is already perfect. He
36 warned the Council that putting anything on that land would destroy it. He asked that the pump track
37 in the Trails Master plan be removed from the plan, even if the plan is just "a vision" he knows that if
38 it's in the plan it will happen.
39

40 Earl Thomas (1287 North East Hills Drive) explained that he helped procure the land in Twin
41 Hollow Park from the Forest Service many years ago, and that if they try to use that land for anything
42 other than a park it will be returned to the Forest Service as part of their agreement. He complained
43 that communication between the City and its residents has been lost and many people are offended
44 that they haven't been notified and included in the conversation. He said that Twin Hollow Park has
45 been left in disrepair and feels that the problem will continue with the pump track. He asked who

1 would police it to make sure motorcycles don't use it. He suggested putting it in 4th North park
2 instead.

3
4 Bo Foreman (1456 East Brentwood Lane), a coach on the high school mountain bike team,
5 said he is in support of putting in a pump track. He uses the one in Draper and thinks it is a good
6 place for families and people of all ages to hone their skills. He said that if we can find common
7 ground it would be a great thing to have. He feels we need one in Bountiful.

8
9 Lindsey Harper (1260 North 850 East) said that she loves trails and that they help her get her
10 kids outside. She would also be in support of having a pump track in Bountiful. Her main concern is
11 that the location (Twin Hollow Park) cannot support any more traffic and use than it has already. The
12 park has the only outdoor pickle ball courts in town and is the trailhead for the Bonneville Shoreline
13 Trail, so parking and traffic become a big issue at peak usage times during the day. The entire street
14 doesn't have any sidewalks or crosswalks, doesn't have a middle turn lane and has blind
15 intersections. She asked the Council to try to find a location that already has the infrastructure in
16 place to handle having a pump track installed. She said she would love that amenity but would rather
17 have a safe neighborhood for her children than an extra amenity.

18
19 Tyson Heaton (1520 North East Hills Drive) said he thinks it would be great if Bountiful
20 could "up its game" and take a more serious approach to parks and recreation. He feels the biggest
21 problem we face in America is obesity. His only request is that if we do it, to make sure we do it right
22 because doing it incompletely will only result in a system that isn't used. If we do it right then many
23 people will use it and many people will help regulate it and care for it.

24
25 Laura Preston (1077 East Millstream Way) explained that she has spent many hours creating a
26 secret garden on her parent's land in Millcreek Canyon and it has become a place of healing and a
27 sacred place for her and her family. If the Creekside trail is built it would mean the loss of her garden
28 which would be heartbreaking. She told the Council that if they build the Creekside trail it would
29 help people, but it would also hurt many people.

30
31 Bret Milburn (264 East London Road, Centerville) applauded the Councilmembers for the
32 hard work they do in their elected office and thanked them for being forward thinking. He said he
33 feels the mountain belongs to all of us and it's imperative that they look forward to plan for its future
34 use. Communities are enhanced as a whole when we build trails; they give us an opportunity to
35 engage with one another and to take ownership over what we have.

36
37 Thomas Evans (1130 East Millbrook Way) said he feels that it is wrong for the City to make
38 public plans for private property. He wonders why the Creekside trail is still on the plan when it
39 would require the landowners to give over their land, which is clearly not going to happen. He urged
40 the Council to strike it from the plan and move forward with projects that aren't on private property.

41
42 Ryan Nakaya (2422 South Claremont Drive) said that he sees nothing wrong with putting the
43 pump track in at Twin Hollow Park. He wants to see his children out riding their bikes. He asked the
44 Council to please start building projects that aren't being argued over. He hasn't seen any new trails
45 in Bountiful in his lifetime and feels we need them. He urged them not to have to resort to "a" and
46 "b" days on the Mueller Park trail.

1
2 Debbie Myers (470 East Mill Street) said that no one from the City has ever come to talk to
3 her about her property or the plan for the proposed trail. She fought long and hard to get that property
4 and she will not give it up. She is not okay with anyone taking her property or asking her to cooperate
5 or talking down to her.
6

7 Tyler Harvey (4526 South Spring Meadow Drive) thanked the Council for considering
8 adoption of the Trails Plan, it is a really important issue for his whole family who all love to get out
9 and enjoy nature by biking and hiking. He feels that we desperately need more trails, and that we
10 should utilize the great resource we have in the mountain biking team. There are over a hundred
11 students who are willing to help with trail development and maintenance.
12

13 Kip Cutler (minor) said in regards to the proposed pump track that he doesn't see the point in
14 having a mountain if we can't use it. He said we should be putting trails up and hiking, biking and
15 walking dogs, etc. on the mountain. His backyard is on Millcreek Canyon and he said there have been
16 quite a few trespassers in his yard over the years and it hasn't improved now that Creekside Park has
17 been built, so he doesn't believe having a trail there would be any better. He also said that he supports
18 the right of people to defend their property as an inalienable right from God. He hopes the City won't
19 try to take that away from anyone.
20

21 Bill Erickson (912 North 1000 East) said he loves the open space of the mountainside north of
22 the firebreak road entrance, but that he is also in support of putting a pump track there. He is
23 passionate about getting kids outside and it is our job (Bountiful residents) to get the kids of
24 Bountiful outside and off of their TVs and phones. He agrees that sidewalks are needed in that
25 neighborhood, but that if we wait for the "stars to perfectly align" then it won't happen. He wants to
26 get things built and get things up and going.
27

28 Jim Cutler (1158 South 800 East) said he has grown up hiking the trails in the foothills his
29 whole life and his kids hike and bike the trails a lot too. He has no opposition to having more trails
30 whatsoever. He supports the rights of the property owners and asked why the City is being so
31 stubborn when it's clear the property owners will not consent. He thinks we should just take the
32 Creekside Trail out of the plan. The precedent that is being set by leaving it in is that eventually when
33 homes are sold the City will build a trail and that's a slippery slope. Private property should not and
34 does not belong to all of us.
35

36 Angela Moon (1023 East Millstream Way) said she stands in support of the Trails Plan. She
37 was surprised that the Creekside Trail was still in the plan after last month's meeting, but since
38 learning that the City cannot take her land, she has nothing to fear and supports the plan. Her biggest
39 complaint about Bountiful is that there is a lack of trails. Mueller Park trails is way too crowded. We
40 want more trails and our community will be better for it.
41

42 Kimberly Fadden (1120 East 1500 South) said she appreciates the City giving land for the
43 Veteran's Park and explained that her father and grandfather both served and sacrificed to protect our
44 individual rights given in the Constitution. She said that her land along Millcreek Canyon will be in a
45 trust for a very long time and the next generation will not be able to sell it. She recommends
46 removing the Creekside Trail from the Trails Plan.

1
2 Dan Fenton (1406 East Millbrook Way) said he has an issue with private property being
3 disregarded. He heard that there is a State bill, if passed that will give cities the right to use eminent
4 domain for trails. If we leave the Creekside Trail on the plan it leaves the door open for land to be
5 taken against people's will, so we need to take it out. He said he supports the rest of the plan and
6 loves trails and thinks we need more. Taking Creekside out of the plan will show the residents that
7 the Council supports private property as well.
8

9 Glen Plazier (649 East 1130 North) said he likes the Trails Plan; the problem is that we need
10 to get it built. He feels if we have more trails then we won't have crowding all in one spot and it
11 would be great to be able to bike to the trails system and not have to use a car to get there. The more
12 people we get riding bikes then the fewer cars there will be, and thus less noise and it will be safer for
13 everyone. Let's get it done.
14

15 Cheryl Preston (1071 East Millstream Way) asked where all the people are going to park. She
16 sees how crowded it is at the Mueller Park trailhead and is concerned about where people will park to
17 use the Creekside Trail if it is built. It is already a safety issue on her street with the soccer fields
18 nearby; kids almost get hit by cars, cars line both sides of the street and people park in her driveway
19 as it is. She said that unless there's a plan to provide adequate parking then the trail should not be
20 built.
21

22 Jesse Bell (7 East 1000 South) said that he respects everyone's position on this issue and that
23 he respects private property rights. However, he believes we should leave the Trails Plan as it is. He
24 said our community is changing and growing and it is becoming more and more important to promote
25 a sense of community so that people can connect with their friends and neighbors in an uplifting way.
26 Trails do that. Land everywhere has already been acquired by someone, but that doesn't negate a
27 city's obligation to plan for the future. Communities who have grown more dense without preserving
28 public space have issues with safety and crime rate increases. He believes that in the future land
29 transfer will occur and that could provide an opportunity for the City to get the land they need in a
30 respectful way. The best time to start would have been 20 years ago, but the next best time to start is
31 today. If we don't get going building these trails now it will be too late.
32

33 Brent Chapman (947 East Millstream Way) said he strongly opposes the Creekside Trail
34 being built in his backyard because the planners have not given sufficient thought about the fact that
35 that area has been labeled as a "high flood hazard" zone by FEMA. FEMA states that it's important
36 to preserve the natural resources and functions of the flood plain, treating land to hold as much rain as
37 possible so that it can infiltrate the soil instead of running off and preserving natural functions and
38 habitats. He feels that the local government has a responsibility to uphold these guidelines and
39 prevent loss due to flood. It is a safety hazard and an economic hazard. He feels the Creekside Trail
40 should be removed from the Trails Plan.
41

42 Jeremy Holt (56 West 1200 South) said he loves the Trails Plan, that it is well thought-out and
43 holds a lot of opportunities for the residents of Bountiful to have a happy and healthy future. He has
44 worked for 15 years connecting communities to healthcare and said that if everyone in the room
45 walked two miles a day they would save \$2,000/year on individual healthcare costs. He said that he
46 can ride his bike to the trails system and not park in anyone's yard. He feels we need this plan in

1 order to move Bountiful into the future and to preserve our access to the trails and to healthy lives. It
2 is obvious that everyone here is in support of trails; some just have issues with small parts of the plan.
3 He hopes we can adopt the plan and then have great conversations about the problems with it and get
4 started on the five priority projects.

5
6 Terry Eggett (1311 E 1700 S) said that he is in support of trails, but he is not in support of the
7 Creekside Trail. He feels that we could make a compromise and instead of using Millcreek Canyon as
8 the trail site, we could install painted bike lanes along 1800 South in order to accommodate the same
9 connectivity to the trail system. He has noticed that many other trails move to being on public land
10 once they reach Bountiful Boulevard, so why not take this approach with the west end of the
11 Creekside Trail? Bike lanes could be installed on 1800 South and on 400 North and in other places so
12 that people can ride to the trails system and the canyons more easily.

13
14 The Mayor thanked everyone there for their kind and respectful remarks and said it is a
15 testimony to the good character of the residents of Bountiful.

16
17 The Public Comment section was closed at 9:47 p.m.

18
19 **b. ACTION**

20 Mr. Gary Hill answered some questions that were brought up during the comment period. He
21 explained that cities in large part make public plans for private property and it is not unconstitutional
22 or inappropriate. Cities regularly have to make plans for 30-50 years in the future, and it should not
23 be alarming to anyone that plans have been made for private property. All road easements, sewer
24 easements, street easements and even trail easements all start with plans like this and cross private
25 property at some point. Before any projects happen studies for parking, topography, cost, etc. are
26 required. The Creekside Trail is still being considered simply for the reason that we have to plan for
27 future generations and not just for current property owners.

28 Councilman Higginson added that this Trails Plan is not just for mountain bikers. He said that
29 most of the trail users are hikers and walkers and this plan is also for them. He thanked the Trails
30 Committee and City Staff for their work and for trying to look to the future. He said he is excited for
31 many of these projects but he also acknowledges that many people have been hurt and frustrated and
32 haven't felt heard. He feels that the best thing to do is to stop injuring and that means taking
33 Creekside Trail out of the Plan. He believes that the conversation should happen again in the future
34 and when it's time it will begin with the property owners. He feels there needs to be some time to
35 heal and in the meantime the other projects in the Plan can be started which will provide a lot more
36 recreation to a lot of people.

37 Councilwoman Harris explained that there are five projects that are high priority (Holbrook
38 Canyon trail connection to Ward Canyon trail, Mueller Park downhill trail, North Canyon single
39 track trail, North Canyon trailhead and Holbrook Canyon bridges) because they are the most feasible
40 projects right now. She understands why people are upset about the Creekside Trail and is supportive
41 of property owners being unwilling to give property for the trail. However, she feels that leaving the
42 Creekside Trail in the Plan simply leaves us the option for the future and taking it out of the Plan
43 takes options away. She explained that eminent domain for trails is illegal and she does not foresee
44 that changing anytime soon. She would like to make it clear that Bountiful City is against taking
45 property. She believes that if everyone is patient then maybe it can happen in the future. She feels the
46 Creekside Trail should be left as an option.

1 Councilman Simonsen said that as a child in Brigham City he could go spend a day in the
2 mountains and that he loves the mountains. He is bothered by the fact that he can't go out hunting
3 ducks and geese anymore like he did with his dad. But he spent many hours looking over the Trails
4 Plan and cannot get past the importance of people's property rights. He feels that the Creekside Trail
5 needs to come off the plan. He also feels that Twin Hollow Park is not the right location for the pump
6 track. He wants to get it right and although the Trails Committee and the City did a great job on the
7 plan, there has been too much division and heartache so it needs to be changed.

8 Councilwoman Bradshaw said she loves being in a room full of people who care about this City.
9 She feels very strongly that the City has not used enough of its resources to communicate to the
10 residents, although strides have been made, and it has been a goal of hers since joining the Council to
11 increase the communication outlets in the City. She said everyone loves the trails and she doesn't
12 think the City has done an appropriate job of planning for trails. She wishes Bountiful had planned
13 for trails 20 years ago when she was a kid and had preserved land so that there were more options
14 now, but they didn't, so now the choices are very limited and harder. The City needs to start now. She
15 feels that within the Master Plan process there is flexibility to adjust if something isn't feasible or
16 isn't the right location or isn't the right time. She said the formation of a formal Trails Advisory
17 Committee (with publicly noticed and open meetings) is something that has been added to the plan,
18 as well as some stipulations about communication with the residents. The plan also now says that
19 trails that adjoin private property will require additional public input and that property owners will be
20 invited to comment before any final design is started. She feels that with the addition of those two
21 items she is comfortable adopting the Trails Master Plan as is.

22 Councilwoman Harris made a motion to approve the Trails Master Plan and Councilwoman
23 Bradshaw seconded the motion. The vote was tied with Councilmembers Bradshaw and Harris voting
24 "aye" and Councilmembers Higginson and Simonsen voting "nay."

25 Mayor Lewis explained that active transportation is the future and he feels very strongly that
26 it is not going away. He sees other cities in our area facing the same issues in trying to connect their
27 trails systems to the Legacy Trail and has realized that it is a good idea. He is voting to adopt the Plan
28 because he feels that the City needs to seek for the ideal and in an ideal situation (if it didn't hurt
29 anyone's family or take anyone's property) the Creekside trail would be built and have that east-west
30 connectivity. He expressed his love for Bountiful and for the people of Bountiful. He hopes that they
31 can see that the future is going to bring changes, and it's going to bring more active transportation.
32 He hopes they can see that this plan will bring a benefit for the future.

33 The motion passed with Mayor Lewis voting "aye."

34 Councilman Higginson pointed out that the motion did not include the approval of Resolution
35 2019-11. Councilwoman Harris amended her original motion to include the approval of Resolution
36 2019-11 and Councilwoman Bradshaw seconded the motion. The motion passed with
37 Councilmembers Bradshaw and Harris and Mayor Lewis voting "aye" and Councilmembers
38 Higginson and Simonsen voting "nay."

39
40 **CONSIDER APPROVAL OF ENGINEERED FLUID, INC.'S PROPOSAL FOR THE**
41 **MANUFACTURE OF THE 400 NORTH BOOSTER STATION IN THE AMOUNT OF**
42 **\$360,916 – MR. LLOYD CHENEY**

43 Mr. Lloyd Cheney explained that they have received a proposal from EFI for a booster station
44 to be installed at 400 North and that EFI is the only viable option for the booster station. EFI's
45 product has been used by the City before for the booster station at Maple Hills and know they will do

1 a great job. The proposal is more than our budgeted amount of \$350,000, but about \$7,000 (2%) will
2 be saved by prepaying, which will be done if approved.

3 Councilwoman Bradshaw made a motion to approve the proposal from EFI, Inc. for \$360,916
4 and Councilman Higginson seconded the motion. The motion passed with Councilmembers
5 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

6
7 **CONSIDER APPROVAL OF AN ALCOHOL LICENSE FOR ROBINTINO’S LLC**
8 **LOCATED AT 1385 SOUTH 500 WEST – MR. FRANCISCO ASTORGA**

9 Mr. Astorga explained that with Robintino’s restaurant changing to a different management
10 company they need to transfer the alcohol license to the new company.

11 Councilman Higginson made a motion to approve the alcohol license for Robintino’s LLC
12 and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers
13 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

14
15 **CONSIDER APPROVAL OF RESOLUTION 2019-12 ADOPTING AMENDMENT NUMBER**
16 **FOUR TO THE BOUNTIFUL CITY CORPORATION CAFETERIA PLAN – MR. CLINTON**
17 **DRAKE**

18 Mr. Clinton Drake explained that this amendment to the Bountiful City employee benefits
19 plan is to adhere to federal law. The first change clarifies who is considered to be a part-time
20 employee and the second change allows the City to offer Health Saving Accounts.

21 Councilwoman Harris made a motion to approve Resolution 2019-04 amending the Bountiful
22 City Cafeteria Plan and Councilwoman Bradshaw seconded the motion. The motion passed with
23 Councilmembers Bradshaw, Harris, Higginson and Simonsen voting “aye”.

24
25 **ADJOURN**

26 Councilman Simonsen made a motion to adjourn and Councilwoman Bradshaw seconded the
27 motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson and Simonsen voting
28 “aye”.

29
30 The regular session of City Council was adjourned at 10:20 p.m.

Mayor Randy Lewis

City Recorder

1 Minutes of the
2 **BOUNTIFUL CITY COUNCIL**
3 Meeting as the Bountiful City Board of Canvassers
4 November 19, 2019 – 6:00 p.m.
5

6 Present: Mayor Randy Lewis
7 Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
8 Chris Simonsen
9 City Manager Gary Hill
10

11 Excused:
12 Councilman John Marc Knight
13

14 Official notice of the City Council Meeting was given by posting an agenda at the temporary
15 City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the
16 Utah Public Notice Website and by providing copies to the following newspapers of general
17 circulation: Davis County Clipper and Standard Examiner.
18

19 **Regular Meeting – 6:00 p.m.**
20 **South Davis Metro Fire Station Conference Room**
21

22 Mayor Lewis called the meeting to order at 6:00 p.m. and welcomed those in attendance.
23 Millie Bahr, Councilwoman-elect, led the Pledge of Allegiance, and Kara Higginson offered a prayer.
24

25 **CONSIDER APPROVAL OF THE GENERAL MUNICIPAL ELECTION RESULTS AS**
26 **PREPARED BY THE DAVIS COUNTY CLER/AUDITOR’S OFFICE – MR. GARY HILL**
27

28 Mr. Gary Hill presented the results and provided Council with their copies. He explained that
29 the Canvass Board vote makes the result official. Councilwoman Harris moved to approve the
30 election results and Councilman Simonsen seconded the motion. Voting was unanimous with
31 Councilmembers Bradshaw, Harris, Higginson and Simonsen voting “aye”.
32

33 **ADJOURN**

34 Councilman Simonsen made a motion to adjourn and Councilman Higginson seconded the
35 motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson and Simonsen voting
36 “aye”.
37

38 The Canvass meeting was adjourned at 6:07 p.m.

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
November 4, 11, 18, & 25, 2019

Author: Tyson Beck, Finance Director

Department: Finance

Date: December 10, 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 November 4, 11, 18, & 25, 2019.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 4, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	212161	76139119	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	212161	76139219	Tree Trimming
2668	J.J. KELLER & ASSOCI	Light & Power	535300 421000	Books Subscr & Mmbrshp	1,817.89	212208	9104433210	2-Yr Safety Training
2719	JMR CONSTRUCTION INC	Light & Power	535300 448632	Distribution	3,201.30	212209	11052019	Work Completed in Oct. 2019
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	13,684.71	212209	11052019	Work Completed in Oct. 2019
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	15,577.80	212209	11052019	Work Completed in Oct. 2019
2719	JMR CONSTRUCTION INC	Storm Water	494900 441250	Storm Drain Maintenance	17,634.45	212209	11052019	Work Completed in Oct. 2019
2727	JOHNSON, ALLEN R	Light & Power	535300 445202	Uniforms	1,141.04	212211	11012019	Reimbursed for Uniforms
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,017.90	212213	4909	Patching
8404	MAIN STREET INVESTME	Legislative	454110 472100	Buildings	8,779.50	212222	11042019	Dec.2019 Rent for Bountiful City Hall
4764	MCNEILUS TRUCK & MAN	Sanitation	585800 425000	Equip Supplies & Maint	1,387.47	212224	4532935	Truck Parts
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,645.74	212228	S103302281.001	Repair Kit and Repair Clamps
3271	NETWIZE	Streets	104410 426000	Bldg & Grnd Suppl & Maint	2,220.22	212231	18414B	Laptop for Shop
3271	NETWIZE	Information Technology	104136 425000	Equip Supplies & Maint	3,831.00	212231	18157	Dell Server & VM Host Maintenance 6 Support
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,919.40	212239	2890463	Tires Service
3832	SALT LAKE MAILING &	Treasury	104143 429050	Util Billing Supplies	50,000.00	212244	10302019	Utility Bills & Mailing & Printing
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,784.60	212257	908269847	Golf Balls
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,610.35	212258	0299012	Bulk Oil
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	21,160.50	212258	0298455	Fuel
4574	WHEELER MACHINERY CO	Streets	104410 425000	Equip Supplies & Maint	1,020.00	212268	SS000248678	Install Machine Software, Diagnostic for Shop
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,895.00	212270	103472	Janitorial Cleaning Services for Aug.2019
TOTAL:					<u>163,278.47</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 11, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
8127	ADVANCED PAVING & CO	Streets	454410 473500	Road Reconstruction	197,612.84	212275	2044	200 North Reconstruction Project
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,178.50	212282	4396956-02	Mini Wedges
1212	ASPLUNDH TREE EXPERT	Storm Water	494900 441250	Storm Drain Maintenance	2,189.92	212284	76S43319	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Storm Water	494900 441250	Storm Drain Maintenance	2,189.92	212284	76S43419	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	2,995.76	212284	76S43319	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	2,995.76	212284	76S43419	Tree Trimming
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	50,750.15	212290	31535	Road Salt
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	36,571.25	212291	112987a	Green Waste Grinding at Landfill
1716	CMT ENGINEERING LABO	Redevelopment Agency	737300 426100	Special Projects	2,782.10	212296	83168	Project # 012346 Bountiful Plaza
11105	CT DAVIS EXCAVATION	Storm Water	494900 473106	Storm Drain Construction	14,179.25	212300	1213	2019 Storm Drain Project
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	9,027.35	212303	103266	Oct. 2019 Animal Control Services
2003	DUNCAN ELECTRIC SUPP	Light & Power	535300 448632	Distribution	1,482.90	212310	130055-1	3 PH CT Can
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	2,919.45	212321	41062	Project Calder Well Evaluation
2642	INTERWEST SUPPLY COM	Streets	104410 425000	Equip Supplies & Maint	6,003.00	212332	IN0080026	Snow Plow Blades
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	212334	SLC11190070	November 2019 Custodial Services
5549	JRCA ARCHITECTS,INC	Legislative	454110 473100	Improv Other Than Bldgs	13,227.53	212336	18034-07	Professional Services for City Hall Remodel
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	1,870.00	212340	10312019	Legal Fees
3375	OLYMPUS INSURANCE AG	Water	515100 451100	Insurance & Surety Bonds	1,953.00	212359	15213	Add Holbrook Booster & Roland Tank
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,460.95	212366	2890788	Tire Service
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,413.27	212382	0298945	Fuel
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	2,152.52	212392	9840681802	Acct # 771440923-00001
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,895.00	212396	103813	Janitorial Services for Nov. 2019
TOTAL:					<u>379,625.42</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 18, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT_DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INCORPO	Recycling	484800 431550	Recycling Collectn Service	35,058.08	212400	11012019	Recycling Fees for Oct. 2019
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	4,544.56	212409	77W98919	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	212409	77J29219	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	212409	77J29319	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	212409	77W99019	Tree Trimming
1540	CACHE VALLEY ELECTRI	Light & Power	535300 474710	CIP 01 138KV Trans Substation	345,268.00	212416	12-229820	Demo & Construction of 138KV Substation Project
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	2,067.72	212431	11012019	Acct # 3401140000
5281	DOMINION ENERGY UTAH	Light & Power	535300 448611	Natural Gas	9,718.11	212431	11012019L	Acct # 6056810000
2077	ENGINEERED FLUID, IN	Water	515100 472100	Buildings	360,916.36	212436	11132019	400 North Booster Station Project
2126	FAIRBANKS SCALES	Landfill	575700 426000	Bldg & Grnd Suppl & Maint	1,455.00	212438	1476338	Scale Maintenance
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	1,358.31	212441	1102764	Meter Vaults
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	4,100.63	212441	1102765	Misc.Parts
5310	FLEETPRIDE	Streets	104410 425000	Equip Supplies & Maint	1,145.60	212442	39407516	Parts
5458	HANSEN, ALLEN & LUCE	Landfill	575700 431300	Environmental Monitoring	2,310.51	212447	41030	Professional Fees for 9/16-10/15/2019
2523	HONNEN EQUIPMENT COM	Water	515100 425000	Equip Supplies & Maint	2,372.00	212451	1109189	Tracks
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	1,019.92	212453	22417	1 1/2" Meter Registration
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	2,502.21	212453	22416	Meters
2727	JOHNSON, ALLEN R	Light & Power	535300 423000	Travel & Training	1,024.01	212459	11182019	UAMPS Meeting Corvallis, OR
2727	JOHNSON, ALLEN R	Light & Power	535300 423000	Travel & Training	1,495.50	212459	11182019A	Deed Meeting Knoxville
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,431.61	212461	4977	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	5,313.36	212461	4972	Patching
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,547.15	212473	S103302281.002	Repair Clamps
11060	PRIME FIELD SERVICE	Light & Power	535300 448627	Echo Hyrdo	62,233.48	212486	021226	Repair 3 Turbine disassembly of 3 Echo Turbine
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,096.80	212487	2891038	Tire Service
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	11,353.00	212495	997050	Recycling Fees
3875	SEMI SERVICE INC	Streets	454410 474500	Machinery & Equipment	9,096.81	212497	W 128639	Parts, Service & Labor
3916	SIGNATURE EQUIPMENT	Golf Course	555500 425000	Equip Supplies & Maint	1,335.29	212498	9191733	Parts
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Plant Equipment Repairs	3,972.12	212499	AR570005512	Turbine Parts
4051	STATE OF UTAH	Water	515100 431000	Profess & Tech Services	1,022.00	212505	20L0000599	Lab Fee's
3773	SUPERIOR EQUIPMENT	Streets	104410 425000	Equip Supplies & Maint	1,276.51	212506	CI005255	Misc.Parts and Supplies
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	2,563.14	212509	0298797	Fuel
4448	VEOLIA ENVIRONMENTAL	Sanitation	585800 448000	Operating Supplies	55,156.40	212515	926560120	Misc.Paint Supplies and Propane
4450	VERIZON WIRELESS	Water	515100 428000	Telephone Expense	1,149.45	212516	9841202684	Acct # 442080322-00001
9409	WILLIAMSEN-GODWIN TR	Water	515100 474600	Vehicles	19,700.00	212519	0006486-IN	Dump Truck Bed
					TOTAL:			<u>973,028.04</u>

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 25, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MEC	Streets	454410 472100	Buildings	21,029.00	212524	19277	HVAC Unit Replacement
1447	BP ENERGY COMPANY	Light & Power	535300 448611	Natural Gas	133,539.27	212534	21025901	Natural Gas
1716	CMT ENGINEERING LABO	Redevelopment Agency	737300 426100	Special Projects	2,556.70	212547	83568	Project 012346 Bountiful Plaza
5625	CUSTOM FENCE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,710.00	212551	0017075	Panels of Fence
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	4,957.62	212555	1103796	Gate Valves
2386	HABITAT PRESERVES, I	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,100.00	212559	3240	Tree Removal
3924	JOHNSON CONTROLS	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,797.59	212571	21296805	Bountiful Districts Courts Contract # 12474303
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,728.83	212573	5008	Patching
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,579.53	212574	376994	Road Base
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	2,950.67	212574	377032	Road Base
3192	MOUNTAIN STATES FENC	Landfill	575700 426000	Bldg & Grnd Suppl & Maint	2,520.00	212584	10209	Fence Panels
3245	NATIONAL LEAGUE OF C	Legislative	104110 421000	Books Subscr & Mmbrshp	4,002.00	212587	157331	Membership Renewal for Member #0000044020
3780	ROTO-ROOTER	Light & Power	535300 448627	Echo Hyrdo	1,070.00	212609	514-21375486	Clean Oil Seperator Cleaning
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	1,948.48	212616	18388	Professional Servbices Through Oct.31,2019
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	3,343.86	212616	18387	Engineering PLC Radio, Service through Oct 31
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	4,869.02	212616	18386	Engineering through Oct.31,2019
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,342.55	212621	908332967	Golf Balls
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	25,005.10	212622	0299726	Fuel
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	1,589.08	212624	111120195C	Trvl&Train,EmpRecog.//Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,889.59	212624	11112019EB	Trvl&TrainExpense,// Act# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	2,561.36	212624	11112019TR	UtChief'sMtg,IACPConf.//Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 425000	Equip Supplies & Maint	2,660.25	212624	11112019GB	Trvl&Train,Tool,Mailbox//Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423000	Travel & Training	2,956.80	212624	11112019AJ	SCADA,Uniform,Camera//Acct #4246-0445-5571-8851
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448621	Power Purch IPP	1,420.00	212627	11252019	Payment for Power Resources for Oct. 2019
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448628	Pineview Hydro	3,448.31	212627	11252019	Payment for Power Resources for Oct. 2019
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 421000	Books Subscr & Mmbrshp	15,261.47	212627	11252019	Payment for Power Resources for Oct. 2019
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448622	Power Purch San Juan	157,404.12	212627	11252019	Payment for Power Resources for Oct. 2019
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448620	Power Purch CRSP	349,969.87	212627	11252019	Payment for Power Resources for Oct. 2019
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448626	Power Purch UAMPS (Pool etc)	367,088.17	212627	11252019	Payment for Power Resources for Oct. 2019
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	2,507.62	212630	9841191345	Acct # 371517689-00001
11370	YOUNG POWERSPORTS	Parks	104510 425000	Equip Supplies & Maint	3,077.25	212637	10012523	Plow and Install
11370	YOUNG POWERSPORTS	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,077.25	212637	10012523	Plow and Install
TOTAL:					<u>1,133,961.36</u>			

City Council Staff Report

Subject: October 2019 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: December 10, 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 October 2019 compared to the past three fiscal YTD periods through each respective October.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2020 budget portion of these reports is the originally adopted FY2020 budget approved by the City Council in June of 2019.

Recommendation

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

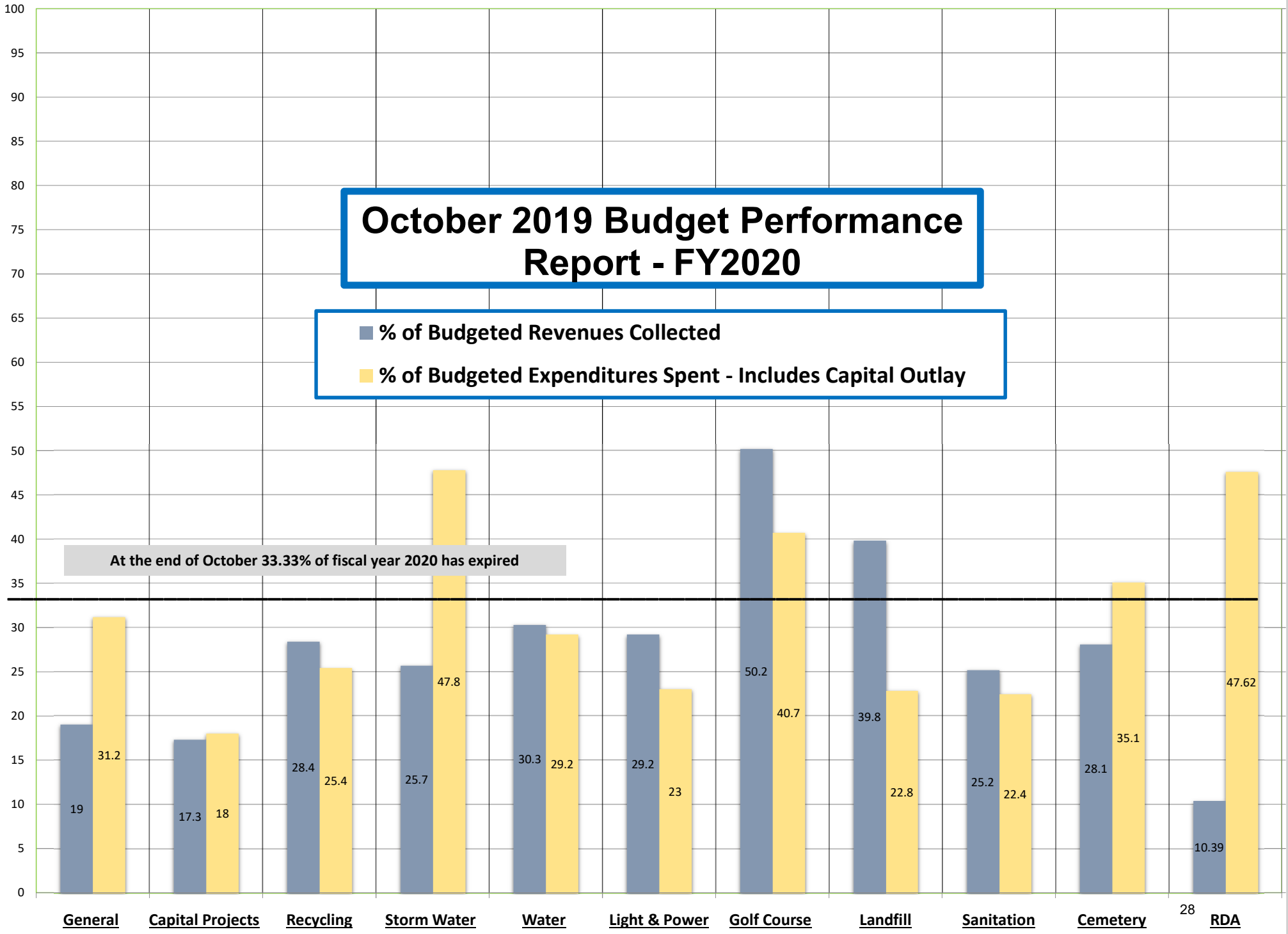
Attachments

- October 2019 Revenue & Expense Report – Fiscal 2020 YTD

October 2019 Budget Performance Report - FY2020

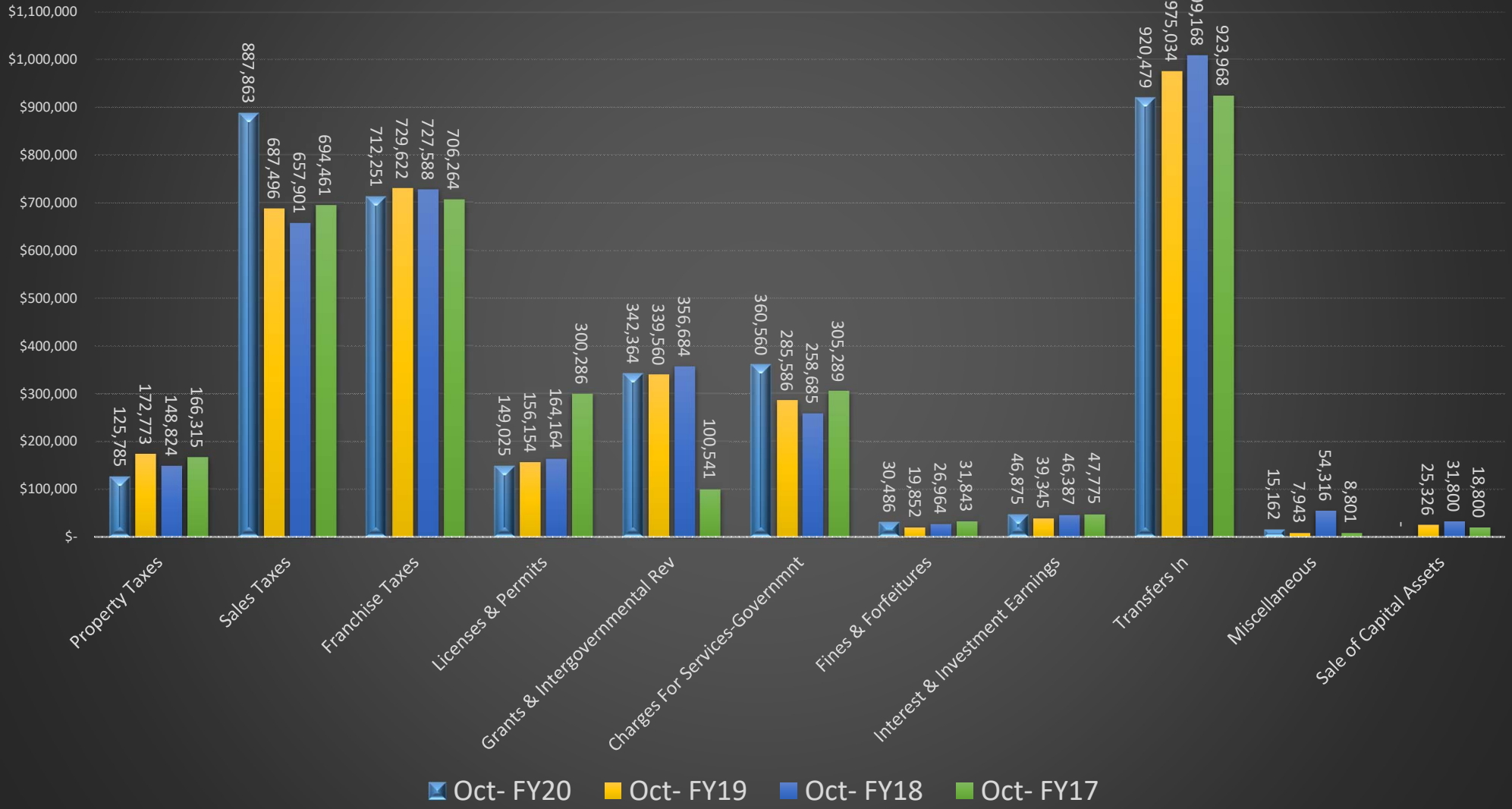
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of October 33.33% of fiscal year 2020 has expired

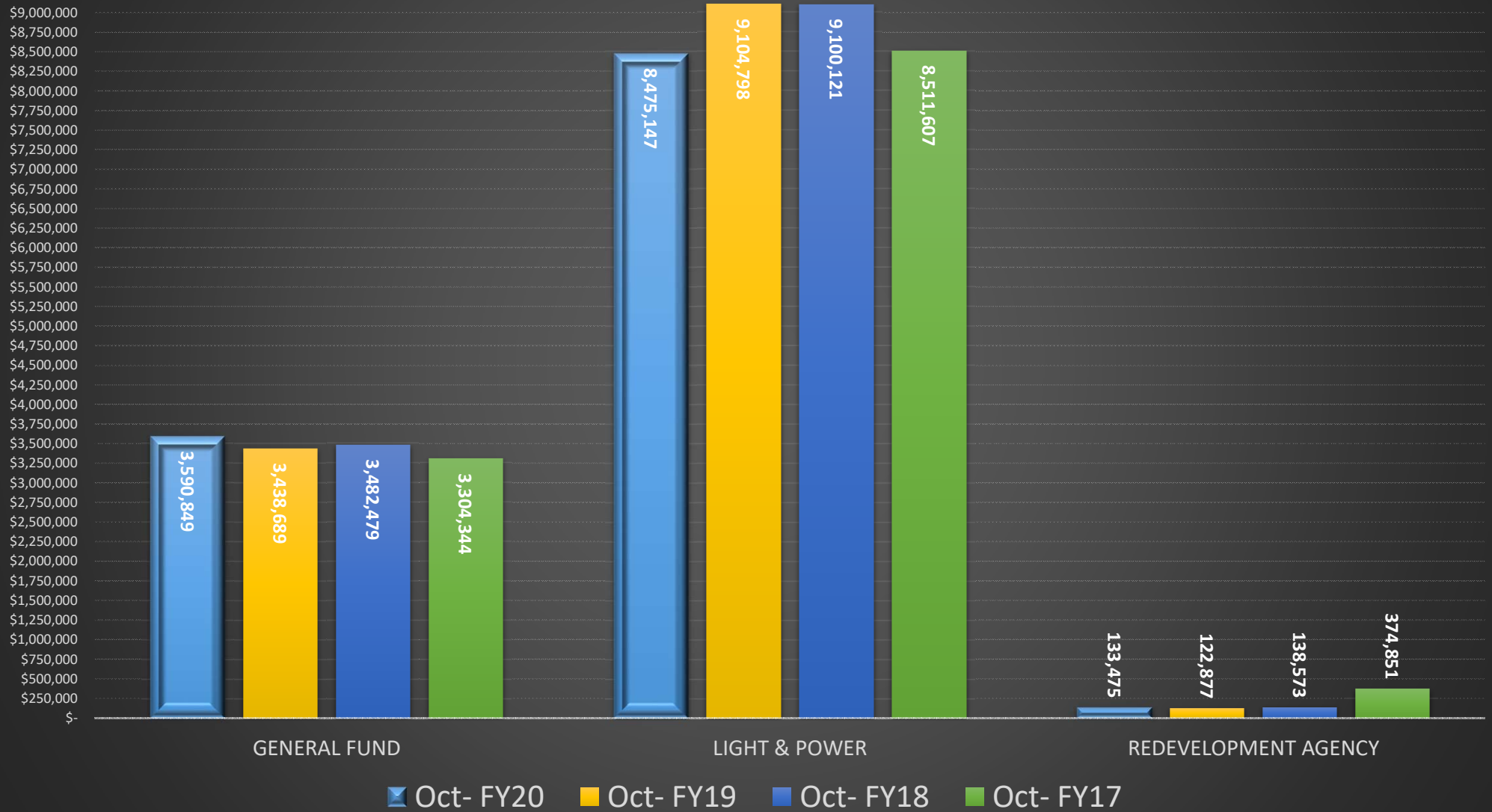


General Fund Detailed Revenues - October 2019

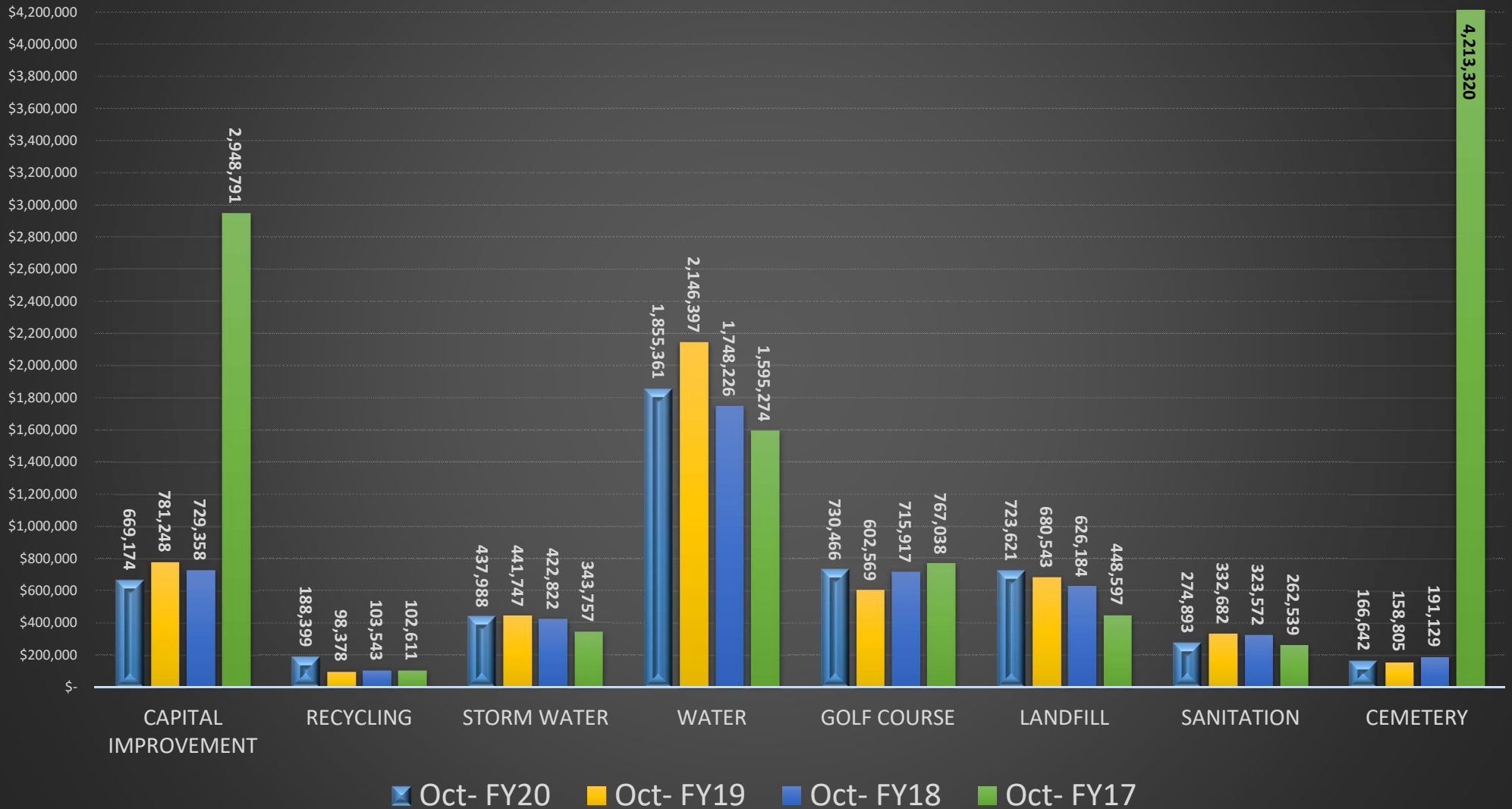
YTD Revenues (Fiscal Year 2020) Compared to the Revenues of the Same Timeframe of the Past Three Fiscal Years



October 2019 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years



October 2019 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
OCTOBER YTD REVENUES - FY 2020

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FOR 2020 04

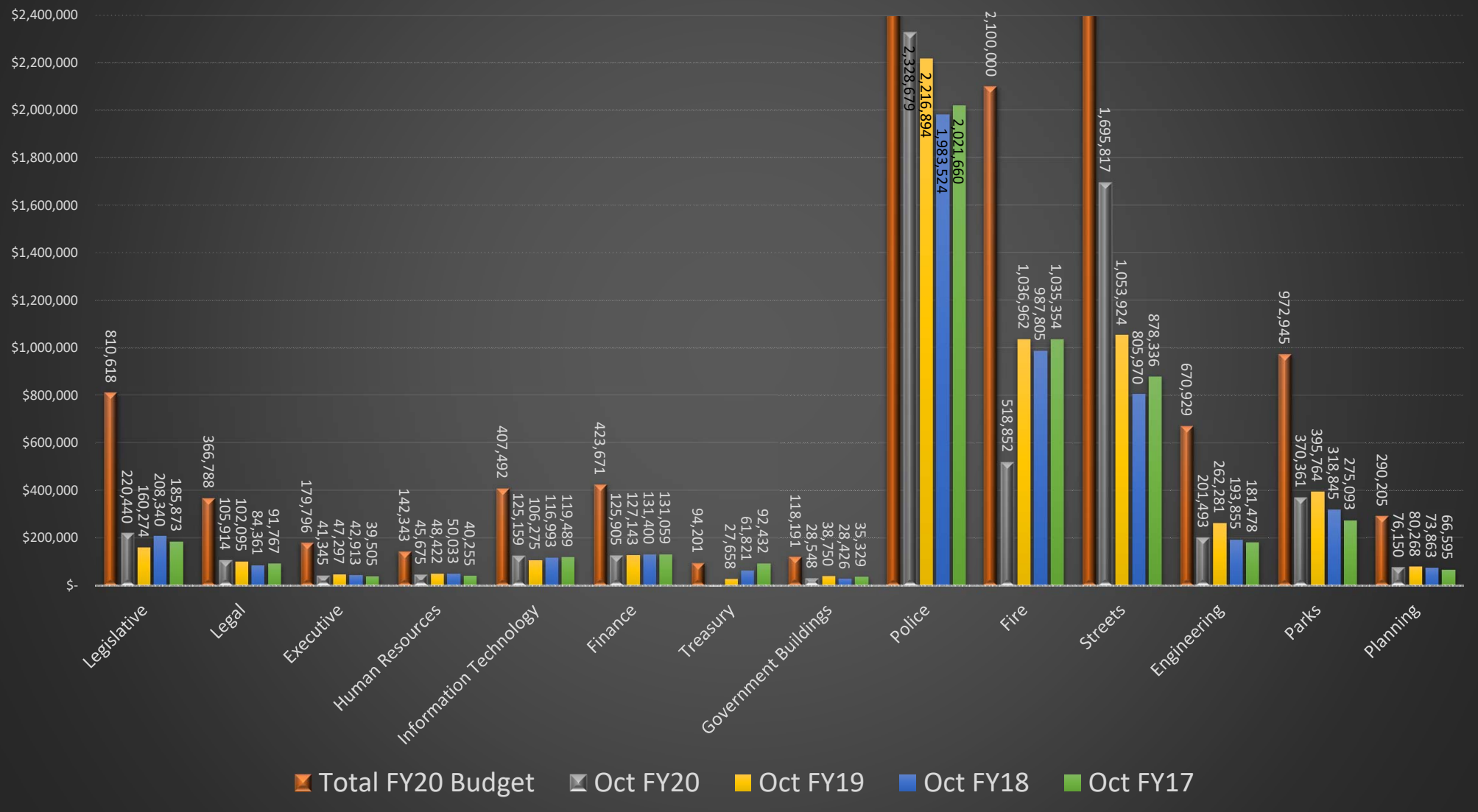
JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-18,866,401	-18,866,401	-3,590,848.97	-1,279,705.12	.00	-15,275,552.03	19.0%
30 DEBT SERVICE	-400	-400	-140.22	-42.03	.00	-259.78	35.1%
44 MUNICIPAL BUILDING AUTHORITY	-6,000	-6,000	-2,443.81	-732.32	.00	-3,556.19	40.7%
45 CAPITAL IMPROVEMENT	-9,797,800	-3,879,175	-669,174.29	-283,017.43	.00	-3,210,000.71	17.3%
48 RECYCLING	-662,685	-662,685	-188,399.30	-65,911.34	.00	-474,285.70	28.4%
49 STORM WATER	-1,707,000	-1,707,000	-437,987.71	-146,309.96	.00	-1,269,012.29	25.7%
51 WATER	-6,115,000	-6,115,000	-1,855,361.41	-568,072.77	.00	-4,259,638.59	30.3%
53 LIGHT & POWER	-34,204,247	-29,011,011	-8,475,147.29	-2,504,680.65	.00	-20,535,863.71	29.2%
55 GOLF COURSE	-1,661,966	-1,455,500	-730,465.99	-121,408.11	.00	-725,034.01	50.2%
57 LANDFILL	-2,468,676	-1,818,645	-723,620.67	-176,106.07	.00	-1,095,024.33	39.8%
58 SANITATION	-1,217,374	-1,090,000	-274,893.06	-92,381.94	.00	-815,106.94	25.2%
59 CEMETERY	-592,200	-592,200	-166,641.90	-49,685.14	.00	-425,558.10	28.1%
61 COMPUTER MAINTENANCE	-61,730	-44,758	-44,396.41	-120.31	.00	-361.59	99.2%
63 LIABILITY INSURANCE	-578,137	-403,300	-385,076.60	-3,925.24	.00	-18,223.40	95.5%
64 WORKERS' COMP INSURANCE	-304,550	-304,550	-95,313.90	-24,412.54	.00	-209,236.10	31.3%
72 RDA REVOLVING LOAN FUND	-502,600	-224,729	-103,814.89	-26,277.75	.00	-120,914.11	46.2%
73 REDEVELOPMENT AGENCY	-4,386,523	-1,060,008	-29,659.82	-6,520.38	.00	-1,030,348.18	2.8%
74 CEMETERY PERPETUAL CARE	-95,000	-95,000	-36,750.04	-14,298.92	.00	-58,249.96	38.7%
78 LANDFILL CLOSURE	-18,000	-18,000	-7,855.28	-1,877.74	.00	-10,144.72	43.6%
83 RAP TAX	-797,734	-561,000	-97,712.22	-44,536.18	.00	-463,287.78	17.4%
92 OPEB TRUST	0	0	-6,080.04	-1,635.54	.00	6,080.04	100.0%
99 INVESTMENT	0	0	-69,716.09	-44,780.55	.00	69,716.09	100.0%
GRAND TOTAL	-84,044,023	-67,915,362	-17,991,499.91	-5,456,438.03	.00	-49,923,862.09	26.5%

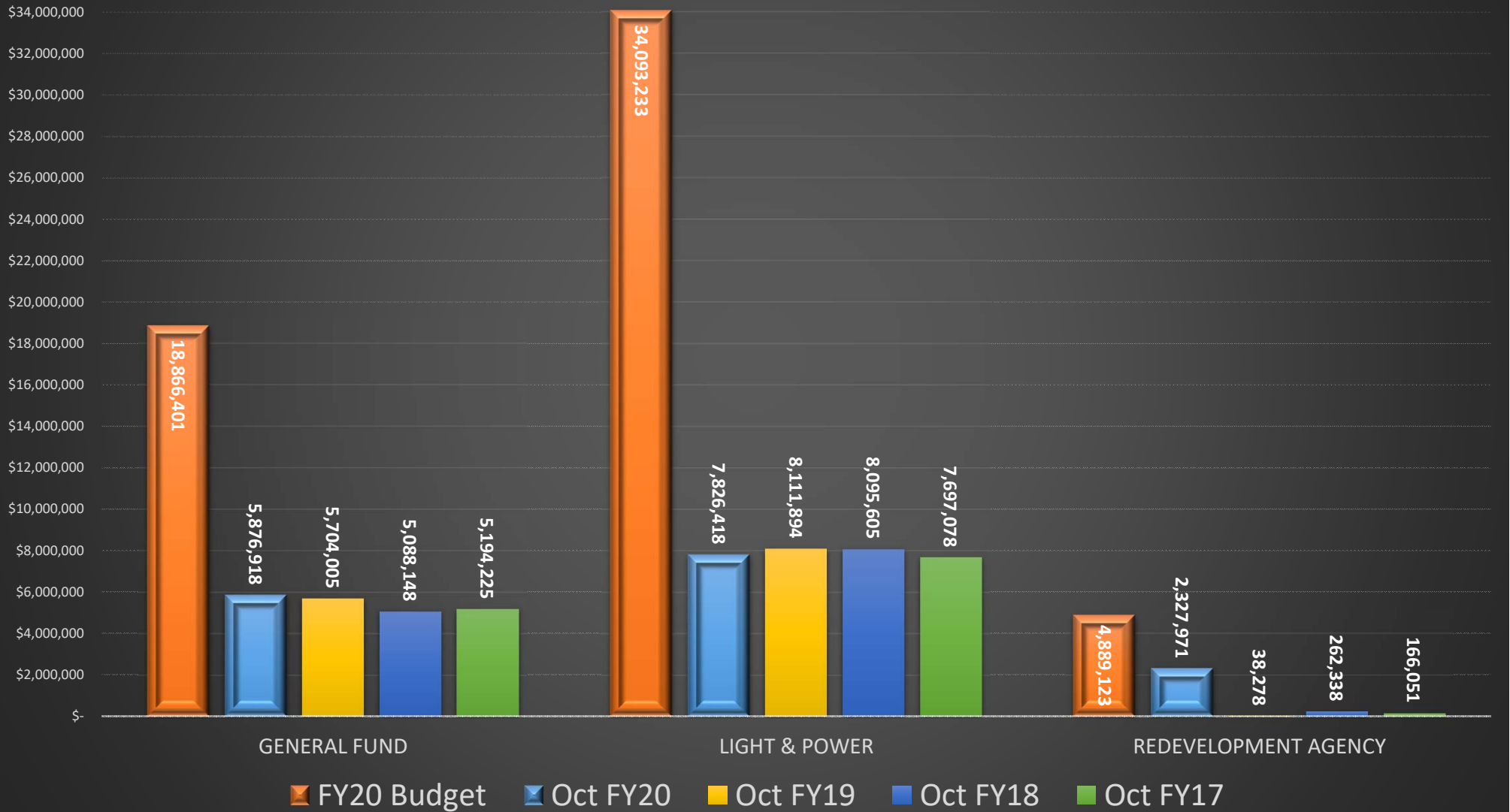
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Expenditures - October 2019

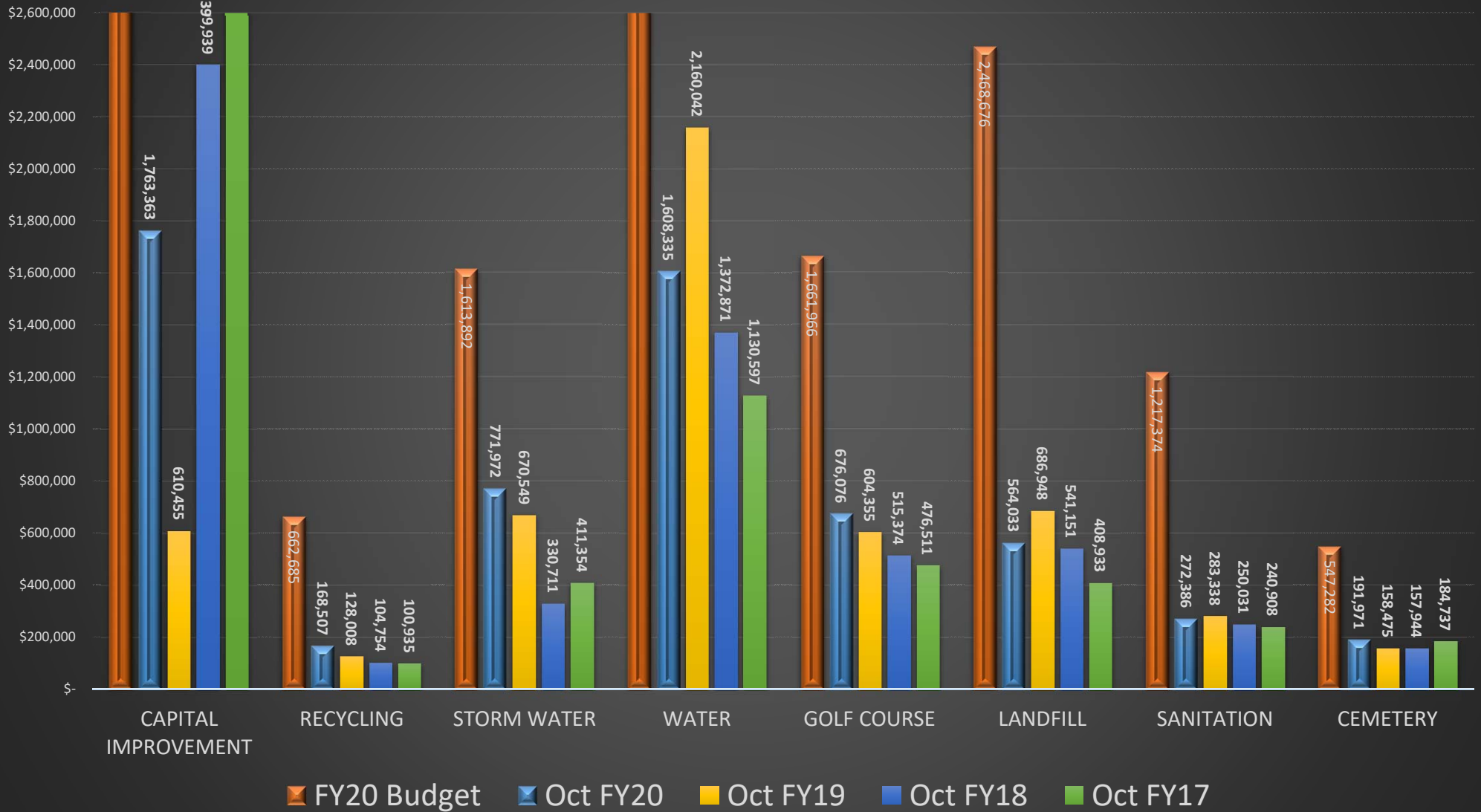
Fiscal 2020 YTD Expenditures Compared to the Fiscal 2020 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2019 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2019 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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TBECK

City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2020

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FOR 2020 04

JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>10 GENERAL FUND</u>							
4110 Legislative	810,618	810,618	220,440.28	22,064.02	.00	590,177.72	27.2%
4120 Legal	366,788	366,788	105,913.96	27,199.55	.00	260,874.04	28.9%
4130 Executive	179,796	179,796	41,345.47	9,910.02	.00	138,450.53	23.0%
4134 Human Resources	142,343	142,343	45,674.83	8,285.98	.00	96,668.17	32.1%
4136 Information Technology	407,492	407,492	125,159.29	36,434.52	.00	282,332.71	30.7%
4140 Finance	423,671	423,671	125,905.18	28,095.15	.00	297,765.82	29.7%
4143 Treasury	94,201	94,201	-7,421.73	-8,861.36	.00	101,622.73	-7.9%
4160 Government Buildings	118,191	118,191	28,548.08	7,079.67	.00	89,642.92	24.2%
4210 Police	6,740,767	6,740,767	1,997,081.07	493,379.24	.00	4,743,685.93	29.6%
4215 Reserve Officers	10,000	10,000	307.52	.00	.00	9,692.48	3.1%
4216 Crossing Guards	151,049	151,049	31,285.26	12,748.21	.00	119,763.74	20.7%
4217 PROS	353,770	353,770	95,620.64	28,009.80	.00	258,149.36	27.0%
4218 Liquor Control	39,142	39,142	6,550.60	1,880.12	.00	32,591.40	16.7%
4219 Enhanced 911	595,000	595,000	197,833.99	45,953.21	.00	397,166.01	33.2%
4220 Fire	2,100,000	2,100,000	518,851.75	.00	.00	1,581,148.25	24.7%
4410 Streets	4,399,494	4,399,494	1,695,816.85	459,551.59	.00	2,703,677.15	38.5%
4450 Engineering	670,929	670,929	201,493.39	48,896.87	.00	469,435.61	30.0%
4510 Parks	972,945	972,945	370,361.33	105,135.58	.00	602,583.67	38.1%
4610 Planning	290,205	290,205	76,149.88	16,901.65	.00	214,055.12	26.2%
TOTAL GENERAL FUND	18,866,401	18,866,401	5,876,917.64	1,342,663.82	.00	12,989,483.36	31.2%
<u>30 DEBT SERVICE</u>							
4710 Debt Sevice	400	25	3.77	.88	.00	21.23	15.1%
TOTAL DEBT SERVICE	400	25	3.77	.88	.00	21.23	15.1%
<u>44 MUNICIPAL BUILDING AUTHORITY</u>							
4110 Legislative	6,000	372	137.48	39.31	.00	234.52	37.0%
TOTAL MUNICIPAL BUILDING AUTHORITY	6,000	372	137.48	39.31	.00	234.52	37.0%
<u>45 CAPITAL IMPROVEMENT</u>							

11/26/2019 17:03
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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2020

P 2
glytddbud

FOR 2020 04

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	7,880,800	7,880,800	1,134,679.67	388,744.56	.00	6,746,120.33	14.4%
4136	Information Technology	25,000	25,000	.00	.00	.00	25,000.00	.0%
4140	Finance	45,000	45,000	5,668.16	1,298.44	.00	39,331.84	12.6%
4210	Police	737,000	737,000	22,336.47	.00	.00	714,663.53	3.0%
4410	Streets	995,000	995,000	600,678.85	155,819.85	.00	394,321.15	60.4%
4510	Parks	115,000	115,000	.00	.00	.00	115,000.00	.0%
	TOTAL CAPITAL IMPROVEMENT	9,797,800	9,797,800	1,763,363.15	545,862.85	.00	8,034,436.85	18.0%
48 RECYCLING								
4800	Recycling	662,685	662,685	168,506.89	52,977.46	.00	494,178.11	25.4%
	TOTAL RECYCLING	662,685	662,685	168,506.89	52,977.46	.00	494,178.11	25.4%
49 STORM WATER								
4900	Storm Water	1,707,000	1,613,892	771,972.10	217,811.27	.00	841,919.90	47.8%
	TOTAL STORM WATER	1,707,000	1,613,892	771,972.10	217,811.27	.00	841,919.90	47.8%
51 WATER								
5100	Water	6,115,000	5,498,896	1,608,335.45	498,575.57	.00	3,890,560.55	29.2%
	TOTAL WATER	6,115,000	5,498,896	1,608,335.45	498,575.57	.00	3,890,560.55	29.2%
53 LIGHT & POWER								
5300	Light & Power	34,204,247	34,093,233	7,826,417.88	2,117,648.00	.00	26,266,815.12	23.0%
	TOTAL LIGHT & POWER	34,204,247	34,093,233	7,826,417.88	2,117,648.00	.00	26,266,815.12	23.0%
55 GOLF COURSE								

11/26/2019 17:03
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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2020

P 3
glytddbud

FOR 2020 04		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	1,661,966	1,661,966	676,076.30	149,814.27	.00	985,889.70	40.7%
	TOTAL GOLF COURSE	1,661,966	1,661,966	676,076.30	149,814.27	.00	985,889.70	40.7%
<hr/>								
57	LANDFILL							
5700	Landfill	2,468,676	2,468,676	564,032.80	164,702.78	.00	1,904,643.20	22.8%
	TOTAL LANDFILL	2,468,676	2,468,676	564,032.80	164,702.78	.00	1,904,643.20	22.8%
<hr/>								
58	SANITATION							
5800	Sanitation	1,217,374	1,217,374	272,386.38	71,213.21	.00	944,987.62	22.4%
	TOTAL SANITATION	1,217,374	1,217,374	272,386.38	71,213.21	.00	944,987.62	22.4%
<hr/>								
59	CEMETERY							
5900	Cemetery	592,200	547,282	191,971.17	82,639.23	.00	355,310.83	35.1%
	TOTAL CEMETERY	592,200	547,282	191,971.17	82,639.23	.00	355,310.83	35.1%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	61,730	61,730	39,991.61	38,096.66	.00	21,738.39	64.8%
	TOTAL COMPUTER MAINTENANCE	61,730	61,730	39,991.61	38,096.66	.00	21,738.39	64.8%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	578,137	578,137	405,999.66	7,996.04	.00	172,137.34	70.2%
	TOTAL LIABILITY INSURANCE	578,137	578,137	405,999.66	7,996.04	.00	172,137.34	70.2%
<hr/>								
64	WORKERS' COMP INSURANCE							

11/26/2019 17:03
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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2020

P 4
glytddbud

FOR 2020 04		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	295,511	132,211.07	21,816.95	.00	163,299.93	44.7%
	TOTAL WORKERS' COMP INSURANCE	304,550	295,511	132,211.07	21,816.95	.00	163,299.93	44.7%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	502,600	502,600	578.83	136.90	.00	502,021.17	.1%
	TOTAL RDA REVOLVING LOAN FUND	502,600	502,600	578.83	136.90	.00	502,021.17	.1%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	4,386,523	4,386,523	2,327,391.77	579,869.30	.00	2,059,131.23	53.1%
	TOTAL REDEVELOPMENT AGENCY	4,386,523	4,386,523	2,327,391.77	579,869.30	.00	2,059,131.23	53.1%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	95,000	1,500	405.63	99.09	.00	1,094.37	27.0%
	TOTAL CEMETERY PERPETUAL CARE	95,000	1,500	405.63	99.09	.00	1,094.37	27.0%
<hr/>								
78	LANDFILL CLOSURE							
7800	Landfill Closure	18,000	0	.00	.00	.00	.00	.0%
	TOTAL LANDFILL CLOSURE	18,000	0	.00	.00	.00	.00	.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	797,734	797,734	45,232.38	94.71	.00	752,501.62	5.7%
	TOTAL RAP TAX	797,734	797,734	45,232.38	94.71	.00	752,501.62	5.7%
<hr/>								
92	OPEB TRUST							

11/26/2019 17:03
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City of Bountiful, UT
OCTOBER YTD EXPENSES - FY 2020

P 5
glytdbud

FOR 2020 04

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	9,081.43	4,481.13	.00	-9,081.43	100.0%
	TOTAL OPEB TRUST	0	0	9,081.43	4,481.13	.00	-9,081.43	100.0%
	GRAND TOTAL	84,044,023	83,052,337	22,681,013.39	5,896,539.43	.00	60,371,323.61	27.3%

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

City Council Staff Report

Subject: Public Notice of City Council's Meeting Schedule
Author: Gary Hill, City Manager
Date: 10 December 2019



Background

Under Utah Code Section 52-4-202 of the Utah Code (in the Open & Public Meetings Act), the City Council “shall give public notice at least once each year of its annual meeting schedule,” and “shall specify the date, time, and place of the scheduled meetings.”

Analysis

The City Council can meet when it wants to. In the 1980s and 1990s it met every Wednesday. For the last 18 years or so it has met on the second and fourth Tuesdays, which can be changed at the Council's discretion.

The Public Notice given here announces that Bountiful City Council meetings “shall take place the second and fourth Tuesdays of each month.” However, it notes that there will be no meeting on Tuesday, March 24 or Tuesday, December 22.

Department Review

This Public Notice has been reviewed by the City Manager and the City Attorney.

Significant Impacts

There are no significant impacts from this action.

Recommendation

It is recommended that the City Council approve the Public Notice of Bountiful City Council Meetings in 2020, and meet on the second and fourth Tuesdays of each month.

Attachments

The Public Notice of Bountiful City Council Meetings in 2020.

PUBLIC NOTICE

Pursuant to UCA 52-4-202(2), the City of Bountiful hereby gives public notice of its annual meeting schedule for 2020. Regular meetings of the City Council shall take place the second and fourth Tuesdays of each month, unless otherwise advertised. All City Council meetings shall be held at the South Davis Metro Fire Station 81, 255 South 100 West until further notice or unless otherwise advertised. The meetings will begin promptly at 7:00 p.m.

Some meetings will have a work session beginning at 6:00 p.m., which is open to the public.

The City Council may meet as a Redevelopment Agency Board of Directors. These meetings shall take place at Station 81 until further notice, and shall begin after City Council meeting as needed, unless otherwise advertised.

The Council will not meet on Tuesday, March 24, Tuesday, November 24 or Tuesday, December 22.

All meetings of the City Council shall be open to the public, and the public is invited to attend the meetings of the City Council and the Redevelopment Agency, except where the City Council or Redevelopment Agency Board meet in Closed Session upon proper public notice and for the purposes outlined in UCA 52-4-205.

In addition to the above scheduled regular meetings, the City Council may, from time to time, meet in special session as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-202.

Dated this 10th day of December, 2019.

Gary R. Hill
City Manager

City Council Staff Report



Subject: Reappointment Dave Irvine to Power Commission
Author: Allen Ray Johnson
Department: Light & Power
Date: December 10, 2019

Background

The Power Commission is made up of seven individuals, one of whom is a City Council member. The appointees, other than the City Council member, serve for a period of four years, at the end of which they need to be reappointed or replaced. Dave Irvine was originally appointed in January of 1998 and was reappointed in January 2016. He current term is ending and needs to be reappointed.

Analysis

Dave Irvine has served well on the Power Commission for the past four years. Mr. Irvine has been and continues to be a strong member of the Power Commission. His knowledge and experience has been a real asset to the City. Mr. Irvine has indicated he would like to continue his service on the Power Commission.

Department Review

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

Significant Impacts

None.

Recommendation

The Council should approve the reappointment of Dave Irvine as a member of the Power Commission for a four-year term, ending on January 2024.

Attachments

None

City Council Staff Report

Subject: Gateway Mapping GIS Conversion Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: December 10, 2019



Background

In our current FY2019-20 budget, we have identified and included money to upgrade our current power system maps. We have budgeted to convert and upgrade our maps to a Geographic Information System (GIS). Our current maps are in a AutoCAD format and we need to convert them to the GIS system. We have requested a quote from Gateway Mapping Inc, a company out of Kaysville to help us with this conversion. This quote includes, setting up the base maps, convert the CAD drawings to the GIS format, data cleanup, training, and support. When this phase is completed, we will have all new maps with updated information on infrastructure, circuiting, fusing, inventory and more. This upgrade will make our operations safer and more reliable.

Analysis

We requested a quote from Gateway Mapping because they are local and we can work closer with them to verify the information during this process. The pole testing that we had Osrose Utilities Services Inc. to perform on our distribution poles will be linked to this data base.

Contractor	Local Office	Total Bid	Schedule
Gateway Mapping Inc	Kaysville, Utah	\$86,830	Current

Department Review

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

Significant Impacts

The project was budgeted and will be paid for out of the account 535300-429300 Computers.

Recommendation

Staff recommends the approval of the quote from Gateway Mapping Inc. for a total of \$86,830.

Attachments

None

City Council Staff Report



Subject: Pine View Hydro New Valve Actuators
Author: Allen Ray Johnson
Department: Light & Power
Date: December 10, 2019

Background

Our Pine View Hydroelectric power plant is located on the Ogden River just below the Pine View dam. Our power plant was constructed in 1990-91 and has one turbine generator. Water from the dam can be released directly into the river or it can be discharged down a penstock that runs down the canyon for irrigation purposes and for generation at the PacifiCorp Pioneer Hydroelectric power plant which is located at the bottom of the canyon.

There are two valves that we use to redirect the penstock water through our power plant before it continues down the canyon. These valves are controlled by actuators which we can remotely control from our dispatch center. The upper valve is called the inlet valve and the lower valve is called the draft valve. At the end of the water year we closed the inlet valve and it malfunctioned and became stuck in the closed position. The valves were manufactured by a company named Auma. The local sales representative for Auma is ATSCO Sales and Service. We have had the sales representative and a factory technician from Auma come out and inspect the actuator to see if it can be repaired. We have been told by the factory technician that we might be able to do a temporary repair, but they recommend that we replace the actuator.

Analysis

The cost to replace one actuator is \$17,519. There will be some additional costs for a crane to remove the vault lid to enable us to remove the bad actuator and install a new actuator. Considering the fact that both actuators are the same age, we are recommending that both actuators be replaced at the same time while we have a crane on site and a factory service technician onsite to do the replacements. The total cost for two actuators will be \$35,038. The estimated time for the actuators to be delivered is March 2020. It should only take a few days to install and calibrate both actuators. The purchase price of the actuators includes the assistance of an Auma technician to install and calibrate the new actuators.

Department Review

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

Significant Impacts

The actuators will be paid for out of PineView Hydro account 535300-448628.

Recommendation

Staff recommends the approval of the purchase of two actuators from ATSCO Sales and Service for a total cost of \$35,038.

Attachments None

City Council Staff Report



Subject: Power Plant Titan Engine Repairs Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: December 10, 2019

Background

The Power Plant in Bountiful has three natural gas fired turbine generators that we run during the summer months to cover the city's peak loads. The Taurus turbine generator was installed in 2001 and can produce 3.8 megawatts during the summer peak months. The two Titans were installed in 2012 and can produce 11 megawatts each during the summer peak months. Each of these generation units have a humidifier on the combustion air intake system to cool the combustion air. Cooler air is denser which means more oxygen is entering the combustion chamber. More oxygen in the combustion chamber means more fuel can be burned. More fuel burned means more power is produced. The humidifiers increase the power production by about 10%.

At the end of each summer generation season we have Solar Turbines Inc. complete an annual maintenance inspection on the turbine generators. When the annual inspections were completed this year Solar informed us that they had identified some problems with the two Titans and that they wanted to do some additional bore scoping to check some areas of concern. The bore scope is a small camera that can be used to look inside of the motor without disassembling it. It is similar to the camera that is used in the medical field to do a colonoscopy. After they completed the additional inspections, we met with Solar and found out that there is a buildup of an unknown white substance on some of the stationary nozzles in the combustion chamber of the Titans. These nozzles direct the air flow through the combustion chamber. This substance has been baked onto some of the nozzles and has caused some cracking of the nozzle metal where it has been coated with the substance. The cracking has happened because the substance has created heat differential zones in the metal. In one location in unit 2, the outer layer of the nozzle metal has become partially detached. This could become a serious problem if the loose material breaks free and hits some of the moving parts of the turbine that are spinning at 30,000 RPM.

Solar believes that the white substance is minerals that were in the water that we are using in the humidifiers. Solar is recommending that we replace all of the engine parts that have been coated with the white substance.

Solar has recommended that we not run unit 2 until the engine has been repaired. We do not know how long we could run unit 3 before the cracks might cause separation of the nozzle material as seen in unit 2.

Analysis

The cost to repair one turbine engine is \$1,140,305.03. In 2011 when we purchased the Titans they cost \$7,500,000 each. Staff is recommending that we repair both turbine engines now so they will both be available for operation next summer. Solar Turbines Inc. has notified us that the engine rebuilds could be scheduled to start in February 2020 and could be completed in March 2020. We typically start running for our summer load in June. The total cost to rebuild both engines will be \$2,280,610.06.

Department Review

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

Significant Impacts

It is anticipated that we will need to amend our current 2019-20 budget and we would fund the rebuilding/repair of both of these engines from the departments retained earnings.

Recommendation

Staff recommends the approval of the proposal from Solar Turbines to rebuild both Titan engines for a total cost of \$2,280,610.06.

Attachments

Titan turbine engines

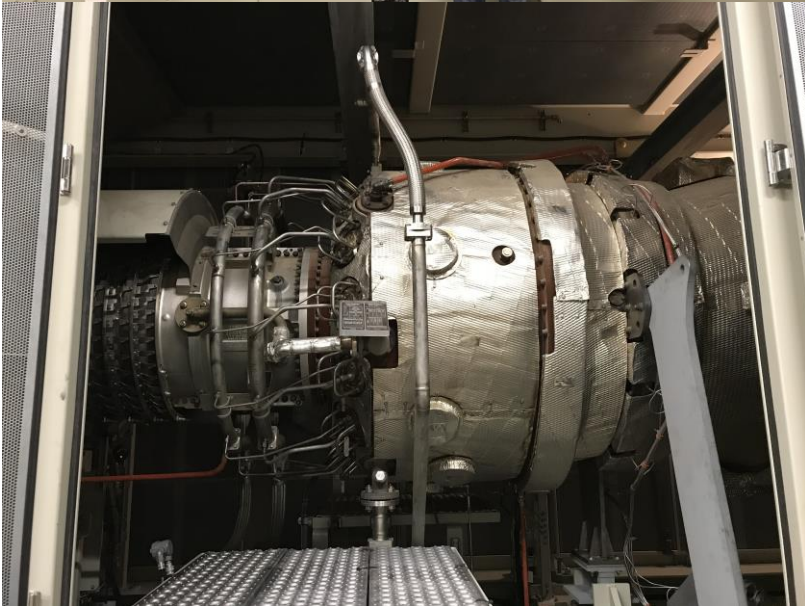
Borescope picture of the turbine



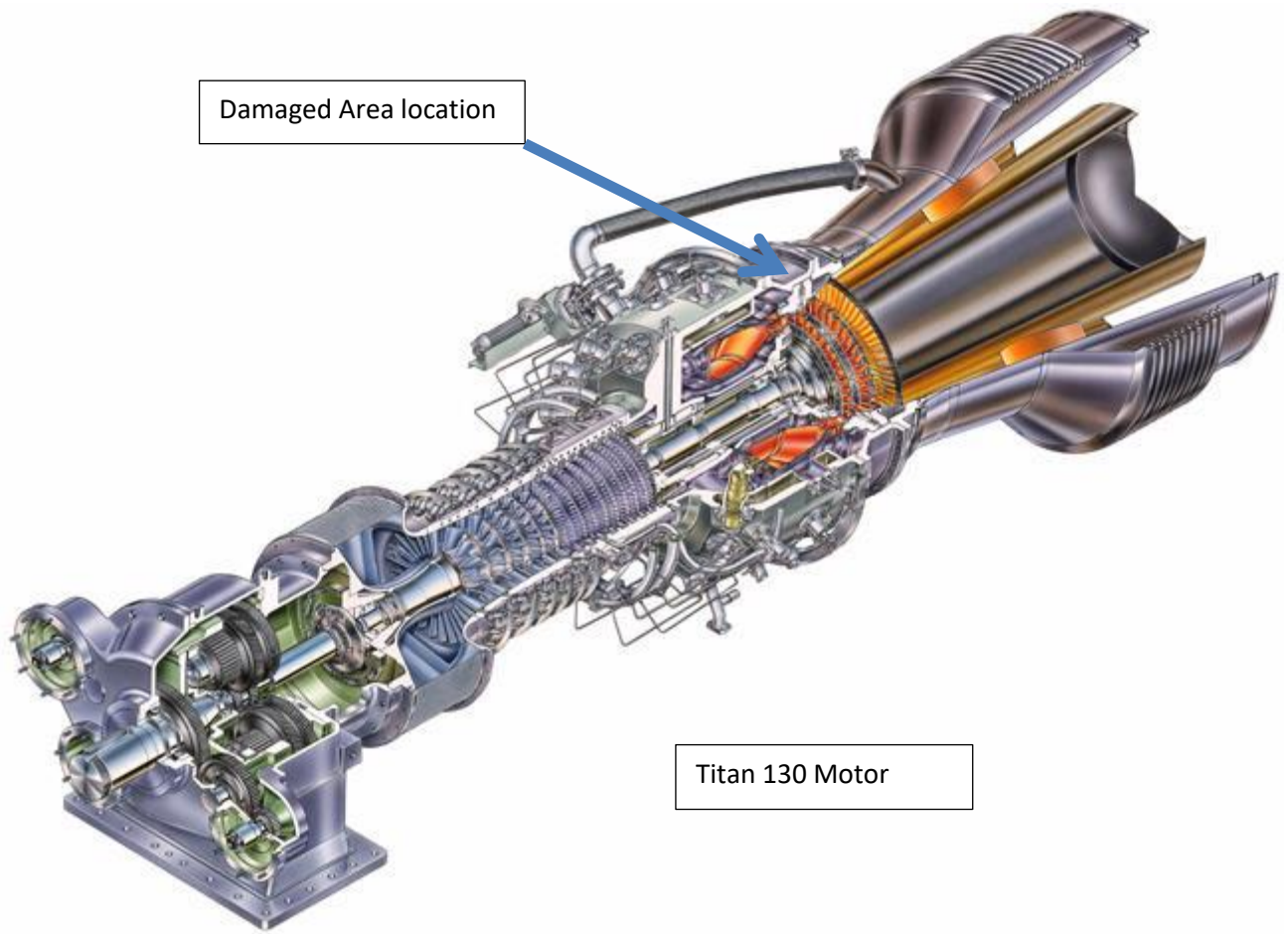
Entire Titan Turbine Package



Titan motor inside enclosure

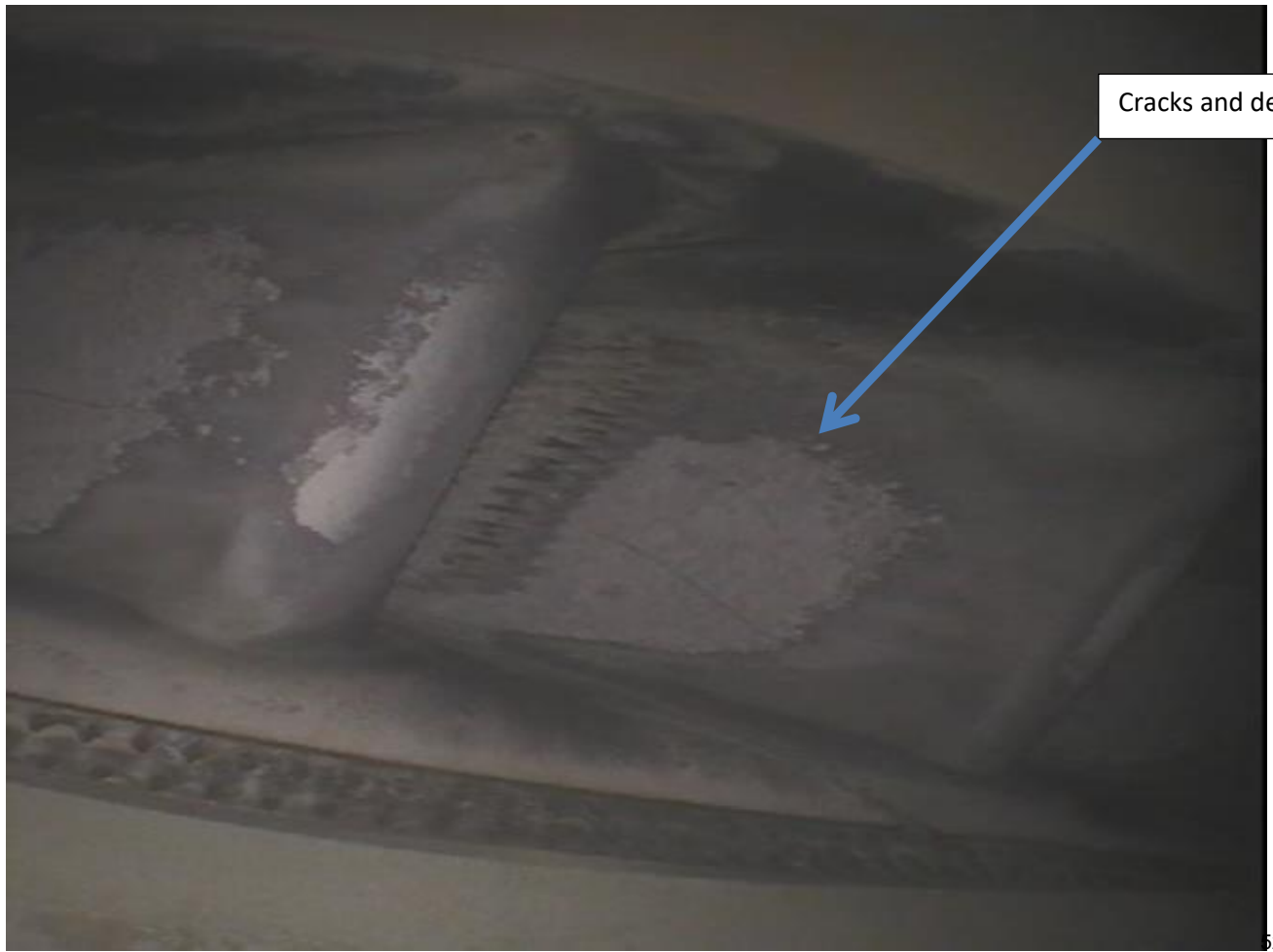


Titan motor



Damaged Area location

Titan 130 Motor



Cracks and deposits



Damaged Turbine Nozzles

City Council Staff Report



Subject: Echo Hydro Plant – Painting of Turbines
Author: Allen Ray Johnson
Department: Light & Power
Date: December 10, 2019

Background

Units 2 and 3 at our Echo Hydro Plant have been disassembled to replace the runners, and to replace all of the bushings on the units. While we have the units opened up and accessible we should have them sand blasted and recoated. We have obtained a quote from Prime Machine to have all three units cleaned and repainted inside and outside. We have also asked them to sandblast and recoat the inside of the penstocks from the turbines to the butterfly valves. The coating that will be applied is a Sherwin Williams ceramic epoxy product that has been applied at other hydroelectric plants with good results.

Analysis

The cost to sandblast and recoat all three units is \$210,000. Units 2 and 3 could be completed before the end of the year and this work will not impact the reassembly schedule for these units.

Department Review

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

Significant Impacts

The funds to sandblast and recoat all three units including a portion of the penstocks will come from the Echo Hydro account 535300-448627. With the approval of this item, we will have approved to spend \$769,945 to repair the turbine units. We anticipate needing to open our budget to fund these repairs from our retained earnings.

Recommendation

The Power Commission and Staff recommends the approval of the additional cost for from Prime Machine to sandblast and recoat all three turbine units and a portion of the penstocks at a total cost of \$210,000.

Attachments

None

City Council Staff Report

Subject: Final Architectural and Site Plan Review
for new Alpha Graphics building
Author: Curtis Poole, Assistant City Planner
Department: Planning
Date: December 10, 2019



Background

The Applicant, Spencer Anderson, who is representing Alpha Graphics, requests Final Architectural and Site Plan approval for a new building with property improvements. The property is located within the Downtown (DN) Mixed Use Zone. The Applicant plans to combine the existing Alpha Graphics parcel and the former Bountiful RV parcel.

The Planning Commission reviewed the Final Site Plan at its November 19, 2019 meeting and has forwarded a positive recommendation of approval with conditions to the City Council. The Council previously reviewed and approved the Preliminary Site Plan at its October 22, 2019 meeting.

Analysis

The property is in the DN Zone and is surrounded by commercial uses on all sides. The City owns an adjacent property to the northeast that is currently being used as a soccer field. The City has plans to construct a parking lot on the western portion of this parcel to accommodate anticipated parking demands generated by the Bountiful Town Square. The proposal is to construct a new building consisting of a 14,500 square foot office and production facility to the south of the existing Alpha Graphics building. The proposed development is located on a 1.03 (44,997 square feet) acre property consisting of two (2) parcels. Prior to receiving a building permit, the two (2) parcels will need to be consolidated.

Access to the project will be via the current approach on Main Street and a new drive approach on 300 South. The Applicant will close two (2) existing approaches; one (1) on Main Street and one (1) on 300 South. The Applicant has submitted a parking/site plan; however, once the specific use of each space has been identified the submittal of an additional parking analysis may be required in order to demonstrate compliance with the Code.

The proposed new building meets the required setbacks and height standards for the DN Zone. The Applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. Plans submitted by the Applicant show an appropriate usage of architectural features which comply with the standards of the Code, which require certain building articulations to reduce large expansions of flat walls and surfaces of the building.

With the elimination of the connecting structure previously proposed to connect the buildings, the Applicant is proposing a screening wall to buffer employee areas between the buildings from public access points and will give the appearance of connecting the buildings. The wall will need to meet similar architectural features as the new building to eliminate a large blank wall. Plans show the proposal meets the minimum ten percent (10%) of landscape area.

Storm water will be collected on site in an underground detention facility which will discharge to a storm drainage system which crosses the existing soccer field to the north of the property connecting to the City's drainage system. Because of utility conflicts, a revised alignment of the storm drain was necessitated, and the City will need to grant a new easement for the actual location of the storm drain through the soccer field.

Final building plans and construction details shall reflect substantial compliance with the drawings approved by the City Council. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director, or when appropriate, the Planning Commission and City Council, prior to construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Building Official until the modifications are approved, which may in turn require an additional Architectural and Site Plan Review application.

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 system.

Recommended Action

The Planning Commission reviewed the Final Site Plan at its November 19, 2019 meeting, and has forwarded a positive recommendation of approval to the City Council for the new proposed Alpha Graphics building and property improvements subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Resolve the redline changes of the new storm drainage system to the satisfaction of the City Engineer.
4. Demonstrate the screening wall has architectural and landscaping features to mitigate the appearance of a large flat surface.
5. All damaged curb, gutter and sidewalk along Main Street and 300 South shall be replaced.

6. Record a utility easement on the east property line to the satisfaction of the City Engineer and Bountiful City Light and Power Department.
7. Apply separately for signage meeting the standards of the Code.
8. Replace the existing drive approaches on Main Street and 300 South which will be abandoned with curb, gutter and sidewalk.
9. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
10. Sign a Public Improvement Development Agreement.

Attachments

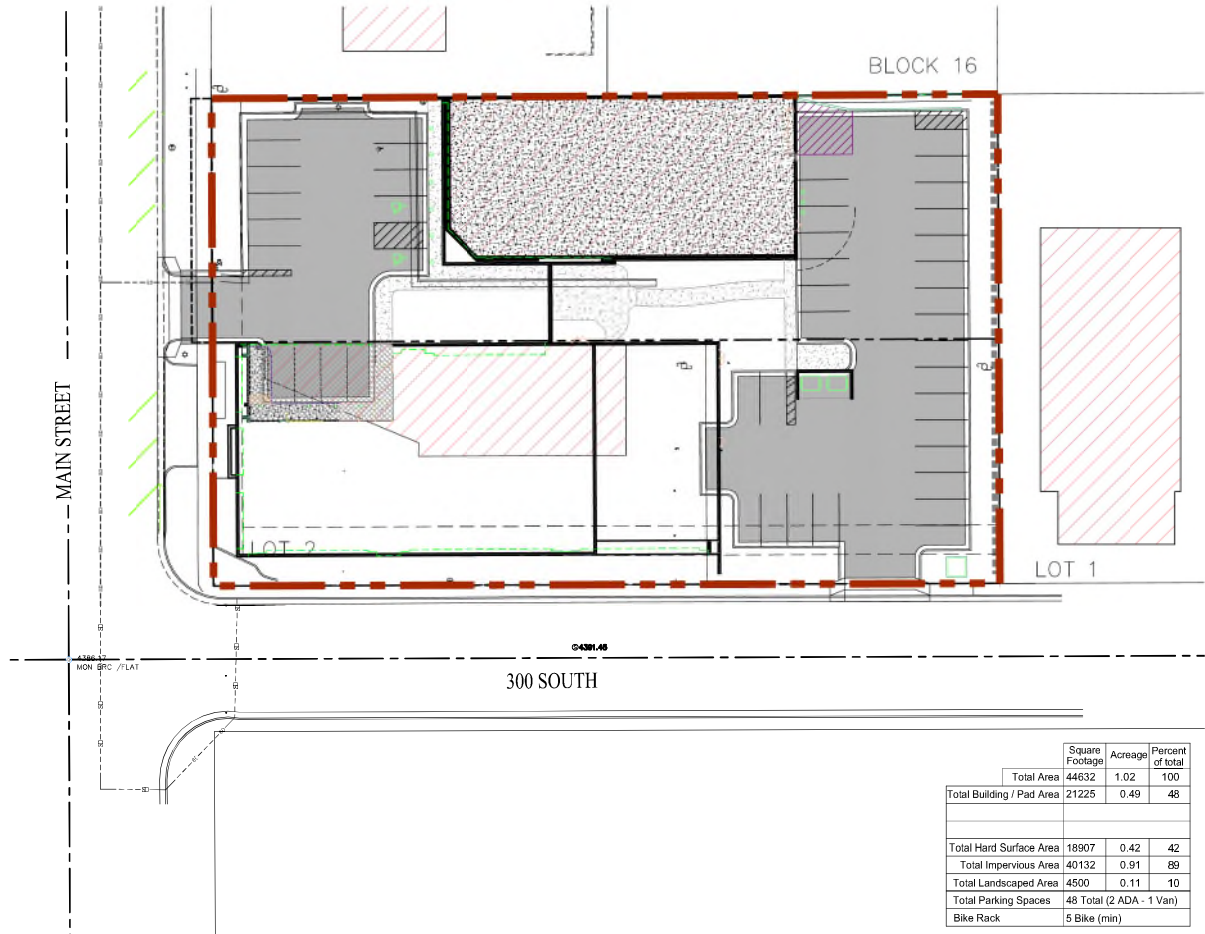
1. Aerial Photo
2. Site and Utility Plans
3. Floorplans
4. Building Elevations and Renderings
5. Landscape Plan

Attachment 1 - Aerial Photo



**ALPHAGRAPHS REMODEL
COMMERCIAL DEVELOPMENT**

Bountiful, Utah



PROJECT DEVELOPER
 Alphagraphics/Insight Communication
 255 South Main Street
 Bountiful, UT 84010
 (801) 295-2400

PROJECT ENGINEER & SURVEYOR
 REGION ENGINEERING & SURVEYING
 1776 NORTH STATE STREET #110
 OREM, UTAH 84057
 PE - 801 376 2245

-INDEX OF PLAN SHEETS-

SHEET	DESCRIPTION
CS-01	COVER SHEET
SP-01	SITE PLAN
FP-01	TRUCK TURNAROUND EXHIBIT
UP-01	UTILITY PLAN
GR-01	GRADING PLANS
PP-01	OFFSITE SD PLAN & PROFILE
DT-01 - DT-02	TYPICAL DETAILS

	Square Footage	Acres	Percent of total
Total Area	44632	1.02	100
Total Building / Pad Area	21225	0.49	48
Total Hard Surface Area	18907	0.42	42
Total Impervious Area	40132	0.91	89
Total Landscaped Area	4500	0.11	10
Total Parking Spaces	48 Total (2 ADA - 1 Van)		
Bike Rack	5 Bike (min)		

Tabulation Table

Engineering & Surveying
region
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 region@reginc.com

**ALPHAGRAPHS REMODEL
BOUNTIFUL, UTAH**
 LOCATED IN SECTION 10, TOWNSHIP 2 NORTH
 RANGE 1 EAST,
 PLAT 'A', BOUNTIFUL TOWNSHIP SURVEY
 SALT LAKE BASE AND MERIDIAN

DATE: 11.2.2019

PROJECT #

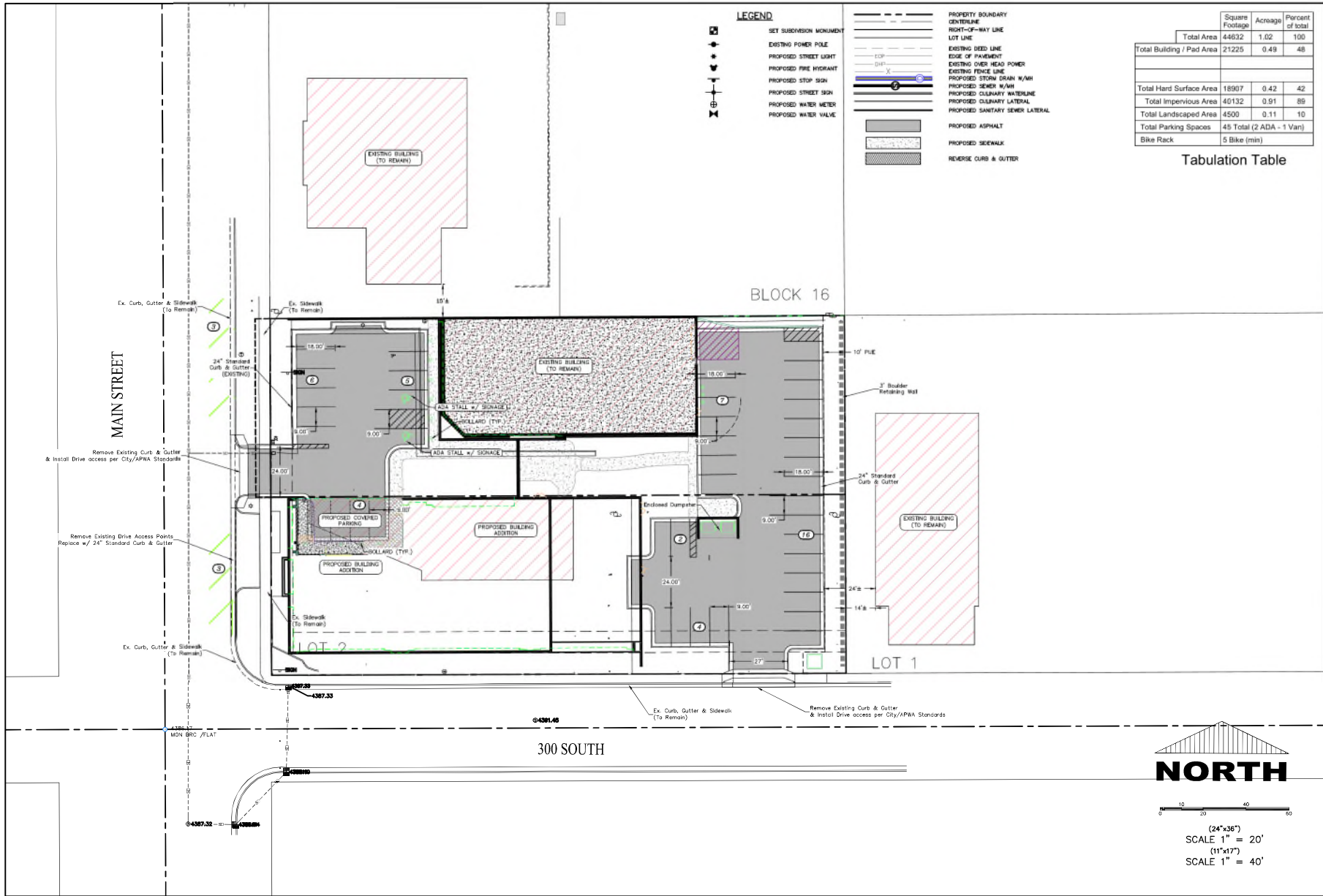
REVISIONS:

△	
△	
△	

SHEET NAME
 COVER SHEET & NOTES

SHEET #
 CS-01

C:\WORKING\PROJECTS\REGION ENGINEERING\PROJECTS\ALPHAGRAPHIC COMMERCIAL DEVELOPMENT\DWG\02 SITE PLAN - PLAN SHEETS.DWG (11/2/2019 10:00:00 AM)



LEGEND

- SET SUBDIVISION MONUMENT
 - EXISTING POWER POLE
 - PROPOSED STREET LIGHT
 - PROPOSED FIRE HYDRANT
 - PROPOSED STOP SIGN
 - PROPOSED STREET SIGN
 - PROPOSED WATER METER
 - PROPOSED WATER VALVE
-
- PROPERTY BOUNDARY
 - CENTRELINE
 - RIGHT-OF-WAY LINE
 - LOT LINE
 - EXISTING DEED LINE
 - EDGE OF PAVEMENT
 - EXISTING OVER HEAD POWER
 - EXISTING FENCE LINE
 - PROPOSED STORM DRAIN W/WH
 - PROPOSED SEWER W/WH
 - PROPOSED CULINARY WATERLINE
 - PROPOSED SANITARY LATERAL
 - PROPOSED SANITARY SEWER LATERAL
 - PROPOSED ASPHALT
 - PROPOSED SIDEWALK
 - REVERSE CURB & GUTTER

	Square Footage	Acres	Percent of total
Total Area	44632	1.02	100
Total Building / Pad Area	21225	0.49	48
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Total Parking Spaces	45		(2 ADA - 1 Van)
Bike Rack	5		(min)

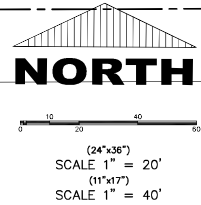
Tabulation Table

region
Engineering & Surveying
1776 N. State St. #110
Orem, UT 84057
P: 801.376.2245
region@reginc.com

ALPHAGRAPHICS REMODEL
BOUNTIFUL, UTAH
LOCATED IN SECTION 10, TOWNSHIP 2 NORTH
RANGE 1 EAST,
PLAT 'A', BOUNTIFUL TOWNSITE SURVEY
SALT LAKE BASE AND MERIDIAN

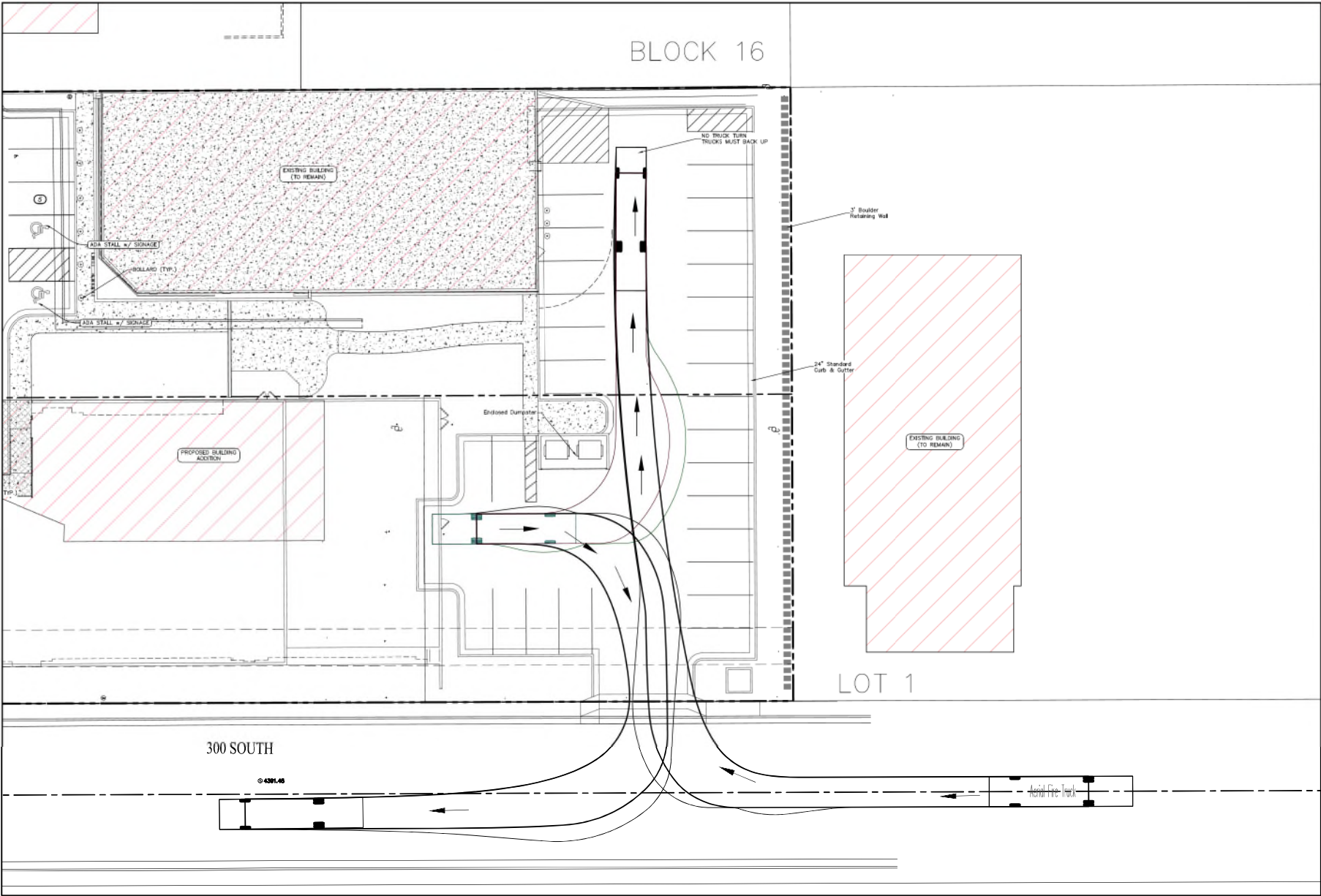
DATE: 11.2.2019
PROJECT #
REVISIONS:

SHEET NAME:
SITE UTILITY / PLAN
SHEET:
SP-01



C:\CS\CSHWING\PROJECTS\BROW PROJECTS\ALPHA GRAPHICS PROJECTS\ALPHAGRAPHICS\BROW 002\11.02.19 - 4\DWG\SP-01.DWG - 11/2/2019 10:57:15 AM

Attachment 2 - Site and Utility Plans



Engineering & Surveying
region
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 regiondesign.com



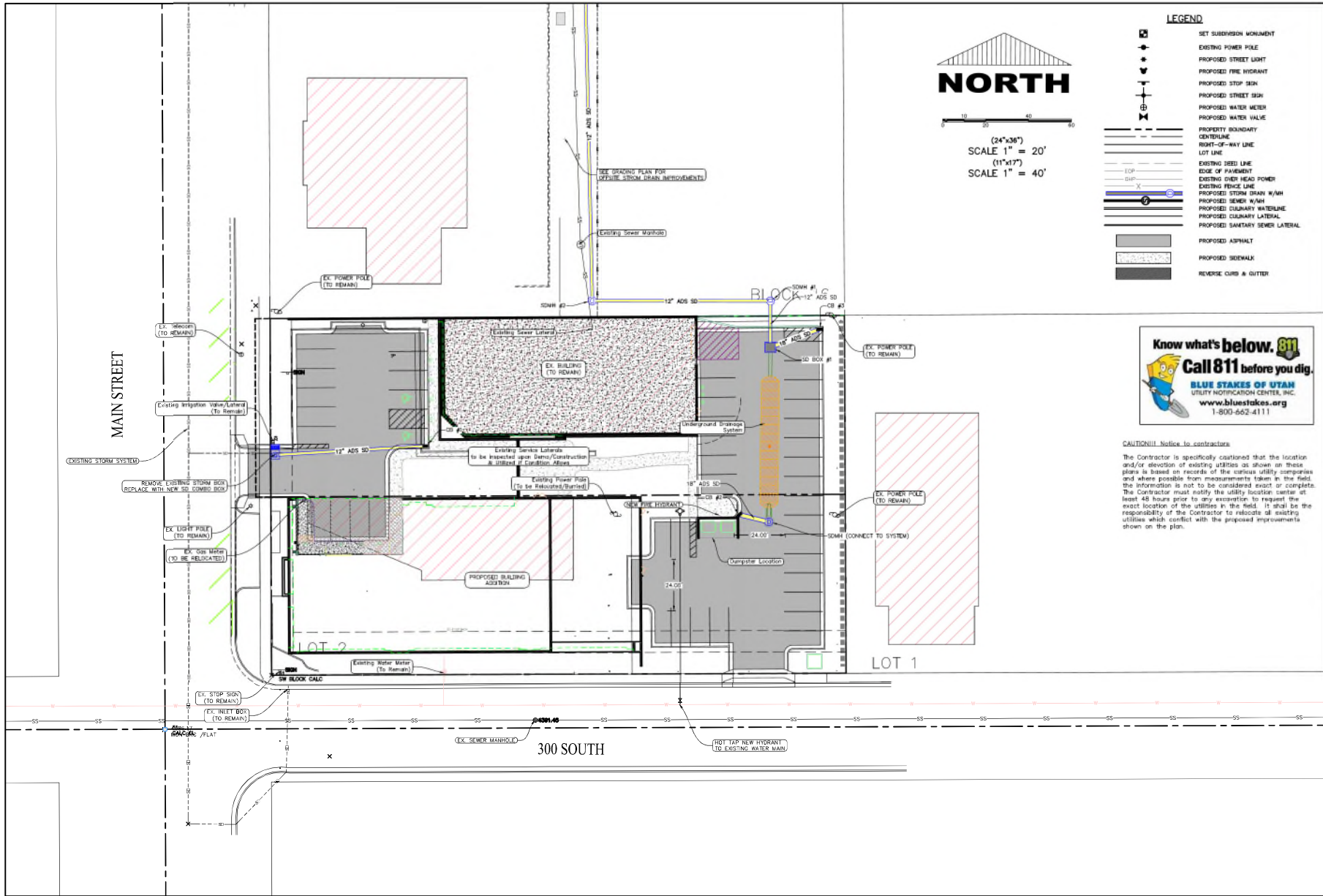
**ALPHAGRAPHICS REMODEL
 BOUNTIFUL, UTAH**
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH
 RANGE 1 EAST,
 PLAT 'A', BOUNTIFUL TOWNSHIP SURVEY
 SALT LAKE BASE AND MERIDIAN

DATE: 11.2.2019
 PROJECT #
 REVISIONS:

△	
△	
△	

SHEET NAME:
 FIRE TURNAROUND
 SHEET:
FP-01

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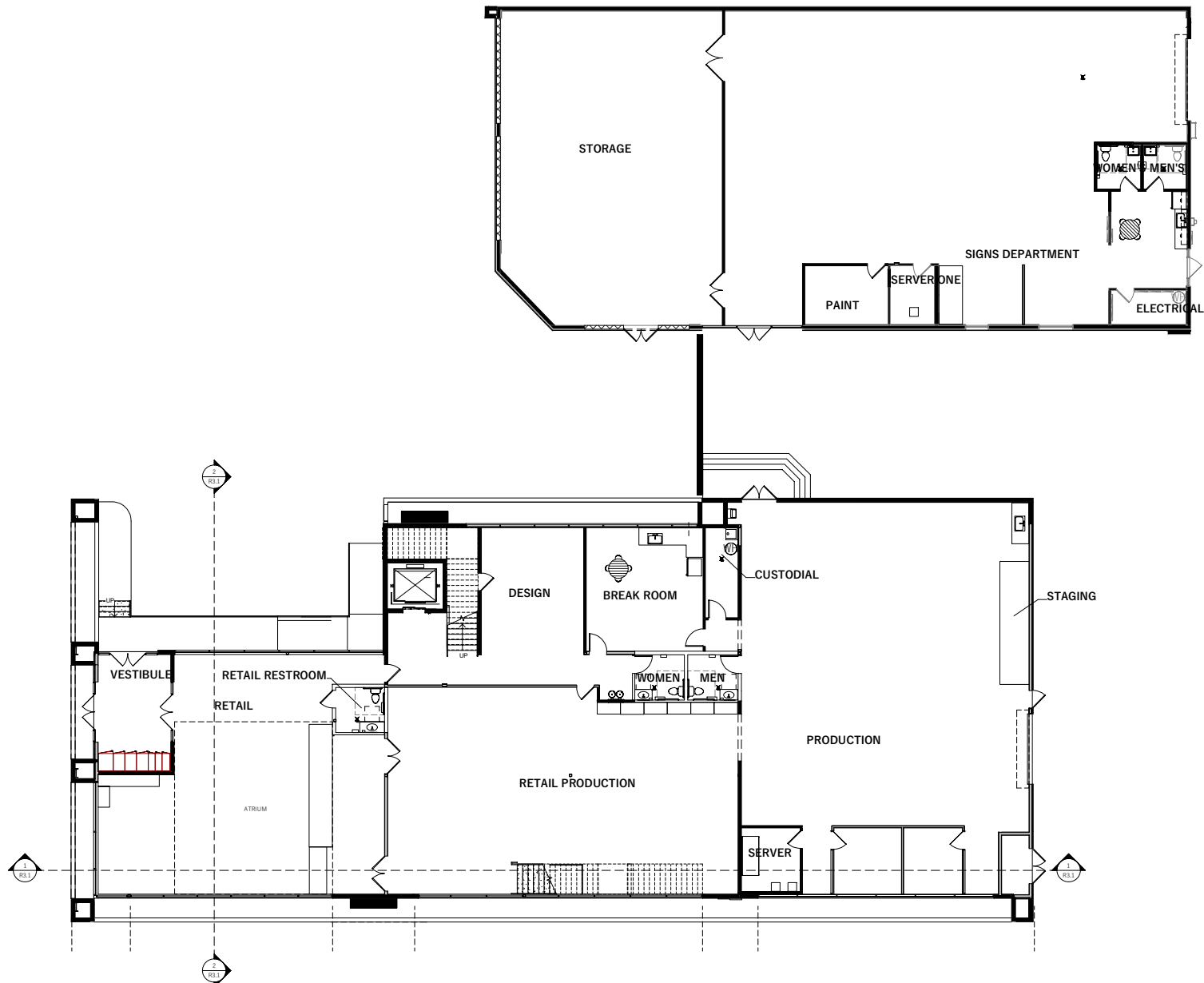
region
 Engineering & Surveying
 1776 N. State St. #110
 Orem, UT 84057
 P: 801.376.2245
 engr@regiongals.com

ALPHAGRAPHS REMODEL BOUNTIFUL, UTAH
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH RANGE 1 EAST, FLAT 'A', BOUNTIFUL TOWNSHIP SURVEY SALT LAKE BASE AND MERIDIAN

DATE: 11.2.2019
 PROJECT #
 REVISIONS:

SHEET NAME
 UTILITY PLAN
 SHEET
 UP-01

Attachment 3 - Floorplans



1
R1.1 NORTH
RENDERED MAIN FLOOR
1/8" = 1'-0"

WWW.JZW-A.COM

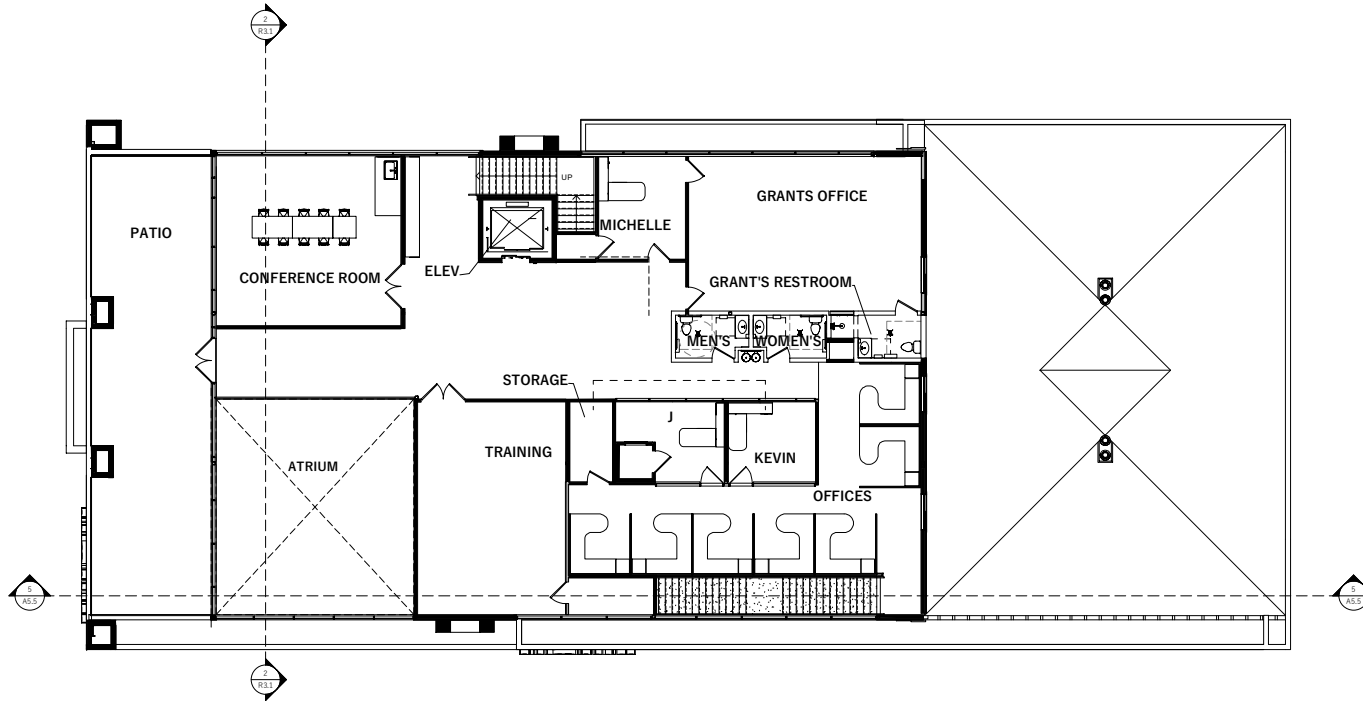
135 EAST CENTER STREET, NORTH SALT LAKE, UTAH 84054

PHONE: (801) 936-1343

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Attachment 3 - Floorplans



1
R1.2 NORTH 1/8" = 1'-0"

No.	Date	Description

ALPHA GRAPHICS REMODEL

265 SOUTH MAIN ST.
BOUNTIFUL, UT

PROJECT DIRECTORY

OWNER GRANT RICHEY ALPHAGRAPHICS	STRUCTURAL ENGINEER BHG DALLIN PEDERSEN 2766 MAIN ST. SALT LAKE CITY, UT, 84115 801-955-8658 DALLIN.PEDERSEN@BHENGINEERS.COM
ARCHITECT JZW ARCHITECTS SPENCER ANDERSON 135 E. CENTER ST. NORTH SALT LAKE, UT 84054 (801) 936-1343 SPENCER@JZW-A.COM	MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER SPECTRUM ENGINEERS DAVID HINKLEY 324 SOUTH STATE ST. SALT LAKE CITY, UT, 84111 801-401-8435 DGH@SPECTRUM-ENGINEERS.COM
CIVIL ENGINEER REGION ENGINEERING BRIAN ADAMS 1776 N STATE ST. #110 DREM, UT 84057 (801) 376-2245	LANDSCAPING REEVE AND ASSOCIATES NATE REEVE 801.521.3100 5160 South 1500 West Riverside, UT 84405

CODE SUMMARY

OCCUPANCY CLASSIFICATIONS:

B: BUSINESS- PRINT SHOP
 AREA FIRST: 9,322 SF
 BUSINESS: 7,275 SF
 1 PER 150 SF = 48.5
 MERCANTILE: 2,077 SF
 1 PER 60 SF = 34.6
 AREA SECOND: 5,340 SF
 BUSINESS: 5,340 SF
 1 PER 150 SF = 35.6

AREA 14,198 SF TOTAL
 TOTAL OCCUPANCY: 119
 PATIO - 1,070 SF
 ATRIUM - 836 SF

EXISTING BUILDING: 6,486 SF
 TOTAL SF: 23,384 SF
 MAX ALLOWABLE SF: 27,000

CONSTRUCTION TYPE V-B

BUILDING HEIGHT 40'-0"
 GROSS BUILDING FOOTPRINT 10,596 SF
 BUILDING TO BE SPRINKLED

APPLICABLE CODE:

2018 INTERNATIONAL BUILDING CODE (I.B.C.)
 2018 INTERNATIONAL MECHANICAL CODE
 2018 INTERNATIONAL PLUMBING CODE
 2018 INTERNATIONAL FIRE CODE
 2018 INTERNATIONAL ENERGY CONSERVATION CODE
 2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:

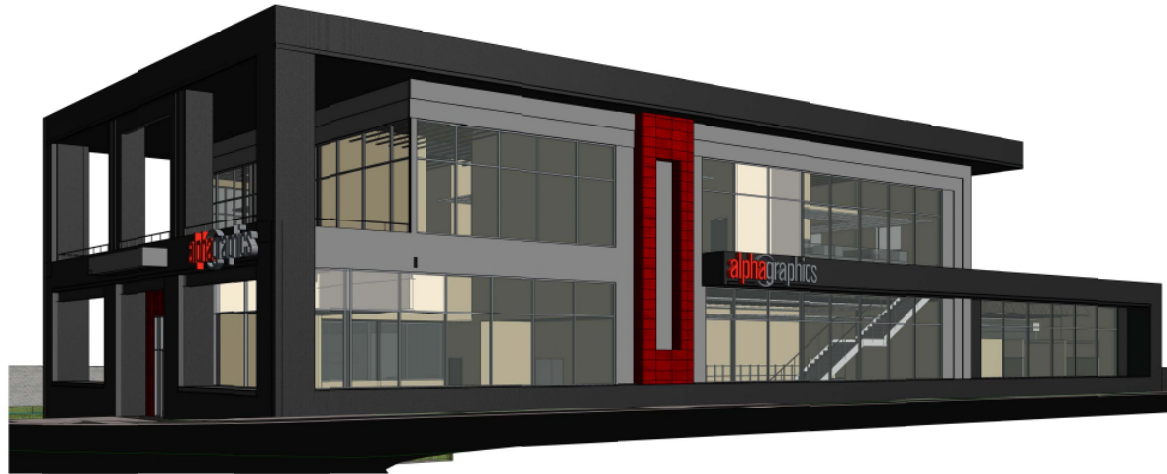
ADDRESS: 265 SOUTH MAIN STREET
 CITY: BOUNTIFUL, UT
 LOT SIZE: 44,837 SF

DEFERRED SUBMITTALS:

FIRE SUPPRESSION SYSTEM

PARKING CALCULATIONS (BASED ON BOTH BUILDING REQUIREMENTS)

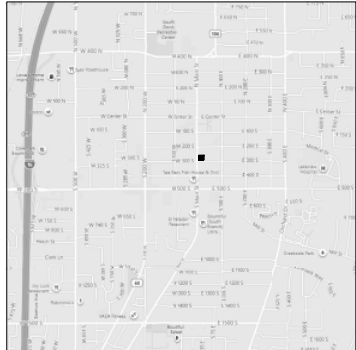
14-18 107 PARKING SPACES REQUIRED
 10. GENERAL BUSINESS/RETAIL 1 PER 200
 2,077/200 = 10.4
 18. OFFICE NOT PROVIDING CUSTOMER SERVICES 1 PER 300
 6,455/300 = 21.5
 28. WAREHOUSES 1 PER 1,000
 11,866/1,000 = 11.9
 29. OTHER USES NOT LISTED
 -RETAIL IS A GRAB AND GO SERVICE
 -WAREHOUSE WAS SELECTED BUT THE INDICATED SPACE IS A PRINT SHOP
 TOTAL PARKING REQUIREMENT = 45
 TOTAL PARKING PROVIDED = 45



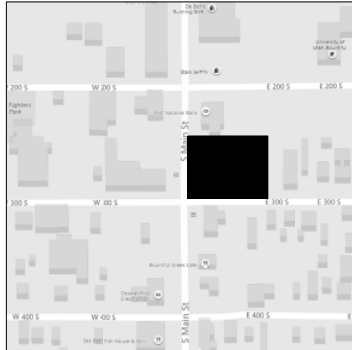
ALPHA GRAPHICS REMODEL

VICINITY MAPS

CITY MAP



STREET MAP



DRAWING INDEX

R0.0 PLANNING COVER

CIVIL DRAWINGS

- CS-01 COVER SHEET AND NOTES
- CS-02 COVER SHEET AND NOTES
- DP-01 EXISTING SITE/DEMO PLAN
- SP-01 SITE UTILITY PLAN
- FP-01 FIRE TURNAROUND
- UP-01 UTILITY PLAN
- GR-01 GRADING PLAN
- PP-02 PLAN AND PROFILE
- DT-01 TYPICAL DETAILS
- DT-02 TYPICAL DETAILS

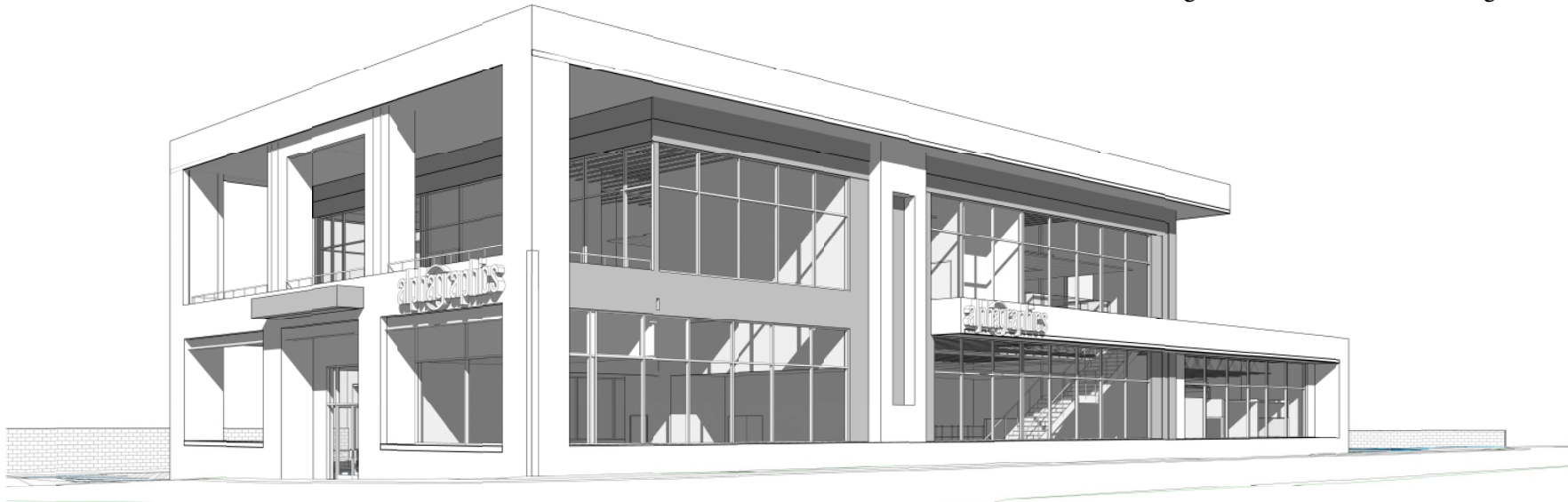
LANDSCAPE PLAN

- L1 LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS
- L3 IRRIGATION PLAN
- L4 IRRIGATION DETAILS

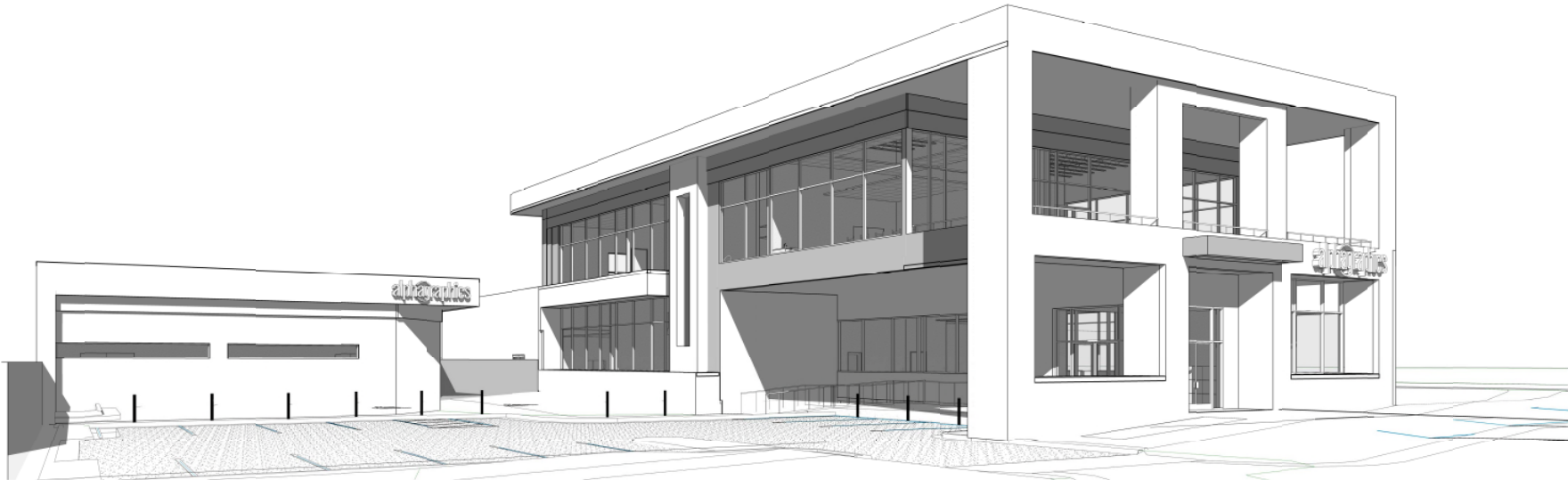
ARCHITECTURAL DRAWINGS

- R1.1 MAIN FLOOR PLAN
- R1.2 UPPER FLOOR PLAN
- R2.0 BUILDING PERSPECTIVES
- R2.1 RENDERED ELEVATIONS
- R2.2 RENDERED ELEVATIONS
- R3.1 SECTION
- R10.1 RENDERINGS

Attachment 4 - Building Elevations and Renderings



1
R2.0 ———— SOUTHWEST PERSPECTIVE



2
R2.0 ———— NORTHWEST PERSPECTIVE

PROJECT NUMBER
19093

ISSUE DATE:
OCTOBER 31, 2019

REVISIONS:
No. Date Description

CONSULTANT

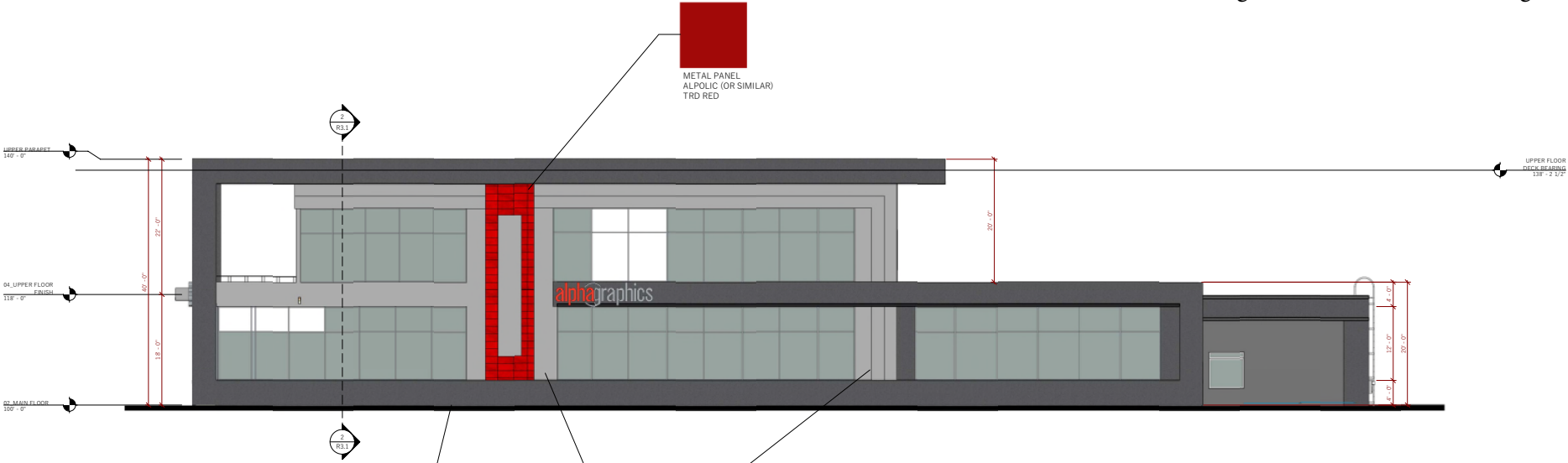
**ALPHA GRAPHICS
REMODEL**
265 SOUTH MAIN ST.
BOUNTIFUL, UT

BUILDING
PERSPECTIVES

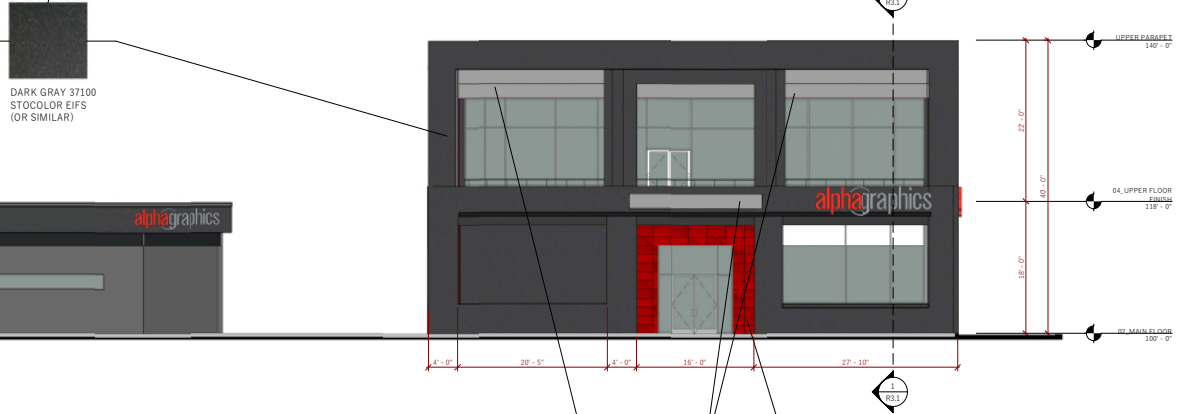
R2.0



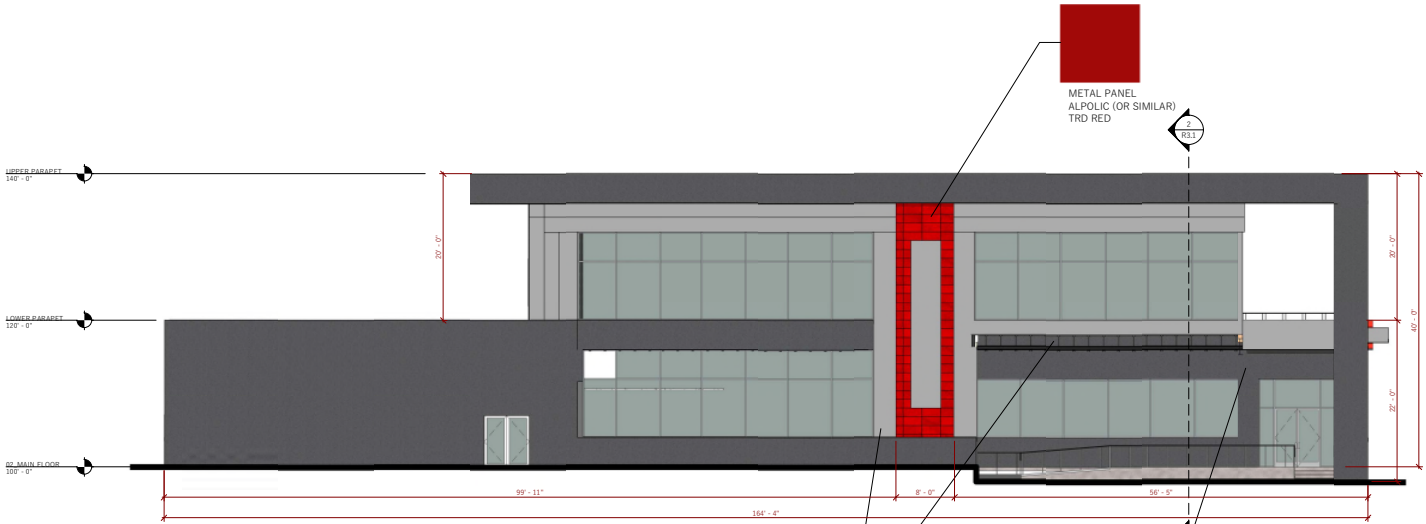
Attachment 4 - Building Elevations and Renderings



1 RENDERED SOUTH ELEVATION
1/8" = 1'-0"



2 RENDERED WEST ELEVATION
1/8" = 1'-0"

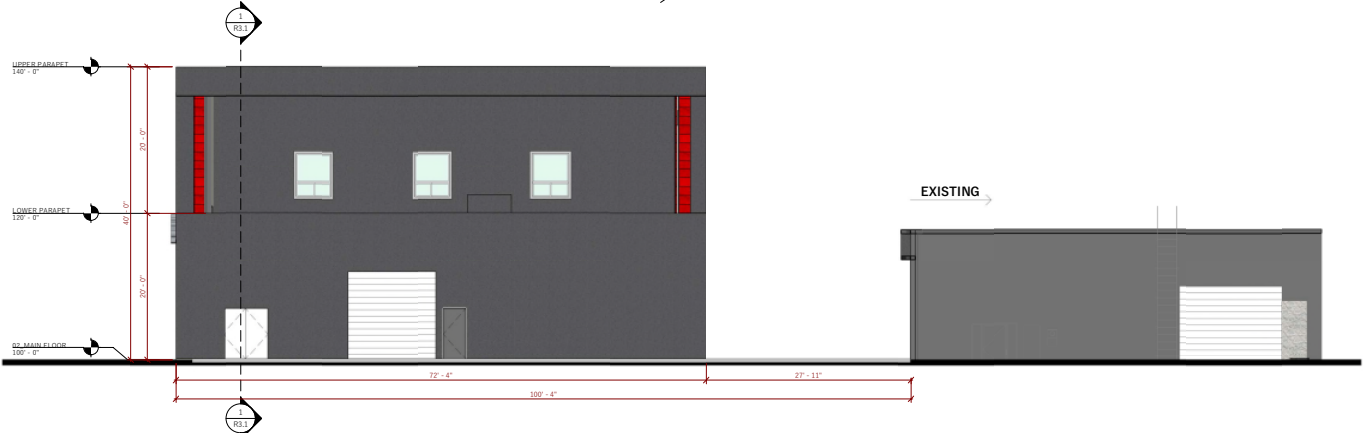


3 R2.2 RENDERED NORTH ELEVATION
1/8" = 1'-0"

METAL PANEL
ALPOLIC (OR SIMILAR)
TRD RED

LIGHT GRAY 37107
STOCOLOR EIFS
(OR SIMILAR)

DARK GRAY 37100
STOCOLOR EIFS
(OR SIMILAR)

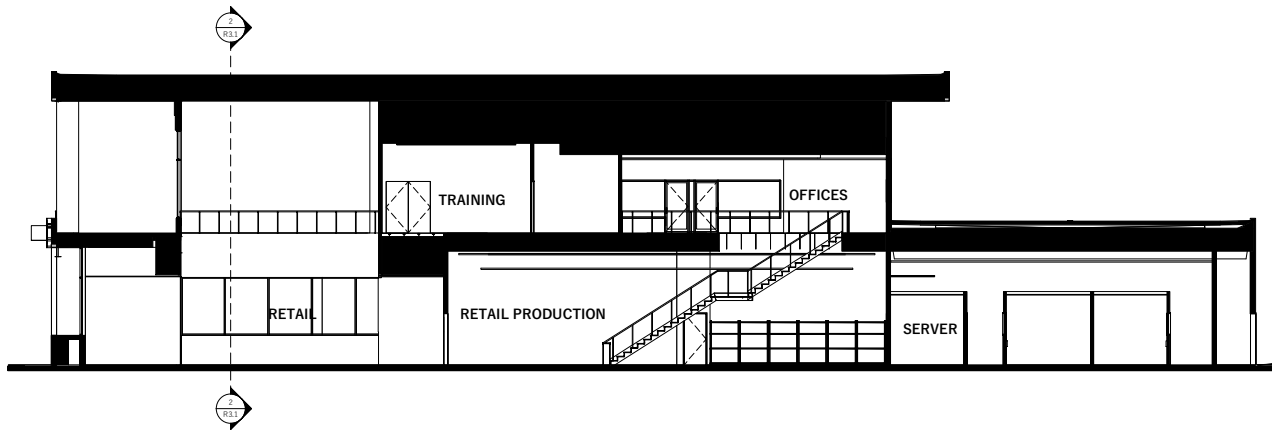


2 R2.2 RENDERED EAST ELEVATION
1/8" = 1'-0"

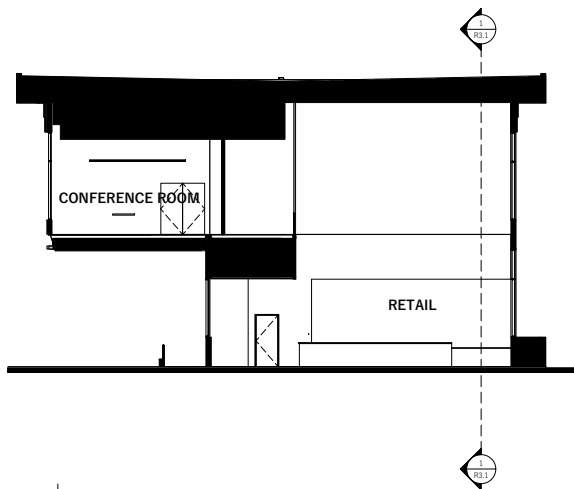
EXISTING



Attachment 4 - Building Elevations and Renderings



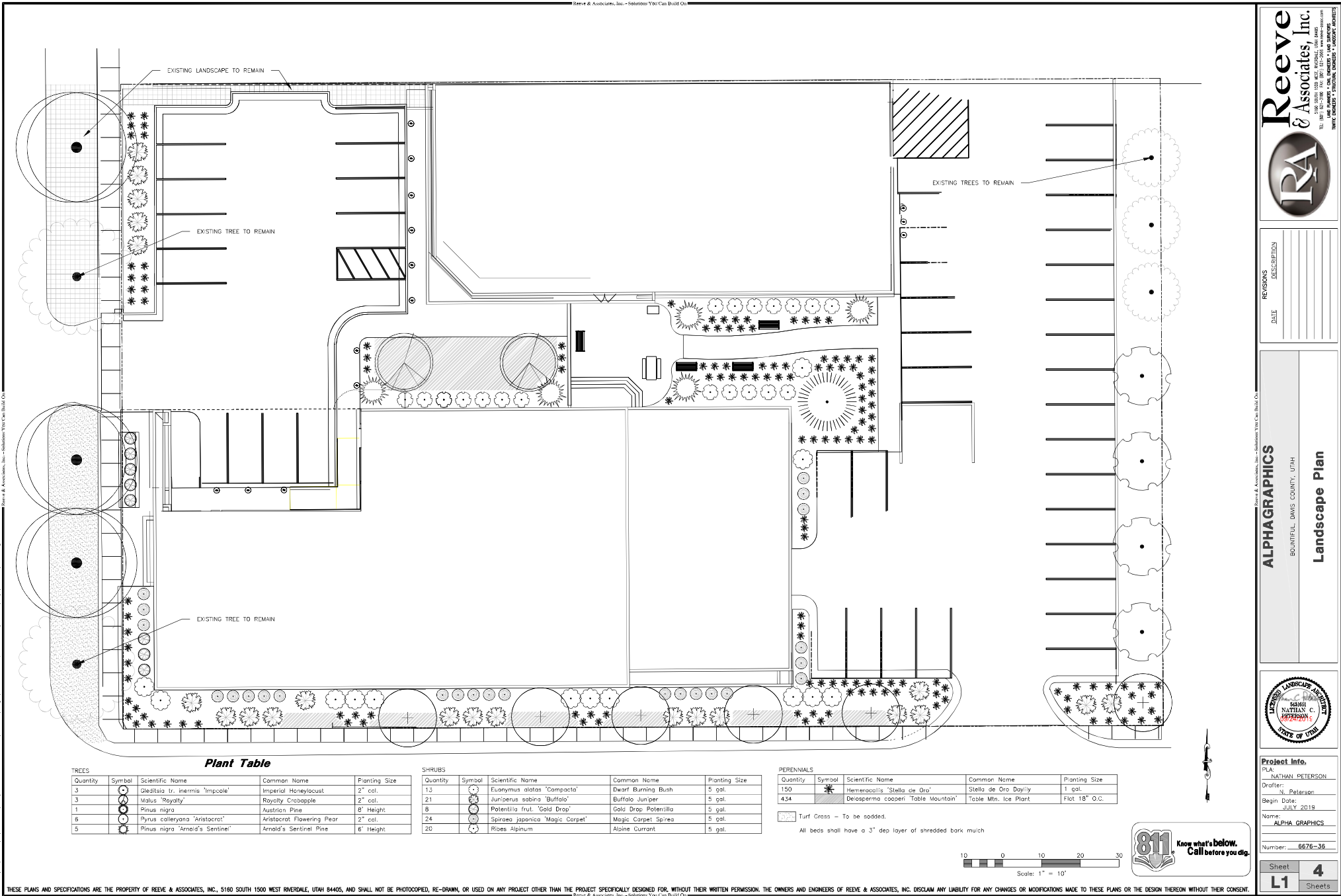
1
R3.1 — ALPHA BUILDING SECTION1
1/8" = 1'-0"



2
R3.1 — ALPHA BUILDING SECTION2
1/8" = 1'-0"



Attachment 5 - Landscape Plan



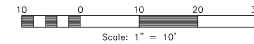
Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3	☉	Gleditsia tr. inermis 'Impole'	Imperial Honeylocust	2" cal.
3	☉	Malus 'Royalty'	Royalty Crabapple	2" cal.
1	☉	Pinus nigra	Austrlian Pine	8' Height
6	☉	Pyrus calleryana 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
5	☉	Pinus nigra 'Arnold's Sentinel'	Arnold's Sentinel Pine	6' Height

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	☉	Euonymus alata 'Compacta'	Dwarf Burning Bush	5 gal.
21	☉	Juniperus sabinio 'Buffalo'	Buffalo Juniper	5 gal.
8	☉	Potentilla frut. 'Gold Drop'	Gold Drop Potentilla	5 gal.
24	☉	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	5 gal.
20	☉	Ribes alpinum	Alpine Currant	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
150	☉	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
454	☉	Desperma cooperi 'Table Mountain'	Table Mtn. Ice Plant	Flat 18" O.C.

☉ Turf Grass - To be added.
 All beds shall have a 3" deep layer of shredded bark mulch.



Reeve & Associates, Inc.
 1100 South 1500 West, Provo, Utah 84601
 Tel: 801-733-1100 Fax: 801-733-1101
 WWW.REEVE-ASSOCIATES.COM

REVISIONS

DATE	DESCRIPTION

ALPHAGRAPHICS
 BOUNTIFUL, DAVIS COUNTY, UTAH
Landscape Plan

PROJECT LANDSCAPE ARCHITECT
 NATHAN PETERSON
 DRAFTER: N. PETERSON
 BEGIN DATE: JULY 2019
 NAME: ALPHA GRAPHICS
 NUMBER: 6676-36

Sheet **4**
 L1 Sheets

3/26/2019 1:10:48 PM C:\Users\jacob\Documents\19-053 - Bountiful\Working\Drawings - Graphics.dwg
 Reeve & Associates, Inc. - Solutions You Can Build On

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405, AND SHALL NOT BE PHOTOCOPIED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

City Council Staff Report

Subject: Preliminary and Final Site Plan for Construction of new Car Wash Business
Author: Curtis Poole, Assistant Planner
Department: Planning
Date: December 10, 2019



Background

The Applicant, Quick QQ Utah LLC, requests Preliminary and Final Site Plan approval for the construction of a new carwash facility at 136 North 500 West. The property is located within the C-H (Heavy Commercial) Zone and the use is permitted within the zone.

The Planning Commission reviewed the Preliminary and Final Site Plan at its November 19, 2019 meeting and has forwarded a positive recommendation of approval with conditions to the City Council. Quick Quack received approval from Council and recently completed construction of a carwash facility at the intersection of 500 West and 2600 South. This will be the second facility Quick Quack will operate in the City. The property is located on the City's western boundary and is bordered on all sides by the C-H (Heavy Commercial) Zone in Bountiful and the C-G (General Commercial) Zone in West Bountiful City.

Analysis

The proposed development is located on a 0.827 acre property consisting of two parcels. Prior to construction of the proposed carwash, the parcels will need to be consolidated. The proposed development will include the construction of an approximately 3,800 square foot building with an automated carwash and offices. The proposal also includes at least sixteen (16) vacuum stalls and two (2) central vacuum pump houses. The Applicant proposes building materials consisting of stucco and block with trim elements. The building, vacuum stations and supporting equipment buildings meet the required setbacks.

Access to the project will be via one (1) drive approach located at the northern end of the property. The Applicant will be required to close and abandon the existing approach on the southern end of the property. The northern drive approach has been aligned so as not to interfere with existing intersections located at 100 and 200 North. This approach has not yet received approval from UDOT. See Condition of Approval no. 9.

The parking standards for carwashes are based on providing adequate queue length for cars waiting to enter the automated carwash. The Code requires at least 6 spaces for vehicle stacking and the proposed plan demonstrates compliance with this standard. The landscaping plan, submitted by the Applicant, far exceeds the minimum fifteen (15) percent of landscaped area and provides trees and shrubs meeting the minimum standards of the Code; however, placement of trees will need to be carefully considered so as not to interfere with existing overhead power lines. All future signage, including temporary signs, will require a sign permit which will need to meet the standards of the Code to receive Staff approval.

Storm water will be collected on site and the Applicant has submitted percolation test results for review by the City Engineer. Culinary water and sewer will be provided from existing lines in 500 West; however, connections to culinary water will need to be moved further to the north as noted in redlined corrections. Overflows from the storm drain system will be directed to the street.

Final building plans and construction details shall reflect substantial compliance with the drawings approved by the City Council. Any changes, modifications, or deviations from the approved design shall be reviewed and approved by the Planning Director, or the Planning Commission and City Council when appropriate, prior to construction. Any formal request for design modifications submitted during construction may result in a stop-work order by the Building Official until the modifications are approved, which may in turn require an additional Architectural and Site Plan Review application.

Department Review

This proposal has been reviewed by the City Engineer, City Planner, and 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 system. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommended Action

The Planning Commission reviewed the Preliminary and Final Site Plan at its November 19, 2019 meeting, and has forwarded a positive recommendation of approval to the City Council for the proposed carwash subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of Building Permit, the two parcels shall be consolidated and recorded with Davis County.
3. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
4. Replace the existing drive approach which will be abandoned 500 West with curb, gutter and sidewalk.
5. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
6. Apply separately for signage, including temporary signs, meeting the standards of the Code.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.
9. Prior to issuance of a building permit the applicant shall be responsible of securing approval from UDOT for the driveway approach. (Condition added by staff).

Attachments

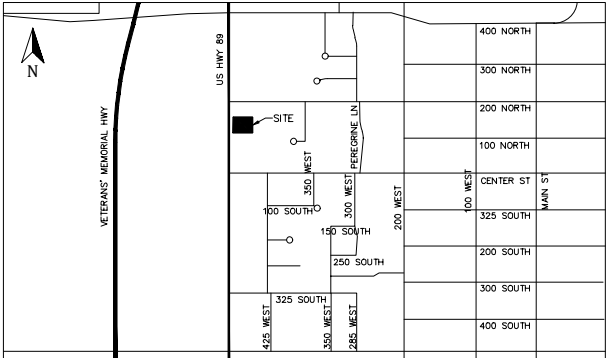
1. Aerial Photo
2. Site and Utility Plans
3. Building Rendering and Elevations
4. Landscaping Plan

Attachment 1 - Aerial Photo

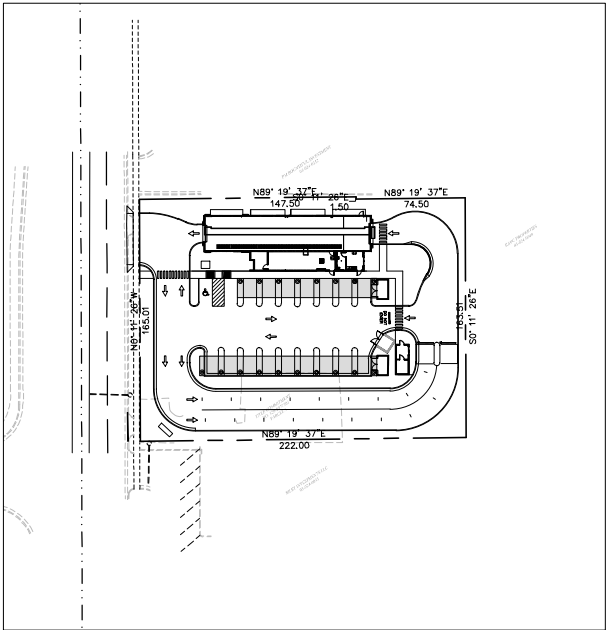


QUICK QUACK Bountiful, UT

VICINITY MAP



NOT TO SCALE



SITE MAP
1" = 40'

INDEX

- C-0 Cover Sheet
- C-1 Site Plan
- C-2 Grading Plan
- C-2.1 Drainage Plan
- C-3 Utility Plan
- C-4 Standards Details
- C-5 Utility Details
- C-6 Stormwater Pollution Prevention Plan
- C-7 SWPPP Details
- C-8 Demolition Plan
- L-1 Landscape Plan
- A100 Dimension Floor Plan
- A200 Exterior Elevations
- A200 Exterior Color Elevations
- Photometric Plan
- Signage Plans

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ELEVATE ENGINEERING
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SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

DEVELOPER:
JOSEPH EARNEST
LONESTAR BUILDERS
QQ UTAH COUNTY PO BOX 887
SPRINGVILLE, UT 84663
(801) 400-1944
JOSEPH@LONESTARBUILDERSINC.COM

SURVEYOR:
CORY NEERINGS
LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
(435) 654-4828
CORY@LEGENDENGINEERING.COM

SITE DATA

LOT AREA:	36,518	SF (0.84 ACRES)
BUILDING AREA:	3,820	SF± 10.5%
PAVEMENT AREA:	23,079	SF± 63.2%
LANDSCAPE AREA:	9,619	SF± 26.3%

ZONING: C-H (HEAVY COMMERCIAL)

LEGEND & ABBREVIATION TABLE

R.O.W./PROPERTY LINE	---	EXISTING CURB AND GUTTER	---
EASEMENT LINE	---	PROPOSED CURB AND GUTTER	---
CENTER LINE	---	INVERT ELEVATION	I.E.
PROPOSED TRAIL	~	TOP BACK CURB	TBC
PROPOSED WATER LINE	—W—W—W—	TOP ASPHALT	TA
PROPOSED PRESSURIZED IRRIGATION	—PI—PI—PI—	TOP OF GRATE	TOG
PROPOSED GROUND WATER DRAIN	—GW—GW—GW—	FINISHED GRADE	FG
PROPOSED SEWER LINE	—SS—SS—SS—	TOP OF CONCRETE	TC
PROPOSED STORM DRAIN LINE	—SD—SD—SD—	HIGH WATER ELEVATION	HWE
EXISTING SEWER LINE	---SS---SS---SS---	CATCH BASIN	
EXISTING WATER LINE	---W---W---W---	SURFACE FLOW DIRECTION	
EXISTING STORM DRAIN LINE	---SD---SD---SD---	PROPOSED STREET LIGHT	
EXISTING CONTOUR	~45.00~	STORM DRAIN MANHOLE	
FINISHED CONTOUR	~47.00~	SANITARY SEWER MANHOLE	
		PROPOSED WATER VALVE	

NO.	REVISIONS	BY	DATE

ELEVATE
ENGINEERING

ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

QUICK QUACK BOUNTIFUL - US 89
COVER SHEET
136 NORTH 500 WEST BOUNTIFUL, UT 84010



SHEET:
C-0

DATE: Nov 06, 2019

PROJECT ENGINEER:
LARVIN FOLLOCK
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

DEVELOPER:
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(801) 430-1844
JOSEPH@LONESTARBUILDERSINC.COM

LEGEND

LOT LINES (PROPERTY)	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
STRIPING	----
BUILDING SETBACK	-----
LANDSCAPE SETBACK	-----
EXISTING BUILDING	-----
EXISTING FENCE	-----
PROPOSED PUE	-----
TOP BACK OF CURB	TBC
FINISHED FLOOR ELEVATION	FFE
LANDSCAPE AREA	[Pattern]
CONCRETE AREA	[Pattern]
VACUUM CANOPY	[Pattern]

SITE DATA

LOT AREA:	36,518	SF (0.84 ACRES)
BUILDING AREA:	3,820	SF± 10.5%
PAVEMENT AREA:	23,079	SF± 63.2%
LANDSCAPE AREA:	9,619	SF± 26.3%

ZONING: C-H (HEAVY COMMERCIAL)
PERMITTED USE:
PARCEL ID#: 030240041,030240042

BUILDING DATA

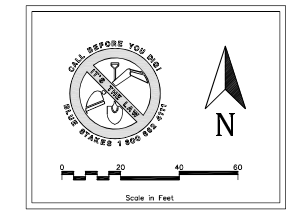
CONSTRUCTION TYPE: V-B
OCCUPANCY CLASSIFICATION: B
SPRINKLERS: NO
SETBACKS:
FRONT=20 FEET
REAR=10 FEET
SIDE=10 FEET

PARKING TABULATION

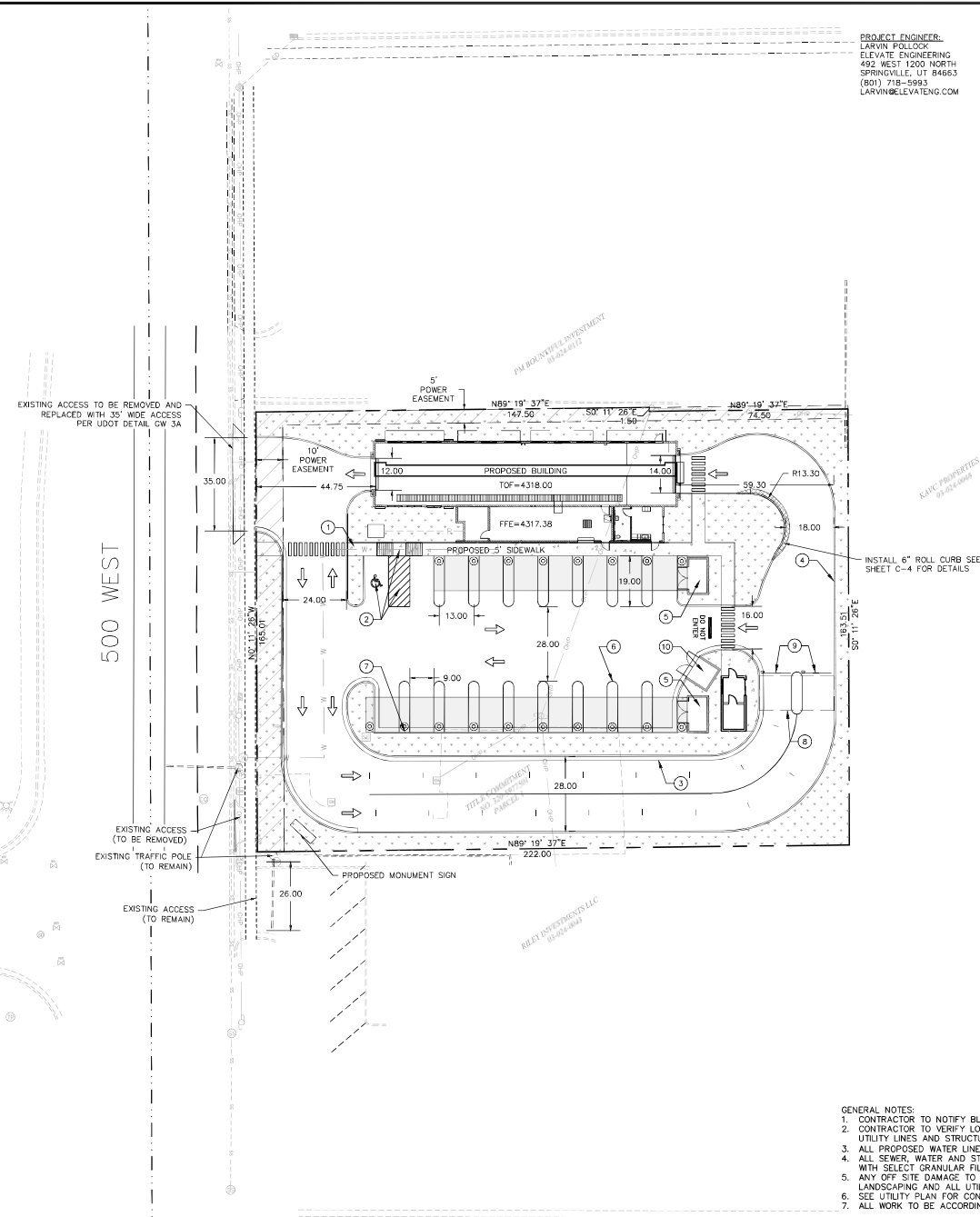
REQUIRED: 1 PER EMPLOYEE
PROVIDED: 2 STALLS
1 ADA STALL

VACUUM STALLS: 16 STALLS
TUNNEL LENGTH: 114 FEET
STACKING: 19 STALLS

- NOTES:**
- PROPOSED 5' SIDEWALK PER APWA PLAN 231. SEE SHEET C-4 FOR DETAILS.
 - ALL HANDICAP STALLS AND RAMPS TO BE INSTALLED PER ADA AND APWA STANDARDS. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB & GUTTER TYPE E PER APWA 205. SEE SHEET C-4 FOR DETAILS.
 - PROPOSED CURB TYPE P PER APWA PLAN 209. SEE SHEET C-4 FOR DETAILS.
 - CONSTRUCT VACUUM ENCLOSURE WITH CONCRETE PAD AND APRON. INSTALL OWNER PROVIDED VACUUM EQUIPMENT, UNDERGROUND TRUNK LINES, PIPING, ETC. COORDINATE WITH ARCHITECTURAL PLANS.
 - PAINT 4" SOLID YELLOW PAINT STRIPE AS SHOWN (TYPICAL).
 - INSTALL OWNER PROVIDED "TOAMY BALL" PLANTERS/GARBAGE RECEPTACLE (TYPICAL). COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED PAY STATIONS WITH CANOPY. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL OWNER PROVIDED GATES AND LOOP DETECTION SYSTEM. COORDINATE TIMING OF INSTALLATION PRIOR TO CONSTRUCTION OF PAVEMENT. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - PROPOSED DUMPSTER LOCATION. SEE SHEET C-4 FOR DETAILS.



- GENERAL NOTES:**
- CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 - CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 - ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 - ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 - SEE UTILITY PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 - ALL WORK TO BE ACCORDING TO CITY STANDARDS.



NO.	REVISIONS	BY	DATE

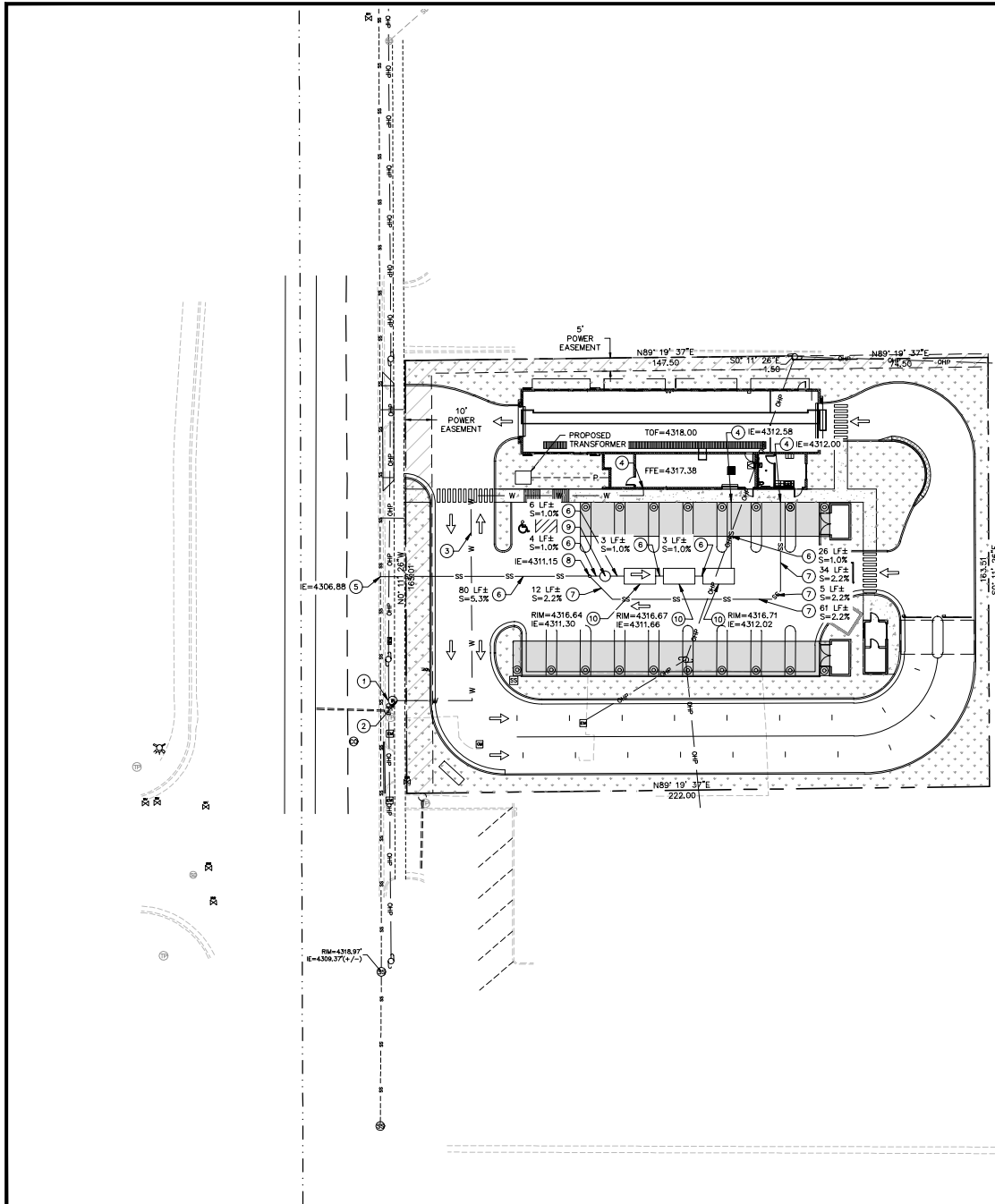
ELEVATE ENGINEERING
492 WEST 1200 NORTH
SPRINGVILLE, UT 84663
(801) 718-5993
LARVIN@ELEVATEENG.COM

ENGINEERING

QUICK QUACK BOUNTIFUL - US 89
SITE PLAN
136 NORTH 500 WEST BOUNTIFUL, UT 84010

PROFESSIONAL ENGINEER
06/20/2019
1064275
LARVIN FOLLOCK
UTAH STATE BOARD OF PROFESSIONAL ENGINEERS

SHEET: **C-1**
DATE: Nov 06, 2019



LEGEND

PROPERTY/ROW LINE	---
EXISTING CURB AND GUTTER	=====
PROPOSED CURB AND GUTTER	=====
PROPOSED STORM DRAIN LINE	—SD—SD—SD—
EXISTING STORM DRAIN LINE	- -SD - -SD - -SD - -
PROPOSED SEWER LINE	-SS-SS-SS-SS-
EXISTING SEWER LINE	-SS-SS-SS-SS-
PROPOSED WATER LINE	—W—W—W—
EXISTING WATER LINE	- -W - -W - -W - -
PROPOSED PUE	---
INVERT ELEVATION	IE
EXISTING	EX
FINISHED GRADE	FG
FINISHED FLOOR ELEVATION	FFE
TOP OF FOUNDATION	TOF
PUBLIC UTILITY EASEMENT	PUE

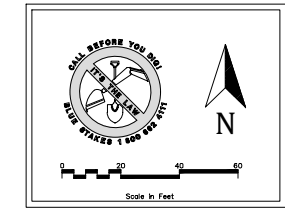
DESIGN NOTES:

- ① CONNECT TO EXISTING WATER MAIN PER CITY STANDARDS.
- ② CONNECT TO EXISTING WATER METER PER CITY STANDARDS.
- ③ INSTALL 2" POLY WATER LINE PER CITY STANDARDS.
- ④ END ALL UTILITIES 5' FROM BUILDING. SEE PLUMBING PLANS FOR CONTINUATION.
- ⑤ CONNECT TO EXISTING SEWER MAIN PER APWA PLAN 431. SEE SHEET C-5 FOR DETAILS. CONTRACTOR TO VERIFY LOCATION AND ELEVATION PRIOR TO ANY CONSTRUCTION.
- ⑥ INSTALL 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE.
- ⑦ INSTALL 4" PVC SDR-35 SEWER PIPE AT 2% MIN. SLOPE.
- ⑧ INSTALL 6" CLEANOUT.
- ⑨ INSTALL 48" SANITARY SEWER SAMPLING MANHOLE PER APWA PLAN 411. SEE SHEET C-5 FOR DETAILS. RIM=4316.59 IE=4311.27 IE OUT=4311.19
- ⑩ INSTALL 1500 GAL. GREASE INTERCEPTOR/RECLAIM TANKS. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE AT 1% MIN. SLOPE BETWEEN TANKS. COORDINATE WITH PLUMBING PLANS FOR DETAILS.

- GENERAL NOTES:
1. CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION
 2. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITY LINES AND STRUCTURES PRIOR TO CONSTRUCTION
 3. ALL PROPOSED WATER LINES TO HAVE A MINIMUM OF 5' OF COVER
 4. ALL SEWER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL AS PER CITY STANDARDS.
 5. ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER, LANDSCAPING AND ALL UTILITIES TO BE REPLACED IN KIND.
 6. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION OF SEWER AND WATER LINES.
 7. ALL WORK TO BE ACCORDING TO CITY STANDARDS.

PRIVATE UTILITIES
 CONTRACTOR TO CONTACT THE FOLLOWING COMPANIES PRIOR TO ANY CONSTRUCTION. EXACT LOCATION OF THESE UTILITIES TO BE DESIGNED AND COORDINATED BY THE FOLLOWING COMPANIES.

DOMINION ENERGY — 801-853-6597
 ROCKY MOUNTAIN POWER — 801-756-1310
 CENTURY LINK — 801-536-6975



NO.	REVISIONS	BY	DATE

PROJECT ENGINEER: LP
DESIGNER: DL

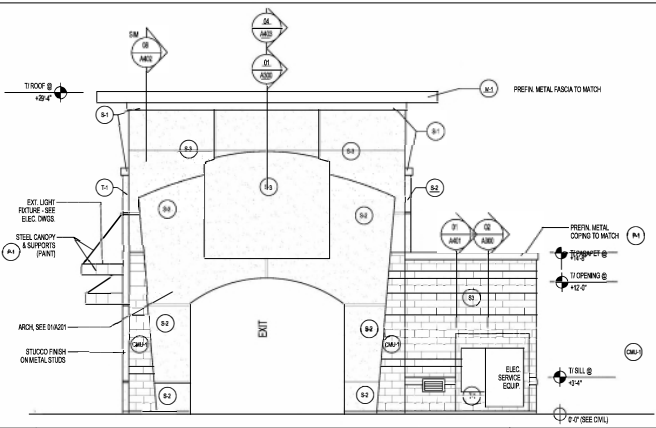
ELEVATE ENGINEERING
 482 WEST 1000 NORTH
 SPROUTVILLE, UT 84603
 435-250-1000
 www.elevateeng.com

ELEVATE
ENGINEERING

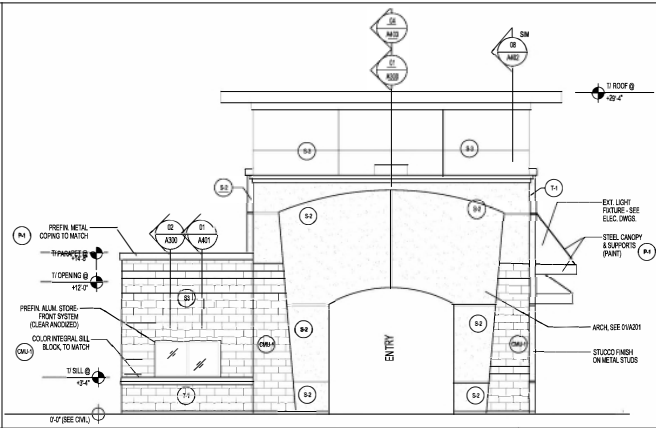
QUICK QUACK BOUNTIFUL — US 89
UTILITY PLAN
136 NORTH 500 WEST BOUNTIFUL, UT 84010

SHEET: **C-3**
 DATE: Nov 06, 2019

USE#	MATERIAL	COLOR/ MANUFACTURER
OM1.1	SPRUE FACE CMU	INTEGRAL COLOR (DARK GREY) TO MATCH SW 105E 'BACKDROP'
OM1.2	SMOOTH FACE CMU	INTEGRAL COLOR (LIGHT GREY) TO MATCH SW 105E 'LOGGING PANE'
S1	STUCCO	MATCH SW 105E 'STANDARD' (GREEN)
S2	STUCCO	MATCH SW 105E 'SHERIDAN' (YELLOW)
S3	STUCCO	MATCH SW 105E 'SHOWBOUND' (WHITE)
P1	PAINT	SW 105E 'STANDARD' (GREEN)
P2	PAINT	SW 105E 'SHERIDAN' (YELLOW)
P3	PAINT	SW 105E 'BACKDROP' (DARK GREY)
P4	PAINT	SW 105E 'LOGGING' (BLACK)
M1	STANDING SEAM ROOFING	MATCH SW 105E 'STANDARD' (GREEN)



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



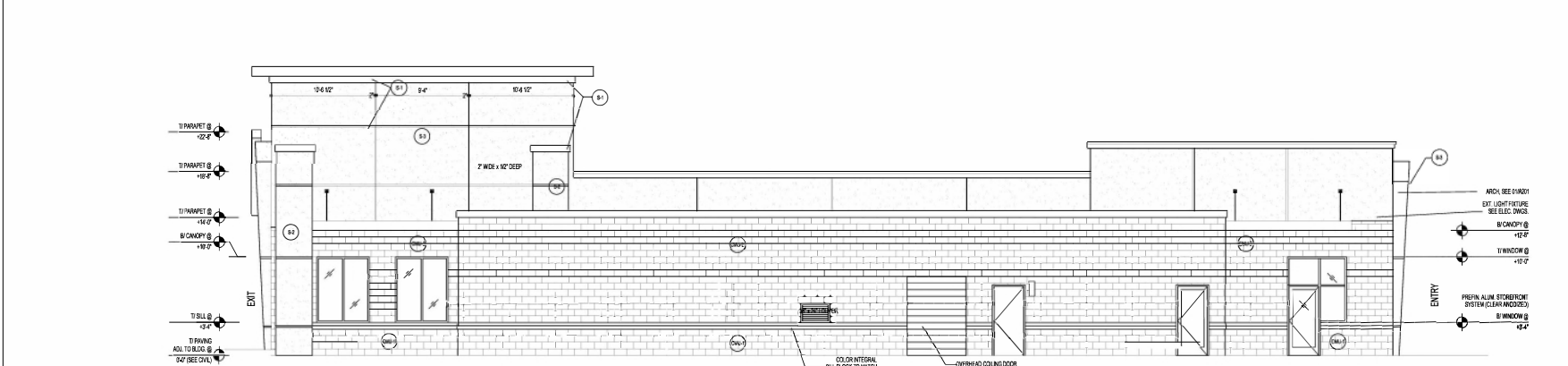
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03

PROJECT NOTES

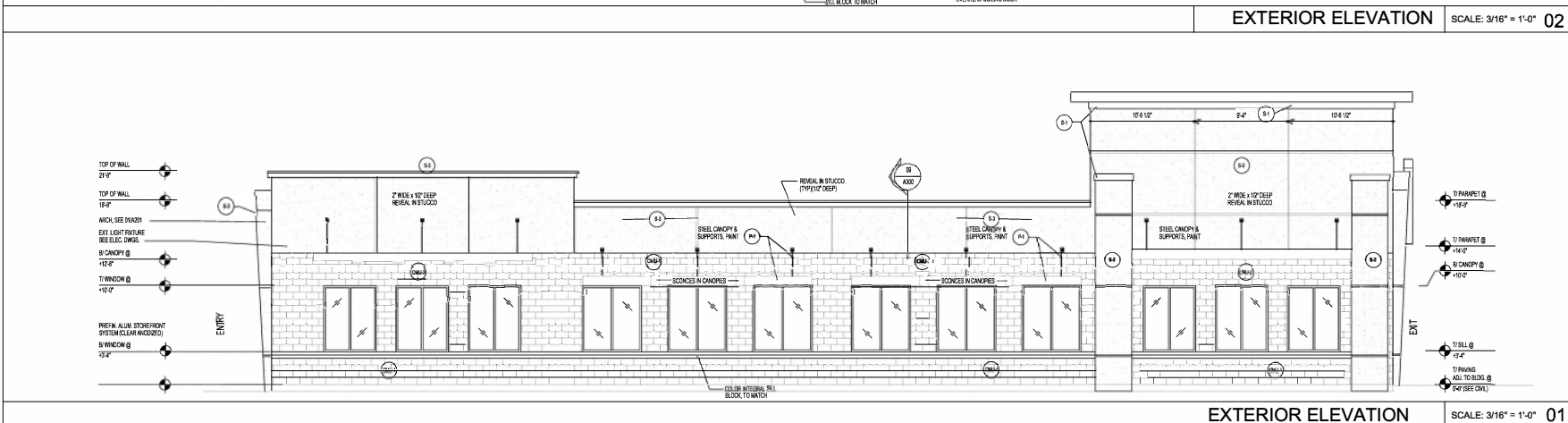
PROJECT TITLE:
QUICK QUACK CAR WASH
BOUNTIFUL UTAH

DAIN & ASSOCIATES
ARCHITECTURE | DESIGN | PROJECT MANAGEMENT
JAMIE DAIN ARCHITECTS
PHONE: (435) 733-8888

DATE: October 17 2019
REVISIONS:



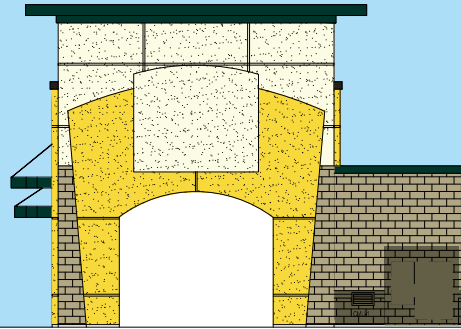
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



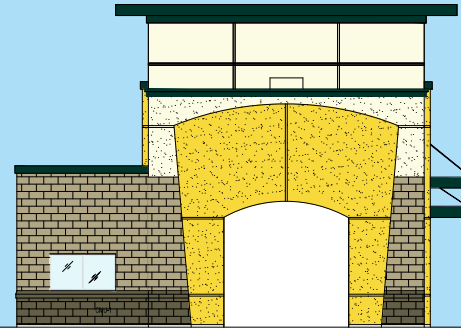
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

A200

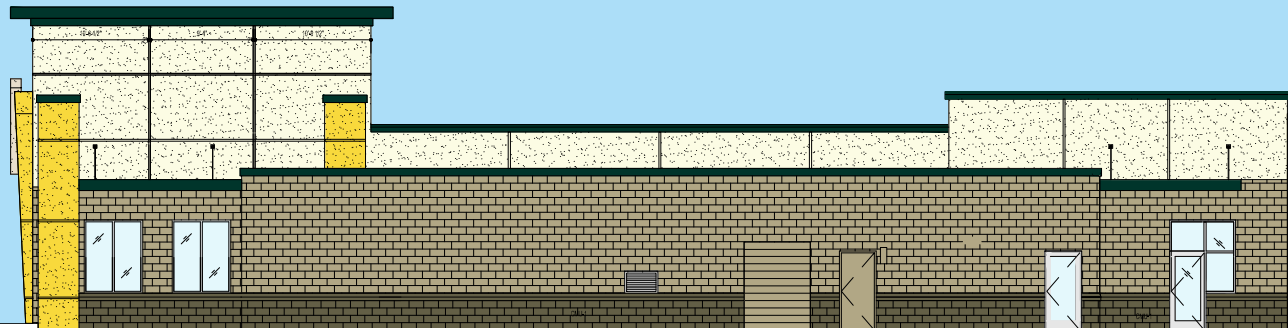
EXTERIOR FINISH SCHEDULE		
LABEL	MATERIAL	COLOR / MANUFACTURER
OW1	EIFS/FACED CMU	INTERIOR COLOR DARK GREY TO MATCH SW 2024 "BLACKWOOD"
OW2	SMOOTH FASO CMU	INTERIOR COLOR LIGHT GREY TO MATCH SW 2024 "LOGSINK PAINT"
S1	STUCCO	MATCH SW 670 "STARBOARD" GREEN
S2	STUCCO	MATCH SW 700 "SUNSHINE" YELLOW
S3	STUCCO	MATCH SW 704 "SUNSHINE" WHITE
P1	PAINT	SW 670 "STARBOARD" GREEN
P2	PAINT	SW 700 "SUNSHINE" YELLOW
P3	PAINT	SW 704 "SUNSHINE" DARK GREY
M1	METAL	MATCH SW 670 "STARBOARD" GREEN
W1	WINDOW FRAME	CLEAR ANODIZED



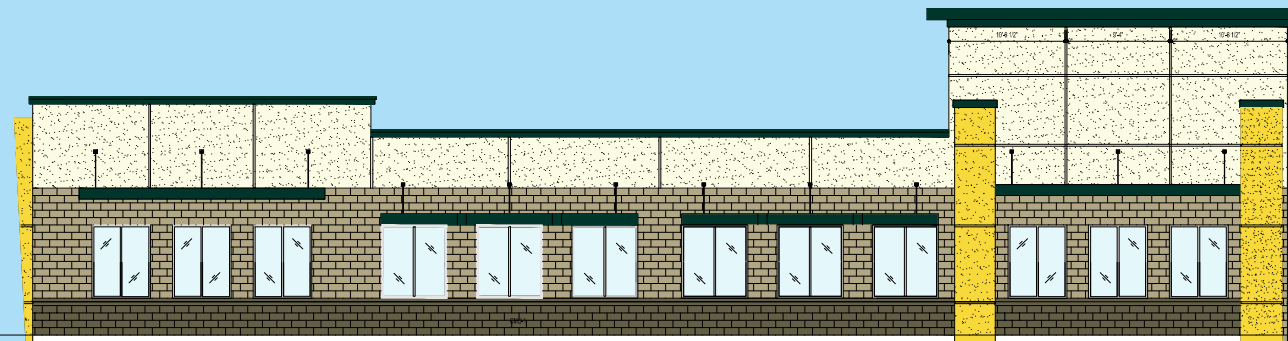
EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 04



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 03



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 02



EXTERIOR ELEVATION SCALE: 3/16" = 1'-0" 01

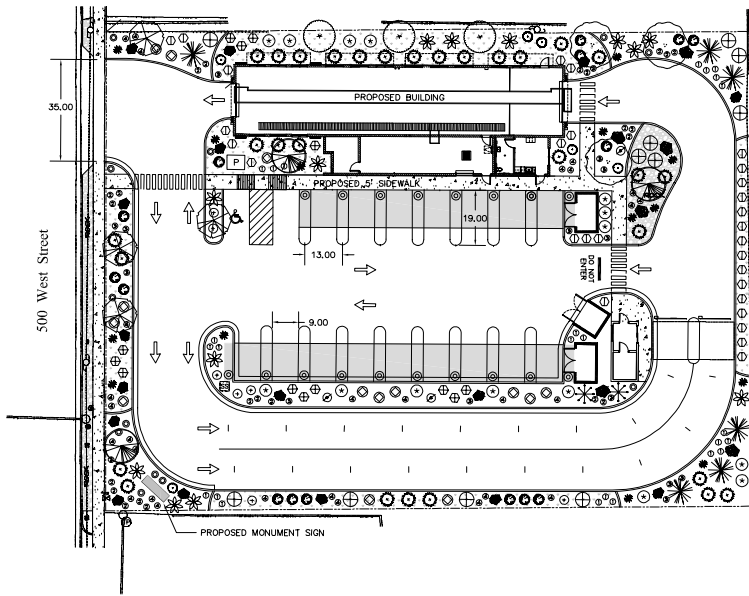
PROJECT NOTES

PROJECT TITLE
QUICK QUACK CAR WASH
 BOUNTIFUL UTAH



DATE: October 17 2019
 REVISIONS:

A200



Legend

Symbol	Description	Remarks
	Landscape Boulder / 3'-4" Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blonde-Tan Colored Quartzite, Block Edges (Not Rounded).
	4" x 6" Extruded Concrete Mowstrip / Natural Color	Install In Straight, True Lines And Uniform Curves, 4" Between All Lawn And Shrub Areas. Compact Sub-grade To 90% Prior To Installation.
	Rock ONLY Area / Cobble / 3" Minus Size / "Neph Gray"	Install In Areas Shown To A Depth Of 6 Inches Over "Dallitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	New Shrub - Rock Area / 2" Minus Size / "Bone"	Install In Areas Shown To A Depth Of 4 Inches Over "Dallitt" Brand Weed Barrier Fabric. Submit Gray-Beige Sample For Approval.
	New Shrub - Rock Area / 1 1/2" Min. Size / "Celtico"	Install In Areas Shown To A Depth Of 4 Inches Over "Dallitt" Brand Weed Barrier Fabric. Rock To Be A "Bone" Product Or Equal.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & topsoil in order to obtain approval to be used on the project, and prior to shipment to the site. Failure to provide this in a timely manner will in no way effect or delay the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of the project. No substitutions will be considered following this time period.

Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		<i>Amenlicher grand.</i> "Autum B.	A. Brilliance Serviceberry	3" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		<i>Koelreuteria pan.</i> "Fastigata"	Columar Goldenrain Tree	3" Caliper 8'-10' Height	Full Head Crown Straight Trunk
6		<i>Pinus leucodermis</i> "hatschekii"	Dwarf Bonolan Pine	6'-8" Height 3" x 3"	Full Throughout Specimen
2		<i>Pinus nigra</i> "Arnold's Bestmal"	Columar Austrian Pine	6'-8" Height 3" x 3"	Full Throughout Specimen
4		<i>Syringa reticulata</i> "Ivory Silk"	Japanese Flowering Lilac	3" Caliper 8'-10' Height	Full Head Crown Straight Trunk
3		<i>Zelcova serrata</i> "Green Vase"	Green Vase Zelcova	3" Caliper 8'-10' Height	Full Head Crown Straight Trunk

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3		<i>Berberis thunb.</i> "Orion Pflanzl"	Crimson Pflanzl Berberis	9 Gallon	3'-18" Height
15		<i>Euonymus alatus</i> "Compact"	Dwarf Burning Bush	9 Gallon	3'-18" Height
30		<i>Physocarpus o.</i> "Summer Wine"	Summer Wine Ninebark	9 Gallon	24"-30" Height
15		<i>Prunus laevis</i> "Plumbea Buttes"	Plumbea Buttes Sandcherry	9 Gallon	18"-24" Spread
15		<i>Rosa Knock Out Star</i>	Knock Out Red Rose	9 Gallon	18"-24" Height
14		<i>Rosa Meidland Red</i>	Red Meidland Rose	9 Gallon	18"-24" Spread
6		<i>Spiraea bumalda</i> "Goldmound"	Goldmound Spiraea	9 Gallon	15"-18" Height
7		<i>Spiraea japonica</i> "Neon Flash"	Neon Flash Spiraea	9 Gallon	15"-18" Height
14		<i>Yucca filif.</i> "Golden Sword"	Golden Sword Yucca	9 Gallon	3'-18" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15		<i>Calamagrostis a.</i> "Avalanche"	Avalanche Feather Grass	9 Gallon	24"-30" Height
25		<i>Calamagrostis a.</i> "Foerster"	Foerster Feather Grass	9 Gallon	24"-30" Height
11		<i>Miscanthus sinensis</i> "Gracillimus"	Maiden Grass	9 Gallon	24"-30" Height
11		<i>Pennisetum alopec.</i> "Hawaii"	Hawaii Fountain Grass	9 Gallon	15"-18" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
25		<i>Agastache</i> "Sunset"	Sunset Hyssop	1 Gallon	Full Can
26		<i>Hemerocallis</i> "Stella d'Oro"	Stella d'Oro Day Lily	1 Gallon	Full Can
13		<i>Leucoloma</i> "Wisconsin Blue"	Blue Lavender	1 Gallon	Full Can
28		<i>Salvia</i> "East Freeland"	East Freeland Sage	1 Gallon	Full Can

* Plant material quantities are provided for convenience in bidding ONLY! The contractor shall provide and install all plant materials either shown or noted on the plans, and of the sizes and heights specified.

Planting Notes

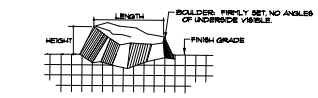
- All lawn areas (if used) shall receive a 6 inch depth of topsoil, shrub areas 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material holes shall be dug twice the diameter of the rootball and 6 inches deeper. Excavated material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (bowl Paper or equal), and shall be rotary mixed on-site prior to installation.
- Plant fertilizer shall be AgriForm brand 21 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shaded bark mulch mixture as a cover. The overall shrub beds themselves (beyond plant wells) shall receive a 4" depth of decorative stone bedding over Pro-5 weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall this period be less than two years following the date of completion and final acceptance.
- As shown and noted, the irrigation system water supply is from a secondary (non drinking) source and its availability can be affected by climatic conditions with the normal season extending from mid April to mid October. If any interruptions in water availability occur, the contractor shall coordinate with the Owner on the availability of possible temporary watering measures to keep all plant materials in a healthy condition.

General Notes

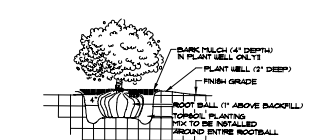
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to apply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personal on-site experience in being able to interpret the drawings correctly and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

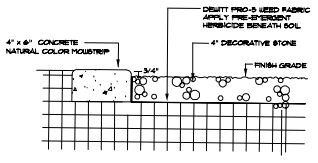
- LAWN & SHRUB AREAS : Eight (8) inches below finish grade. This will allow for the installation of a six inch depth (6in) and 4 inch depth (4in) of topsoil along with a four inch depth of bark mulch or decorative stone, leaving it 1/2" below finish grade and concrete areas.
- SUB-GRADE COORDINATION : The Landscape contractor shall meet early on in the construction process with the site grading contractor, in order to ensure that all sub-grades, prior to final topsoil placement, are provided, any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.



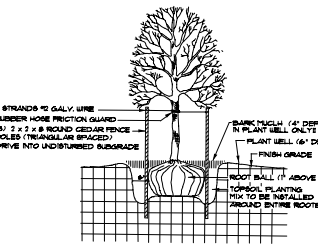
1 Landscape Boulder
N.T.S.



2 Shrub Planting
N.T.S.



3 Mowstrip / Stone Mulch
N.T.S.



4 Tree Planting
N.T.S.

Landscape Architect

RDL Design Company, Inc.
1800 East 74th Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rcdesign@comcast.net



NO.	REVISIONS	BY	DATE

ELEVATE ENGINEERING
202 WEST NORTH AVENUE
SALT LAKE CITY, UTAH 84103
PHONE: (801) 718-5000
www.elevateeng.com

ELEVATE
ENGINEERING

QUICK QUACK BOUNTIFUL - US 89
LANDSCAPE PLAN
196 North 500 West Bountiful, UT 84010



SHEET:
L-1
DATE: 11-06-2019

City Council Staff Report



Subject: Easement Release Request at Former Dick's Market Centerville Site approx. 266 E Pages Lane, for Brighton Homes
Author: Lloyd Cheney
Department: Engineering
Date: December 10, 2019

Background

The former site of Dick's Market in Centerville has been purchased by Brighton Homes and is currently under re-development as a Planned Unit Development project. The original site included an easement along the west boundary of the property which was dedicated to Bountiful City in 1980 for sewer and storm drain facilities.

Analysis

Brighton Homes has requested a partial release of the easement to allow for a larger building pad in Lot 22. The change to the easement will have no affect to the City's ability to operate and maintain the existing storm drain which is located on the west side of the property. The redevelopment has necessitated the reconfiguration to that portion of the sewer system, and the release of easement has been signed by the South Davis Sewer District.

Department Review

This has been reviewed by the Engineering Department.

Significant Impacts

None

Recommendation

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

Attachments

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

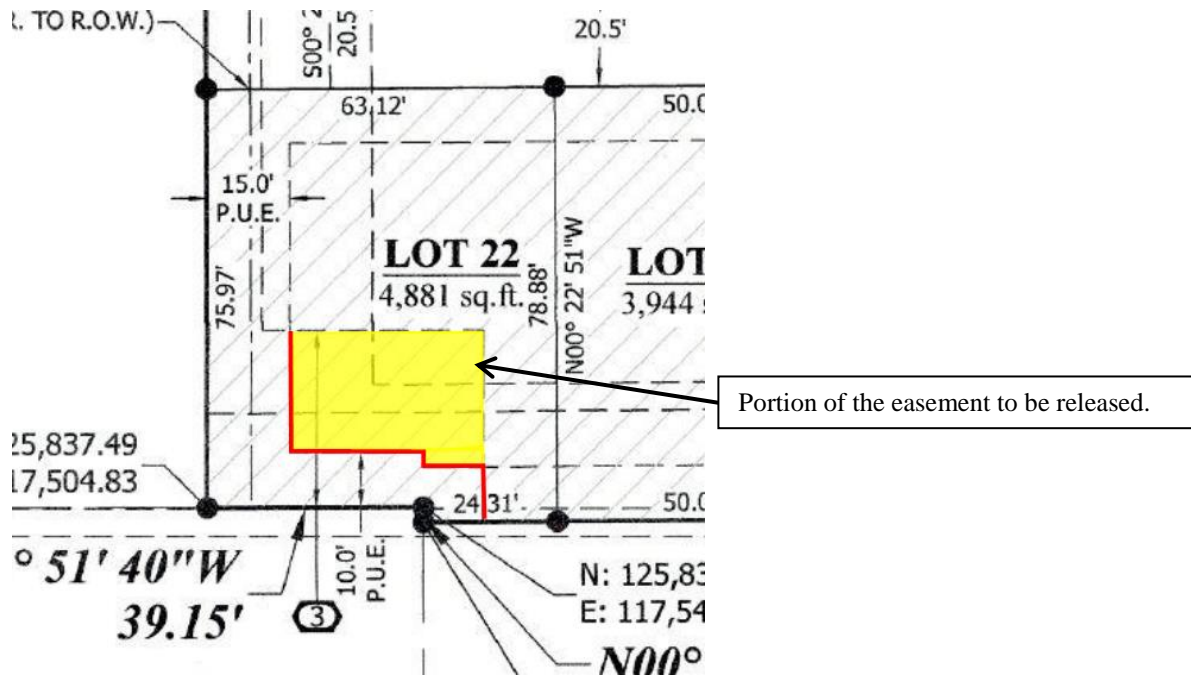


Figure 1 Clip from the Sheffield Downs Plat showing the area to be released from the Bountiful City Storm Drain and Sewer Easement.

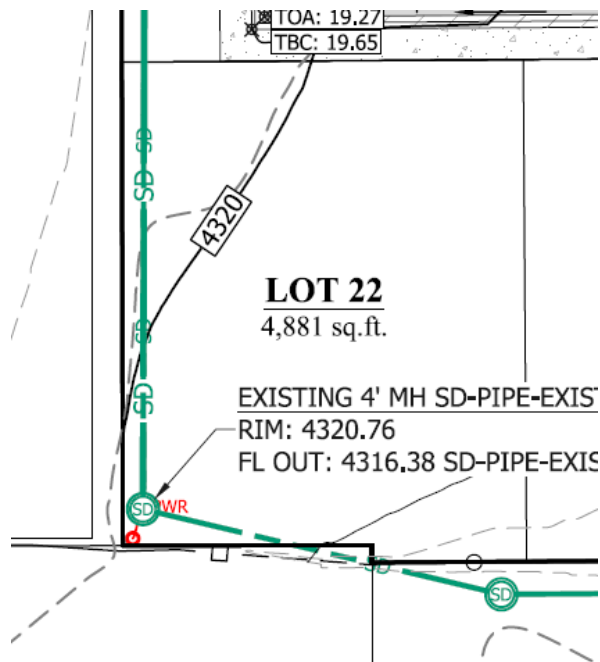


Figure 2 Clip from the Sheffield Downs plans showing the existing storm drain pipe which serves the Meadows Apartments.



Figure 3 Aerial photo showing the storm drain system.

ATTACHMENT A

PARTIAL STORM DRAIN AND SANITARY SEWER EASEMENT

ADAPTED FROM A RIGHT-OF-WAY AGREEMENT RECORDED AS ENTRY #567504, DAVIS COUNTY RECORDER

THAT PORTION OF A RIGHT-OF-WAY AGREEMENT FOR WATER AND SEWER LINES, RECORDED AS ENTRY #567504, DAVIS COUNTY RECORDER'S OFFICE, THAT FALLS NORTHERLY AND EASTERLY OF THE WESTERLY AND SOUTHERLY PROPOSED PUBLIC UTILITY EASEMENTS ON LOT 22, PROPOSED SHEFFIELD DOWNS SUBDIVISION, SAID PORTION OF SAID CONVEYED RIGHT-OF-WAY AGREEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PROPOSED PUBLIC UTILITY EASEMENT THAT IS SOUTH 0°07'50" EAST 345.97 FEET ALONG THE SECTION LINE AND SOUTH 89°36'35" WEST 842.81 FEET ALONG SAID SOUTH LINE OF STREET (PAGES LANE) AND SOUTH 00°31'25" EAST 405.89 FEET AND NORTH 89°36'35" EAST 50.00 FEET ALONG THE NORTHERLY LINE OF CINNAMON RIDGE SUBDIVISION, AND SAID NORTHERLY LINE EXTENDED WESTERLY, TO A POINT NORTH 89°36'35" EAST 13.36 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION, BY RECORD, AND NORTH 00°31'25" WEST 10.00 FEET, MORE OR LESS, TO SAID NORTH EASEMENT LINE FROM THE EAST QUARTER CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°31'25" WEST 25.16 FEET, MORE OR LESS, TO A CORNER OF SAID CONVEYED RIGHT-OF-WAY AGREEMENT; THENCE SOUTH 89°36'35" WEST 37.31 FEET, MORE OR LESS, TO THE EAST LINE OF SAID PROPOSED PUBLIC UTILITY EASEMENT; THENCE ALONG SAID PROPOSED PUBLIC UTILITY EASEMENT THE FOLLOWING FOUR (4) COURSES: 1) SOUTH 00°08'07" EAST 22.30 FEET, 2) NORTH 89°51'40" EAST 24.15 FEET, 3) SOUTH 00°54'49" WEST 2.75 FEET, 4) NORTH 89°36'37" EAST 13.38 FEET TO THE POINT OF BEGINNING.