



BOUNTIFUL CITY NEWSLETTER

The City of Beautiful Homes and Gardens

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Bountiful projected with 21% increase Davis County May Reach 'Ultimate' Population In 40 Years

Despite a lower number of developable acres and a lower growth rate than most other Davis County communities, Bountiful City will still remain a solid No. 2 in population during the expected "Davis County boom" in the next century.

A study conducted by the Davis County Planning Department projects that the county will once again double in population by the year 2030 with particularly high surges in Layton, Syracuse, Clinton, Farmington and Kaysville. The final projection—380,000 total residents—is seen as the "ultimate" the county can sustain since, as county planner Barry Burton said, "With twice the population, we will need to handle twice as much traffic, twice as much garbage and have twice as much water and park area."

The forecast, conducted in conjunction with city planners, looked at the number of vacant lots and available residential acreage, then factored in the type of housing in the same vicinity and a figure of 3.8 persons per household.

"It's an educated guess, but it reflects both long-term and short-term trends," said Burton. "While other communities have experienced outmigration, Davis County has always seen growth, and our growth rate has consistently been higher than Salt Lake and Weber Counties. Incoming residents see our county as desirable due to its easy commute location and the comparatively low traffic and crime problems."

The forecast projects Bountiful City adding 21% more population before the city is "built out". If true, Bountiful would have a population of 44,200 placing it in second place behind Layton (98,300) and above Syracuse (35,100). According to the vacant land survey, Bountiful City has 824 developable acres, generally on the east side of the city; in addition, Bountiful has 404 vacant lots in approved or occupied subdivisions. (In contrast, Layton City has seven times more developable acreage and more than double the number of vacant lots.)

At "built out" stage, the two cities of Layton and Bountiful will have more than 37% of the total population in the county.

Growth Spurs New Streets, Parks and Public Works Facility

Bountiful City is getting a badly-needed Streets, Parks and Public Works Building.

The new facility will be constructed on the existing site at 900 S. 200 West at a cost of \$1.6 million. The low bid was received by Jerry Lawrence of Beck Street Construction.

Ground for the new facility was broken Oct. 17, and the construction deadline (weather permitting) is set for July 19, according to City Engineer Jack Balling. The single-story building will contain 23,400 square feet, enough to meet the expanding needs for offices and maintenance of equipment and vehicles.

The need for the facility is linked to the enormous population growth in the city. When the existing Street Department Building was constructed in 1965, the population of Bountiful was only 17,000. The population has more than doubled since then and the Street Department crews maintain nearly twice the number of miles of city streets.

Other signs of growth:

—Storm drain maintenance has expanded from 5 to 32 miles;

—The truck fleet has grown from nine 2 1/2-ton bobtails to 15 vehicles (including seven 10-wheelers);

—Paving has increased from 5 miles per year to 13 miles annually;

—The city also maintains 15 city-owned parks, an 18-hole golf course and a large indoor-outdoor recreation complex.

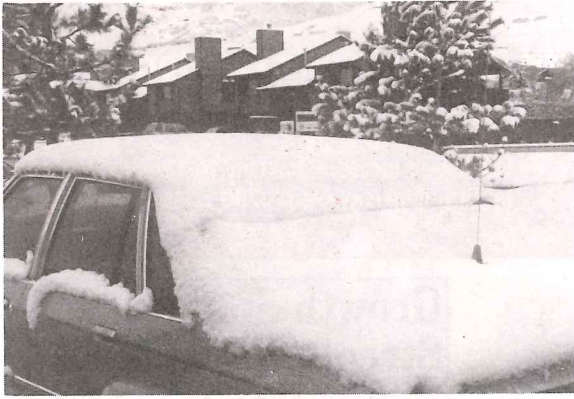
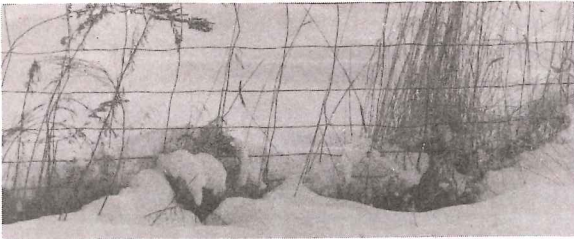
However, one item has not grown dramatically. The city has added only six employees in the past 20 years.

City officials say the building has been badly needed for the past 10 years, but has been delayed by the floods and reconstruction period of 1983-86, the downtown reconstruction in 1988-89, and the major street projects including completion of Orchard and Bountiful Drive.

Designed by architect Fred Montmorency, the new facility will feature an overhead crane for lifting trucks, welding shops, hydraulic hoists, a maintenance area for repairs, and a sandblasting and paint shop.

Future Growth in a Sampling of Davis County Communities...

City	Current Population	Developable Acres	Vacant Lots	Projected Population
Layton	41,497	5,865	861	98,300
BOUNTIFUL	36,553	824	404	44,200
Centerville	11,516	493	89	17,500
North Salt Lake	6,399	1130	54	14,300
Woods Cross	5,371	174	21	7,800
West Bountiful	4,467	497	5	9,350
Total Davis County	190,000	27,445	2334	380,000



City Requests Help With Snow Removal Obstacles, Hunting Ordinances

Winter is approaching...And although the snow can look beautiful on the landscape, heavy snowfall is a challenge for the city's snow removal crews.

In order to help the city crews, law enforcement officials ask that residents not park vehicles near the curbs when snowfall is imminent and that residents not place snow in public streets through shoveling or snowblowing.

One other note: Like other suburban areas, Bountiful City's growth has created problems with traditional hunting fields being developed for residential areas. The discharge of any firearm is prohibited inside the city limits. Furthermore, state law forbids the discharge of a firearm in non-city (i.e. canyon) areas within 600 feet of a home.

The city appreciates the cooperation of its citizens in not only observing lawful ordinances but also using "common sense" to make our community safe and comfortable.

Paving Project Completed: 10 Miles of City Streets

Bountiful Street Department crews are winding down the street repair program for this year after paving more than 10 miles of city streets.

City Engineer Jack Balling said 58 of the city's 75 proposed street improvement projects have been completed, and the remainder will be finished before the end of this fiscal year next June 30.

All told, the city crews have outlined 60,560 feet of street improvements, a total of 11.47 miles.

Among the major projects were 500 South Street between 100 and 400 East, Davis Boulevard between 3300 and 3500 South, and U.S. Highway 106 at 1800 South. The latter includes widening of the street and installation of curbs, gutters, storm drains and sidewalks. The City Parks Department will complete a major landscaping project at this site next spring, providing an attractive entrance into Bountiful City from the south.

The 500 South 100 East project includes the widening of the street to provide two lanes of traffic each direction plus a left turn collector lane each way between 100 and 400 East.

"This will conform to the widened 500 South Street west of 100 East to 500 West," said City Manager Tom Hardy.

Mr. Balling noted that the street widening project has been completed but that final paving will not be done until next May or June. In addition to the street widening to 55 feet, all trees, shrubs, fences, retaining walls, utility lines, street lights and sprinkler systems had to be removed and then replaced.

"We had excellent cooperation of the residents living on 500 South although the project required acquisition of some of their front yard property," Mr. Balling noted.

Workman Construction Company was general paving contractor with a bid of \$93,000.

Center Sets Schedule During Holiday Dates

The Bountiful City Recreation Center will hold an extensive holiday schedule of classes and public sessions.

Learn to Skate Lessons for pre-school children through adult ages will be taught Mondays and Wednesdays from 5-6 p.m. The cost is \$20 per session with new sessions beginning Dec. 3, Jan. 7, Feb. 4 and Feb. 25.

Public Skating will be held on various days: Tuesdays, 10 a.m.-1 p.m. and 7-9 p.m.; Wednesdays, 10 a.m.-1 p.m.; Thursdays, 10 a.m.-1 p.m. and 7-9 p.m.; Fridays, 10 a.m.-Noon, 12:30-2:30 p.m., 5-6 p.m., and 7-9 p.m.; Saturdays, 1-3 p.m. and 7-9 p.m.; Sundays 1-3 p.m.

The Indoor Swimming Pool will begin swimming lessons on Nov. 19 and will be open for public swimming daily from 1-9 p.m. and for lap and exercise classes beginning at 5 a.m. The pool will be closed for Thanksgiving and Christmas and may close early on Christmas Eve and New Year's Eve.

The Christmas Hockey Tournament will be staged Dec. 27-30 and the **Pacific Coast Figure Skating Championships** will be held Jan. 7-12. Since both events will be held at the Bountiful Rink, contact the Recreation Center (298-6120) for more information and revised times for public use during the tournament schedules.

In Pursuit of the Hottest New Trivia, Bountiful Has "Membership" Bragging Rights

Demographers delight in comparing Utahns to people of other states. (Utahns eat more ice cream per capita, buy more food storage and freezers, have a higher birth rate, etc.)

For those who really like this type of trivia, we offer the following "investigative research" tidbit: For what it's worth, Bountiful City has more American Express cards per man, woman and child than any other community in Davis County.

According to the records of the company, one of every 32 Bountiful residents has an AX card compared to one of every 35 in West Bountiful, Farmington and Layton, one of every 36 in North Salt Lake and one of every 42 in Centerville and Woods Cross.

The company reports that Bountiful City residents have 1,123 AX cards.

Law Enforcement

By Police Chief Larry Higgins

For the past several months the Bountiful Police Department and other law enforcement agencies along the Wasatch Front have received increased reports of home and vehicle burglaries.

Citizen involvement in observing and reporting to the police department any suspicious circumstances is of key importance in curbing this type of criminal activity.

You as a citizen can help by reporting to the Police Department:



- Unfamiliar vehicles or people in your neighborhood's driveways or yards.
- The sound of breaking glass or other unexplained noises.
- Vehicles that repeatedly drive through the neighborhood for no apparent reason.

Your neighbors are the very best means of protection against the home or car burglar. We encourage home owners to contact responsible neighbors to watch each others home and property, whether they are at home or away and especially at night. Record and report license numbers of suspicious vehicles as well as the make and color if possible.

What can you do as a citizen to protect your own home and vehicles?

- Lock garage doors and all windows in homes and vehicles when leaving.
- When possible, park all vehicles in a closed garage. If not possible, park off the street in a well lighted area.
- Secure outdoor and recreational equipment (i.e., lawn mowers, snow blowers, power trimmers, bicycles, motorcycles, ATV's boats, boat motors, sporting equipment, etc.) in a garage or shed.
- Install and use good quality entry locks and/or deadbolt locks.
- Install and use window locks or place a wooden dowel in each sliding window.
- While away from your home for five or more days, the Bountiful Police Department provides at no cost security checks of your home and property. For more information on this program please call 295-9435.
- When away from home for an extended period of time, have a family member or trusted neighbor pick up mail, newspaper and other delivery items. In the summer, lawns should be mowed and watered. In the winter, driveways and walks should be kept plowed or shoveled. The home should appear lived in.

The use of time operated lights can also be helpful as well as having someone change the position of drapes and curtains.

We realize and take into account that not all incidents reported are violations of the law. However, each report is investigated in a timely manner to insure the safety of citizens and their property. We express our appreciation to citizens who help with this very important problem. We ask for your continued support.

City Manager's Report

By Tom Hardy

On November 6, 1990, the voters of the State of Utah defeated a ballot initiative that would have removed State and local sales tax from food. Had this initiative been approved by the voters, the City of Bountiful would have lost over \$400,000 annually, an amount which could have eliminated 10 police officers, 10 fire fighters, the entire street lighting throughout the city, or the annual street overlay program.



Having served in City government for 20 years in 5 different states, I have yet to meet a "popular" tax, a "fair" tax, or a "good" tax. In the City of Bountiful we understand and recognize that any extraction from the public, be it a user charge, a fee, or a tax, is money which the citizens of our community are asked to pay to support the essential or discretionary services which we provide and they receive.

It is therefore incumbent upon us as public officials to maximize the benefits our citizens receive from the funds which they pay. We have a challenge to be both efficient and effective in providing essential services. We must prioritize and focus our efforts on constantly improving the services we provide.

As an example of some of the things that we have done to try to hold the line on taxes and charges, we have reduced the number of full-time employees in the City from 210 in 1980 to 168 in 1990 — even while the City of Bountiful had a population growth of 12% and a housing unit growth of almost 20%.

In other areas:

- We have mechanized the collection of refuse and now pick up the entire City with just three full-time people;
- We have transferred responsibility for the Circuit Court to the State, and have contracted with the County for Animal Control services;
- We have maximized the use of part-time personnel and volunteers, creating one of the outstanding police and fire reserve programs in Utah.
- We have automated office management, instituted direct dialing to city departments, placed increased responsibility on our department heads by completely eliminating the personnel and purchasing departments, and "flattened" the organization by eliminating supervisory levels.
- We have attempted to maximize "doing" as opposed to "studying" or "analyzing."

While the State of Utah may have been able to absorb the loss of sales tax from food, the City of Bountiful could not have absorbed the loss without reducing services it provides to the citizens or increasing other taxes, most notably the property tax. A \$400,000 increase in property tax amounts to a 33% increase in the amount that the City of Bountiful collects. (Most of the property tax goes to the Davis County School District and Davis County; Bountiful City receives only 11% of the property tax assessed on your home).

One of the concerns that presently challenges us is the increase in gasoline pricing. While the City's cost of unleaded fuel has gone up 50%, the cost of diesel fuel has doubled. Most of our consumption of fuel in the refuse collection, street department, power department, water department and fire department, is diesel, due to the size, type and power needs of that equipment. We anticipate, if current prices remain constant, to spend \$80,000 more than we budgeted for fuel. We have very limited capability to cut back, since most of the services we provide — refuse collection, snow plowing, street maintenance, and utility services — are essential services that cannot be reduced. While we will look for ways to absorb this additional impact, it will present additional challenges for us in an already lean budget year, and will make balancing the budget even more difficult next year.

As we confront these challenges, however, we pledge to provide a high quality of service consistent with the expectation of our citizens, and to do so at a cost which reflects the most efficient and effective delivery of services possible.

The Challenge of Bountiful Redevelopment

(NOTE: Redevelopment and the RDA are frequently in the headlines of city newspapers. The following is a brief history of redevelopment efforts, its activities and its most formidable challenge: the economic revitalization of the core downtown area.)

The Bountiful City Council recently evaluated the efforts, over the last 10 years, to redevelop and renew certain areas within the City of Bountiful. In 1978, the City Council formed a "Redevelopment Agency" and appointed themselves as the Board of Directors, but redevelopment activity really didn't start until 1980 when the Agency hired an Executive Director and a consultant.

Since 1980 the City has formed various citizen advisory groups, done additional studies, and hired additional consultants and experts to review previous studies and present opportunities and obstacles to development. Through the efforts of the Redevelopment Agency, the Gateway Park project (located at 500 South and 500 West), the Shipley office building (400 North and Main), and the Shopko project (presently under construction at 500 West and 300 South) were accomplished. Additionally, the Redevelopment Agency has made a variety of small loans to businesses seeking to become established or expand. However, the Redevelopment Agency has been unsuccessful in accomplishing one of its primary objectives — the economic revitalization of downtown.

The Redevelopment Agency has done many things to encourage downtown development. For example, the sidewalk, lighting, and landscaping

"What is the best use for the property? What is best for Bountiful?"

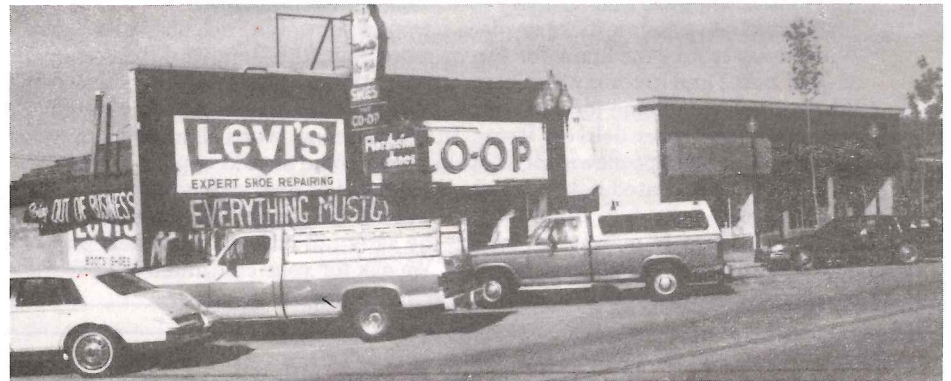
improvements between 200 South and 100 North were put in with a Redevelopment Bond Issue to beautify and make more attractive for development the core area of downtown. Property was purchased and parking lots were installed adjacent to the Stoker School and in back of the stores on Main Street and 100 North to enhance shopper convenience. Property has been purchased on "Block 29" — the block across from the Tabernacle — with the hopes of consolidating a variety of small properties with old dilapidated buildings on them into a single large parcel to attract a large development. The Agency has entered into agreements for development of the

block with three different developers, none of whom have been able to take their project from the planning and architectural stage to the construction and completion stage. The Redevelopment Agency recently completed acquisition of all of the properties on Block 29 with the exception of the old Clipper office building and Lee's Barber Shop and will be demolishing all of the older dilapidated buildings along Main Street during the early part of next year.

Downtown developments are the most difficult developments to do. Main

restaurant/entertainment complex, regarded as the best use of the property to revitalize downtown, may need the Redevelopment Agency to sell the land at considerably below its value in order to make such a development possible. A third alternative would be to sell off pieces of the property to different interested parties for a variety of different uses. Finally, a suggestion has been made that the area be made into a park, taking it off of the tax rolls and returning no sales or property taxes to the City or other taxing entities.

What is the best use for the



Street Bountiful is no different than Main Street Provo, Brigham City, or St. George. Downtowns, particularly downtowns in suburban cities, have been economically devastated by the highly competitive nature of commercial retailing brought on by malls, large volume discount retailers (such as K-Mart, Walmart, Shopko and Fred Meyer) and the increased mobility of their customers. As Mayor Linnell has pointed out "Our citizens have no obligation to shop in Bountiful. If a more attractive, better located, more competitive shopping opportunity exists, our citizens will find it." In order to compete in today's highly competitive marketplace a downtown needs to have not only the beauty, interest, and convenience of its competition but also the goods and services and the ability to market them successfully.

The Redevelopment Agency is currently examining the alternatives available to it on Block 29. One alternative would be to sell the land it owns to the highest bidder, regardless of the type of land use that it is. This would mean that a grocery store, car dealership, or multi-family housing project may be able to pay more for the land and as a result be the highest bidder, even though those types of uses are not what the citizen advisory groups, consultants, or planners have advised. A mixed-use, office/retail/

property? What is best for Bountiful? Can the downtown area be a viable retail center, or are 5th South and 5th West destined to be the present and future retail centers of a mobile citizenry that values convenience and ease? Is downtown doomed to fail as an economic centerpiece no matter what is done on Block 29? These and other difficult questions are presently being discussed by the Redevelopment Agency. If you have thoughts and ideas, please let us know. We have considered putting in a downtown mall (the market place for additional retail centers is already overbuilt, according to most experts), a discount or factory outlet center (these are traditionally outside of metropolitan centers like Park City) a single large store such as Nordstroms, Penneys, or Mervyns (we have contacted virtually every major large store and none have expressed interest in the downtown), or a high rise office/condominium building. No matter what, the project must be strong enough to be financed at a time when commercial real estate deals are being scrutinized with a fine-tooth comb due to the Savings and Loan crisis.