

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, January 11, 2022

5:45 – Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, 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.

Bountiful City Council meetings are also available to view online. The link will be available on the Bountiful City website homepage (www.bountifulutah.gov) approximately one hour prior to the start of the meeting.

AGENDA

5:45 p.m. – Work Session

1. Washington Park Construction Phasing Plan discussion – Mr. Lloyd Cheney p. 3
2. Planning Commission membership discussion – Mr. Francisco Astorga p. 13

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Swearing in of new Mayor and Council members
3. 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.
4. Consider approval of minutes of previous meetings held on December 14 & 21, 2021 p. 17
5. Council Reports
6. BCYC Report
7. Consider approval of:
 - a. Expenditures greater than \$1,000 paid November 29, December 6, & 13, 2021 p. 29
 - b. November 2021 financial report p. 35
8. Consider approval of the appointments of Mr. Jed Pitcher and Mr. Dan Bell to the Power Commission – Mr. Allen Johnson p. 49
9. Consider adoption of Resolution 2022-01 approving City Council liaison and budget committee assignments – Mr. Gary Hill p. 51
10. Consider approval of a three-year concessionaire contract for the golf course with Shawn and with an option to extend for two more years – Mr. Brock Hill p. 55
11. Consider approval of the purchase of one BMW police motorcycle in the amount of \$25,568 from Harrison EuroSports – Chief Ed Biehler p. 71
12. Consider approval of the Preliminary and Final Plat Approval for Renaissance Towne Centre P.U.D Phase 3 Plat 2 – Mr. Lloyd Cheney p. 77
13. Consider approval of the Renaissance Town Center final architectural and site plan review – Mr. Francisco Astorga p. 81
14. Consider approval of the final architectural and site plan review for the City Power Lofts located at 189 South 200 West – Mr. Francisco Astorga p. 131
15. Consider adoption of the 2022 Street Master Plan Adoption – Mr. Lloyd Cheney p. 149
16. Adjourn


City Recorder

City Council Staff Report

Subject: Washington Park
Construction Phasing Plan
Author: Lloyd Cheney, City Engineer
Department: Engineering, Parks
Date: 11 January 2022



Background

At the December 14, 2021 City Council Work Session, staff requested comments from the City Council regarding the elements and layouts shown in the revised Master Plan. The following modifications were noted for inclusion in a second revision to the Master Plan:

1. Include 12 pickleball courts.
2. Maximize the size (160 ft width for football) of the 3rd practice field.
3. Include a separate item in the cost estimate for fencing around the skate park.
4. Revise the estimate to show a reduction in turf sod to be installed, based on the Interlocal Agreement with the School District.

Analysis

Master Plan

MGB+A has revised the Master Plan Concept drawing to reflect the Council's comments regarding field spaces and the increased number of the pickleball courts. The revised plan includes a 3 ft tall x 300 ft long retaining wall to adjust the elevation of the site to accommodate the width of the 3rd field.

Project Estimate Revisions

Master Plan - Staff has evaluated the costs associated with the proposed adjustments to the Master Plan and obtained current cost information related to the construction of a skate park in Holladay, Utah. Previous cost estimates for the skate park were based on a "mid-range" unit price of \$45 per square foot. Based on construction costs from the Holladay skate park (completed last fall), this unit pricing may be low. The 9,000 square foot Holladay project was \$475,000 (\$52.78/sqft), which also included the designer's fee. The skate park construction cost has been revised in the estimate to \$55.00 per square foot to account for anticipated construction costs.

The following three photos show the elements included in the Holladay facility:





In addition to the revised skate park cost, the current estimate also reflects costs for additional pickleball courts (12 total), storm drainage which will service the parking lot and skate park “bowls”, netting, lighting and security items. These adjustments, with the associated contingency and design costs raise the estimated project cost to \$4.227 M. This total includes the total expense to sod the entire site, and assumes the School District will reimburse the expense to sod the former site of the school (approx. \$270,000) which reduces the project cost to roughly \$4.0M. This estimate is included as an attachment.

Skate Park Only (no pickleball) - Based on input from the City Council for a preference of priority construction of the stake park, staff has developed a secondary estimate which requires significant reductions in nearly all other aspects of the park: postponing all pickleball courts, postponing or eliminating pavilions and the new restroom, reductions in tree/flower/shrub plantings, and an increase in irrigation and turf sod expenses to compensate for the reduction in other facilities. The estimated cost for this scenario is approximately \$3.1M prior to applying any credit from the School District for new sod on the school site. With the credit for sod, the cost of this option would be \$2,830,000. Additional reductions in scope would be necessary to meet the current project budget. This estimate is included as an attachment.

No Skate Park or Pickleball - Staff has developed a third phasing scenario which does not include the construction of the pickleball courts or the skate park. This concept is beneficial for the following reasons: it includes construction of the fields, playgrounds, parking, pavilions and restroom facilities which would be otherwise affected by focusing on either pickleball or skate park amenities, or portions thereof. This scenario also allows the design team meet the proposed design and construction schedule. The estimated cost of this concept is \$2.72 M, and is reduced to approximately \$2.45 M after application of the credit for turf sod on the school property. This estimate is included as an attachment.

In summary, when including the sod credit:

- Master Plan Total (all elements included): \$4 million
- Fields and Skate Park now (no pball, pavilions, etc): \$2.83 million
- No Skate Park or Pickleball now (all other elements incl.): \$2.45 million

Project Schedule

The Interlocal Agreement between the City and the School District defines the School District’s anticipated schedule for use as occurring from February 15th to May 31st each year. In order to meet this schedule for February 2023, staff anticipates the following schedule for approval, design, advertisement, bidding, and construction:

Construction Phasing Approval	January 11, 2022
Design Development Set	February 4, 2022
85% Construction Document Set	April 1, 2022
100% Construction Document Set	April 19, 2022
Advertise Project	April 21, 2022
Bid Opening (latest)	May 17, 2022
Award of Contract	May 24, 2022
Begin Construction	June 15, 2022

This timeline will allow adequate time to install and construct the park improvements and provide a grow-in period prior to the School District’s use of the fields. Should the irrigation water be turned off prior to Oct. 15 the landscaping will require supplemental watering from the culinary water system to be established in time for spring activities. The additional expense for providing supplemental culinary water is not included in the project budget.

Fundraising Efforts

In order to assist and encourage fundraising efforts, the Council should consider some or all of the following:

- The model and partnership with the Veterans Park Foundation was very successful. A few hallmarks of that partnership included:
 - Fundraisers were clearly identified as separate and distinct from the City, but with full City support,
 - Regular coordination with City staff, with occasional updates to the City Council,
 - Clear expectation on when fundraising would need to be completed,
 - A mutual agreement that the amenities would be scaled up (to a point) or down based on how much funding was raised.

- If the Council selects the “no skatepark, no pickleball now” option, everything else in the park can be built in 2022 and within the \$2.5 budget. This will give the fundraisers a clear picture of how much funding is required (approx. \$1.5 million).
 - This option treats both enthusiast groups equally.
 - If fundraising efforts are unsuccessful, RAP Tax Funds would be available if reauthorized in 2025 by voters.

- An alternative to the “no skatepark, no pickleball courts now” option would be to begin design of the skate park immediately. This would cost about \$50,000 and could be funded by scope reductions in the design of the park or possibly rearranging projects currently budgeted in the RAP Fund.
 - This option would save time allow the park to be built as soon as sufficient funds are available.
 - (Pickleball courts would not need to be designed in advance)

Department Review

This report has been reviewed by the Parks Dept. Director and the City Manager.

Recommendation

The City Council should provide direction on what elements should be included in the initial phase of Washington Park. In order to have the fields constructed this calendar year, Staff recommends designing the full park without skatepark or pickleball courts, OR including design of the skatepark now, too.

Attachments

- 1- Revised Mater Plan Concept
- 2- Updated Master Plan Cost Estimate
- 3- Construction Phase Estimate w/ Fields and Skate Park
- 4- Construction Phase Estimate w/o Pickleball or Skate Park amenities



LEGEND

SYMBOL	DESCRIPTION
1	PICKLEBALL COURTS (60' X36') W/ LIGHTS
2	2-5 PLAYGROUND
3	5-12 PLAYGROUND
4	SMALL PAVILION (15' X15') W/ LIGHTS
5	MEDIUM PAVILION (30' X40') W/ LIGHTS
6	LACROSSE FIELD (330' X180')
7	PRACTICE FIELD (265' X160')
8	NEW RESTROOM W/ LIGHTS
9	3' TALL CONCRETE RETAINING WALL
10	CONCRETE SIDEWALK
11	ASPHALT SIDEWALK
12	14,000 SF SKATEPARK W/ PERIMETER FENCE
13	NEW PARKING LOT W/ LIGHTS
14	EXISTING PARKING LOT W/ LIGHTS
15	FUTURE ANGLED PARKING ALONG ROADWAY
16	LAWN
17	PLANTING AREA - LOW WATER
18	PARKING LOT EXPANSION AREA

PARKING REQUIREMENTS

LACROSSE (59 PER FIELD) - 118
 PICKLEBALL (2.5 PER COURT) - 30
 GENERAL PARK USE (3.7 PER ACRE) - 45
 SKATEPARK (2 PER 1000 SF) - 28

TOTAL PARKING REQUIRED - 221
 TOTAL PARKING PROVIDED - 213



Master Plan
 450 W 740 S, Bountiful UT
WASHINGTON PARK

Using MGBA pdf dated 1/3/2022

12 Pickleball Courts AND 14,000 sqft Skate Park

Item	Count	Area	Qty	Unit	Unit Price	Amount	Category Total
Clearing and Earthwork							
Site Clearing - Softscape			115,000	SF	0.50	57,500.00	
Asphalt Demo			24,500	SF	2.60	63,700.00	
Exist. Bathroom Demo			1	Ea	10,000.00	10,000.00	
Exist. Pavillion Demo			1	Ea	5,000.00	5,000.00	
Earthwork			1	LS	25,000.00	25,000.00	
Tree Removal			11	Ea	1,000.00	11,000.00	172,200.00
Site Utilities							
Restroom Utilities (water, sewer, elec.)			1	LS	81,000.00	81,000.00	
Storm Drain for Parking Lot / Skate Park			1	LS	65,500.00	65,500.00	146,500.00
Buildings							
Medium Pavilion			1	LS	120,000.00	120,000.00	
Small Pavilion			2	LS	40,000.00	80,000.00	
Large Restroom			1	LS	175,000.00	175,000.00	375,000.00
Site Concrete / Asphalt							
Parking Lot - Asphalt			35,350	SF	4.00	141,400.00	
Parking Lot- Curb and Gutter			1,300	LF	25.00	32,500.00	
Driveway			200	SF	8.00	1,600.00	
Concrete Sidewalk / Plaza			17,800	SF	7.00	124,600.00	
Asphalt Trail			14,500	SF	3.25	47,125.00	
Pickleball - Post tensioned	12	2160	25,920	SF	15.00	388,800.00	
Pickleball - Court Paint	12	2160	25,920	SF	0.67	17,366.40	
3' Retaining Wall			300	LF	84.00	25,200.00	778,591.40
Site Amenities							
Benches			12	Ea	1,500.00	18,000.00	
Picnic Tables			8	Ea	2,000.00	16,000.00	
Trash Recepticles			4	Ea	750.00	3,000.00	
Monument Sign			1	Ea	12,000.00	12,000.00	
Pickleball - 8' Chain Link Fence			840	LF	20.00	16,800.00	
Pickleball - 4' Chain Link Fence			696	LF	12.00	8,352.00	
Pickleball - Posts & Nets			12	LS	225.00	2,700.00	
10' Sportfield Netting			600	LF	58.50	35,100.00	
Skate Park			14,000	SF	55.00	770,000.00	
Skate Park Fencing			525	LF	100.00	52,500.00	
2-5 Playground			1	Ea	20,000.00	20,000.00	
5-12 Playground			1	Ea	55,000.00	55,000.00	
Playground and Trail Lighting and Security			12	Ea	5,000.00	60,000.00	
Parking Lot Lighting (per pole)			10	Ea	4,500.00	45,000.00	
Pickleball Lighting (per court)			12	Ea	3,000.00	36,000.00	1,150,452.00
Planting							
Furnish & Install Sod			270,000	SF	1.00	270,000.00	
Plantings for Shrub/Flower Beds			20,000	SF	4.00	80,000.00	
Furnish & Plant Trees			68	Ea	450.00	30,600.00	380,600.00
Irrigation							
Turf Irrigation System			270,000	SF	1.25	337,500.00	
Planted Bed Irrigation Systems			20,000	SF	1.50	30,000.00	367,500.00

Comments

Storm Drain Funding from ARPA/Storm Drain Capital

Raised from \$45 - Actual Costs + Inflation

SUBTOTAL, All Items	3,370,843.40
Contingency @20%	674,168.68
Design Fee @ 4.5%	182,025.54

ESTIMATED PROJECT BUDGET 4,227,037.62

Estimated Pickle Ball Court Cost (12 Courts)	470,018.40	39,168 per court
Estimated Skate Park Cost	837,500.00	includes \$15k for storm drain

Using MGBA pdf dated 1/3/2022

14,000 sqft Skate Park ONLY

Item	Count	Area	Qty	Unit	Unit Price	Amount	Category Total	Comments
Clearing and Earthwork								
Site Clearing - Softscape			115,000	SF	0.50	57,500.00		
Asphalt Demo			24,500	SF	2.60	63,700.00		
Exist. Bathroom Demo			-	Ea	10,000.00	-		Postpone New Restroom Utilize Existing Facility
Exist. Pavillion Demo			-	Ea	5,000.00	-		Postpone New Pavillion Utilize Existing Facility
Earthwork			1	LS	25,000.00	25,000.00		
Tree Removal			11	Ea	1,000.00	11,000.00	157,200.00	
Site Utilities								
Restroom Utilities (water, sewer, elec.)			0.25	LS	81,000.00	20,250.00		Stub New Service Laterals Utilize Existing Facility
Storm Drain for Parking Lot / Skate Park			1	LS	65,500.00	65,500.00	85,750.00	Storm Drain Funding from ARPA/Storm Drain Capital
Buildings								
Medium Pavilion			-	LS	120,000.00	-		Postpone
Small Pavilion			-	LS	40,000.00	-		Postpone or Eliminate
Large Restroom			-	LS	175,000.00	-		Postpone New Restroom Utilize Existing Facility
Site Concrete / Asphalt								
Parking Lot - Asphalt			35,350	SF	4.00	141,400.00		
Parking Lot- Curb and Gutter			1,300	LF	25.00	32,500.00		
Driveway			200	SF	8.00	1,600.00		
Concrete Sidewalk / Plaza			17,800	SF	7.00	124,600.00		
Asphalt Trail			14,500	SF	3.25	47,125.00		
Pickleball - Post tensioned	0	2160	-	SF	15.00	-		Postpone
Pickleball - Court Paint	0	2160	-	SF	0.67	-		Postpone
3' Retaining Wall			300	LF	84.00	25,200.00	372,425.00	
Site Amenities								
Benches			12	Ea	1,500.00	18,000.00		
Picnic Tables			8	Ea	2,000.00	16,000.00		
Trash Recepticles			4	Ea	750.00	3,000.00		
Monument Sign			-	Ea	12,000.00	-		Postpone
Pickleball - 8' Chain Link Fence			-	LF	20.00	-		Postpone
Pickleball - 4' Chain Link Fence			-	LF	12.00	-		Postpone
Pickleball - Posts & Nets			-	LS	225.00	-		Postpone
10' Sportfield Netting			600	LF	58.50	35,100.00		
Skate Park			14,000	SF	55.00	770,000.00		Raised from \$45 - Actual Costs + Inflation
Skate Park Fencing			525	LF	100.00	52,500.00		
2-5 Playground			-	Ea	20,000.00	-		Postpone or Eliminate
5-12 Playground			1	Ea	55,000.00	55,000.00		
Playground and Trail Lighting and Security			-	Ea	5,000.00	-		Postpone or Eliminate
Parking Lot Lighting (per pole)			10	Ea	4,500.00	45,000.00		
Pickleball Lighting (per court)			2	Ea	3,000.00	6,000.00	1,000,600.00	Minimal Conduit Installation for Future Install
Planting								
Furnish & Install Sod			350,000	SF	1.00	350,000.00		School District Portion = 270,000 sqft (est)
Plantings for Shrub/Flower Beds			10,000	SF	4.00	40,000.00		
Furnish & Plant Trees			34	Ea	450.00	15,300.00	405,300.00	Reduce or postpone
Irrigation								
Turf Irrigation System			350,000	SF	1.25	437,500.00		
Planted Bed Irrigation Systems			10,000	SF	1.50	15,000.00	452,500.00	
SUBTOTAL, All Items							2,473,775.00	
Contingency @20%							494,755.00	
Design Fee @ 4.5%							133,583.85	
ESTIMATED PROJECT BUDGET							3,102,113.85	

Using MGBA pdf dated 1/3/2022

NO Pickleball Courts AND NO Skate Park

Item	Count	Area	Qty	Unit	Unit Price	Amount	Category Total
Clearing and Earthwork							
Site Clearing - Softscape			115,000	SF	0.50	57,500.00	
Asphalt Demo			24,500	SF	2.60	63,700.00	
Exist. Bathroom Demo			1	Ea	10,000.00	10,000.00	
Exist. Pavillion Demo			1	Ea	5,000.00	5,000.00	
Earthwork			1	LS	25,000.00	25,000.00	
Tree Removal			11	Ea	1,000.00	11,000.00	172,200.00
Site Utilities							
Restroom Utilities (water, sewer, elec.)			1	LS	81,000.00	81,000.00	
Storm Drain for Parking Lot / Skate Park			1	LS	65,500.00	65,500.00	146,500.00
Buildings							
Medium Pavilion			1	LS	120,000.00	120,000.00	
Small Pavilion			2	LS	40,000.00	80,000.00	
Large Restroom			1	LS	175,000.00	175,000.00	375,000.00
Site Concrete / Asphalt							
Parking Lot - Asphalt			35,350	SF	4.00	141,400.00	
Parking Lot- Curb and Gutter			1,300	LF	25.00	32,500.00	
Driveway			200	SF	8.00	1,600.00	
Concrete Sidewalk / Plaza			17,800	SF	7.00	124,600.00	
Asphalt Trail			14,500	SF	3.25	47,125.00	
Pickleball - Post tensioned	0	2160	-	SF	15.00	-	
Pickleball - Court Paint	0	2160	-	SF	0.67	-	
3' Retaining Wall			300	LF	84.00	25,200.00	372,425.00
Site Amenities							
Benches			12	Ea	1,500.00	18,000.00	
Picnic Tables			8	Ea	2,000.00	16,000.00	
Trash Recepticles			4	Ea	750.00	3,000.00	
Monument Sign			1	Ea	12,000.00	12,000.00	
Pickleball - 8' Chain Link Fence			-	LF	20.00	-	
Pickleball - 4' Chain Link Fence			-	LF	12.00	-	
Pickleball - Posts & Nets			-	LS	225.00	-	
10' Sportfield Netting			600	LF	58.50	35,100.00	
Skate Park			-	SF	55.00	-	
Skate Park Fencing			-	LF	100.00	-	
2-5 Playground			1	Ea	20,000.00	20,000.00	
5-12 Playground			1	Ea	55,000.00	55,000.00	
Playground and Trail Lighting and Security			12	Ea	5,000.00	60,000.00	
Parking Lot Lighting (per pole)			10	Ea	4,500.00	45,000.00	
Pickleball Lighting (per court)			-	Ea	3,000.00	-	264,100.00
Planting							
Furnish & Install Sod			310,000	SF	1.00	310,000.00	
Plantings for Shrub/Flower Beds			20,000	SF	4.00	80,000.00	
Furnish & Plant Trees			68	Ea	450.00	30,600.00	420,600.00
Irrigation							
Turf Irrigation System			310,000	SF	1.25	387,500.00	
Planted Bed Irrigation Systems			20,000	SF	1.50	30,000.00	417,500.00

Comments

Storm Drain Funding from ARPA/Storm Drain Capital

Postpone
Postpone

Postpone
Postpone
Postpone
Postpone
Postpone

Postpone

SUBTOTAL, All Items	2,168,325.00
Contingency @20%	433,665.00
Design Fee @ 4.5%	117,089.55

ESTIMATED PROJECT BUDGET 2,719,079.55

City Council Staff Report



Subject: City Council Member on the Planning Commission
Author: Francisco Astorga, AICP, Planning Director
Date: January 11, 2022

Background

Current Municipal Code, Land Use section 14-2-103(B)(7) indicates that “*The Mayor may appoint one person from the City Council as a full member of the Planning Commission*”. It’s an uncommon practice to have an elected City Council member act as a voting member of a Planning Commission. The Planning Director and Mayor would like to discuss the possibility of changing this practice with the City Council.

Analysis

Planning Commissions have two major functions: their primary role is to make administrative (non-legislative) determinations on land-use applications. Their second is to make recommendations to the legislative body (City Council). Planning Commissions are intended to be a non-political and non-legislative bodies.

Based on the evolution of City Planning in the United States, it appears that having a City Council member on the Planning Commission is a tradition from the days when a municipality had no planning staff and wanted a Council member to provide the Commission’s perspective at Council meetings, or vice-versa. Tenured members of the local Utah APA Chapter as well as the senior planner with the ULCT share Staff’s sentiment regarding this tradition and recommend discontinuing such practice.

The position of Planning Director was officially established in the Bountiful Code around 1981; however, it was also found in 1955 as an optional position, see attachment 1 – Timeline of Planning Commission establishment. Planning Commission minutes indicate that a Planning Director was hired in 1960s. The City does have a full-time regular Planning Director with other staff members that provide communication needed between Planning Commission and City Council. The Planning Director, the City Engineer, and the City Attorney all regularly attend both Planning Commission and City Council meetings.

Some municipalities assign a Council member as liaison to the Planning Commission. That liaison is invited to attend Commission meetings, he/she sits in the audience and listen; and from time to time when asked by the Commission Chair, can provide a specific report or answer specific questions regarding a recent policy, etc.; however, that liaison does not vote and is not considered an official member of the Planning Commission.

Possible Conflicts

The Planning Commission serves as an independent, non-political, appointed advisory body of skilled professionals and residents with knowledge and experience in land use or related fields. It is statutorily authorized and required to review and make recommendations to the City Council

for items such as the general plan and amendments to the general plan, land use regulations and to perform other tasks as assigned and/or delegated by the City Council.

Having a Council member take part in discussions and vote at Planning Commission blurs the line between administrative and legislative functions and can unconsciously or inadvertently affect the independence of the Planning Commission. Voting on the same item twice (once at Commission as a recommendation and again at Council as a final action) can also prematurely expose a Council member to commit to a pre-conceived action (or vote), instead of letting the application process takes its course through the appropriate public process, e.g., legislative items require public hearings at Planning Commission and also at City Council before each vote. Committing to an action (or vote) before the final public hearing at Council meeting may unconsciously or inadvertently persuade that Council member to stick to their initial vote from Commission or create an expectation for the applicant and/or members of the public. As a final authority on all legislative items and on some administrative items, the City Council is to have the final say after considering all information presented, including Staff's presentation as well as the last public hearing, and the Planning Commission's independent advisory recommendation.

Department Review

This staff report was written by the Planning Director and reviewed by the City Manager.

Significant Impacts

Continuing this practice can present possible negative impacts as it may impact the independence of the Planning Commission and/or it can possibly influence a Council member to commit to a vote before all information is presented, including final public input.

Recommendation

Staff recognizes the following options:

1. Continue the appointment of a Council member to the Commission.
2. Discontinue the appointment of a voting Council member to the Commission and appoint another member from Bountiful residents, totaling 7 Commission members. No Code change is needed.
3. Changing the Code to discontinue the possible appointment of a voting Council member to the Commission, totaling 6 or 7 Commission members, all of which are selected from Bountiful residents. If 6 members are selected, the Code change would also include that the Chair only votes in the case of a tie-breaker, similar to how the Mayor votes in Council tie-breakers.

Additional: If option 2 or 3 are selected, Council could still assign a member of the Council to be a Commission liaison, not a voting member, not required to attend every meeting, etc. If option 1 is selected, that Council voting member could also be that same liaison.

Attachments

Attachment 1 – Timeline of Planning Commission establishment

Timeline of Planning Commission Establishment

1947 Revised Ordinances

- Includes Chapter X – Zoning Commission without. Makes no mention of Planning Commission or Planning Director.

1955 Revised Ordinances

- Includes provision (19-16) *A. The City Planning Commission shall be the administrative body to administer this ordinance [Chapter 19 – Subdivisions]. In the event that a Planning Director is employed he shall be the administrative officer.*
- Term Planning Commission found 10 times without definition / establishment.

1965 Revised Ordinances (Code) effective 01/01/1965

- Includes Chapter XIV – Zoning, Subdivision and Land Development and Use
- Includes provision (14-1-13) *The Planning Commission shall be the administrative body to administer this Chapter. In the event that a Planning Director is employed he shall be the administrative officer.*
- Term Planning Commission found over 100 times without definition / establishment.

Ordinance 65-9 effective 10/06/1965

- Established a Planning Commission with 5 - 9 members appointed by the Council with 5-year staggered terms.

[gap of possible missing Zoning Ordinances]

1980 Zoning Ordinance Revision

- Established a Planning Commission with 5 - 9 members appointed by the Council.

1981 Zoning Ordinance Revision

- Established the position of Planning Director.

1982 Zoning Ordinance Revision

- Established a Planning Commission with 5 - 9 members appointed by the Council. Members of the Council may be appointed to the Commission.

1983 Zoning Ordinance Revision

- Established a Planning Commission with 5 - 9 members appointed by the Council. One (1) member of the Council may be appointed to the Commission.

2006 Zoning Ordinance Revision to present

- Established a Planning Commission with 7 members appointed by the Mayor/Council. One (1) member of the Council may be appointed to the Commission.

Minutes of the
BOUNTIFUL CITY COUNCIL
December 14, 2021 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	Assistant City Manager	Galen Rasmussen
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Generation Superintendent	Alan Farnes
	Police Chief	Ed Biehler
	Parks Director	Brock Hill
	Assistant Police Chief	Dave Edwards
	Community Outreach	Rebecca Hatch
	Recording Secretary	Maranda Hilton

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

Work Session – 6:00 p.m.
City Council Chambers

Mayor Lewis called the meeting to order at 6:00 p.m. and welcomed those in attendance.

WASHINGTON PARK MASTER PLAN DISCUSSION – MR. LLOYD CHENEY

Mr. Lloyd Cheney reported that they incorporated the direction the Council gave in November regarding the Washington Park Master Plan. He explained that they located the pickleball courts on the west side of the park and made the practice field as large as possible. He also mentioned items he thinks should be considered as they move toward design, such as netting for the lacrosse fields. He explained that the budget for the park is \$2.5 million and asked the Council for their comments and questions about the new Master Plan.

Councilwoman Bahr asked if they could make the practice field large enough to accommodate a little league football field. She said it would be a shame to have a field that was not quite large enough to utilize it for that purpose. Mr. Cheney said that they could look into it. He explained that the grading of the northwest corner of the park is the main issue. As it stands, it will require a 4’ fill and will most likely require a retaining wall to widen the field more.

Councilman Higginson asked if they could move the pickleball courts any more to the west to ensure the ability to adjust the number of courts in the future. Mr. Gary Hill explained that the master plan is currently designed to show eight courts but that there is space to add four additional courts. He asked the Council if they would like the Master Plan to show 12 courts. Councilmembers generally

1 agreed that they would like the option of adding more courts as funding allowed, due to the demand
2 demonstrated by the community. Councilwoman Bradshaw added that she feels it is also important to
3 design the best skate park for the Master Plan, since the Plan will be illustrating the “ideal”.

4 Councilwoman Bradshaw asked about the cost of the turf, and who would be responsible for
5 that cost. Mr. Hill answered that the interlocal agreement with the school district contains a clear
6 commitment from the district to pay for the fields. He added that they can discuss it again soon and
7 verify all the line items.

8 Councilwoman Bradshaw asked about the maintenance of the asphalt walking trail in the new
9 park. Mr. Cheney likened it to the maintenance needed on a city street. He said there will be ongoing
10 maintenance requiring patching and seal coats. He said it would need a treatment about every seven
11 years, and after 20 years it would likely need more significant work on it.

12 Councilman Higginson conveyed his desire that the City stay focused on building a skate park
13 in this location and not allow the neighbors to push them out, as happened in the early 2000s.

14 Councilwoman Bradshaw asked that a fence around the skate park be a separate line item that
15 they can evaluate independently from the cost of the skate park itself.

16 Mr. Hill explained that many of these detailed items can and will be discussed once they get
17 the process moving forward. He urged the Council to decide on the number of pickleball courts and
18 the size of the skate park in order to get the project started this year. The goal is to have fields ready
19 for use by the school lacrosse teams this summer. He said that they will present price estimates at the
20 January 11 meeting and will ask the Council for more direction concerning timing and construction
21 phasing. He said that will give fundraisers a clearer picture of how much time they have to raise
22 funds and allow the City to figure out whether or not to begin construction before all the funds have
23 been raised. The Council did not have any further questions and approved Mr. Hill and Mr. Cheney
24 to move forward as directed.

25
26 **PROPOSAL FOR BEE SCULPTURE ART – MS. REBECCA HATCH**

27 Ms. Rebecca Hatch reported on the status of the public art installment that has been planned
28 for Main Street. She explained that the Art Advisory Board has chosen bee sculptures for the
29 installment. She said that they have found a local sculptor, Mr. Mike Call, who has years of
30 experience and can create the sculptures and get them to a foundry for bronzing. She showed the
31 Council his renderings and asked for feedback on the initial design. She explained that they
32 recommend doing the exact same cast on all six to eight sculptures to minimize the cost. The current
33 plan is for the bees to be four-six inches long. However, the advisory board was excited about the
34 prospect of the bees each having a slightly different pose, which would still keep the cost lower, and
35 Mr. Call said that it was possible to achieve that if they were 10-12 inches in length instead. Ms.
36 Hatch asked the Councilmembers for their thoughts about the design, if they had a preference about
37 sculpture size, and if they preferred uniformity or different poses.

38 The consensus was that the Council liked the idea of the bees having slightly different poses
39 but would rather the bees be a smaller size if possible. They also asked if the bee could be a bit more
40 whimsical looking. The main concern was whether or not the sculptures would be durable enough for
41 the public to interact with them without breaking. Instead of waiting until the next meeting to approve
42 a revised design, they suggested Ms. Hatch e-mail them to speed up the process.

43
44 **COUNCIL CHAMBERS ART AND SIGNAGE – MS. REBECCA HATCH**

45 Ms. Hatch presented the renderings for the signage and art that will hang on the walls inside
46 the entrance to the chambers. She explained that on the north side there will be a display of framed

1 historic documents and the saying “In God We Trust”. She said that she was able to find some very
2 interesting historic documents of Bountiful, including the first minutes taken at a Council meeting,
3 the first ledger of Bountiful and the first and second ordinances of Bountiful. She asked whether the
4 Council preferred using an irrigation map from 1929 or an aerial photo from the 1930’s. “In God We
5 Trust” will be above the documents as a laser cut in a silver-colored material. The south side will
6 have photographs of each current Councilmember and the Mayor, with the Bountiful City logo above
7 that in vinyl. She asked if they would prefer the logo be in grayscale or in color. She then asked the
8 Council for any other input and questions.

9 Councilwoman Bahr asked if they could do a laser cut for the City logo instead of vinyl. Ms.
10 Hatch said they can, it will affect the price, however. Councilwoman Bradshaw agreed that a laser cut
11 sign would look better.

12 Councilman Higginson said that he would find it meaningful to include the first pages of the
13 Declaration of Independence and the United States Constitution among the historical documents.
14 Other Councilmembers agreed they would like to see that as well. Ms. Hatch said she was happy to
15 add those to the display.

16 Councilwoman Bradshaw said she would prefer the irrigation plat map to the aerial photo
17 because it would fit best with the other historical documents that are hand-written.

18 Councilman Higginson said he would prefer the grayscale logo to a colored one.

19 Councilman Simonsen expressed his desire to have “In God We Trust” placed directly behind
20 the dais in a more prominent place. He said he feels it should be foremost in our minds and asked
21 each Councilmember to please express their opinion on the matter. The majority of the
22 Councilmembers wanted to keep it as planned, near the entrance of the Chambers.

23
24 The meeting ended at 7:06 p.m.

25
26
27 **Regular Meeting – 7:00 p.m.**
28 **City Council Chambers**
29

30 Mayor Lewis called the meeting to order at 7:06 p.m. and welcomed those in attendance.
31 Assistant Police Chief Dave Edwards led the Pledge of Allegiance and Ms. Cydnee Miller, Stake
32 Relief Society President, Bountiful Stone Creek Stake, offered a prayer.

33
34 **PUBLIC COMMENT**

35 The public comment section was opened at 7:11 p.m.

36
37 Mr. Richard Denton (340 East 1500 South) said he was speaking on behalf of himself and his
38 neighbors. He explained that a homeowner has installed a fence at 1500 South and Orchard Drive
39 which obstructs the view of northbound traffic. He feels this is a real hazard to the drivers in the area,
40 many of whom are seniors. The Planning and Engineering staff have told him that the fence is legal,
41 but he has seen many near misses and hopes the Council can do something to persuade the
42 homeowner to change the fence.

43
44 Rep. Ray Ward handed a map of Washington Park to the Councilmembers, showing that it is large
45 enough to fit 150 pickleball courts. He said it was just a joke and thanked the Council for their work
46 on the park.

1
2 Mr. Alex Densley (443 Jeri Drive) offered a few suggestions about Washington Park. He said putting
3 a disclaimer on the Master Plan stating that it shows the ideal and not what is currently in the budget,
4 will help residents know what to expect. He also said creating a second plan that shows what the park
5 could be expanded to include, based on funding, might be a good idea. Thirdly, he said he was
6 concerned about excessive spending of bond money and reminded the Council that they are not
7 obligated to provide any of the park elements, and perhaps the City should consider building it in
8 phases as more funding becomes available.
9

10 The public comment section was closed at 7:16 p.m.

11
12 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON**
13 **NOVEMBER 9 (TWO MEETINGS) & 16, 2021**

14 Councilwoman Bradshaw made a motion to approve the minutes and Councilwoman Harris
15 seconded the motion. The motion was approved with Councilmembers Bahr, Bradshaw, Harris,
16 Higginson and Simonsen voting “aye”.
17

18 **COUNCIL REPORTS**

19 Councilman Higginson did not have a report.

20 Councilwoman Bahr did not have a report.

21 Councilwoman Harris did not have a report.

22 Councilman Simonsen reported that “Wreaths Across America” will be placing wreaths in
23 cemeteries on December 18th and are donating money from the proceeds of wreath sales to the
24 Bountiful Veterans Park.

25 Councilwoman Bradshaw did not have a report.
26

27 **BCYC REPORT**

28 Councilwoman Bahr explained that due to conflicts with school concerts, they did not have a
29 BCYC member present this evening. She reported that the BCYC would be helping usher for the Bar
30 J Wranglers concert on Friday, and that they had a wonderful Christmas Party.
31

32 **CONSIDER APPROVAL OF:**

33 **A. EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 1, 8, 15 & 22, 2021**

34 **B. OCTOBER 2021 FINANCIAL REPORT**

35 Councilwoman Harris asked Chief Biehler about the price of ammunition going up. Chief
36 Biehler confirmed that prices have been rising, and they were glad to have made this last purchase on
37 the State contract before the price goes up again at the first of next year.

38 Councilwoman Harris made a motion to approve the expenditures and the October financial
39 report, and Councilman Higginson seconded the motion. The motion passed with Councilmembers
40 Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
41

42 **RECOGNITION OF MAYOR RANDY LEWIS AND COUNCILMAN CHRIS SIMONSEN**

43 Councilman Higginson honored Councilman Simonsen for his service on the City Council.
44 He expressed his appreciation for Councilman Simonsen’s good judgement, dignity, class, and
45 willingness to serve his community and to give them a voice. He explained that Councilman
46 Simonsen had only served one term, as a personal choice, but had been there for the completion of

1 many important projects. Lastly, he thanked Councilman Simonsen for his leadership over the
2 Bountiful Veterans Park and said that it is a gem for the City.

3 Councilman Simonsen spoke about the decision to bring his wife and children here in the
4 1970's and how blessed he has felt by the wonderful friendships he has enjoyed. He feels Bountiful is
5 the best place, from the stellar Police Department to the Parks Department and everyone in between.
6 He thanked the City for allowing him the chance to serve.

7 Councilman Higginson mentioned that he hoped Councilman Simonsen's participation with
8 the Car Show would continue, it is a blessing to the City.

9 Mrs. Karen Simonsen was given some time to speak about her husband's service. She stood
10 and exhorted everyone to attend City Council meetings often, in order to keep "[the
11 Councilmembers'] feet to the fire". She expressed how important it is to vote because every single
12 person can make a difference. She said her husband took this position because he wanted to be part of
13 the community and keep Bountiful a good place to raise children. She cautioned parents to pay
14 attention to what is being taught to their children in schools. She lauded Councilman Simonsen's
15 good business sense and said it was the reason he was able to serve in this capacity.

16 Councilwoman Harris thanked Councilman Simonsen for his work, for his friendship, and for
17 his unflinching standards. She said he was a true gentleman and someone who always looked out for
18 others. She thanked him for bringing the Veterans Park about and said it would bless generations of
19 people.

20 Councilwoman Bradshaw reminisced about getting to know Councilman Simonsen and his
21 family from working on the annual Car Show together for a number of years as she was growing up.
22 She said it had been an honor to serve alongside him again in this capacity and felt certain he "would
23 not be a stranger".

24 Councilwoman Bahr said that she appreciated Councilman Simonsen's perpetual smile and
25 his sincerity. She also loved his steadfastness in his convictions and his example to the community.
26 She thanked him for the personal influence he had on her husband and how it affected their family for
27 the better. She told Councilman Simonsen that he did not know the extent of his influence. She
28 thanked Councilman Simonsen and his wife, for their time spent serving.

29 Mayor Lewis said that he and Councilman Simonsen moved to Bountiful around the same
30 time and have been friends for 42 years. He expressed his love for Councilman Simonsen, and spoke
31 of his youthful energy, positivity and enthusiasm.

32 Councilman Higginson presented Councilman Simonsen with a certificate of appreciation and
33 Mrs. Simonsen with a bouquet of flowers. Everyone stood and applauded.

34 Councilman Higginson honored Mayor Lewis for his service as the Mayor of Bountiful for
35 the past eight years. He said that although Mayor Lewis had honed his diplomacy skills over his
36 terms as Mayor, he was never a politician. He lauded the Mayor's ability to always be himself, use
37 good judgement, and display excellent leadership. He explained that the Mayor had been here for
38 many important projects and said that his favorite memories of the Mayor were the times he
39 welcomed the Summerfest performers and made them feel so welcome. He thanked the Mayor for the
40 countless hours spent in meetings representing the City, and for the wonderful outcomes he helped
41 ensure. Lastly, he mentioned Mayor Lewis' distinction at being named "Mr. Tour of Utah" three
42 years in a row, and said he was amazed the Mayor was able to keep that event here for three years.

43 Mayor Lewis said he has found it very interesting how skeptical people can be about
44 politicians but said he really likes the ones that he has met. Although they have stood in heated battles
45 from time to time, he said, he has loved it very much. He said he never got upset when people said
46 bad things about him, but he hated it when people criticized his Councilmembers. He expressed

1 appreciation for the good people he has served alongside who have so much integrity and common
2 sense. He said he loved the past eight years.

3 Mayor Lewis' wife, Melanie, was given time to speak. Mrs. Lewis spoke about her attraction
4 to her husband's desire to be a good person. She commented on his being an extrovert, his positivity,
5 his gift of gab and his love of Bountiful. She said his positivity has made a big difference when they
6 faced challenging times in their lives. She mentioned his ability to work well alongside the other
7 Mayors and commissioners, explaining that many wonderful friendships had been formed from those
8 associations. She said her husband has always tried to deal with others in a win-win situation. She
9 expressed her love for the many things that have happened in Bountiful during his service and said
10 that Bountiful has been built on good leadership.

11 Councilman Higginson thanked Mayor Lewis, Melanie and their family for their years of
12 service. He presented the Mayor with a scrapbook highlighting all the events he was involved in
13 during his term as Mayor and presented Melanie with a bouquet of flowers.

14 Councilwoman Harris thanked Mayor Lewis for his leadership and his friendship. She
15 mentioned his wonderful ability to tell stories and to memorize things. She also noted how loved he is
16 by the community.

17 Councilman Simonsen said how much his family loves the Lewis family and noted that the
18 other mayors and commissioners always told him how lucky he was to serve under Mayor Lewis.

19 Councilwoman Bahr said she just loved how gregarious and fun Mayor Lewis is. She thanked
20 him for always "cheering [her] on", for being full of integrity and love, and for opening his home and
21 his friendship to her.

22 Councilwoman Bradshaw expressed her appreciation for the spouses and families of those
23 who serve. She acknowledged how difficult it can be, but just how crucial those support teams are in
24 this job. She reminded Mayor Lewis of a time he used his talent for storytelling to cheer her up on a
25 hard day and thanked him for that. She said she hoped their association would continue.

26 Everyone stood and applauded Mayor Lewis.

27
28 **CONSIDER APPROVAL OF THE WASHINGTON PARK MASTER PLAN CONCEPT –**
29 **MR. LLOYD CHENEY**

30 Mr. Cheney said that based on the discussion they had during the work session earlier, staff
31 recommends adopting the Washington Park Master Plan so that staff can move forward with the
32 design documents. He asked them to please state the number of pickleball courts they would like
33 included in the Master Plan as part of the motion.

34 Councilwoman Harris made a motion to approve the Master Plan for Washington Park, with
35 the direction to include space for 12 pickleball courts and a 14,000 square foot skate park.

36 Councilman Higginson seconded the motion and asked to amend the motion to request that the west
37 field be as wide as possible. Councilwoman Bradshaw also asked that the motion be amended to
38 make sure it was clear that all elements of the Master Plan are contingent on funding and phasing.

39 Councilwoman Harris amended the motion as requested and Councilman Higginson seconded the
40 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen
41 voting "aye".

42
43 Councilman Higginson left the meeting at 7:57 p.m.
44
45

1 **CONSIDER APPROVAL OF A CONSTRUCTION AGREEMENT WITH REDD**
2 **ENGINEERING AND CONSTRUCTION FOR THE REMODEL OF THE CAFÉ AND**
3 **ASSOCIATED SPACES AT THE BOUNTIFUL RIDGE GOLF COURSE IN THE AMOUNT**
4 **OF \$174,100 – MR. BROCK HILL**

5 Mr. Brock Hill explained that this contract is for the golf course café remodel. They intend to
6 save the remodel of the pro-shop for another time.

7 Councilwoman Bahr asked why the other three companies did not submit bids. Mr. Hill
8 explained that two of them had schedules that were already too full, and the third he never heard back
9 from.

10 Mayor Lewis asked if this remodel was within the budget. Mr. Hill answered that it is \$25,000
11 overbudget, mostly due to the cost of materials going up so drastically in the last year. As it stands,
12 there will be more costs when they decide on windows and hardware, etc. He said that they
13 recommend the Council approve the contract and give staff the ability to amend it as they discover
14 more pricing details. If additional costs are more than 20% of the original contract, they are required
15 to bring it back to the Council for approval.

16 Councilwoman Bradshaw asked Mr. Cheney for his opinion of the contracted price. He said it
17 is hard to judge, but that he is not surprised by the cost and feels lucky that it is not higher. Mr. Hill
18 added that as he talked to some other companies, they all said it would be over \$200,000.

19 Councilman Simonsen said he really liked the design.

20 Councilwoman Bradshaw made a motion to approve the contract with Redd Construction and
21 the remodel for the golf course café and Councilman Simonsen seconded the motion. The motion
22 passed with Councilmembers Bahr, Bradshaw, Harris and Simonsen voting “aye”.

23
24 **CONSIDER APPROVAL OF RESOLUTION 2021-23 WHICH ADOPTS THE 2021 DAVIS**
25 **COUNTY PRE-DISASTER MITIGATION PLAN – ASST. POLICE CHIEF DAVE**
26 **EDWARDS**

27 Asst. Chief Edwards presented the Pre-Disaster Mitigation (PDM) Plan and explained that the
28 creation of this plan will help the City be more prepared for disasters in our area and will also help
29 qualify the City for FEMA grants in the future. He thanked City staff who helped put it together.

30 Councilwoman Bradshaw expressed her hope that the federal government would indeed
31 approve of those grants as needed.

32 Councilwoman Bradshaw made a motion to approve Resolution 2021-23 and Councilwoman
33 Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and
34 Simonsen voting “aye”.

35
36 **CONSIDER APPROVAL OF THE PURCHASE OF 90 TRANSFORMERS FROM IRBY IN**
37 **THE AMOUNT OF \$215,700 – MR. ALAN FARNES**

38 Mr. Alan Farnes explained that this purchase was for 90 distribution transformers; 60 are for
39 overhead rebuilds and 30 are for pad mount replacements in underground areas.

40 Councilwoman Bahr made a motion to approve the purchase of 90 transformers from Irby and
41 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr,
42 Bradshaw, Harris and Simonsen voting “aye”.

43
44 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF THE DESERET FIRST**
45 **PLANNED UNIT DEVELOPMENT – MR. LLOYD CHENEY**

1 Mr. Cheney explained that this approval is for the Deseret First Credit Union PUD Plat. He
2 reminded the Council that they approved the new Deseret First Credit Union building in 2020, which
3 was completed earlier this year. Now they would like to create an automobile storage unit on the back
4 of the lot. He said that the PUD Plat meets all the requirements and is as “shovel-ready” as it can get.

5 Councilwoman Harris made a motion to approve the preliminary and final review for the
6 Deseret First PUD Plat and Councilwoman Bahr seconded the motion. The motion passed with
7 Councilmembers Bahr, Bradshaw, Harris and Simonsen voting “aye”.

8
9 **CONSIDER PRELIMINARY AND FINAL ARCHITECTURAL AND SITE PLAN REVIEW**
10 **FOR THE PROPOSED DESERET FIRST REAR INDOOR VEHICLE STORAGE**
11 **BUILDING – MR. FRANCISCO ASTORGA**

12 Mr. Francisco Astorga explained that the Land Use Code allows for indoor vehicle storage
13 like this as a permitted use, and that the Planning Commission forwarded a positive recommendation
14 for approval of the project.

15 Councilwoman Bahr made a motion to approve the preliminary and final architectural and site
16 plan review and Councilwoman Bradshaw seconded the motion. The motion passed with
17 Councilmembers Bahr, Bradshaw, Harris and Simonsen voting “aye”.

18
19 **CONSIDER APPROVAL OF THE PRELIMINARY ARCHITECTURAL AND SITE PLAN**
20 **REVIEW FOR THE PROPOSED APARTMENT BUILDING AT RENAISSANCE TOWN**
21 **CENTER – MR. FRANCISCO ASTORGA**

22 Mr. Astorga presented the architectural and site plans for approval for an apartment building
23 at Renaissance Town Center. The building will be four stories from Main Street and five stories from
24 Renaissance Town Drive. It will contain 189 one-bedroom apartments, 92 two-bedroom apartments
25 and eight three-bedroom apartments.

26 Councilwoman Bradshaw asked how closely the entrance/exit from the parking garage was
27 situated to 1700 South on Main Street. Mr. Cheney pulled up a map and showed that the entrance was
28 a little bit north of 1700 South. She also asked where the UTA Bus Rapid Transit station will be
29 located in that area. Mr. Astorga answered that it is still very preliminary, but it is supposed to be at
30 the northern edge of the Renaissance block.

31 Mr. Astorga said that the plan was to construct the building in four components, ensuring the
32 occupancy of each section before moving onto the next. He also explained that the developer has
33 done a parking study and is proposing 397 parking spaces for this mixed-use site. Councilwomen
34 Bahr and Bradshaw asked follow-up questions about the parking. Mr. Roy Bartee, one of the
35 designers, stood up to answer questions. He said they anticipate the parking to be shared between the
36 different developments, and the number of spaces has taken that into account, as well as the amount
37 needed during the peak parking times. Each lot in the project has significant space for parking around
38 it and they did not try to make this an urban development, because they know that people still need
39 their cars in this location. He also answered that parking will be secured at night for residents of the
40 apartment building, but open during the day.

41 Councilman Simonsen asked how closely the real building will resemble the rendering, and
42 Mr. Bartee explained their process in picking colors and making the renderings as true to life as
43 possible. Mr. Bruce Broadhead added that they have one of the best illustrators in the area.

44 Councilwoman Harris asked how confident they feel that this project will move forward. Mr.
45 Broadhead answered that they feel very confident, they are having weekly meetings with the
46 contractor and have good communication happening.

1 Mr. Astorga explained that due to the size and complexity of the plan, he is still reviewing the
2 final architectural and site plans that were submitted last Thursday, so they decided to approve the
3 preliminary architectural and site plans this evening. The final review will come before the Council in
4 January.

5 Councilwoman Bahr made a motion to approve the preliminary architectural and site plan and
6 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr,
7 Bradshaw, Harris and Simonsen voting “aye”.

8
9 **REVIEW OF THE 2021 MODERATE INCOME HOUSING REPORT – MR. FRANCISCO**
10 **ASTORGA**

11 Mr. Astorga presented the 2021 Moderate Income Housing Report for the Council to review.
12 He explained that the Utah Department of Workforce Services provided all the data for the report, but
13 it was based on projections from 2017, so they hope more accurate data can be used in the future as
14 they prepare these reports. He explained that SB-134 was the reason they are now required to be
15 reporting on their efforts to increase moderate income housing in the City.

16
17 **CONSIDER APPROVAL OF RESOLUTION 2021-24 AUTHORIZING THE**
18 **PARTICIPATION IN A POTENTIAL OPIOID SETTLEMENT- MR. CLINTON DRAKE**

19 Mr. Clinton Drake explained that this is an approval to participate in a national opioid
20 settlement between other states and some opioid manufacturers. If enough cities and counties
21 participate then the settlement amount will increase substantially, and although the City may not see a
22 direct benefit from this, it will impact the State, County and community. This approval simply gives
23 authorization to enroll in this suit.

24 Councilwoman Harris made a motion to approve Resolution 2021-24 and Councilman
25 Simonsen seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris
26 and Simonsen voting “aye”.

27
28 **CONSIDER APPROVAL OF THE PUBLIC NOTICE OF BOUNTIFUL CITY COUNCIL**
29 **MEETINGS IN 2022 – MR. GARY HILL**

30 Mr. Hill explained that State Code requires the City Council to notice their annual meeting
31 schedule. The schedule can be changed at any time, with proper noticing.

32 Councilwoman Harris asked whether or not they had a meeting later this month. Mr. Hill
33 replied that they are required to meet regarding the recent redistricting before the end of the calendar
34 year, but they were waiting to get additional information. He said they would e-mail the Council
35 when they were ready to schedule it. It will likely be December 28th.

36 Councilman Simonsen made a motion to approve the public notice of City Council meetings
37 in 2022 and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers
38 Bahr, Bradshaw, Harris and Simonsen voting “aye”.

39
40 **ADJOURN TO A CLOSED SESSION TO DISCUSS THE PURCHASE, EXCHANGE OR**
41 **LEASE OF REAL PROPERTY, REASONABLY IMMINENT LITIGATION AND/OR TO**
42 **DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH**
43 **CODE §52-4-205).**

44 Councilwoman Bradshaw made a motion to adjourn to a closed session to discuss the
45 purchase, exchange or lease of real property, reasonably imminent litigation, and/or to discuss the

1 character and/or competency of an individual(s) to be held in the council conference room.
2 Councilman Simonsen seconded the motion. The motion passed with the following roll call vote:

3
4 Bradshaw Aye
5 Simonsen Aye
6 Harris Aye
7 Bahr Aye

8
9 The regular session was adjourned to a closed session at 8:48 p.m.

10
11 The closed session was started at 8:59 p.m.

12
13 Councilwoman Harris made a motion to adjourn the closed session and move back to the
14 regular session and Councilman Simonsen seconded the motion. The motion was approved with
15 Councilmembers Bahr, Bradshaw, Harris and Simonsen voting “aye”.

16
17 The regular session was reopened at 9:36 p.m.

18
19 Councilwoman Bradshaw made a motion to adjourn, and Councilwoman Bahr seconded the
20 motion. The motion was approved with Councilmembers Bahr, Bradshaw, Harris and Simonsen
21 voting “aye”.

22
23 The regular session was adjourned at 9:36 p.m.

Mayor Randy Lewis

City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
December 21, 2021 – 5:00 p.m.

Present: Mayor pro tem Millie Segura Bahr
Councilmembers Kate Bradshaw, Richard Higginson, Chris R. Simonsen
City Manager Gary Hill
City Recorder Shawna Andrus

Excused: Mayor Randy Lewis, Councilwoman Kendalyn Harris

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

Regular Session – 5:00 p.m.
City Council Chambers

Mayor pro tem Bahr called the meeting to order at 5:00 p.m. and welcomed those in attendance.

CONSIDER APPROVAL OF RESOLUTION 2021-25 WHICH ESTABLISHES BOUNDARIES FOR VOTER PARTICIPATION AREAS IN THE CITY OF BOUNTIFUL PER UTAH STATE CODE §20A-7-401.3 – Mr. Gary Hill

Mr. Hill explained that legislation in 2019 requires cities to create Voter Participation Areas (VPAs) to ensure a better cross section of registered voters when gathering signatures for referenda and initiatives. UCA 20-7401.3 requires Bountiful City to be divided into four VPAs with an approximate equal number of registered voters in each area. After some discussion, Councilwoman Bradshaw made a motion to approve the boundaries for the VPAs in Bountiful and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Higginson and Simonsen voting “aye”.

ADJOURN

Councilwoman Bradshaw made a motion to adjourn the meeting and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Higginson and Simonsen voting “aye”.

The regular session was adjourned at 5:05 p.m.

Millie Segura Bahr, Mayor pro tem

City Recorder

City Council Staff Report



Subject: Expenditures for Invoices > \$1,000 paid:
November 29, 2021
December 6, 13, 20, & 27, 2021
January 3 of 2022

Author: Tyson Beck, Finance Director

Department: Finance

Date: January 11, 2022

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 29, 2021
December 6, 13, 20, & 27, 2021
January 3 of 2022

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 29, 2021**

<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>
13335	ACE FAB & WELDING	Golf Course	555500 473100	Improv Other Than Bldgs	8,240.00	225033	16238	Clubhouse Remode at Bountiful Ridge Golf
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	4,456.65	225034	77K84421	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,495.40	225034	77K84521	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,557.36	225034	77V66821	Tree Trimming - Customer # 025450
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	10,559.33	225045	115274	Sept. 2021 Animal Control
13110	DORSETT CONTROLS	Water	515100 474500	Machinery & Equipment	19,739.73	225046	J005181	SCADA - Customer Code # 687
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,120.00	225050	21057	Turf Treatment
12942	HYDRO VAC EXCAVATION	Storm Water	494900 473106	Storm Drain Construction	26,045.50	225057	1128	2020 Storm Drain Project
8901	KB WELDING LLC	Light & Power	535300 448614	Power Plant Equipment Repairs	1,775.00	225061	19938	Titan Exhaust Weld Repair
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	6,423.00	225074	AFS10041531	Annual Inspection and Maintenance- Power Plant
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Annualized Accrual	905,275.43	225084	11232021	Oct. 2021 payment for Power Purchases/Resources
12358	WADMAN CORPORATION	Streets	454410 472100	Buildings	6,218.47	225088	11a	Streets Equipment Garage/Washbay Building Project
					TOTAL:	1,000,905.87		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid December 6, 2021**

<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>
13334	ARTISAN AUTO BODY	Liability Insurance	636300 451150	Liability Claims/Deductible	3,738.20	225097	1555	Accident Repair - Claim
1271	BAR-J-WRANGLERS	Legislative	104110 492080	Community Events-BntflComServC	10,000.00	225100	12/7/2021	Performance Payment for Dec 17, 2021
13120	BOUNTIFUL MATTRESS	Landfill	575700 448000	Operating Supplies	1,515.00	225104	11272021	101 units Recycled for Nov 15-27th, 2021
1615	CENTURYLINK	PSAP - E911	104219 428000	Telephone Expense	3,522.28	225110	11122021	Acct # 801-578-0401 452B
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	10,559.33	225119	116274	Nov. 2021 Animal Control Services
1920	DELCO WESTERN	Parks	104510 425000	Equip Supplies & Maint	2,060.40	225122	21-2788	Golf Course supplies
5281	DOMINION ENERGY UTAH	Light & Power	535300 448613	Power Plant Operating Costs	1,421.40	225126	12022021	Acct # 1067495449
11702	ENVIRO-CLEAN GROUP	Storm Water	494900 425000	Equip Supplies & Maint	1,187.13	225131	21-7521	Broom, Wide Sweep
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	1,694.74	225135	1172209	Misc.Parts and Supplies - Customer # 48108
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	4,200.00	225147	25082	Itron 100 W Install
2562	HYDRO SPECIALTIES CO	Water	515100 448400	Dist System Repair & Maint	8,876.56	225147	25074	Auto Valve
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	225151	SLC12210055	Dec. Custodial Cleaning - Cust # 065075
2886	LAKEVIEW ROCK PRODUCT	Water	515100 461300	Street Opening Expense	2,367.03	225152	398569	Road Base - Customer # BCTY07399
2886	LAKEVIEW ROCK PRODUCT	Water	515100 461300	Street Opening Expense	2,398.61	225152	398611	Road Base
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	2,250.00	225153	11/30/2021	Legal work - 15 cases
2920	LEFAVOR ENVELOPE COM	Treasury	104143 429050	Util Billing Supplies	9,280.92	225154	171864	Envelopes
5553	PURCELL TIRE AND SER	Sanitation	585800 425000	Equip Supplies & Maint	3,087.57	225177	2853064	Tires and Service - Acct # 2801867
13228	REDD ENGINEERING	Cemetery	595900 474500	Machinery & Equipment	16,831.00	225180	21512-03	21512 Bountiful Cemetery Shop Expansion
13267	SLATE ROCK FR LLC	Light & Power	535300 445202	Uniforms	2,467.63	225184	3055	FR Shirts and Jeans
4334	USDA-FOREST SERVICE	Light & Power	535300 448627	Echo Hydro Operating Costs	8,404.27	225196	D5507F22	Special Uses Permit for Powerline
4369	UTAH DEPT OF WORKFOR	Police	104210 413060	Unemployment Reimb	1,056.87	225197	12062021	11/21 UNEMPLOYMENT CLAIMS
4448	VEOLIA ENVIRONMENTAL	Sanitation	585800 448000	Operating Supplies	102,726.15	225202	128898253	2021 Hazardous Waste Disposal Day
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	2,032.14	225203	9893452419	Acct # 771440923-00001
4522	WATERFORD SYSTEMS	Water	515100 448400	Dist System Repair & Maint	2,340.35	225205	191123	Fluoride Pumps
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,095.00	225208	107812	Nov. 2021 Janitorial Cleaning
					TOTAL:	207,887.58		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid December 13, 2021**

<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	36,809.81	225210	12012021	November 2021 Recycling Cans
13367	ALLOTECH, INC	Legislative	104110 461000	Miscellaneous Expense	1,350.00	225213	17473	Set of 12" Cast Letters
7666	AMERICAN CHILLER MEC	Police	454210 472100	Buildings	70,604.00	225215	28421	Replace Chiller/Water Cooler,and Labor
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,129.00	225216	208537	Cold Mix
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	1,161.04	225217	78M16621	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	2,902.60	225217	78M16521	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	4,488.72	225217	78W68921	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,557.36	225217	78W68821	Tree Trimming - Customer # 025450
13120	BOUNTIFUL MATTRESS	Landfill	575700 448000	Operating Supplies	2,310.00	225223	12112021	Recycle Mattresses 154 Units
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	20,992.57	225224	38440	Road Salt - Customer # BOUNTIFUL
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	10,475.30	225225	113110	Tub Grinding - tree branches
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	17,346.50	225225	113108	Tub Grinding - tree branches
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	23,930.25	225225	113109	Tub Grinding - tree branches
1716	CMT ENGINEERING LABO	Streets	454410 473500	Road Reconstruction	1,890.00	225235	98583	Project 017061 1000 No. Recon - Acct # CB600
1889	DAVIS COUNTY GOVERN	Legislative	104110 452200	Election Expense	37,010.89	225242	116677	2021 General Election Services
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	2,897.51	225249	12012021K	Acct # 3401140000
12839	EDGE EYEWEAR	Light & Power	535300 445201	Safety Equipment	1,344.00	225252	AR034288	Safety Glasses- Minus Sales Tax(Exempt)
10255	ELECTRICAL RELIABILI	Light & Power	535300 448639	Substation	3,000.00	225253	51062685	Test Wiring and Function - Project # 1085280
10255	ELECTRICAL RELIABILI	Light & Power	535300 448639	Substation	4,100.00	225253	51062679	Breaker Testing - Project # 1084836
10255	ELECTRICAL RELIABILI	Light & Power	535300 448639	Substation	4,200.00	225253	51062686	Test Wiring and Function - Project # 1085287
5026	EVERBASE / GLOBAL	Legislative	104110 461000	Miscellaneous Expense	2,137.20	225256	INV21965	Material Installation for Bountiful Council Chamber
2605	INTERFORM	Light & Power	535300 445202	Uniforms	2,444.71	225269	320822	Logo Carhart Jackets and FR Shirts- Acct # 9334
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,622.79	225274	7937	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,457.39	225274	7925	Patching - Customer # BOUN02610
2987	M.C. GREEN & SONS IN	Streets	454410 473500	Road Reconstruction	230,635.95	225281	4526	1000 N Reconstruction Project
10962	MILLER INSULATION	Light & Power	535300 448614	Power Plant Equipment Repairs	4,900.00	225287	283768	Exhaust Insulation for Turbine - Project # 212279
5429	PERFORMANCE FORD LIN	Police	454210 474500	Machinery & Equipment	69,404.00	225300	12142021	Silver Explorer VIN# 0405, Gry Explorer VIN# 8711
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,133.28	225305	2848781	Tires for Street Trucks - Acct # 2801867
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	3,047.25	225313	62792	Recycline Fees
4801	SMITH HARTVIGSEN	Redevelopment Agency	737300 431000	Profess & Tech Services	1,320.00	225321	52482	Work on RDA annual Report and Prepare It
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	2,825.38	225322	SP1038493	Turbine Repair - Customer # 400004258
11737	SPLASHTOP INC	Computer Maintenance	616100 429200	Computer Software	1,919.00	225324	stb211115-8	Remote Business Access Licensing
4064	STEVE REGAN CO	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,293.96	225328	1254713	Misc.Parts and Supplies - Customer # 51024
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	25,215.58	225336	0335138	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	27,543.18	225336	0334535	Fuel Purchase - Acct # 000275
6545	TRISTAR RISK MANAGE	Workers' Comp Insurance	646400 435500	Admin Services - W/C	1,680.00	225337	114358	Workers Comp for Witte
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	9,658.26	225339	21560	Flushing and Vacuuming of Storm Drain
5322	UCS WIRELESS	Light & Power	535300 448641	Communication Equipment	1,295.00	225340	79337	Radio Maintenance and Install
4334	USDA-FOREST SERVICE	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,389.14	225343	D3507F22c	Permits,Irrigation Water Transmission Pipeline
4334	USDA-FOREST SERVICE	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,967.71	225343	D3507F22	Permit 1.5 million gallon concrete water storage
4535	WEBER RIVER WATER US	Light & Power	535300 448627	Echo Hydro Operating Costs	94,626.00	225348	12-3955	50% Safety of Dams
TOTAL:					<u>742,015.33</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid December 20, 2021**

<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	5,805.20	225356	79P67321	Tree Trimming - Customer # 025450
1339	BEST DEAL SPRINGS, I	Sanitation	585800 425000	Equip Supplies & Maint	1,299.33	225359	50020511-00	Brake Shoes for Sanitation Trucks
1507	BURT BROTHERS TIRE I	Light & Power	535300 448635	Vehicles	1,449.34	225366	1030081241	Tires and Services - Cust ID 118
1602	CDW GOVERNMENT, INC.	Water	515100 429300	Computer Hardware	1,292.70	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1602	CDW GOVERNMENT, INC.	Engineering	104450 429300	Computer Hardware	1,407.66	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1602	CDW GOVERNMENT, INC.	Streets	104410 424000	Office Supplies	1,493.82	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1602	CDW GOVERNMENT, INC.	Landfill	575700 424000	Office Supplies	1,594.35	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1602	CDW GOVERNMENT, INC.	Light & Power	535300 429300	Computer	4,050.57	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1602	CDW GOVERNMENT, INC.	Police	104210 425500	Terminal Maint & Queries	10,140.96	225369	J854053	Microsoft Office 365 Annual Subscription-Cust # 6530022
1615	CENTURYLINK	PSAP - E911	104219 428000	Telephone Expense	1,070.19	225370	5107XLB1S3-2021342	Customer ID 00102 - Acct # 5107XLB1S3
1845	D & L SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	9,648.00	225380	0000123369	Valve Lids and Boxes - Cust ID UT-BOUNTIFUL
1975	DLT SOLUTIONS, INC.	Light & Power	535300 429300	Computer	2,435.40	225381	1650401	Auto CAD Renewal - Quote # 5020027
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	18,230.01	225382	12012021M	Acct # 6056810000
13110	DORSETT CONTROLS	Water	515100 474500	Machinery & Equipment	18,094.88	225383	J005230	SCADA approved by Council - Cust # 687
13110	DORSETT CONTROLS	Water	515100 474500	Machinery & Equipment	19,891.85	225383	J005238	SCADA approved by Council - Cust # 687
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	11,678.50	225388	1168774	Repair Clamps for Informer - Customer # 48108
12227	GRAHAM FIRE APPARAT	Streets	104410 425000	Equip Supplies & Maint	1,637.92	225393	UT2021312	Misc. Parts and Supplies
2473	HI-LINE	Light & Power	535300 448636	Special Equipment	1,294.45	225395	10204343	Super Beast Digital Kit - Customer # H-36660
2537	HOSE & RUBBER SUPPLY	Streets	104410 425000	Equip Supplies & Maint	2,021.17	225399	01610488	Misc. Parts and Supplies -Customer # B1580
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	9,875.00	225401	25128	Meter Lids
2627	INTERMOUNTAIN CONTRO	Water	515100 448400	Dist Systm Repair & Maint	3,946.52	225408	220/60024460	Misc. Parts for Upper Mueller Well - Customer # 160001188
2627	INTERMOUNTAIN CONTRO	Water	515100 448400	Dist Systm Repair & Maint	5,160.52	225407	220/60024343	Heater for Eggett Pumphouse - Customer # 160001188
2830	KIMBALL EQUIPMENT CO	Landfill	575700 425000	Equip Supplies & Maint	1,352.65	225412	PSO093849-1	Misc. Parts and Supplies - Cust # BP0000215
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,365.28	225415	398906	Road Base - Customer BCTY07399
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	1,061.02	225423	S104292500.002	Misc.Parts and Supplies for watermains- Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,554.56	225423	S104421618.001	Misc.Parts and Supplies for watermains- Customer # 18498
3271	NETWIZE	Information Technology	104136 425000	Equip Supplies & Maint	1,181.76	225426	22364	Ruckus - Switch Management Licensing
3271	NETWIZE	Information Technology	104136 425000	Equip Supplies & Maint	2,011.81	225426	22048B	Dell PowerEdge R240-Physical Domain Controller
3271	NETWIZE	Information Technology	104136 425000	Equip Supplies & Maint	8,027.81	225426	22259	Ruckus- Support and Maintenance
12005	OLDCASTLE INFRASTRUC	Water	515100 448400	Dist Systm Repair & Maint	3,546.00	225433	210409111	Meter Rings - Customer # 210000011
13385	PIPE FABRICATING & S	Water	515100 426000	Bldg & Grnd Suppl & Maint	2,312.92	225437	01472	Temple View Reservoir Gate - Job # 3458
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	2,851.50	225438	12202021	Consulting/Expert Witness Fees
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,656.68	225444	2854972	Tires and Service - Acct # 2801867
3938	SKM INC.	Water	515100 474500	Machinery & Equipment	2,324.88	225455	22218	SCADA Maintenance - Project M187
12536	SM2	Streets	454410 474500	Machinery & Equipment	59,780.00	225456	1044	Fuel, Service Body Approved by Council
5000	U.S. BANK CORPORATE	PSAP - E911	104219 445100	Public Safety Supplies	1,377.00	225462	12102021DE	SolidCopper,XmasDinner- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	1,608.58	225462	12102021SC	EmpRecog,Trvl,Train- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 461000	Miscellaneous Expense	1,690.52	225462	12102021AJ	Testing,Uniforms,Xmas -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	1,916.25	225462	12102021BH	OfficeandParkSupplies- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,576.81	225462	12102021BH	OfficeandParkSupplies- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	3,000.00	225462	12102021SA	NLC Registrations-Acct # 4246-0445-5571-8851
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,525.88	225467	9894023810	Acct # 371517689-00001
12141	VOLVIK USA, INC	Golf Course	555500 448240	Items Purchased - Resale	1,102.50	225468	113836	Golf Balls - for Bountiful Ridge Golf Course
4528	WAXIE SANITARY SUPPL	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,499.78	225470	80533848	TP and Air Freshner - Customer # 9024
4585	WILDING ENGINEERING,	Light & Power	535300 474820	CIP 12 Dist Sys Feeder #575	1,378.50	225471	126886	Concrete Tests at Bountiful Power
TOTAL:					246,221.03			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid December 27, 2021

<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	5,502.17	225474	80H14921	TREE TRIMMING
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	21,232.85	225476	38721	Road Salt
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	29,863.19	225476	38735	Road Salt
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	31,548.09	225476	38608	Road Salt - Customer # BOUNTIFUL
12839	EDGE EYEWEAR	Light & Power	535300 445201	Safety Equipment	1,344.00	225489	AR034604	Safety Glasses - Customer ID B00368
2055	ELECTRICAL CONSULTAN	Light & Power	535300 448639	Substation	2,014.00	225490	97907	Breaker replacement at SE substation
2055	ELECTRICAL CONSULTAN	Light & Power	535300 448639	Substation	2,281.50	225490	96028	Breaker replacement for GE substation
7212	ENTEELLUS INC	Streets	454410 473600	New Road Construction	1,423.75	225491	53454	Project # 1190015 Eagle Ridge Drive Road Extention
2719	JMR CONSTRUCTION INC	Storm Water	494900 473106	Storm Drain Construction	5,715.35	225501	12/23/2021	OAKRIDGE CIRCLE
3271	NETWIZE	Engineering	104450 429300	Computer Hardware	2,263.14	225509	22253	Dell XPS i7
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	2,882.65	225514	2856140	Tires and Service - Acct # 2801867
3830	SALT LAKE COMMUNITY	Light & Power	535300 423001	Education Benefit	4,864.00	225517	22-803	APPRENTICESHIP CLASSES JB, CC, DH, JR
13043	SIMONS, DON	Engineering	104450 423000	Travel & Training	1,245.78	225518	12232021	Travel and Training Expence for ICE Conference
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	1,639.00	225521	AFS10042857	Repair #1 turbine at power plant
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	2,392.00	225521	AFS10042646	Repair #1 turbine at power plant
9934	TANNER LLC	Information Technology	104136 431000	Profess & Tech Services	2,140.07	225524	SIN026306	KnowBe4 Security Training - Client # 000340
12660	THERMO FLUIDS	Streets	104410 425000	Equip Supplies & Maint	1,004.50	225526	87808397	BULK ANTIFREEZE FOR SHOP
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,138.65	225530	0335638	Tankers and exhaust fluid
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	23,634.62	225530	0335734	Diesel and Fuel
4307	UNITED SERVICE & SAL	Parks	104510 425000	Equip Supplies & Maint	1,054.22	225532	71547	CUST# 100545
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Annualized Accrual	784,914.88	225533	12222021	Nov.2021 payment for Power Purchases/Resources
TOTAL:					<u>931,098.41</u>			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid January 3, 2022

<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>
1946	DIAMOND RENTAL AND S	Golf Course	555500 426100	Special Projects	1,038.00	225548	470015	Stump Grinder w/Trailer - Customer # 106828
2003	DUNCAN ELECTRIC SUPP	Light & Power	535300 448633	Street Light	1,288.60	225550	173705-1	Street Light Fuse and Holder - Cust # 021350
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,120.00	225559	21086	Turf Treatment - Enclave Fungicide
3271	NETWIZE	Computer Maintenance	616100 429300	Computer Hardware	4,239.48	225577	22341	Dell-OptiPlex 7090 Computers w/Video
3271	NETWIZE	Information Technology	104136 425000	Equip Supplies & Maint	13,502.78	225577	22299	HPE Nimble-Network Storage-3yr Maintenance
3633	RADWELL INTERNATIONA	Light & Power	535300 448639	Substation	6,456.48	225584	32447739	Control Equipment - Customer # 256707
3633	RADWELL INTERNATIONA	Light & Power	535300 448639	Substation	8,419.78	225584	32448288	Control Equipment - Customer # 256707
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	1,129.10	225586	59740	Recycling Fees
13402	SWCA ENVIRONMENTAL	Legislative	454110 473100	Improv Other Than Bldgs	6,849.14	225595	137957	Trails Project
11502	VAR TECHNOLOGY	Information Technology	104136 429200	Computer Software	4,899.31	225605	12704997	Quest KACE Destop - Contract # 100-5591161-001
4555	WEST, ALAN M	Information Technology	104136 428000	Telephone Expense	2,014.54	225611	12312021	Phone Expense and Computer Equipment
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,095.00	225612	107978	Janitorial Cleaning for December 2021
TOTAL:					<u>53,052.21</u>			

City Council Staff Report

Subject: November 2021 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: January 11, 2022



Background

These reports include summary revenue, expense, and budget information for all City 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 expense graphs are provided that give comparative data for FY2022 through November as compared to the past three fiscal year periods through that same timeframe.

The FY2022 budget portion of these reports is the originally adopted FY2022 budget approved by the City Council in August of 2021.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

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

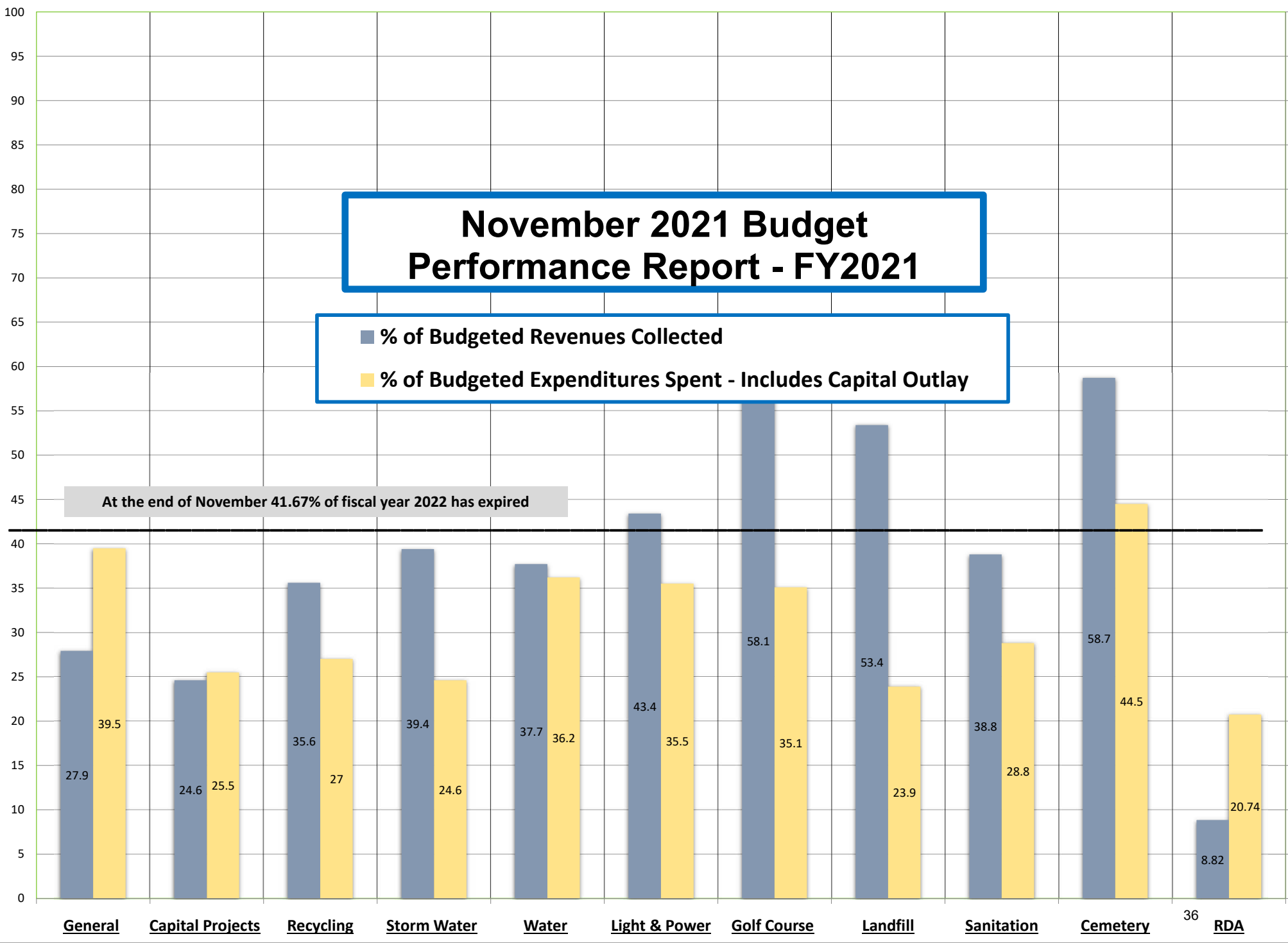
Attachments

- November 2021 Revenue & Expense Reports – Fiscal 2022 YTD

November 2021 Budget Performance Report - FY2021

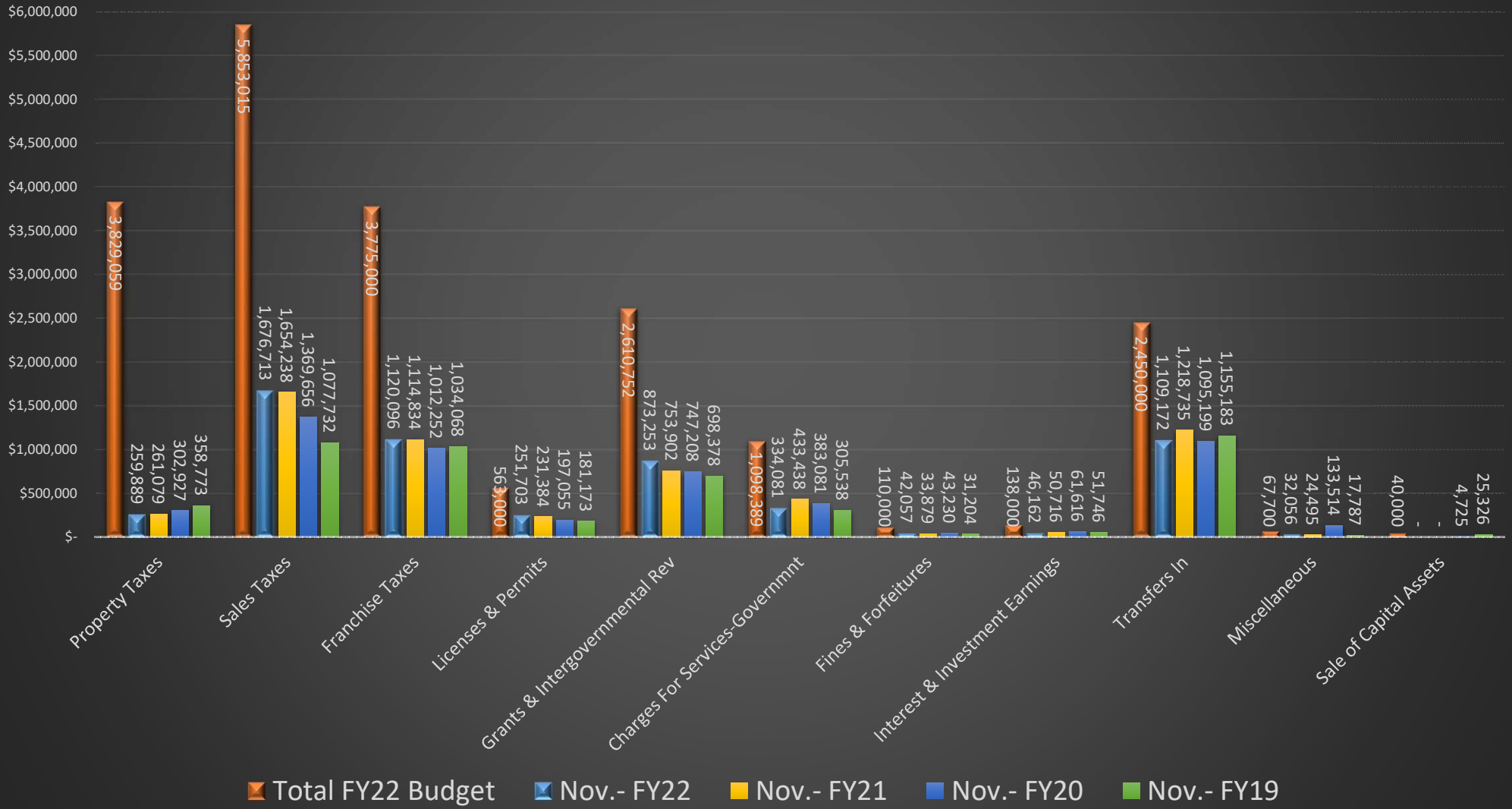
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of November 41.67% of fiscal year 2022 has expired

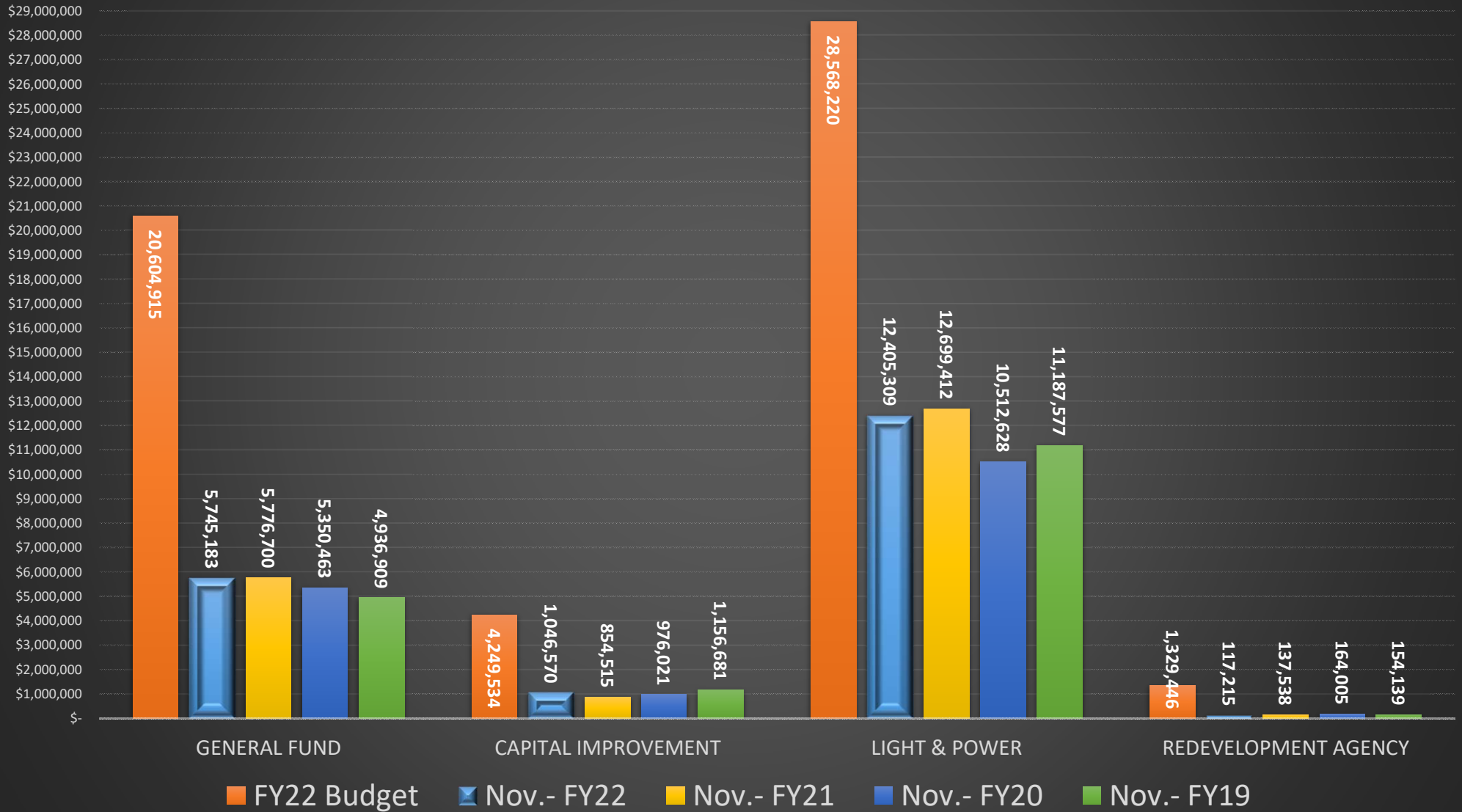


General Fund Detailed Revenues - November 2021

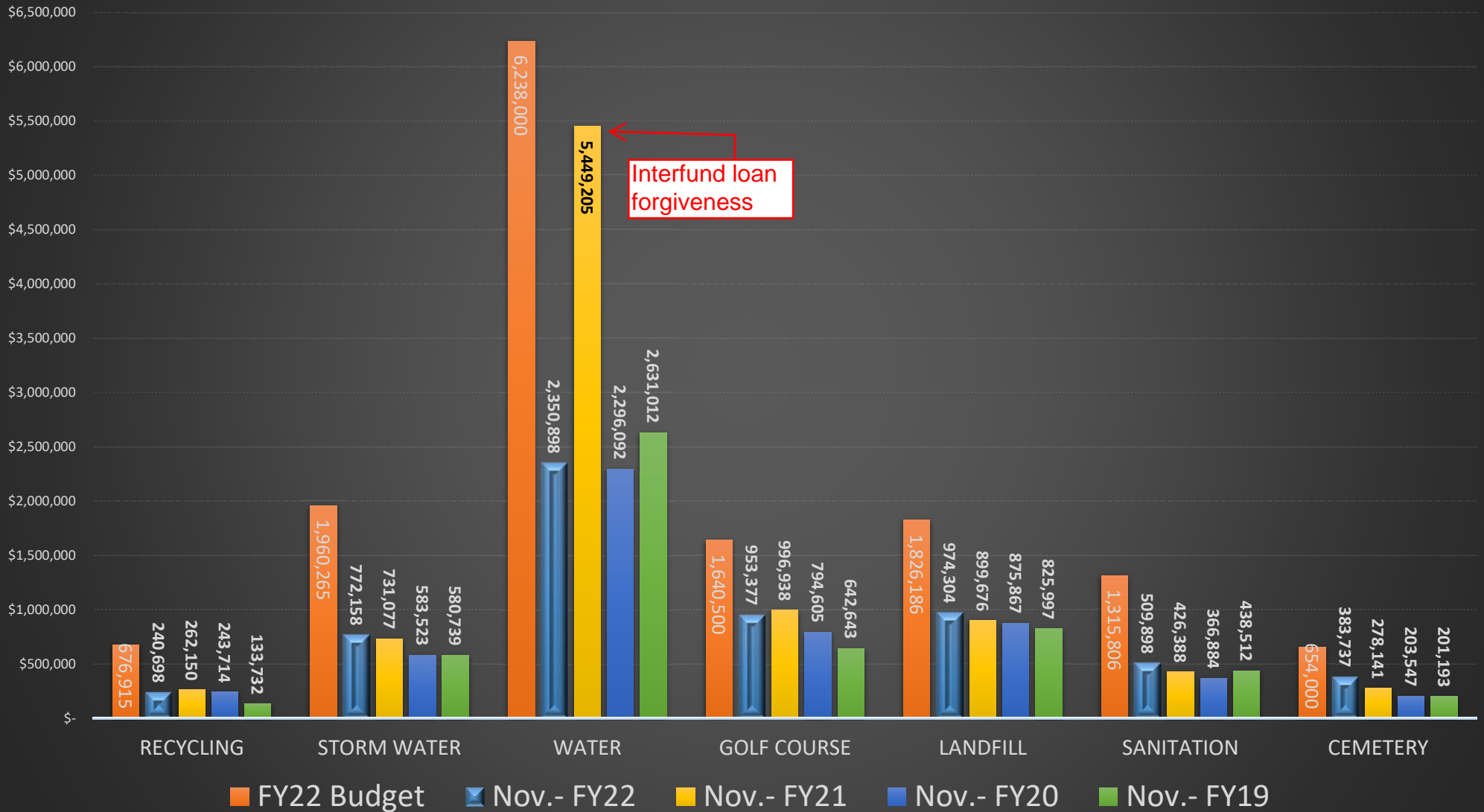
YTD Revenues (Fiscal Year 2022) Compared to the Budget and the Revenues of the Same Timeframe of the Past Three Fiscal Years



November 2021 YTD Revenues (Fiscal 2022) Compared to the Budget and the Revenues of Same Timeframe of the Past Three Fiscal Years



November 2021 YTD Revenues (Fiscal 2022) Compared to the Budget and the Revenues of Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
NOVEMBER 2021 YTD REVENUES - FY2022

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FOR 2022 05

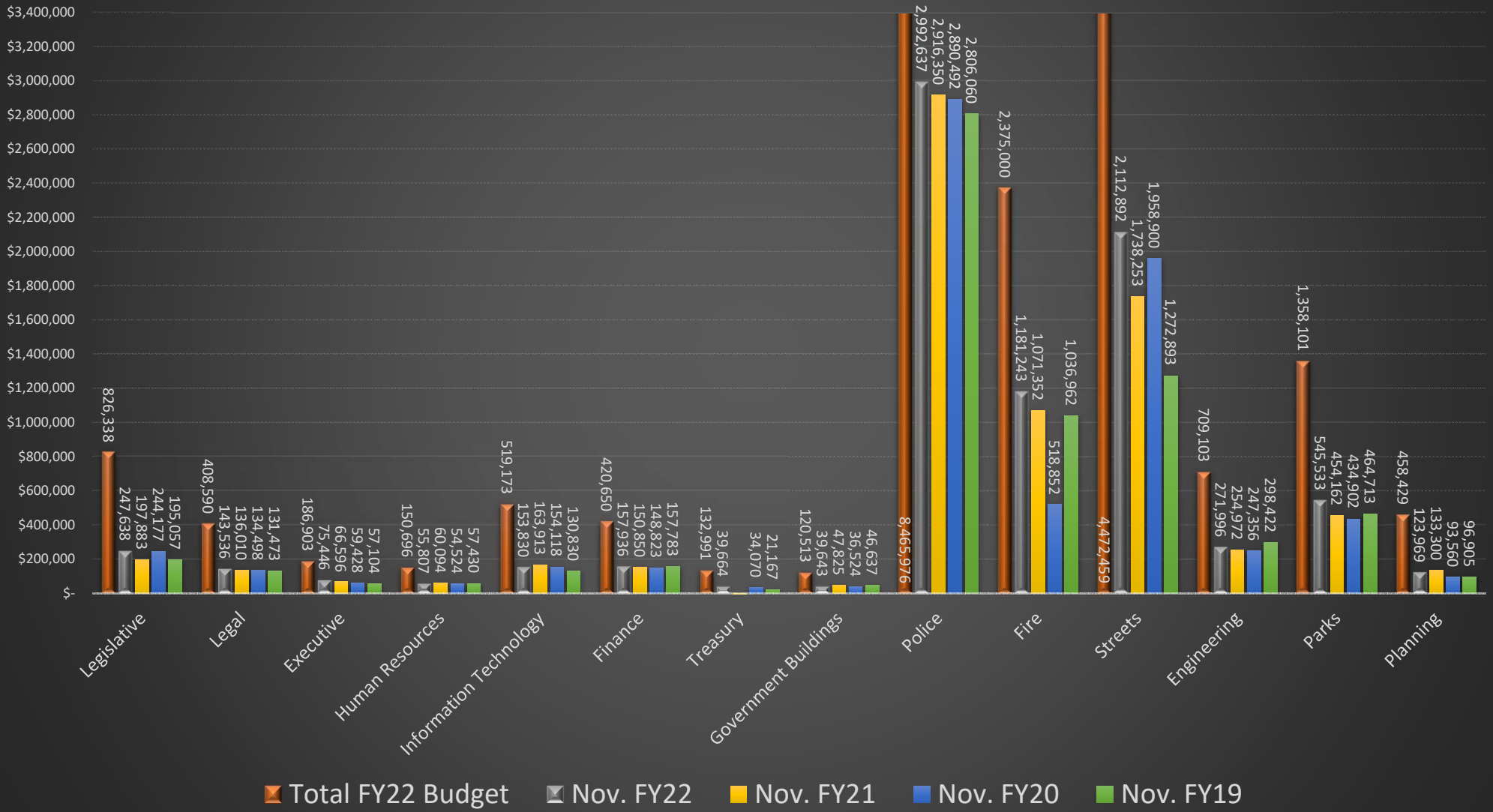
JOURNAL DETAIL 2021 1 TO 2021 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-20,604,915	-20,604,915	-5,745,182.87	-1,747,611.37	.00	-14,859,732.13	27.9%
30 DEBT SERVICE	-200	-200	-49.39	-10.44	.00	-150.61	24.7%
45 CAPITAL IMPROVEMENT	-4,249,534	-4,249,534	-1,046,570.31	-365,398.64	.00	-3,202,963.69	24.6%
48 RECYCLING	-676,915	-676,915	-240,697.72	-48,711.84	.00	-436,217.28	35.6%
49 STORM WATER	-1,960,265	-1,960,265	-772,158.06	-162,937.71	.00	-1,188,106.94	39.4%
51 WATER	-6,238,000	-6,238,000	-2,350,898.22	-417,389.60	.00	-3,887,101.78	37.7%
53 LIGHT & POWER	-28,568,220	-28,568,220	-12,405,308.96	-1,962,833.34	.00	-16,162,911.04	43.4%
55 GOLF COURSE	-1,640,500	-1,640,500	-953,376.93	-62,817.19	.00	-687,123.07	58.1%
57 LANDFILL	-1,826,186	-1,826,186	-974,303.92	-181,486.26	.00	-851,882.08	53.4%
58 SANITATION	-1,315,806	-1,315,806	-509,898.32	-109,373.30	.00	-805,907.68	38.8%
59 CEMETERY	-654,000	-654,000	-383,736.83	-127,515.01	.00	-270,263.17	58.7%
61 COMPUTER MAINTENANCE	-70,514	-70,514	-50.36	-7.57	.00	-70,463.64	.1%
63 LIABILITY INSURANCE	-466,530	-466,530	-554,913.20	-729.82	.00	88,383.20	118.9%
64 WORKERS' COMP INSURANCE	-318,727	-318,727	-113,442.74	-23,091.27	.00	-205,284.26	35.6%
72 RDA REVOLVING LOAN FUND	-254,729	-254,729	-69,219.84	-4,241.95	.00	-185,509.16	27.2%
73 REDEVELOPMENT AGENCY	-1,074,717	-1,074,717	-47,994.90	-2,222.42	.00	-1,026,722.10	4.5%
74 CEMETERY PERPETUAL CARE	-90,000	-90,000	-59,448.05	-10,792.70	.00	-30,551.95	66.1%
78 LANDFILL CLOSURE	-4,600	-4,600	-1,256.76	-254.07	.00	-3,343.24	27.3%
83 RAP TAX	-649,639	-649,639	-186,389.24	-72,698.23	.00	-463,249.76	28.7%
92 OPEB TRUST	0	0	-787.03	-119.23	.00	787.03	100.0%
99 INVESTMENT	0	0	181,882.49	37,466.05	.00	-181,882.49	100.0%
GRAND TOTAL	-70,663,997	-70,663,997	-26,233,801.16	-5,262,775.91	.00	-44,430,195.84	37.1%

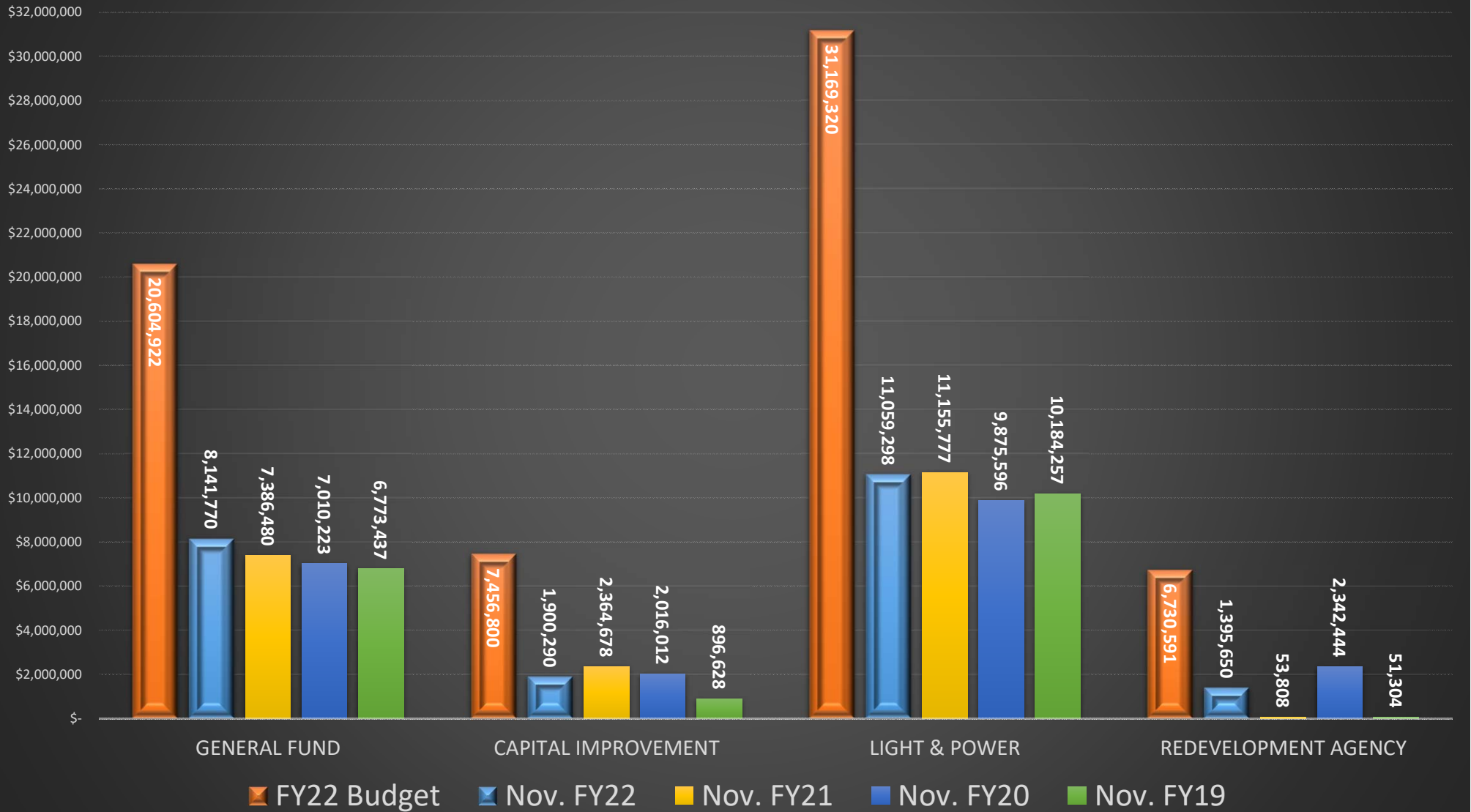
** END OF REPORT - Generated by Tyson Beck **

General Fund Detailed Expenditures - November 2021

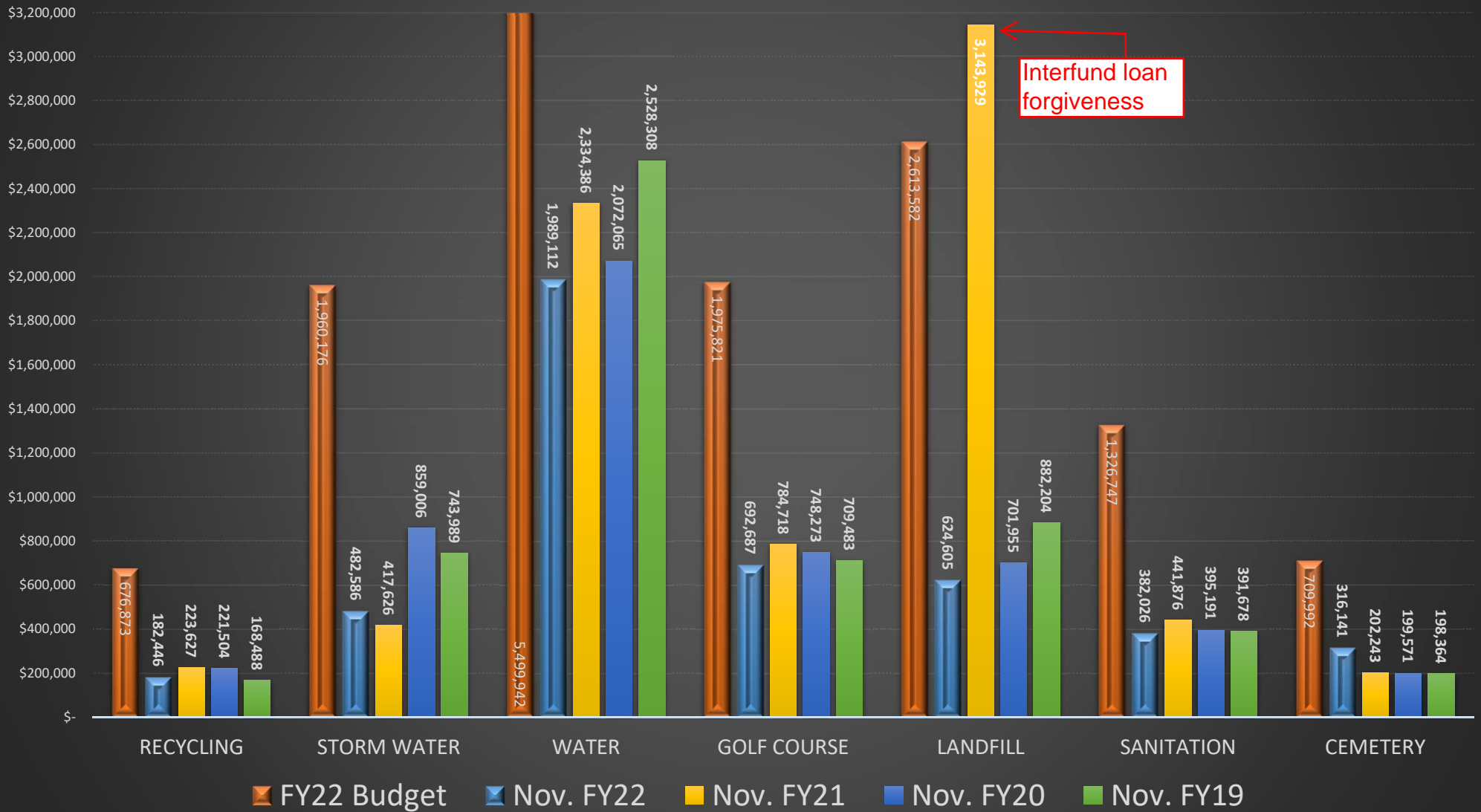
Fiscal 2022 YTD Expenditures Compared to the Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



November 2021 YTD (Fiscal 2022) Expenditures Compared to the Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years



November 2021 YTD (Fiscal 2022) Expenses Compared to the Budget and the Expenses of the Same Timeframe of the Past Three Fiscal Years



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City of Bountiful, UT
NOVEMBER 2021 YTD EXPENSES - FY2022

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FOR 2022 05

JOURNAL DETAIL 2021 1 TO 2021 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4110 Legislative	826,338	826,338	247,638.19	24,900.57	.00	578,699.81	30.0%
4120 Legal	408,590	408,590	143,535.86	28,740.54	.00	265,054.14	35.1%
4130 Executive	186,903	186,903	75,445.85	14,369.08	.00	111,457.15	40.4%
4134 Human Resources	150,696	150,696	55,807.45	8,155.51	.00	94,888.55	37.0%
4136 Information Technology	519,173	519,173	153,829.85	30,222.59	.00	365,343.15	29.6%
4140 Finance	420,650	420,650	157,936.21	33,377.21	.00	262,713.79	37.5%
4143 Treasury	132,991	132,991	39,663.55	43,400.52	.00	93,327.45	29.8%
4160 Government Buildings	120,513	120,513	39,643.17	7,438.93	.00	80,869.83	32.9%
4210 Police	6,359,907	6,359,907	2,204,068.55	478,575.34	.00	4,155,838.45	34.7%
4215 Reserve Officers	10,000	10,000	1,027.63	993.63	.00	8,972.37	10.3%
4216 Crossing Guards	151,049	151,049	41,422.02	13,997.30	.00	109,626.98	27.4%
4217 PROS	380,697	380,697	200,123.87	41,221.53	.00	180,573.13	52.6%
4218 Liquor Control	36,359	36,359	5,886.46	1,627.40	.00	30,472.54	16.2%
4219 PSAP - E911	1,527,964	1,527,964	540,108.82	110,195.75	.00	987,855.18	35.3%
4220 Fire	2,375,000	2,375,000	1,181,243.00	.00	.00	1,193,757.00	49.7%
4410 Streets	4,472,459	4,472,459	2,112,891.60	250,572.67	.00	2,359,567.40	47.2%
4450 Engineering	709,103	709,103	271,995.64	51,872.92	.00	437,107.36	38.4%
4510 Parks	1,358,101	1,358,101	545,533.20	126,331.96	.00	812,567.80	40.2%
4610 Planning	458,429	458,429	123,968.96	16,343.88	.00	334,460.04	27.0%
TOTAL GENERAL FUND	20,604,922	20,604,922	8,141,769.88	1,282,337.33	.00	12,463,152.12	39.5%
30 DEBT SERVICE							
4710 Debt Sevice	25	25	6.26	1.17	.00	18.74	25.0%
TOTAL DEBT SERVICE	25	25	6.26	1.17	.00	18.74	25.0%
45 CAPITAL IMPROVEMENT							
4110 Legislative	3,272,800	3,272,800	85,376.67	2,942.50	.00	3,187,423.33	2.6%
4140 Finance	0	0	6,903.79	1,294.71	.00	-6,903.79	100.0%
4210 Police	857,000	857,000	.00	.00	.00	857,000.00	.0%
4410 Streets	3,227,000	3,227,000	1,742,251.61	424,722.84	.00	1,484,748.39	54.0%
4510 Parks	100,000	100,000	65,758.00	.00	.00	34,242.00	65.8%
TOTAL CAPITAL IMPROVEMENT	7,456,800	7,456,800	1,900,290.07	428,960.05	.00	5,556,509.93	25.5%

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City of Bountiful, UT
NOVEMBER 2021 YTD EXPENSES - FY2022

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FOR 2022 05		JOURNAL DETAIL 2021 1 TO 2021 6						
48	RECYCLING	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>48 RECYCLING</u>								
4800	Recycling	676,873	676,873	182,446.18	43,586.24	.00	494,426.82	27.0%
	TOTAL RECYCLING	676,873	676,873	182,446.18	43,586.24	.00	494,426.82	27.0%
<u>49 STORM WATER</u>								
4900	Storm Water	1,960,176	1,960,176	482,585.70	84,206.39	.00	1,477,590.30	24.6%
	TOTAL STORM WATER	1,960,176	1,960,176	482,585.70	84,206.39	.00	1,477,590.30	24.6%
<u>51 WATER</u>								
5100	Water	5,499,942	5,499,942	1,989,112.15	604,796.85	.00	3,510,829.85	36.2%
	TOTAL WATER	5,499,942	5,499,942	1,989,112.15	604,796.85	.00	3,510,829.85	36.2%
<u>53 LIGHT & POWER</u>								
5300	Light & Power	31,169,320	31,169,320	11,059,297.96	1,714,318.45	.00	20,110,022.04	35.5%
	TOTAL LIGHT & POWER	31,169,320	31,169,320	11,059,297.96	1,714,318.45	.00	20,110,022.04	35.5%
<u>55 GOLF COURSE</u>								
5500	Golf Course	1,975,821	1,975,821	692,687.14	133,032.64	.00	1,283,133.86	35.1%
	TOTAL GOLF COURSE	1,975,821	1,975,821	692,687.14	133,032.64	.00	1,283,133.86	35.1%
<u>57 LANDFILL</u>								

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City of Bountiful, UT
NOVEMBER 2021 YTD EXPENSES - FY2022

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FOR 2022 05		JOURNAL DETAIL 2021 1 TO 2021 6						
57	LANDFILL	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5700	Landfill	2,613,582	2,613,582	624,604.84	105,732.89	.00	1,988,977.16	23.9%
	TOTAL LANDFILL	2,613,582	2,613,582	624,604.84	105,732.89	.00	1,988,977.16	23.9%
<hr/> 58 SANITATION								
5800	Sanitation	1,326,747	1,326,747	382,026.24	73,465.07	.00	944,720.76	28.8%
	TOTAL SANITATION	1,326,747	1,326,747	382,026.24	73,465.07	.00	944,720.76	28.8%
<hr/> 59 CEMETERY								
5900	Cemetery	709,992	709,992	316,140.92	76,362.58	.00	393,851.08	44.5%
	TOTAL CEMETERY	709,992	709,992	316,140.92	76,362.58	.00	393,851.08	44.5%
<hr/> 61 COMPUTER MAINTENANCE								
6100	Computer Maintenance	87,902	87,902	15,291.05	1,641.22	.00	72,610.95	17.4%
	TOTAL COMPUTER MAINTENANCE	87,902	87,902	15,291.05	1,641.22	.00	72,610.95	17.4%
<hr/> 63 LIABILITY INSURANCE								
6300	Liability Insurance	652,957	652,957	721,177.06	125,608.70	.00	-68,220.06	110.4%
	TOTAL LIABILITY INSURANCE	652,957	652,957	721,177.06	125,608.70	.00	-68,220.06	110.4%
<hr/> 64 WORKERS' COMP INSURANCE								
6400	Workers' Comp Insurance	318,677	318,677	181,354.57	41,549.63	.00	137,322.43	56.9%
	TOTAL WORKERS' COMP INSURANCE	318,677	318,677	181,354.57	41,549.63	.00	137,322.43	56.9%
<hr/> 72 RDA REVOLVING LOAN FUND								

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City of Bountiful, UT
NOVEMBER 2021 YTD EXPENSES - FY2022

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FOR 2022 05		JOURNAL DETAIL 2021 1 TO 2021 6						
72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
7200	RDA Revolving Loans	502,200	502,200	1,350,952.61	133.40	.00	-848,752.61	269.0%
	TOTAL RDA REVOLVING LOAN FUND	502,200	502,200	1,350,952.61	133.40	.00	-848,752.61	269.0%
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73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	6,228,391	6,228,391	44,697.22	9,397.80	.00	6,183,693.78	.7%
	TOTAL REDEVELOPMENT AGENCY	6,228,391	6,228,391	44,697.22	9,397.80	.00	6,183,693.78	.7%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	1,540	1,540	712.36	140.37	.00	827.64	46.3%
	TOTAL CEMETERY PERPETUAL CARE	1,540	1,540	712.36	140.37	.00	827.64	46.3%
<hr/>								
83	RAP TAX							
8300	RAP Tax	839,849	839,849	124,714.86	2,012.59	.00	715,134.14	14.8%
	TOTAL RAP TAX	839,849	839,849	124,714.86	2,012.59	.00	715,134.14	14.8%
<hr/>								
92	OPEB TRUST							
9200	OPEB Trust	0	0	8,480.97	18.87	.00	-8,480.97	100.0%
	TOTAL OPEB TRUST	0	0	8,480.97	18.87	.00	-8,480.97	100.0%
	GRAND TOTAL	82,625,716	82,625,716	28,218,348.04	4,727,302.24	.00	54,407,367.96	34.2%

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

City Council Staff Report



Subject: Appointments to the Power Commission
Author: Shawna Andrus, City Recorder
Department: Power
Date: 11 January 2022

Background

Mr. Jed Pitcher and Mr. Dan Bell have both been serving on the Power Commission and would like to continue in that capacity. Mr. Pitcher has served on the Power Commission from 1992 to 1998 and again from 2004 through 2021. He is retired from Blue Cross/Blue Shield as the CFO and has a strong financial and accounting background. Mr. Pitcher is also serving on the Board of Regents. Mr. Dan Bell has served two terms on the Power Commission from 2014 – 2021. He is a financial planner with a strong financial and accounting background. Both Mr. Pitcher and Mr. Bell will serve four-year terms until December of 2025.

Analysis

Messrs. Pitcher and Bell have served well on the Power Commission and have both indicated they would like to continue their service.

Department Review

The review was completed by the City Manager.

Significant Impacts

None

Recommendation

It is recommended that the Council approve the appointments of Mr. Jed Pitcher and Mr. Dan Bell as members of the Power Commission for four-year terms, ending December 31, 2025.

Attachments

None

City Council Staff Report



Subject: Budget Committee Chair and Council Liaison Appointments

Author: Gary Hill, City Manager and Shawna Andrus, City Recorder

Date: 11 January 2022

Background

After an election when there are changes in City Councilmembers, the Mayor appoints Councilmembers to budget committees and as liaisons to various other Councils, Committees and Boards. These appointments are made with the “advice and consent” of the City Council.

Analysis

Mayor Harris has met with each of the Councilmembers and has asked they accept the following assignments:

Budget Committees

PUBLIC SAFETY	Kate Bradshaw, Chair Jesse Bell Cecilee Price-Huish
PARKS, RECREATION & ARTS	Jesse Bell (Chair) Richard Higginson Kate Bradshaw
POWER	Richard Higginson (Chair) Mayor Kendalyn Harris Cecilee Price-Huish
WATER	Millie Segura Bahr (Chair) Kate Bradshaw Richard Higginson
STREETS & SANITATION	Cecilee Price-Huish (Chair), Millie Segura Bahr Mayor Kendalyn Harris
FINANCE & ADMINISTRATION, RDA	Mayor Kendalyn Harris (Chair) Jesse Bell Millie Segura Bahr

LIAISON ASSIGNMENTS

COMMUNITY SERVICE COUNCIL	Jesse Bell
HISTORICAL PRESERVATION COMMISSION	Millie Segura Bahr
POWER COMMISSION	Richard Higginson

PLANNING COMMISSION	Cecilee Price-Huish
SOUTH DAVIS RECREATION BOARD	Kate Bradshaw
SOUTH DAVIS METRO FIRE AGENCY	Mayor Kendalyn Harris
CENTERPOINT ADMINISTRATIVE CONTROL BOARD	Richard Higginson Millie Segura Bahr
YOUTH COUNCIL LIAISON	Jesse Bell
ULCT LEGISLATIVE POLICY COMMITTEE	Mayor Kendalyn Harris Kate Bradshaw
SOUTH DAVIS SEWER DISTRICT BOARD	Mayor Kendalyn Harris
BOUNTIFUL DAVIS ART CENTER	Chris Simonsen
MOSQUITO ABATEMENT BOARD	Richard Higginson
COMMUNITIES THAT CARE	Mayor Kendalyn Harris

Department Review

The review was completed by the City Manager.

Significant Impacts

None

Recommendation

Mayor Harris recommends the Council adopt Resolution 2022-01 approving city council liaison and budget committee assignments.

Attachments

Resolution 2022-01



BOUNTIFUL

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2022-01

MAYOR
Kendalyn Harris

CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

A RESOLUTION APPROVING BUDGET COMMITTEE AND LIAISON APPOINTMENTS OF BOUNTIFUL CITY COUNCILMEMBERS

WHEREAS, Bountiful City has budget committees that oversee the development and approval of the City’s budget each year; and,

WHEREAS, there are other Councils, Commissions and Boards both inside and outside the City to which the City may appoint representatives; and,

WHEREAS, appointments are made by the Mayor with the advice and consent of the City Council; and

WHEREAS, Mayor Kendalyn Harris desires to appoint Councilmembers to each of the budget committees and as liaisons to other Councils, Commissions and Boards.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bountiful City, Utah, as follows:

Section 1. Appointment. The Bountiful City Council does hereby approve the appointment of each of its members as described in “Attachment A.”

Section 2. Effective date. This Resolution shall take effect immediately upon passage.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 11TH DAY
JANUARY, 2022.**

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Attachment A

BUDGET COMMITTEE ASSIGNMENTS

PUBLIC SAFETY	Kate Bradshaw, Chair Jesse Bell Cecilee Price-Huish
PARKS, RECREATION & ARTS	Jesse Bell (Chair) Richard Higginson Kate Bradshaw
POWER	Richard Higginson (Chair) Mayor Kendalyn Harris Cecilee Price-Huish
WATER	Millie Segura Bahr (Chair) Kate Bradshaw Richard Higginson
STREETS & SANITATION	Cecilee Price-Huish (Chair), Millie Segura Bahr Mayor Kendalyn Harris
FINANCE & ADMINISTRATION, RDA	Mayor Kendalyn Harris (Chair) Jesse Bell Millie Segura Bahr

LIAISON ASSIGNMENTS

COMMUNITY SERVICE COUNCIL	Jesse Bell
HISTORICAL PRESERVATION COMMISSION	Millie Segura Bahr
POWER COMMISSION	Richard Higginson
PLANNING COMMISSION	Cecilee Price-Huish
SOUTH DAVIS RECREATION BOARD	Kate Bradshaw
SOUTH DAVIS METRO FIRE AGENCY	Mayor Kendalyn Harris
CENTERPOINT ADMINISTRATIVE CONTROL BOARD	Richard Higginson Millie Segura Bahr
YOUTH COUNCIL LIAISON	Jesse Bell
ULCT LEGISLATIVE POLICY COMMITTEE	Mayor Kendalyn Harris Kate Bradshaw
SOUTH DAVIS SEWER DISTRICT BOARD	Mayor Kendalyn Harris
BOUNTIFUL DAVIS ART CENTER	Chris Simonsen
MOSQUITO ABATEMENT BOARD	Richard Higginson
COMMUNITIES THAT CARE	Mayor Kendalyn Harris

City Council Staff Report

Subject: Golf Course Concessionaire

Author: Brock Hill

Department: Golf Course

Date: 11 January 2022



Background

Bountiful Ridge Golf Course has been listed and ranked as one of the best courses in Davis County and Northern Utah. The staff at Bountiful Ridge is dedicated to the long-time established values of personalized customer service, sustainable and consistent maintenance practices, and well trained and engaged employees.

In October 2021, staff was notified that Stikki Enterprises LLC, DBA George's Grill would be discontinuing concession and catering services at Bountiful Ridge Golf Course and would be vacating the premises by the end of November 2021. This was mutually agreed to as per the Concession Lease contract between Bountiful City and Stikki Enterprises, granting a 1-year probation period based on overall value, benefit, and services provided.

Analysis

The golf industry, statewide, has had a lack of reliable concessionaires over the past several years which caused staff serious concern moving forward. With limited options and information available, golf course staff sent out a request for proposals, December 2021, for a replacement concessionaire to five different companies and individuals based on prior contact made by those interested parties.

Staff received, in return, two responses: Par 5 Grill, LLC and Shawn and Rhonda Moss. Both companies are currently providing concessionaire services at Valley View and Davis Park Golf Courses, respectfully. Staff interviewed representatives from both companies and mutually agreed that Shawn and Rhonda Moss were the most qualified based on their response to the requirements of the RFP, years of service in the industry, menu, pricing, food quality, commitment to customer service, communication, and willingness to work with course staff.

Briefly, they have agreed to a three-year contract with the option to extend the contract for an additional two years with an initial 1-year probation period. They also have agreed to terms that guarantee Bountiful City, an annual rental fee of 5% of their gross annual sales. Concerns over current course policies and procedures regarding outside alcohol; competent, engaged, and positive employees; kitchen and café cleanliness, tournament support, catering, and communication with golf staff have all been discussed and satisfied.

Significant Impacts

With the golf season approaching quickly, it is important that we have a concessionaire on site, equipped, staffed, supplied, and prepared to receive patrons.

Staff is currently in the middle of securing tournament events at the course. Having options for them to choose catering services is a large part of what draws events and tournaments to the course and keeps them coming back. Without a concessionaire, it is difficult to book those import events at the course.

No addition funds are needed to support the change of concessionaires at the course. We do expect an increase of patrons to the course and café due to Shawn and Rhonda's verbal commitment to staff concerning patron communication, industry reputation, seeking out additional tournaments or events to come to the course and facilities, and the retention of current events and tournaments.

Department Review

The review was completed by the Parks and Golf Departments

Recommendation

Staff recommends that the City enter into a concessionaire contract with Shawn and Rhonda Moss for the contract length of 3 years with an option to extend for 2 more years.

Attachments

Golf Course Concessionaire contract

Shawn and Rhonda Moss's proposal (available upon request)

Bountiful Ridge Golf Course Concession Lease

This Lease is entered into this 12th day of January 2022, between **Bountiful City**, a municipal corporation of the State of Utah, at 795 South Main Street, Bountiful, Utah 84010, hereinafter "City", and **Shawn and Rhonda Moss, DBA Davis Park Café, LLC**, a Utah corporation, with offices at 1074 East Nichols Rd. Fruit Heights, UT 84037, hereinafter "Concessionaire".

WITNESSETH

WHEREAS, Concessionaire desires to operate a restaurant concession and catering business at the Bountiful Ridge Golf Course, and

WHEREAS, City desires to engage Concessionaire for such services;

NOW, THEREFORE, in consideration of the promises and covenants contained in this Lease, it is agreed by the parties hereto as follows:

1. **Term**-The City hereby leases exclusively to Concessionaire, and Concessionaire agrees to operate a restaurant concession and catering business at the Bountiful Ridge Golf Course for a period of three (3) years, renewable for additional, two (2) year periods, upon mutual agreement of both parties. The City shall have the right to a one (1) year probation period (from the date of this agreement) whereupon an evaluation will be made of Concessionaire, the services and operations provided, and the overall value and benefit to City and Concessionaire. During, or at the end, of the period of probation, either party may terminate the agreement at any time, for any reason by providing written notice of said termination. If the agreement is terminated during the probation period, Concessionaire shall have 14 days to make all payments due and owing to the City and remove itself from the premises. Thereafter, the agreement and concession operations may continue upon mutual agreement of both parties.

2. **Services**-The restaurant concession and catering services provided by Concessionaire

shall consist of the services and requirements listed on Exhibit "A", Scope of Services, attached hereto and incorporated by reference. The areas leased to Concessionaire are the kitchen, restaurant, banquet, balcony areas, and Pavilion area. The scheduling of the Banquet and Pavilion areas, for outside event use by the concessionaire, must be coordinated with the Golf Professional or assigned designee before concessionaire may schedule any event. Scheduling of outside events for the Banquet and Pavilion areas are subject to availability and at the discretion the City.

3. **Fee-** For such concession rights, Concessionaire shall pay the City a fee as specified in Exhibit "B", Schedule of Fees, attached hereto and incorporated by reference.

4. For such consideration, Concessionaire shall furnish all manpower and any additional equipment and/or furnishings deemed necessary by Concessionaire to complete the requirements and conditions of this Agreement.

5. **Insurance-** Concessionaire shall carry the following insurance coverage:

a) Worker's Compensation sufficient to cover all Concessionaire's employees pursuant to Utah State Statutes.

b) Comprehensive general liability insurance with the City named as and additional insured in the minimum amounts of \$2,000,000/\$2,000,000 for bodily injury and \$2,000,000/\$2,000,000 for property damage. The policy must provide that coverage thereunder will not be canceled or reduced without written consent from the City and must be provided at least thirty (30) days prior written notice to the City.

c) Fire and extended coverage insurance upon its furniture, furnishings, fixtures, and equipment to the full insurable value of same.

d) Concessionaire will furnish Certificates of Insurance verifying the foregoing concurrent herewith and thereafter as requested.

In the event that governmental immunity limits are subsequently altered by legislation or judicial opinion, the Concessionaire will be required to provide a new Certificate of Insurance within

thirty (30) days of being notified thereof in writing by the City, certifying coverage in compliance with the modified limits or, if no new limits are specified, in such an amount as may be reasonably acceptable to the Bountiful City Attorney's Office.

6. **City's Right to Terminate for Cause**- The City may, without prejudice to any right or remedy, terminate this Agreement for cause or in the event Concessionaire fails to fulfill, in a timely or satisfactory manner, any of the Terms and Conditions set forth in this Agreement, and fails to cure any default after thirty (30) days written notice from the City of such default or breach. If Concessionaire is declared to be bankrupt or insolvent according to law, or if any assignment of its property is made for the benefit of creditors, then in either of said cases or events this Agreement may be terminated and the City may, at its option, immediately or at any time thereafter, without demand or notice, enter into, and upon, the premises leased or any part thereof, and repossess the same, and expel said Concessionaire and those claiming by, through, or under it, and remove its effects, without being deemed guilty of trespass and without prejudice to any remedy which otherwise might be available for non-payment of rent, or following a breach of covenant.

7. **Parties' Right to Cancellation or Termination**- This Agreement shall be subject to cancellation or termination by either party under the following conditions:

- a) City's cessation of use or abandonment of the Bountiful Ridge Golf Course.
- b) The default of or failure to perform any of the duties, responsibilities or covenants contained in this Agreement or the attached exhibits which are attached hereto and incorporated by reference. Except as may be provided herein or the attached exhibits, failure of the other party to remedy its default, for a period of thirty (30) days after written notice to remedy the same has been provided shall be grounds for immediate cancellation or termination.
- c) Concessionaire may cancel this Agreement with thirty (30) days prior written notice to the City for reasons of financial duress. Concessionaire must show a net loss during the prior four (4) months of operation and provide the City any requested documentation demonstrating such.

8. **Compliance with Applicable Laws-** Concessionaire shall obey all laws, ordinances, regulations, and rules of the Federal, State, County and Municipal governments which may be applicable to its operations. Said laws include, but are not limited to, the Equal Employment Opportunity laws, the Fair Labor Standards Act, Occupational Safety and Health Administration (OSHA), and the Americans with Disabilities Act (ADA). Any violation of Federal or State law by Concessionaire, in its performance hereunder, shall constitute a breach of this Agreement. Concessionaire shall hold the City harmless from any and all liability arising out of, or in connection with, said violations including any attorney's fees and costs incurred by the City as a result of Concessionaire's violation.

9. **Equal Opportunity-** Concessionaire, for itself, its successors and assigns, covenants that no person, solely on the grounds of race, color, national origin, age, sex, religion, or disability, shall be excluded from participation in, denied the benefits of, or be otherwise subject to discrimination in the furnishing of services hereunder.

10. **Indemnification-** Concessionaire shall indemnify, save harmless and defend the City, its agents, and employees from and against all claims, damages, demands, actions, costs and charges, for injury, death, property damage and other liabilities, including attorney's fees, arising out of or by reason of any act or failure to act by Concessionaire hereunder, or the operation of Concessionaire's business.

11. **Independent Contractor-** Concessionaire is an independent contractor hired for the performance of the services specified. Concessionaire is not an employee of the City for any purpose whatsoever.

12. **Assignment-** This Agreement shall not be assigned by either party without the prior written consent of the other. In the case of an assignment to a wholly owned affiliate or subsidiary; said prior written consent shall not be unreasonably withheld provided Concessionaire provides the

City timely written notice and provides any documentation requested by the City.

13. **Contact Information-** For the purposes of this agreement, any notices shall be provided to the respective parties by providing written notice by letter or e-mail to the following:

CITY: Bountiful Ridge Golf Course or kmcccomb@bountiful.gov
C/O Kent McComb, Golf Pro
2430 Bountiful Blvd.
Bountiful, UT 84010

CONCESSIONAIRE: Shawn and/or Rhonda Moss or davisparkcafe@gmail.com
DBA, Davis Park Café, LLC
1074 East Nicholls Rd.
Fruit Heights, UT 84037

It shall be the responsibility of the respective parties to update the other party as to any change in contact information.

14. **Attorney Fees-** In the event of a dispute, the prevailing party shall be entitled to an award of its attorney fees and costs.

15. **Entire Agreement-** This Agreement embodies the entire agreement between the parties and shall not be altered except in writing signed by both parties.

16. **Governing Law-** This Agreement shall be enforced in and governed by the laws of the State of Utah.

IN WITNESS THEREOF, the parties hereto have affixed their hands and seals the day and year first above written.

ATTEST

Bountiful City

Shawna Andrus, City Recorder

By: _____
Kendalyn Harris, Mayor

Shawn and/or Rhonda Moss, DBA Davis Park Café, LLC

State of Utah)
):ss
County of _____)

On the _____ day of _____, 2022, personally appeared before me, Shawn and/or Rhonda Moss, who being by me duly sworn, did say that he/she is the designated representative of Shawn and Rhonda Moss, and said person acknowledged to me that said corporation executed the same.

Notary

EXHIBIT "A"

Scope of Services

Concession Lease - Bountiful Ridge Golf Course

I. General Conditions

- A. Concessionaire shall be registered with the Utah State Division of Corporations and Commercial Code.
- B. Concessionaire is an independent contractor. Concessionaire shall provide full time and/or part-time employees who are properly trained to operate all equipment to be used in performance of this Agreement and to perform the services outlined in accordance with City requirements, all County Health Department regulations and codes, and all applicable State laws.
- C. Concessionaire shall assume full responsibility for damage to City property caused by negligence or abuse by Concessionaire's employees or equipment, as determined by designated City personnel.

II. Responsibilities of the Concessionaire

Concessionaire shall provide the services listed below and conform with the conditions of the Agreement which shall include, but may not be limited to, the following:

A. Description of Concession

- 1. During the term of this Agreement, Concessionaire shall be granted the exclusive right, at the Bountiful Ridge Golf Course, to operate a restaurant concession serving food and non-alcoholic beverages to all patrons of said golf course as well as the general public. Any exceptions must be specifically approved in writing by the City. Additionally, Concessionaire is authorized to serve alcohol at the concession, provided that Concessionaire secures a proper license from the State and City and complies with all applicable State laws, City ordinances and applicable regulations. Any significant change in the liquor laws of the State of Utah shall result in a renegotiation of any part of this Agreement dealing with the sale of alcohol.
- 2. In the event of conflict between the Concessionaire herein and any other lessee or concessionaire at Bountiful Ridge Golf Course and all on-premises facilities, as to the items and merchandise to be sold by the respective concessionaires or lessees, Concessionaire agrees that the City shall make the final decision as to which items or merchandise may be sold. However, the purpose of this Lease is to grant Concessionaire the exclusive right to provide restaurant concessions and catering at the Bountiful Ridge Golf Course. Concessionaire agrees to be bound by the decision of the City.
- 3. Concessionaire agrees to allow third parties to provide and distribute snacks, drinks or other minor food items on the golf course when said items provided as part of a tournament or other activity where the concessionaire is retained by the event sponsors/organizers to provide meal services for the event. Concessionaire may, with agreement of the event sponsors/organizers, provide such items as part of the meal service package.

B. Investment by Concessionaire

The parties agree that: (a) Bountiful City shall provide the Concessionaire with the equipment and/or appliances identified in Exhibit C, attached hereto and incorporated herein by this reference; (b) the equipment and appliances listed on Exhibit C shall remain the property of Bountiful City; (c) Concessionaire agrees not to remove any of Bountiful City's equipment and/or appliances, without the express written consent of the City; (d) except in the case of willful or negligent acts by Concessionaire its employees, agents and assigns, all repair costs and/or expenses that are a result of regular use and wear and tear of the equipment and/or appliances listed on Exhibit C shall be the responsibility of Bountiful City; (e) all repairs of equipment and/or appliances listed in Exhibit C shall be proposed by Concessionaire and approved in writing by the City's Golf Professional or other authorized Bountiful City representative prior to any costs or expenses being incurred to repair such equipment and/or appliances; (f) all equipment and/or appliances listed on Exhibit C are in good working order at the commencement of this agreement.

The Parties further agree that any additional equipment and/or appliances, which Concessionaire deems necessary to operate the food services and restaurant concessions business at Bountiful Ridge, shall be provided by Concessionaire at Concessionaire's sole expense. Such additional equipment shall remain property of Concessionaire.

Concessionaire shall be responsible for performing routine cleaning and regular upkeep of all equipment and fixtures required for its performance hereunder, regardless of whether it is property of Bountiful City or Concessionaire. If concessionaire fails to regularly clean and maintain the fixtures and equipment, Concessionaire shall be responsible for all maintenance and repair costs to said equipment. Concessionaire shall keep records and documentation of its cleaning and maintenance schedules and shall provide them to the City upon the City's request. If Concessionaire fails to keep and/or provide schedules and documentation of cleaning and day to day maintenance, Concessionaire shall be responsible for all repairs and/or replacement costs. All equipment, fixtures and related items shall be subject to the approval of the City-County Board of Health and the City. Following the initial installation, Concessionaire shall make no alterations, additions, or replacements without obtaining the City's written approval prior to making such changes.

C. Hours of Operation

The base hours of operation are defined as:

- Monday:
- Tuesday:
- Wednesday:
- Thursday: Extended hours for Men's Association Activities
- Friday:
- Saturday:
- Sunday:

Hours of operation shall be as set or may be adjusted by the reasonable discretion of the City and mutually agreed to by both parties. Concessionaire agrees to review anticipated events or operational considerations (weather, daylight savings, etc.) with the Golf Pro weekly, at a time mutually agreed to by both parties.

D. Type of Operation

Concessionaire shall maintain and operate the concessions and catering services in a manner consistent with Bountiful Ridge Golf Course customer service standards and shall keep the leased premises in a safe, clean, orderly, and inviting condition at all times, satisfactory to the City. The restaurant shall be operated as a convenience to the golfing public and the public in general; therefore, all food, drink, beverages, confections, and other items sold or kept for sale under this Agreement shall be of high quality and must conform to Federal, State and Municipal food laws, ordinances, and regulations. Concessionaire shall maintain a continuous City Restaurant License and shall maintain said restaurant to Grade A standards. The service shall be prompt, clean, courteous, and efficient. All food and other merchandise kept for sale shall be subject to inspection by the City.

E. Concessionaire's Employees

1. Concessionaire shall retain an active, qualified, competent, and experienced manager at the golf course to supervise the concession operations, and the manager must be authorized to represent and act for the Concessionaire.
2. Concessionaire's employees shall be clean, courteous, efficient, and neat in appearance at all times. Concessionaire shall not employ any person or persons in or about the leased premises who shall use improper language or act in a loud or boisterous or otherwise improper manner. The City may express concerns or recommend for removal any employee whose conduct, appearance, and dress the City feels is detrimental to the best interest of the City. As an independent contractor, Concessionaire is responsible for final decision making authority regarding discipline, hiring, and firing decisions related to Concessionaire's employees. The Concessionaire agrees to inform the City of actions taken to remedy the concerns of the City.

F. Garbage Disposal

Concessionaire shall collect garbage from the restaurant and dining area and deposit it in the designated collection containers provided by the City. The City shall provide garbage removal from the Golf Course at no additional cost to the concessionaire.

G. Quality, Price and Product Control

Concessionaire shall serve and dispense quality foods and products with adequate portions at reasonable prices comparable to those maintained at other similar restaurants and food dispensing

concessions along the Wasatch Front. The City reserves the right to make reasonable recommendations and/or requests concerning variety of menu and beverage options, menu and beverage items, and food quality. It is the responsibility of the Concessionaire to keep leased areas, dining areas, tables, chairs, trash cans, etc., clean and orderly, free from food waste, refuse, and debris at all times to the satisfaction of the City.

H. Inspection

Concessionaire shall allow the City's authorized representative access to the premises leased exclusively to Concessionaire, at all reasonable hours, for the purpose of examining and inspecting said premises for purposes necessary, incidental to, or connected with, the performance of its obligations hereunder or in the exercise of its governmental functions.

I. Ingress and Egress

Subject to regulations governing the use of the designated golf course, Concessionaire, its agents and servants, patrons and invitees, and its suppliers of service and furnishers of materials shall have the right of ingress to and egress from the premises leased exclusively to Concessionaire.

J. Redelivery

Concessionaire shall make no unlawful or offensive use of said premises and shall, at the expiration of the term of this Agreement, or upon any sooner termination, without notice, quit and deliver up said premises to the City and those having its estate in the premises, peaceably, quietly and in as good order and condition, reasonable use and wear thereof excepted, as the same now are or may hereafter be placed by Concessionaire, or the City.

K. Signs

Concessionaire shall not erect, install, operate, or permit to be erected, installed, or operated in or upon the premises any sign or other similar advertising device without first having obtained prior written approval of the City. The cost of such installation and operation shall be borne by Concessionaire.

L. Cost of Operation

Concessionaire shall maintain its equipment, and any additional equipment it may bring to the premises. Concessionaire shall bear, at its own expense, all costs of operating the concession and shall pay, in addition to the rental fees, all other costs connected with the use of the leased premises and facilities, including maintenance (except building structure and outside walls and roof), insurance, and any and all taxes, janitor service and supplies, and all permits and licenses

required by law. City shall provide and pay for the utility costs of natural garbage removal, gas, power and water.

M. Damage to Premises

If the premises leased to Concessionaire are partially damaged by fire, explosion, the elements, the public enemy, or other casualty, but not rendered untenable, the same shall be repaired with due diligence by the City at its own cost and expense. If the damage is so extensive, in the opinion of the City, that such damage renders the leased premises untenable, but capable of being repaired in thirty (30) days, the damage shall be repaired with due diligence by the City at its own cost and expense, and the rent payable shall be proportionately paid up to the time of such damage and thereafter cease until such time as the premises are fully restored.

If the premises, in the opinion of the City, are destroyed by fire, explosion, the elements, the public enemy or other casualty, or so damaged that they shall remain untenable for more than thirty (30) days, the City shall be under no obligation to repair and reconstruct the premises, and rent payable under this Agreement shall be proportionately paid up to the time of such damage or destruction, and shall then cease until such time as the premises may be fully restored. If within twelve (12) months after the time of such damage or destruction, the premises have not been repaired or reconstructed, this agreement shall be deemed terminated.

N. Rules and Regulations

The City shall have the right to adopt and enforce reasonable rules and regulations with respect to the use of the designated golf course and related facilities which the Concessionaire shall observe and obey.

O. Termination

Upon termination of this Agreement through passage of time or otherwise, all right, title of interest of Concessionaire in or to any of the leasehold improvements and fixtures, including carpets, which have been affixed to the real property constituting the leased premises shall immediately be vested in the City. All property listed in the attached exhibits or otherwise noted in this agreement shall remain the property of the City. All other personal property of Concessionaire, such as furniture, fixtures and equipment used during the term of this Agreement which has not been attached or affixed to the leasehold premises shall remain the property of Concessionaire upon such termination of the Agreement. Any signs or other advertising devices on the premises installed by the Concessionaire shall be removed by Concessionaire at its expense. However, the City may acquire, within ten (10) days after such termination, all the Concessionaire's right, title and interest in and to all or any part of such personal property upon payment to Concessionaire of an amount equal to the depreciated purchase value of said personal property computed at the rate of ten

percent (10%) per annum from the date the same was purchased. The purchase value shall be established by verified invoices showing the date of purchase, amount paid, whether the equipment was new or used, and the date of initial use on the premises leased hereunder. Any property left on site by Concessionaire for more than ten (10) days after the cancellation or termination of this agreement whether for cause, convenience or by time shall be considered abandoned and shall become property of the City and may be utilized or disposed of as the City sees fit.

P. Holding Over

In the event Concessionaire shall hold over and remain in possession of the premises leased under this Agreement after the expiration date without written renewal or extension of the Agreement, it shall only create a tenancy from month-to-month, which may be terminated at any time by the City for any reason.

Q. Attorney's Fees

In the event any action or proceeding is brought to collect the rent due, or any portion thereof, to take possession of the premises, to endorse compliance with this Agreement or for failure to observe any of the covenants of this Agreement, the prevailing party shall be awarded such sum as the court may adjudge reasonable as attorney's fees and costs to be allowed in the suit, action, or proceedings.

R. Non-Waiver

Any waiver of or breach of covenant to be performed by Concessionaire shall not be deemed a continuing waiver and shall not bar or prevent City from declaring a forfeiture for any succeeding breach of the same condition or covenant.

EXHIBIT "B"

Schedule of Fees

Concession Lease - Bountiful Ridge Golf Course

I. Concessionaire

Concessionaire shall pay the City as follows:

a. Rental Fee

The monthly "Rental Fee" to be paid to the City regarding Concession and Catering operations on a bi-annual basis and shall be as follows:

1. For each year of the contract, including the probation period, the Rental Fee shall be as follows:

- a. Five percent (5%) of the total annual gross sales of the Concessions and Catering.

"Gross Sales Receipts" shall be defined as the total amount charged for the sale of any goods or services (whether or not such services are performed as a part of or in connection with the sale of goods) provided with this concession.

Concessionaire shall provide a recap of monthly sales to the City. The recap shall list the total amount of gross sales earned for each week of the month.

II. Payments

Concessionaire shall pay the total sum of all gross sales receipts for the months January 1 - June 30 to the City no later than July 30 of the current year, another total sum of all gross sales receipt, shall be paid to the City, for the months July 1 – December 31 by January 30 of the following year.

If Concessionaire is in default in the payment of rent for a period of ten (10) days, after receiving written notice from the City, this Agreement may be terminated as defined in Paragraph 6 of the Lease Agreement.

Payments shall be submitted to the following address: Bountiful City Recorder, 795 South Main Street, Bountiful, UT 84010.

III. City

City shall be responsible for the maintenance and repairs of the building envelope and areas leased by Concessionaire. City shall provide and pay for the utility costs of garbage removal, natural gas, power, and water.

EXHIBIT "C"

Equipment and Appliance Inventory List, Concession
Lease - Bountiful Ridge Golf Course

Equipment in café rental area

- 1 – 30" wide, single door vertical drink cooler
- 1 – 48" double wide (36" tall) drink cooler
- 1 – hotdog roller/warmer
- 1 – deep chest drink cooler
- 1 – beer cooler/dispensary
- 1 – vegetable/condiment prep cooler
- 1 – gas grill with 2 side burners
- 1 – 2 basket fat fryer
- 1 – small microwave
- 1 – 40" wide, double door refrigerator
- 1 – 54" wide, double door refrigerator
- 1 – 54" wide, double door freezer
- 1 – ice maker
- 3 – small prep tables
- 7 - steel wire storage racks
- 10 – banquet tables
- 2 - small toasters
- Misc. - Serving pans
 - Fry pans
 - Utensils
 - Metal mixing bowls
 - Containers

Equipment in Pavilion storage room

- 1 – 8 burner gas grill
- 176 – white foldable chairs with storages racks
- 53 – green foldable chairs with storage racks
- 20 – round plastic top tables
- 10 – round wood top tables
- 10 – plastic top 8' banquet tables

Equipment – Other

- 1-2014 Yamaha Refresher Beverage Cart

City Council Staff Report



Subject: Motorcycle Purchase
Author: Chief Biehler
Department: Police Department
Date: January 4, 2022

Background

The following is a request to approve the purchase of a police motorcycle. On August 27, 2021, Officer Witte was driving one of the police motorcycles as part of his assigned traffic enforcement shifts. During that shift a vehicle pulled out in front of him, causing a collision. Officer Witte luckily sustained only minor injuries. The motorcycle was eventually deemed to be totaled. This motorcycle was originally purchased in 2016.

Analysis

Replacement for this motorcycle was not included in our FY22 budget. The Bountiful City Attorney has worked with the insurance company of the other vehicle and with depreciation it was valued at \$15,020.

The motorcycle to be purchased is a 2022 BMW R 1250 RT-P. It will be purchased from Harrison EuroSports, who is the sole police BMW motorcycle dealer for the state, at the state contract bid price of \$25,568.

Department Review

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

Significant Impacts

There is sufficient funding the FY 2022 budget for the purchase, but the Police Department accounts for vehicle purchases will need to be amended when the budget is considered in May

Recommendation

I respectfully request your approval to purchase one police motorcycle in the amount of \$25,568. Thank you for your consideration in this matter.

Attachments

N/A

Quote good til
Feb 1st

R 1250 RT-P Motor Pricing Form



BMW Motorrad

Revised: September 20, 2021

Color	Option Code
1 Night Black & Alpine White III	753
0 Night Black	716
0 Alpine White III (special order)	751
0 Black Blue (special order +60 days)	754
0 Saphir Blue (special order + 60 days)	755
0 Violet Blue (special order +60 days)	756
0 Glacier Silver Metallic (special order)	N99

Quotation:

Your Agency Name Here	Option Code	Retail Price	Motorcycle
Factory Special-Order Options - Plan 90-120 Days for Delivery			\$21,250.00
0 Adaptive Headlight (includes 219)	134	\$550.00	\$0.00
0 Keyless Ride w/two transmitters	193	\$400.00	\$0.00
0 Gear Shift Assist Pro	222	\$450.00	\$0.00
0 Ride Modes Pro (includes 18B)	224	\$220.00	\$0.00
0 Chrome Exhaust	350	\$150.00	\$0.00
0 Additional LED Headlights (driving lights)	562	\$450.00	\$0.00
0 PA Microphone	599	\$565.00	\$0.00
0 High Seat Black	610	\$0.00	\$0.00
0 Low Seat Black	776	\$0.00	\$0.00
0 Enhanced Smart Phone Connectivity	6NS	\$250.00	\$0.00
The Options Below denote Standard Order Deck - Removal is only by Special Order - Option Delete			
1 Heated Seat	518	\$200.00	\$200.00
1 Tire Pressure Monitoring	530	\$200.00	\$200.00
1 Cruise Control (standard feature)	538	\$0.00	\$0.00
1 Weather Protection	649	\$185.00	\$185.00

Additional Labor Operations Provided by Dealer

\$295.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00
\$0.00

Units	Quotation valid for 60 days	Total Price - Page 1	\$22,130.00
1	from date noted below.	Total Price - Page 2	\$2,419.56
		Total Price - Page 3	\$0.00
Date of Quote:		Parts From Other Suppliers - Page 4	\$73.21
		Dealer Basic Assembly / Preparation	\$450.00
		Motorcycle Freight	\$495.00
		Total Retail Price per Unit with Options	\$25,567.77
	0.00%	State Sales Tax (if applicable)	\$0.00
		Total Retail Price per Unit with Options	\$25,567.77

Note: Prices subject to change without notice. Final price is always determined by the selling authorized BMW Motorcycle dealer.

R 1250 RT-P Motor Pricing Form - Page 2

See Special Notation Comment

Quotation for:

Your Agency Name Here



BMW Motorrad

Per	Item Description	BMW P/N	Order #	Retail	Total Retail
	Blue ID Light Selection (1)				
1	Standard Blue Pod-Mounted ID Lights - SID	63 17 2 361 717		\$0.00	\$0.00
0	Round Blue License Plate ID Lights - RID	71 60 2 452 897		\$0.00	\$0.00
	Emergency Warning Lights (10)				
5	Red LED-X Light	63 17 2 361 718	5	\$108.36	\$541.82
5	Blue LED-X Light	63 17 2 361 719	5	\$108.36	\$541.82
0	Amber LED-X Light	63 17 2 361 720	0	\$108.36	\$0.00
0	White LED-X Light	63 17 2 361 721	0	\$117.09	\$0.00
0	Green LED-X Light	63 17 2 450 782	0	\$117.09	\$0.00
	Rear Duplex Emergency Warning Light (1)				
0	Duplex LED-X Red / Red	63 17 2 361 728	0	\$345.88	\$0.00
0	Duplex LED-X Blue / Blue	63 17 2 361 729	0	\$378.25	\$0.00
1	Duplex LED-X Red / Blue	63 17 2 361 730	1	\$362.07	\$362.07
0	Duplex LED-X Blue / Amber	63 17 2 361 731	0	\$362.07	\$0.00
0	Duplex LED-X Green / Green	63 17 2 450 783	0	\$362.07	\$0.00
0	Duplex LED-X Amber / Amber	63 17 2 450 784	0	\$362.07	\$0.00
	Take-Down (4) Alley (2) TS (2) BT (2) Saddlebag Light (1) Red ID (1)				
6	White Torus LED TDL/Alley	63 17 2 361 722	6	\$76.91	\$461.44
2	Auxiliary LED Turn Signals	63 17 2 361 725	2	\$72.82	\$145.65
2	Auxiliary LED Brake/Tail Light	63 17 2 361 726	2	\$56.64	\$113.27
0	Saddlebag LED Lights w/sensor switch	63 17 2 361 727	0	\$143.61	\$0.00
0	Red ID Lights (replacing blue ID lights)	63 17 2 361 724	0	\$107.33	\$0.00
0	Round Blue License Plate ID Light Kit	71 60 2 452 876	0	\$130.59	\$0.00
	Dealer Installed Options / Retrofits				
0	Shift Assistant Pro (hardware)	23 41 8 536 884	0	\$677.54	\$0.00
0	Shift Assistant Pro - Enabling Code	77 15 8 395 839	0	\$40.54	\$0.00
0	Ride Modes Pro - Enabling Code	77 53 8 395 840	0	\$202.89	\$0.00
0	Also Requires DTC Enabling Code	77 53 8 395 841	0	\$52.69	\$0.00
0	LED Auxiliary Headlights Nano (order 2)	63 17 8 556 937	0	\$154.00	\$0.00
0	Bolt 6 x 40 (order 2)	63 12 7 699 141	0	\$5.35	\$0.00
0	M6 Hex Nut (order 2)	07 12 9 905 826	0	\$3.08	\$0.00
	Requires Activation by Dealer - No Code Needed				
	Convenience Options				
1	Extra Ignition Key - No Keyless Ride	51 25 8 540 950	1	\$92.08	\$92.08
0	Extra Ignition Key - Keyless Fob Transmitter	66 12 8 555 168	0	\$322.24	\$0.00
0	Heated Seat - Low	52 53 8 544 786	0	\$529.58	\$0.00
0	Heated Seat - High	52 53 8 544 792	0	\$529.58	\$0.00
0	Tire Pressure Gauge	82 12 0 140 377	0	\$32.12	\$0.00
1	BMW Motorrad Battery Charger (2.5 Ah)	77 02 2 470 951	1	\$161.41	\$161.41
0	Motorcycle Full Cover	71 60 2 450 408	0	\$136.88	\$0.00

Note: Prices subject to change without notice. Always verify accuracy of part pricing before submitting quotations.
Final price is always determined by the selling authorized BMW Motorcycle dealer.

R 1250 RT-P Motor Pricing Form - Page 3



BMW Motorrad

Quotation for:

Your Agency Name Here

Additional Accessories

Qty	Item Description	BMW P/N	Order #	Retail	Total Retail
Per	Additional Accessories				
	Storage Options				
0	Saddlebag Liners (each)	71 60 7 704 109	0	\$123.46	\$0.00
0	Tank Top Bag	77 45 8 543 227	0	\$232.94	\$0.00
	Engine Protection				
0	Rocker Cover Protection	77 14 8 406 187	0	\$232.94	\$0.00
0	Sump / Engine Protection Guard (order 1)	11 84 8 532 939	0	\$124.39	\$0.00
0	Fillister Head Screws M6 x 20 (order 5)	07 12 9 908 076	0	\$3.16	\$0.00
0	Grommet (order 5)	13 53 1 341 283	0	\$2.58	\$0.00
0	Bushing (order 5)	11 84 8 544 832	0	\$5.06	\$0.00
0	Bracket front (order 1)	11 84 8 532 937	0	\$56.01	\$0.00
0	Bracket Rear (order 1)	11 84 8 532 940	0	\$67.34	\$0.00
0	C-Clip Nut M6 (have been included w/brackets) C.	07 14 7 693 887	0	\$2.58	\$0.00
0	Fillister Head Screws M8 x 25 (order 5)	07 12 9 907 382	0	\$1.58	\$0.00

Page 3

Note: Prices subject to change without notice. Always verify accuracy of part pricing before submitting quotations.

Final price is always determined by the selling authorized BMW Motorcycle dealer.

Additional Accessories From Other Suppliers - Page 4

Qty	Description	PN	Price Each	Total Price
1	Radio Power Plug Connector	82 00 0 419 534	\$10.67	\$10.67
1	Note Pad Holder	65 14 0 421 315	\$42.35	\$42.35
1	Power Socket Plu	61 13 8 060 106	\$20.19	\$20.19

City Council Staff Report



Subject: Preliminary and Final Plat Approval for Renaissance Towne Centre, Phase 3, Plat 2

Author: City Engineer

Department: Engineering

Date: January 11, 2022

Background

The applicant, Bruce Broadhead, has submitted a subdivision plat for 4 lots in the Renaissance Towne Centre. The lots are located along the east side of the development where the second parking structure and 287 residential units are proposed. The Planning Commission has provided a recommendation to the City Council for approval of this plat from their meeting on January 4, 2022.

Analysis

The site is located in the Mixed-Use (MXD-R) zone and is a part of the Renaissance Towne Centre Development Plan which was approved in May, 2019. That development plan identified the site of the second parking structure as Lot 12, and the 287 unit residential structure as Lot 14. The current Plat, as submitted by the Applicant reflects the Architectural and Site Plan conditions previously reviewed by the Planning Commission on December 7, 2021 and approved by the City Council on December 14, 2021. The lots designated on the Plat correspond with the planned construction of the north residential building (identified on the plat as Lot 16), the parking structure (identified on the plat as Lot 15) and the south residential structure (identified on the plat as Lot 14). Lot 17 is the location for the future 110 foot tall proposed residential, office and commercial building.

The installation of utilities to serve this development was approved with Phase 3 Plat 1 and is currently underway.

Department Review

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

Significant Impacts

No significant impacts have been identified.

Recommendation

Staff recommends that the City Council grant Preliminary and Final approval to the subdivision plat, subject to the following conditions:

1. Complete any minor corrections to the plat.
2. Provide a current Title Report and pay all required fees.

Attachments

1. Copy of the PUD plat

Aerial Photo of the Proposed Renaissance Towne Center



RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 2

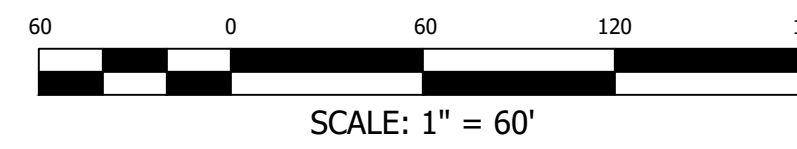
A PORTION OF ADDITIONAL LAND PARCEL #4, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 NOVEMBER 2021

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-12 OF THE UTAH STATE CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 2, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

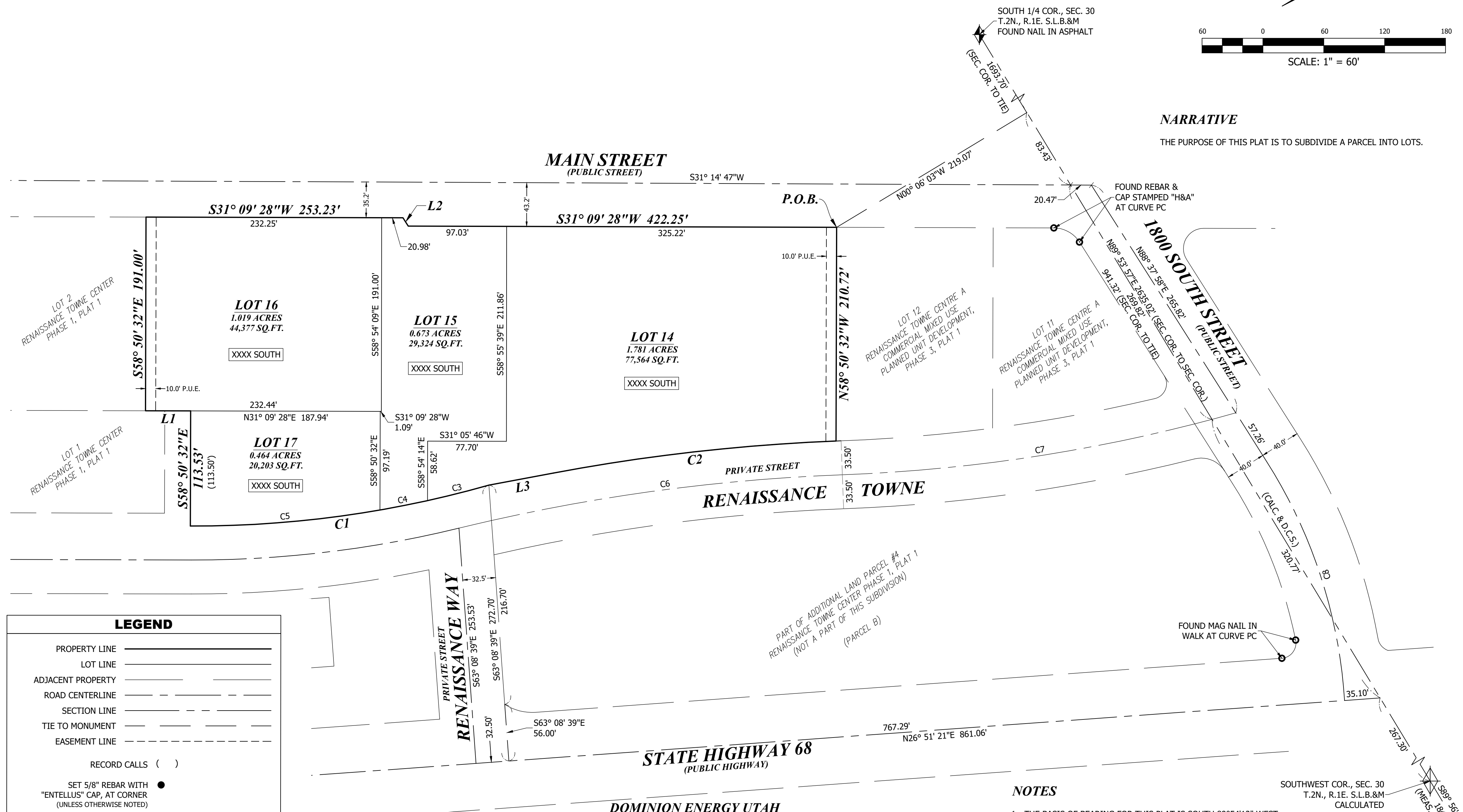
NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PARCEL INTO LOTS.



LEGEND

PROPERTY LINE _____
 LOT LINE _____
 ADJACENT PROPERTY _____
 ROAD CENTERLINE _____
 SECTION LINE _____
 TIE TO MONUMENT _____
 EASEMENT LINE _____

RECORD CALLS ()

SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●

FOUND PROPERTY MARKER (AS NOTED) ○

CURVE	RAD.	LNTH	Δ	CH. BEAR.	CH. LNTH
C1	1066.50'	297.97'	016° 00' 29"	N23° 12' 00"E	297.00'
C2	1922.17'	280.63'	008° 21' 54"	N24° 32' 20"E	280.38'
C3	1066.50'	62.42'	003° 21' 12"	N16° 52' 22"E	62.41'
C4	1066.50'	47.75'	002° 33' 55"	N19° 49' 55"E	47.75'
C5	1066.78'	187.80'	010° 05' 11"	N26° 09' 33"E	187.56'
C6	1888.67'	349.32'	010° 35' 50"	N23° 34' 19"E	348.82'
C7	1651.50'	393.52'	013° 39' 09"	S22° 02' 39"W	392.59'
C8	500.00'	250.03'	028° 39' 03"	S77° 02' 30"E	247.43'

LINE #	DIRECTION	LENGTH
L1	N31° 09' 28"E	44.50'
L2	S88° 45' 57"W	9.77'
L3	N20° 21' 23"E	64.70'

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

NOTES

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°54'12" WEST 2,819.22 FEET FROM A FOUND NAIL IN THE ASPHALT MARKING THE SOUTH 1/4 CORNER OF SECTION 30 TO A FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 30, T.2N., R.1E. S.L.B.&M.
2. ROTATE BEARINGS CLOCKWISE 00°19'54" FOR NAD 1983 STATE PLANE COORDINATE SYSTEM BEARINGS, UTAH NORTH ZONE.

UTILITY APPROVAL

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

DEDICATION NOTE

THIS PLAT IS SUBJECT TO AND TOGETHER WITH RIGHTS AS GRANTED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ON MARCH 28TH, 2003, AS ENTRY NO. 1847201 IN BOOK 3257, PAGE 1255 AND ANY SUBSEQUENT AMENDMENTS THERETO ("DECLARATION"). THE DECLARATION PROVIDES, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF CERTAIN COMMON ELEMENTS NECESSARY OR REQUIRED FOR THE FULL DEVELOPMENT OF RENAISSANCE TOWNE CENTRE ON PORTIONS OF LOTS, WHICH IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CERTAIN PRIVATE ROADWAYS END LANDSCAPE AREAS, AND OTHER COMMON FACILITIES WHICH ARE THE COLLECTIVE RESPONSIBILITY OF ALL OWNERS AT RENAISSANCE TOWNE CENTRE PURSUANT TO THE ASSESSMENT PROVISIONS UNDER THE DECLARATION. IF AND WHEN THE ADDITIONAL LAND DESCRIBED IN THIS PLAT IS ADDED TO RENAISSANCE TOWNE CENTRE, IT SHALL BECOME A PART OF THE COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT AND MAY BE ADDED TO THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION. THE PLAT IS TOGETHER WITH RIGHTS GRANTED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY SUBSEQUENT AMENDMENTS THERETO.

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED JANUARY 31, 2019, AND RECORDED AT BOOK 7191 ON PAGE 54 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____
 METRO NATIONAL TITLE COMPANY, TRUSTEE

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

PROJECT #1628003
 10/28/2021 ALI

SHEET 1 OF 1

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 2021.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 2021.

BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 2021.

PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 2021.

BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

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

City Council Staff Report



Subject: Renaissance Towne Center South Apartment
Building Final Architectural and Site Plan Review
Address: 1591, 1671, 1721 South Renaissance Towne Drive
Author: Francisco Astorga, AICP, Planning Director
Date: January 11, 2022

Background

The Applicant, Bruce Broadhead with Town Center, LLC, submitted an Architectural and Site Plan Review Application for the construction of a new multi-family residential apartment building at the former Five Points Mall site. The proposed structure will have frontage along Main Street and Renaissance Towne Drive, and is located directly south of the existing parking structure in front of Renaissance Tower I.

The site is located in the Mixed-Use (MXD-R) zone and is a part of the [Renaissance Towne Centre \(RTC\) Development Plan](#) approved in May of 2019 and amended in April of 2021. The entire RTC area is zoned MXD-R having a majority focus towards residential use. The City Council approved the Preliminary Architectural and Site Plan Review application for this project on [December 14, 2021](#).

The proposed five (5) story building contains 287 apartment units which partially wrap around a new concrete parking garage which will serve the new apartment building and the public. The building includes apartments, leasing office, clubrooms, fitness room, etc. The amenity space overlooks a swimming pool and outdoor space. There are three (3) exterior courtyards. The proposed building, including the parking garage, will be divided into four (4) buildings with fire walls and will be completed and occupied in stages.

This item was presented to the Planning Commission on January 5, 2022. The Commission unanimously voted (5-0) to forward a positive recommendation to the City Council.

Analysis

Use. The approved Development Plan identified a potential of 298 residential units consisting of approximately 333,264 square feet at Site no. 14. This new proposal includes 287 residential units consisting of 255,921 square feet. The residential building consists of 189 1-bedroom units, 90 2-bedroom units, and 8 3-bedroom units. Based on the approved Development Plan, consisting of tables, diagrams, graphic representations, etc., multi-family residential use is specified as a permitted use in the zone.

Minimum Building Setbacks. As specified in the Development Plan, the minimum building setback from Main Street is twenty feet (20'), and the minimum setback from other public rights-of-way is five feet (5'). The review also includes consistency with the conceptual renderings, potential architectural design precedents, potential traffic and pedestrian thoroughfares, potential

landscape plan, and street design precedents. Spacing between building as required by the International Building Code is also required. The proposal complies with the specified minimum building setbacks and spacing.

Building Height. As specified in the Development Plan, the maximum building height of the residential building within this specific site (lot 14) is sixty-five feet (65'), which translates to a structure with 5-6 stories. The proposed five story structure complies with the maximum building height. The parking garage has a total of seven (7) levels, as the proposal includes a top parking deck and the underground parking level. Due to the grade difference between Main Street and Renaissance Towne Drive, the Main Street side has four (4) stories from the sidewalk.

Parking. The Development Plan indicates that individual sites (or lots) need to be consistent with the number of parking stalls required by the Bountiful City Land Use Code or may be modified by an approved parking study prepared by an accepted professional using the latest industry trends, etc. to be analyzed individually during each Site Plan Review. The applicant submitted an updated Parking Study by Hales Engineering, see attachment C. The study indicates that the proposal requires a total of 376 parking spaces. The propose parking garage contains 427 parking spaces. The updated parking study indicates that the total number of required parking spaces in the entire development is 1,426. The development anticipates accommodating a total of 1,585 parking spaces. The proposal complies with the land use code and the Development in that an approved parking study is utilized to modify the require parking. It is also worth noting that it is anticipated that a high-end Main Street bus rapid transit station is to be built near this development in the future.

Site Planning. The proposal includes placing the parking garage towards the middle of the building. This creates a break in parking areas as the original concept had the second parking garage adjacent to the exiting parking garage adjacent to Tower I. Breaking up the parking allows an opportunity to break uses which enhances the pedestrian experience along Main Street as well as the aesthetic look of the building as it relates to the existing parking structure.

Landscaping. The development requires 15% of the gross floor area or 15% of the gross site area to be landscaped. The applicant's landscaping features are consistent with the Development Plan.

Building Materials. A flat roof with parapets will be used. The building will be clad with high-end materials consisting of fiber cement lap siding, fiber cement panel, with metal reveals and brick. The parking garage consists of pre-cast concrete and prefabricated decorative screens. See Attachment A – Renderings. During the Preliminary Architectural and Site Plan approval the applicant indicated that the completed structure will look just like the provided renderings / elevations.

Review Process. The Preliminary Architectural and Site Plan Review process allows the Commission and Council to comment on the submitted plans. During the Final Architectural and Site Plan Review the Commission (and Council) follows up on any modification that need to be made, as applicable. Most items identified during the preliminary review have been resolved. Some items have been included in the Conditions of Approval (COAs).

Department Review

The plans were reviewed by the Bountiful Building Official, City Engineer, Power Department, Police Department, Planning Department, and the South Davis Metro Fire Marshall. This staff report was written by the Planning Director and reviewed by the City Engineer and the City Attorney.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommendation

Staff recommends that the City Council approve Final Architectural and Site Plan Review for the proposed apartment building subject to the following conditions of approval:

1. Address all redlines provided to the Applicant from the City.
2. The architectural site plan (sheet SP-01) shows some patio (walls) features within the public right-of-way (Main Street). The civil site plan (sheet C400) and other drawings don't show that. Private improvements are not authorized within the public right-of-way. There may be a conflict with the patio improvements being located in the Public Utility Easement (PUE) which is adjacent to the Main Street right-of-way. Any improvements constructed in the PUE may be at risk for conflicts with future utility needs.
3. The final building plans, specifically the building elevations and site components, for this project shall meet substantial compliance with the plans attached to this staff report. Any deviations to what was presented to the Land Use authority shall require an amendment to this approval.

Attachments

1. Renderings
2. Updated Plans
3. Bountiful RTC Parking Study Update dated November 8, 2021



BROADHEAD
& COMPANY



BOWEN STUDIOS





RENAISSANCE TOWN CENTER

VIEW: MAIN POOL ENTRY WIDE | LOOKING EAST





RENAISSANCE TOWN CENTER

VIEW: OVERALL 2 | LOOKING WEST

MAIN STREET
RENAISSANCE TOWNE DRIVE

NORTH



RENAISSANCE TOWN CENTER

VIEW: MAIN STREET PARKING | LOOKING NORTH





RENAISSANCE TOWN CENTER

VIEW: OVERALL 1 | LOOKING NORTH





RENAISSANCE TOWN CENTER

VIEW: MAIN POOL ENTRY | LOOKING SOUTH





RENAISSANCE TOWN CENTER

VIEW: MAIN POOL | LOOKING WEST

MAIN STREET
NORTH
RENAISSANCE TOWNE DRIVE



RENAISSANCE TOWN CENTER

VIEW: MAIN POOL & BAR | LOOKING SOUTH WEST





RENAISSANCE TOWN CENTER

VIEW: RESIDENCE PATIO | LOOKING NORTH



RENAISSANCE TOWNE CENTER

1560 SOUTH RENAISSANCE TOWNE DRIVE
BOUNTIFUL, UT 84010

BROADHEAD & COMPANY

SITE PLAN APPROVAL



350 WEST 300 SOUTH
UNIT 102
SALT LAKE CITY, UT 84101
PHONE: 363.273.8888
www.dwellstudio.com

RENAISSANCE TOWNE
CENTER
1560 SOUTH RENAISSANCE TOWNE DRIVE
BOUNTIFUL, UT 84010

BROADHEAD & COMPANY

TEAM MEMBERS

OWNER
BRUCE BROADHEAD
BROADHEAD & COMPANY
1560 SOUTH RENAISSANCE TOWNE DRIVE
SUITE 104
BOUNTIFUL, UT 84010

ARCHITECT
JASON R. SHEPARD
DWELL DESIGN STUDIO, LLC
300 W 300 S, SUITE 102
SALT LAKE CITY, UT 84101
(385) 273-8888

CIVIL
SCOTT ARGYLE
ENTELLUS, INC.
1470 SOUTH 600 WEST
WOODS CROSS, UT 84010
(801) 298-2236

MECHANICAL
BRAD SHAKESPEARE
SHAKESPEARE ENGINEERING
6306 WEST CEDAR HILL ROAD
WEST JORDAN, UT 84081
(801) 613-1419

ELECTRICAL
BRIAN HICKS
BNA CONSULTING
635 SOUTH STATE STREET
SALT LAKE CITY, UT 84111
(801) 532-2196

PLUMBING
BRAD SHAKESPEARE
SHAKESPEARE ENGINEERING
6306 WEST CEDAR HILL ROAD
WEST JORDAN, UT 84081
(801) 613-1419

STRUCTURAL
BRIAN WARNER
MCNEIL ENGINEERING
8610 SANDY PKWY SUITE 200,
SANDY, UT 84070
(801) 255-7700 x111

PROJECT INFORMATION

CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE CODES OR STATUS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE CONSTRUCTION DOCUMENTS

- 2018 INTERNATIONAL BUILDING CODE (ICC), AS ADOPTED BY THE STATE OF UTAH.
- 2018 INTERNATIONAL PLUMBING CODE (IPC), AS ADOPTED BY THE STATE OF UTAH.
- 2018 INTERNATIONAL MECHANICAL CODE (IMC), AS ADOPTED BY THE STATE OF UTAH.
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC), AS ADOPTED BY THE STATE OF UTAH.
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70), ISSUED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AS AMENDED BY THE STATE OF UTAH.
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC), AS ADOPTED BY THE STATE OF UTAH.

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PROJECT RENDERING



VICINITY MAP



ISSUE	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

COVER SHEET

SITE PLAN APPROVAL
JOB NUMBER: 2034402
DRAWN BY: CL & VV
CHECKED BY: TT

CS-01

ISSUE	DATE	DESCRIPTION
1	12/20/2012	ISSUE 1: INITIAL DESIGN CONCEPT
2	01/15/2013	ISSUE 2: PRELIMINARY DESIGN
3	02/20/2013	ISSUE 3: PRELIMINARY DESIGN
4	03/20/2013	ISSUE 4: PRELIMINARY DESIGN
5	04/20/2013	ISSUE 5: PRELIMINARY DESIGN
6	05/20/2013	ISSUE 6: PRELIMINARY DESIGN
7	06/20/2013	ISSUE 7: PRELIMINARY DESIGN
8	07/20/2013	ISSUE 8: PRELIMINARY DESIGN
9	08/20/2013	ISSUE 9: PRELIMINARY DESIGN
10	09/20/2013	ISSUE 10: PRELIMINARY DESIGN
11	10/20/2013	ISSUE 11: PRELIMINARY DESIGN
12	11/20/2013	ISSUE 12: PRELIMINARY DESIGN
13	12/20/2013	ISSUE 13: PRELIMINARY DESIGN
14	01/20/2014	ISSUE 14: PRELIMINARY DESIGN
15	02/20/2014	ISSUE 15: PRELIMINARY DESIGN
16	03/20/2014	ISSUE 16: PRELIMINARY DESIGN
17	04/20/2014	ISSUE 17: PRELIMINARY DESIGN
18	05/20/2014	ISSUE 18: PRELIMINARY DESIGN
19	06/20/2014	ISSUE 19: PRELIMINARY DESIGN
20	07/20/2014	ISSUE 20: PRELIMINARY DESIGN
21	08/20/2014	ISSUE 21: PRELIMINARY DESIGN
22	09/20/2014	ISSUE 22: PRELIMINARY DESIGN
23	10/20/2014	ISSUE 23: PRELIMINARY DESIGN
24	11/20/2014	ISSUE 24: PRELIMINARY DESIGN
25	12/20/2014	ISSUE 25: PRELIMINARY DESIGN
26	01/20/2015	ISSUE 26: PRELIMINARY DESIGN
27	02/20/2015	ISSUE 27: PRELIMINARY DESIGN
28	03/20/2015	ISSUE 28: PRELIMINARY DESIGN
29	04/20/2015	ISSUE 29: PRELIMINARY DESIGN
30	05/20/2015	ISSUE 30: PRELIMINARY DESIGN
31	06/20/2015	ISSUE 31: PRELIMINARY DESIGN
32	07/20/2015	ISSUE 32: PRELIMINARY DESIGN
33	08/20/2015	ISSUE 33: PRELIMINARY DESIGN
34	09/20/2015	ISSUE 34: PRELIMINARY DESIGN
35	10/20/2015	ISSUE 35: PRELIMINARY DESIGN
36	11/20/2015	ISSUE 36: PRELIMINARY DESIGN
37	12/20/2015	ISSUE 37: PRELIMINARY DESIGN
38	01/20/2016	ISSUE 38: PRELIMINARY DESIGN
39	02/20/2016	ISSUE 39: PRELIMINARY DESIGN
40	03/20/2016	ISSUE 40: PRELIMINARY DESIGN
41	04/20/2016	ISSUE 41: PRELIMINARY DESIGN
42	05/20/2016	ISSUE 42: PRELIMINARY DESIGN
43	06/20/2016	ISSUE 43: PRELIMINARY DESIGN
44	07/20/2016	ISSUE 44: PRELIMINARY DESIGN
45	08/20/2016	ISSUE 45: PRELIMINARY DESIGN
46	09/20/2016	ISSUE 46: PRELIMINARY DESIGN
47	10/20/2016	ISSUE 47: PRELIMINARY DESIGN
48	11/20/2016	ISSUE 48: PRELIMINARY DESIGN
49	12/20/2016	ISSUE 49: PRELIMINARY DESIGN
50	01/20/2017	ISSUE 50: PRELIMINARY DESIGN

REVISION	DATE	DESCRIPTION
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ARCHITECTURAL
SITE PLAN

SITE PLAN APPROVAL

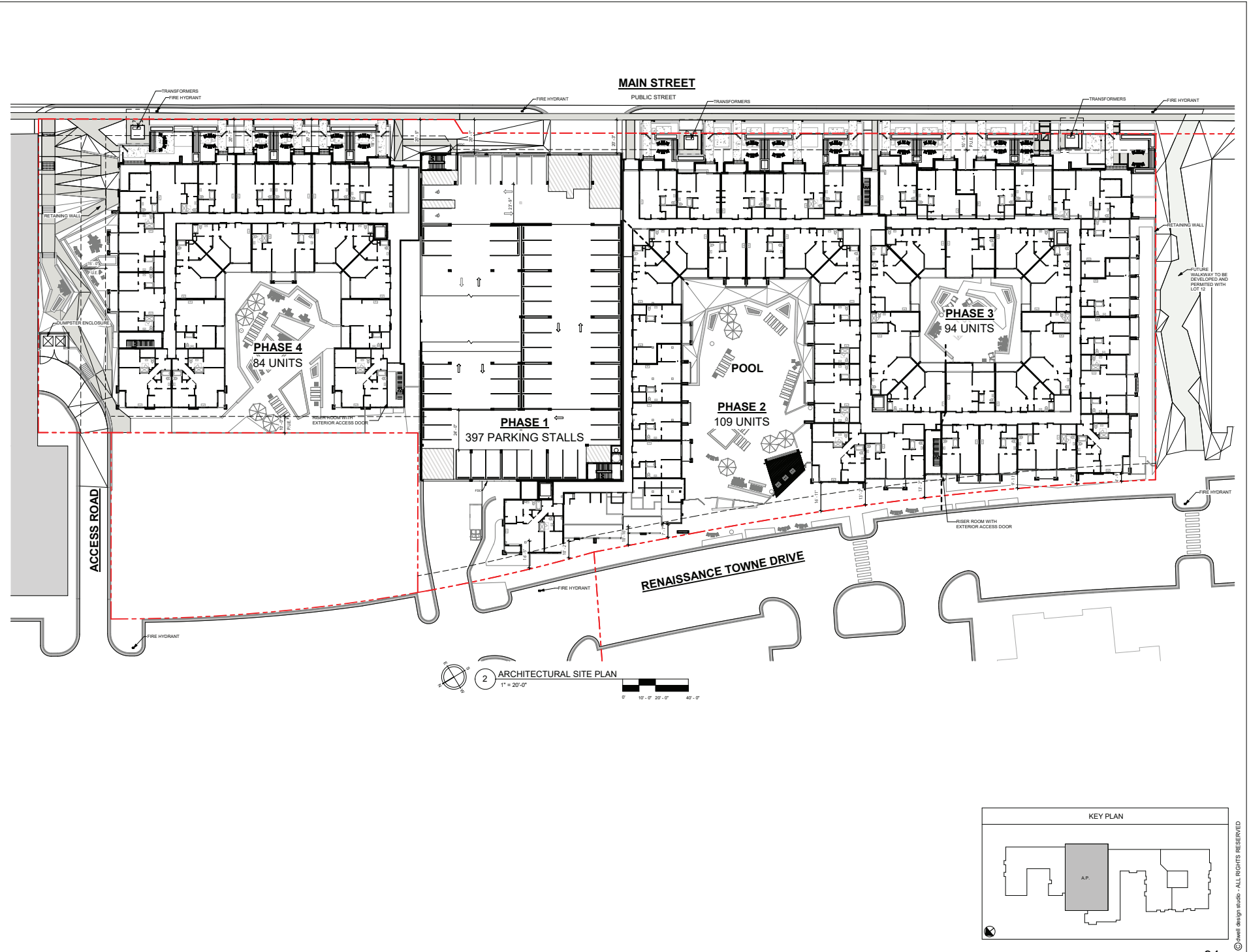
JOB NUMBER: 2034402

DRAWN BY: CL & VV

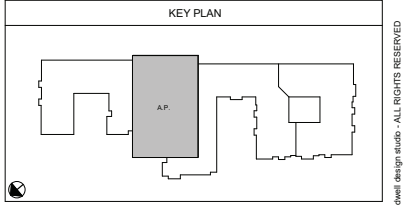
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NOT FOR CONSTRUCTION

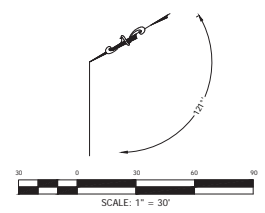
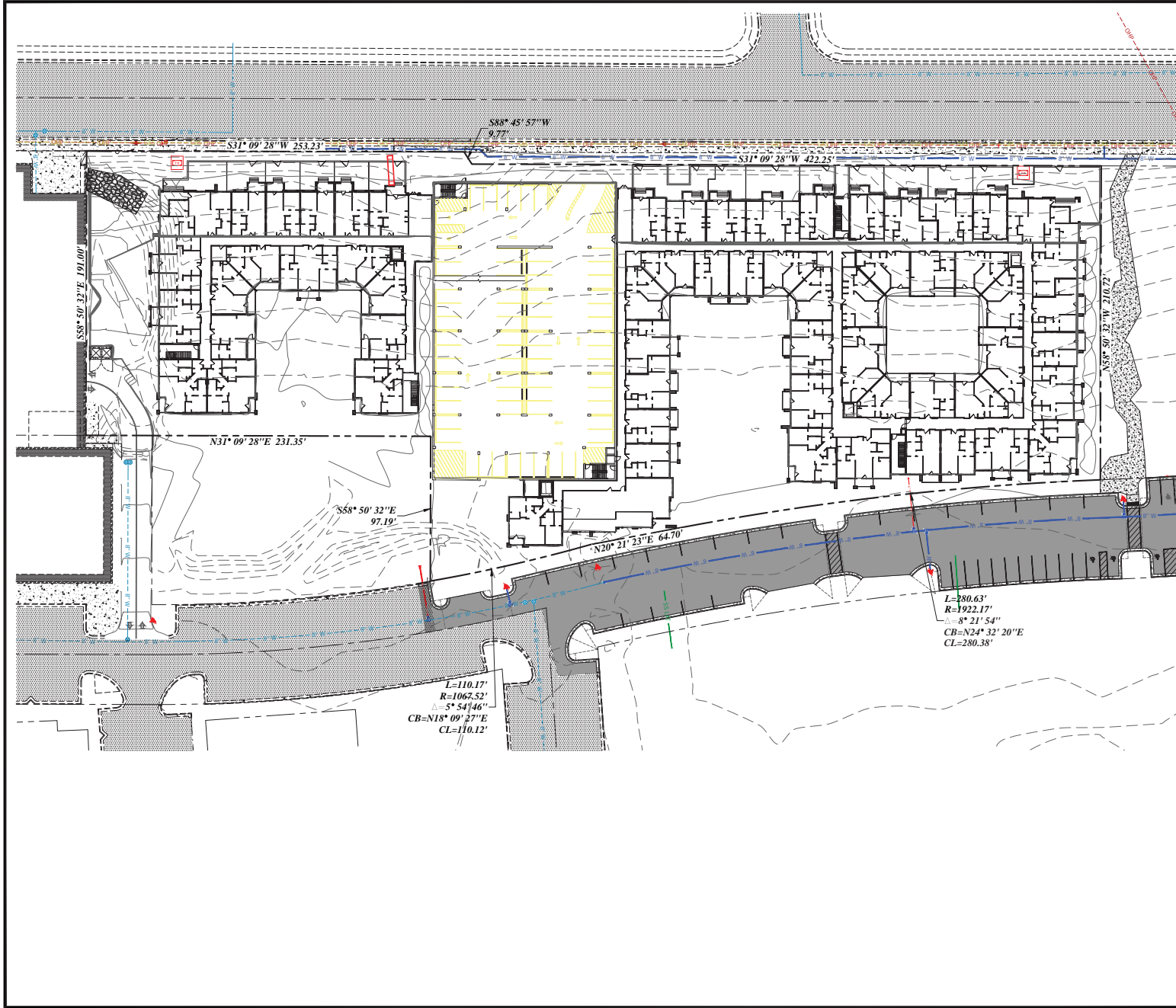
SP-01



2 ARCHITECTURAL SITE PLAN
1" = 20'-0"
0 10' 0" 20' 0" 40' 0"



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1470 South 600 West
 Woods Cross, UT 84010
 Phone: 801.298.2236
 www.Entellus.com



DEVELOPER
 TOWNE CENTER LLC
 CONTACT: BRUCE BRADSHAW
 1660 SOUTH RENAISSANCE TOWNE DRIVE
 SUITE 104
 WOODS CROSS, UT 84010
 801.554.4177
 bbrad144@gmail.com

RENAISSANCE TOWNE CENTER LOT 14
 1650 S MAIN STREET
 LOT 14, RENAISSANCE TOWNE CENTER PHASE 3, PLAT 1
 LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.1R. & M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:	LKM
APPROVED:	STA
PROJECT #:	1628003
	LOT 14 PLANSET.dwg

C200
 TOPOGRAPHIC PLAN

ISSUE	DATE	DESCRIPTION
1	12/22/2012	ISSUE FOR PERMITTING
2	01/15/2013	ISSUE FOR CONSTRUCTION
3	02/01/2013	ISSUE FOR CONSTRUCTION
4	02/01/2013	ISSUE FOR CONSTRUCTION
5	02/01/2013	ISSUE FOR CONSTRUCTION
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19	02/01/2013	ISSUE FOR CONSTRUCTION
20	02/01/2013	ISSUE FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION
1	12/22/2012	ISSUE FOR PERMITTING
2	01/15/2013	ISSUE FOR CONSTRUCTION
3	02/01/2013	ISSUE FOR CONSTRUCTION
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17	02/01/2013	ISSUE FOR CONSTRUCTION
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20	02/01/2013	ISSUE FOR CONSTRUCTION

OVERALL LEVEL 1 PLAN

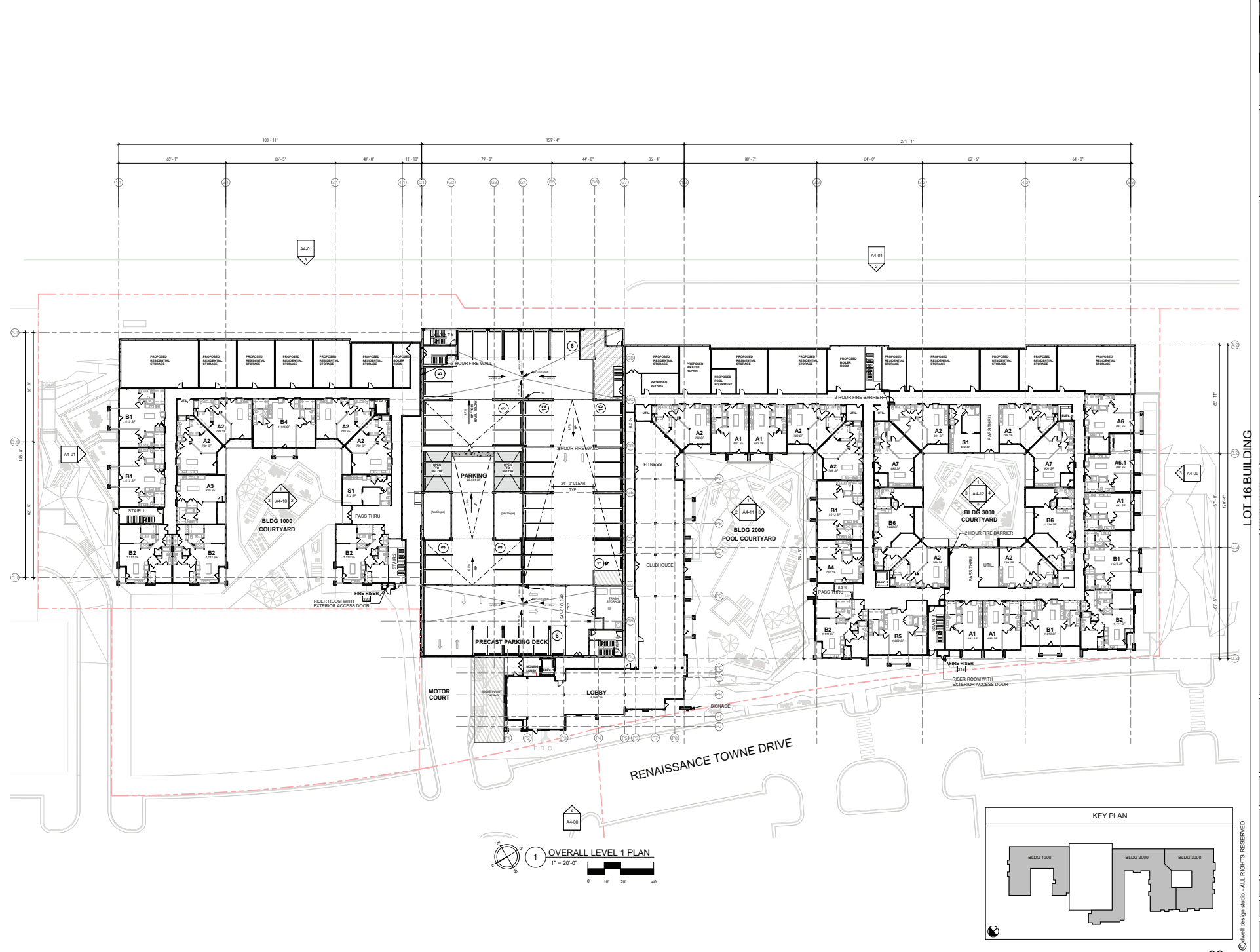
SITE PLAN APPROVAL

JOB NUMBER: 203402

DRAWN BY: CL & VV CHECKED BY: TT

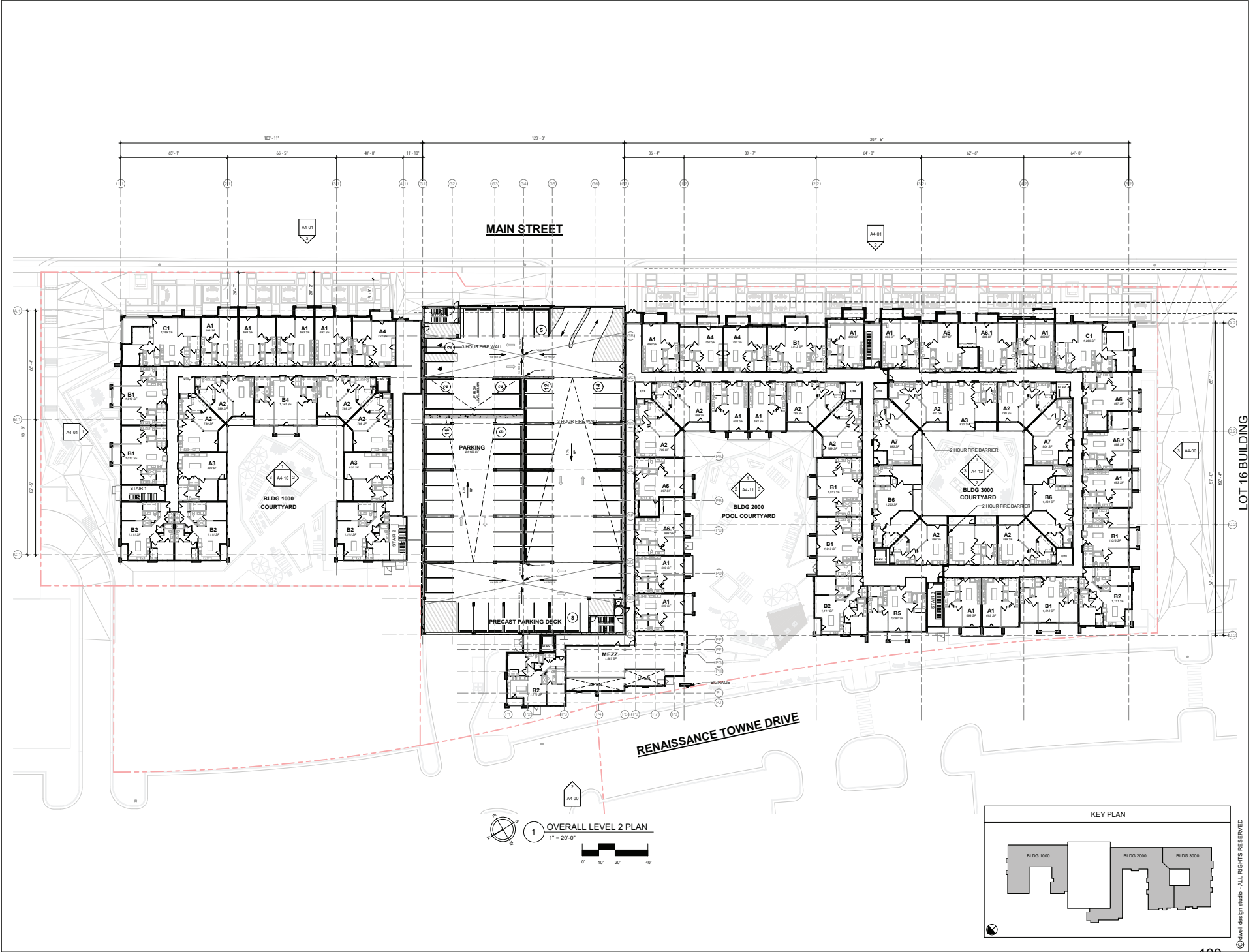
A0-01

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LOT 16 BUILDING

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LOT 16 BUILDING

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NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

OVERALL LEVEL 3 PLAN

SITE PLAN APPROVAL

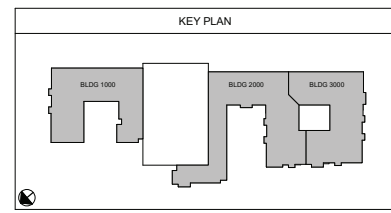
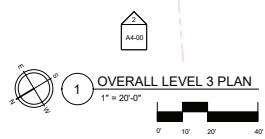
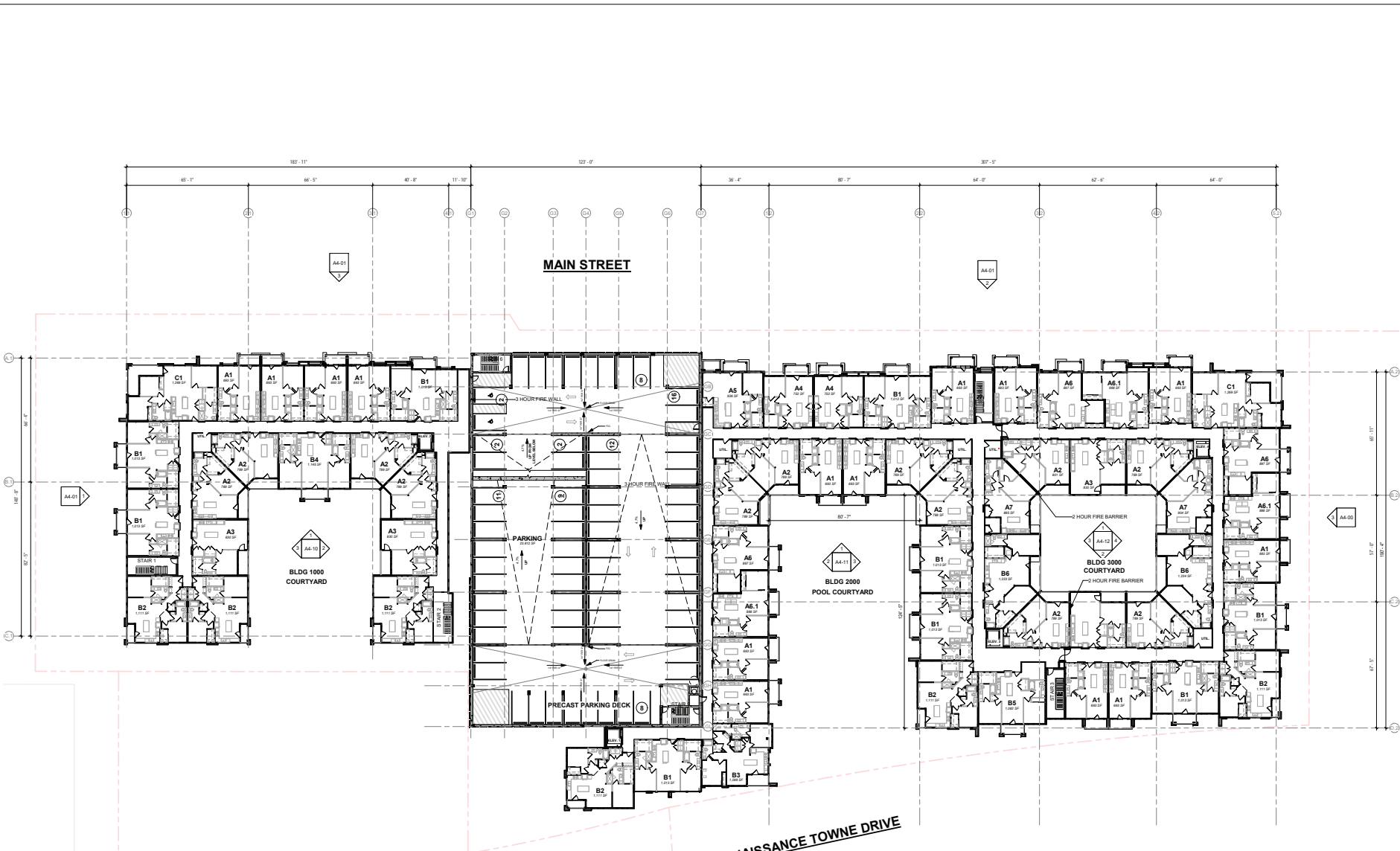
JOB NUMBER: 2034402

DRAWN BY: OL & VV CHECKED BY: TT

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A0-03

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ISSUE	REVISION
1	ISSUE
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

REVISION

**OVERALL
 LEVEL 4 PLAN**

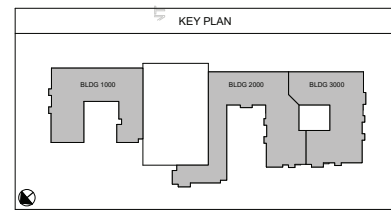
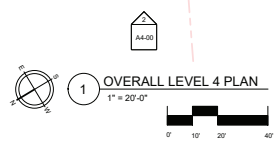
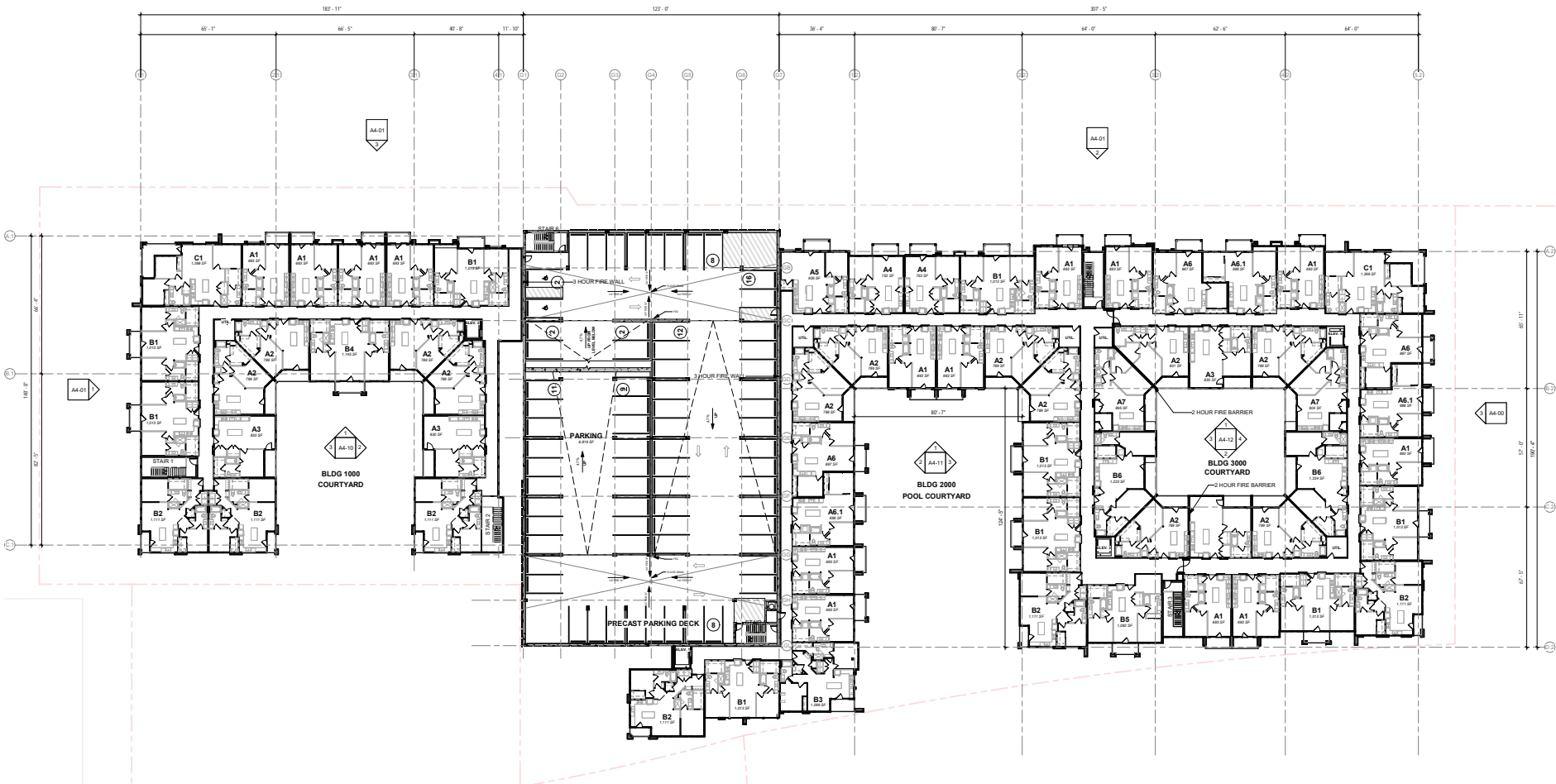
SITE PLAN APPROVAL

JOB NUMBER: 2034402

DRAWN BY: OL & VV CHECKED BY: TT

A0-04

NOT FOR CONSTRUCTION



ISSUE

NO.	DESCRIPTION	DATE
01	ISSUE FOR CONSTRUCTION	12/22/2017

REVISION

NO.	DESCRIPTION	DATE
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REVISION

NO.	DESCRIPTION	DATE
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REVISION

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REVISION

NO.	DESCRIPTION	DATE
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REVISION

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REVISION

NO.	DESCRIPTION	DATE
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REVISION

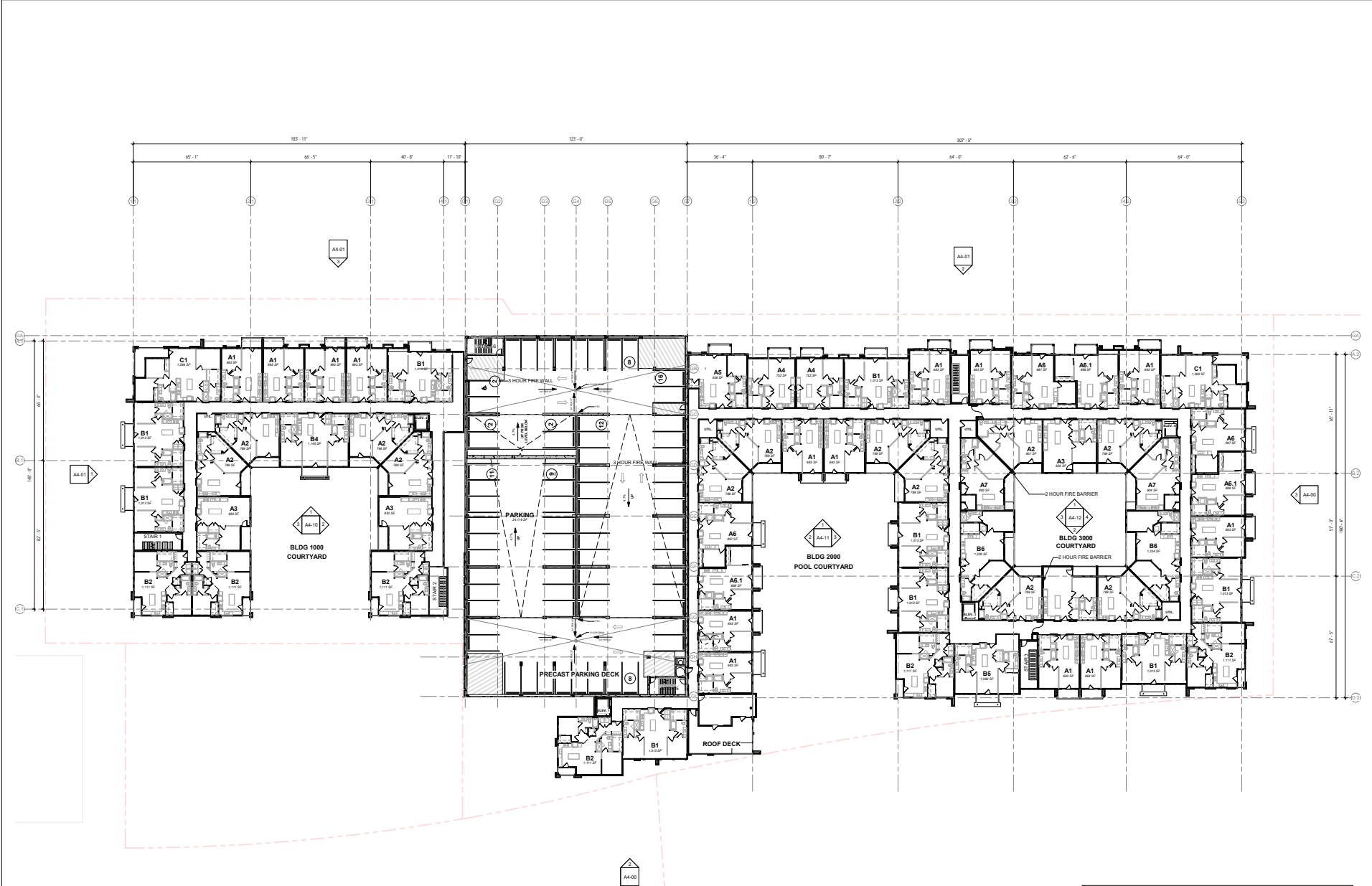
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REVISION

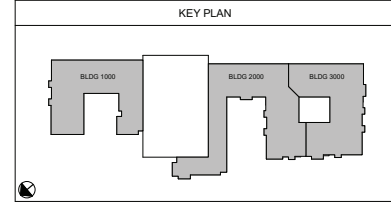
NO.	DESCRIPTION	DATE
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REVISION

NO.	DESCRIPTION	DATE
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1 OVERALL LEVEL 5 PLAN
 1" = 20'-0"



ISSUE	DATE	DESCRIPTION
1	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
2	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
3	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
4	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
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7	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
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17	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
18	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
19	01/11/2017	ISSUE FOR PERMIT SUBMITTAL
20	01/11/2017	ISSUE FOR PERMIT SUBMITTAL

REVISION: _____

DATE: _____

BY: _____

FOR: _____

SCALE: _____

PROJECT: _____

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SCALE: _____

PROJECT: _____

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BY: _____

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PROJECT: _____

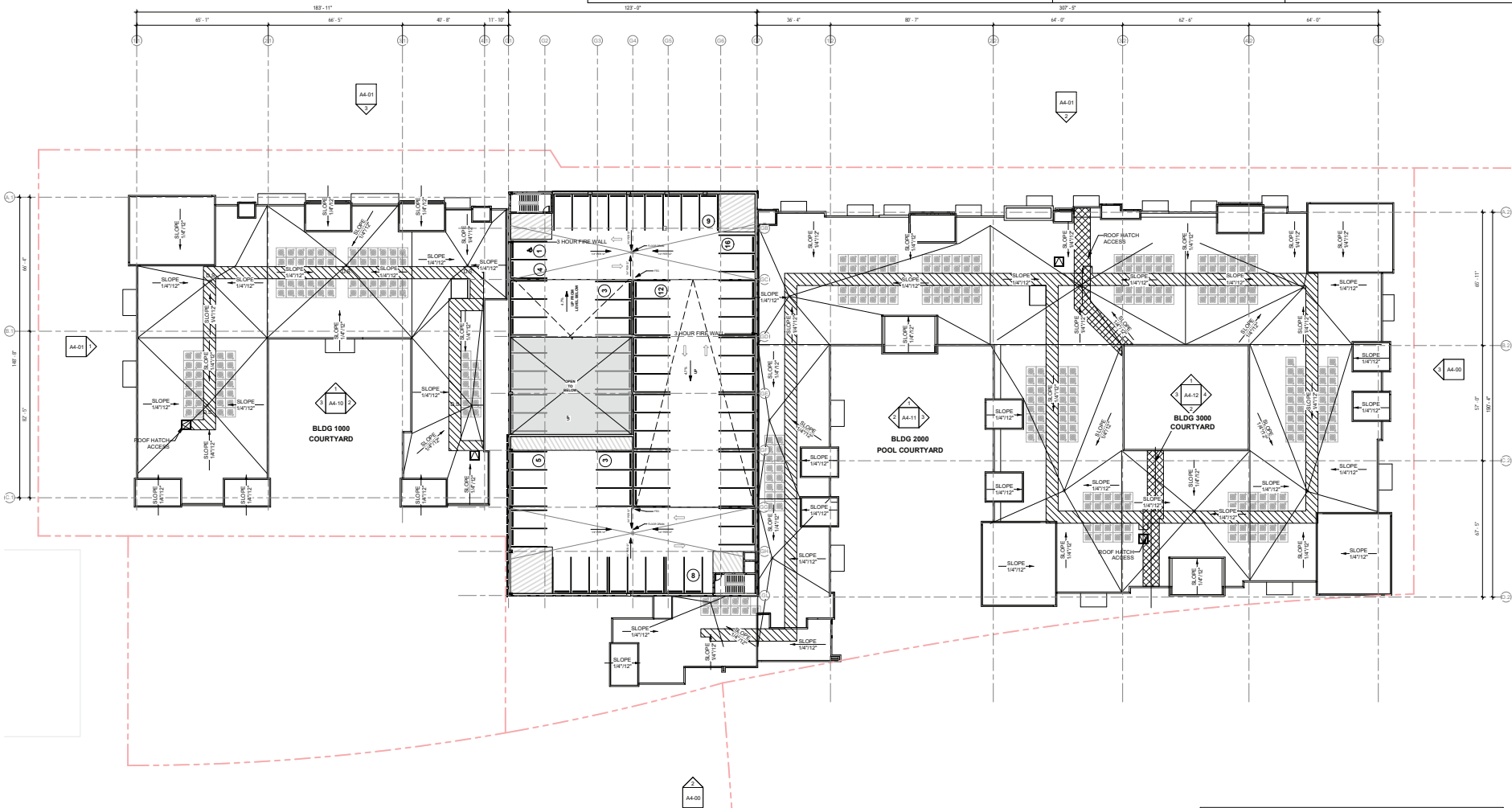
ROOF NOTES


1. GAF EVERGLARD 60 MIL FULLY ADHERED SYSTEM IS BASIS OF DESIGN FOR ROOF MEMBRANE DESIGN.
2. REFER TO MANUFACTURERS DETAILS. DETAILS SHOWN REPRESENT DESIGN INTENT ONLY. INSTALLATION SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE TAPERED INSULATION AS REQUIRED AT DRAINS TO PROVIDE POSITIVE DRAINAGE TO DRAINS AT 1/4" PER 1'-0" MIN.
4. ALL MECHANICAL EQUIPMENT TO BE ON ROOF PADS WITH SOUND ISOLATORS.
5. PROVIDE WALKWAYS TO ALL ROOF TOP EQUIPMENT.
6. MAINTAIN 18" UP CLEARANCE FROM ALL ROOF TOP EQUIPMENT AND ROOF EDGE WHERE CLEARANCE CAN NOT BE MAINTAINED FALL PROTECTION WILL NEED TO BE PROVIDED.
7. SCUPPER BOXES TO CONTAIN INTEGRAL EMERGENCY OVER-FLOW SCUPPERS.
8. T.O.W. HEIGHT IS BASED ON HEIGHT FROM TRUSS BEARING LEVEL. REFER TO BUILDING ELEVATIONS.
9. PROVIDE STAINLESS STEEL INSET HOOD ABOVE ALL RESIDENTIAL LINE SETS AND ABOVE RETAIL CONDUIT GROUPINGS WITH REMOVABLE TOP.
10. VERIFY LOCATIONS OF ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL AND PLUMBING DRAWING PRIOR TO INSTALLATION.
11. CONTRACTOR TO VERIFY, COORDINATE, AND INSTALL ALL ADJACENT AND OR RELATED FLASHING, BLOCKING, WALKERS, INSULATION STOP, AND CROCKETS NECESSARY FOR THE COMPLETE INSTALLATION OF THE ROOF MEMBRANE. WALKERS REQUIRED FOR A COMPLETE, WARRANTED, WATER-TIGHT, AND WATERPROOF INSTALLATION.
12. MINIMUM CLASS "F" ROOF COVERING SHALL BE PROVIDED.

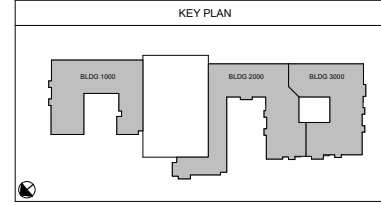
ROOF DRAINAGE

ROOF LEGEND

-  CONDENSING UNIT
-  ROOF SLOPE ARROW
-  FIRE RATED SHEATHING OVER FIRE SEPARATION WALL
NO PENETRATIONS
-
- D.S. INTERNAL DOWNSPOUT



1 OVERALL ROOF PLAN
 1" = 20'-0"




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OVERALL LEVEL 6 PLAN

SITE PLAN APPROVAL

JOB NUMBER: 203402

DRAWN BY: OL & VV
 CHECKED BY: TT

A0-06

NOT FOR CONSTRUCTION

ISSUE	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

OVERALL BUILDING ELEVATIONS

SITE PLAN APPROVAL

JOB NUMBER: 2034402

DRAWN BY: OL & VV CHECKED BY: TT

A4-00

NOT FOR CONSTRUCTION



1 OVERALL BLDG ELEVATION - WEST (BUILDING 1000) - RENAISSANCE TOWNE DRIVE
 1/16" = 1'-0"



2 OVERALL BLDG ELEVATION - WEST (BUILDING 2000, 3000) - RENAISSANCE TOWNE DRIVE
 1/16" = 1'-0"



3 OVERALL BLDG. ELEVATION - SOUTH
 1/16" = 1'-0"

EXTERIOR FINISH LEGEND						
NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION	NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION	GENERAL NOTES
[LST]	LAP SIDING - COLOR 1		[CPT]	CEMENTITIOUS PANEL - COLOR 1		
[LST]	LAP SIDING - COLOR 2		[CPT]	CEMENTITIOUS PANEL - COLOR 2		
[LST]	LAP SIDING - COLOR 3		[CPT]	CEMENTITIOUS PANEL - COLOR 3		
[MBV]	MASONRY BRICK VENEER		[CPT]	CEMENTITIOUS PANEL - COLOR 4		
[CPT]	CEMENTITIOUS PANEL - COLOR 1		[TRM]	TRIM		
[CPT]	CEMENTITIOUS PANEL - COLOR 2		[LST]	STOREFRONT GLASS		
[CPT]	CEMENTITIOUS PANEL - COLOR 3		[PC2]	PRECAST CONCRETE		
[CPT]	CEMENTITIOUS PANEL - COLOR 4		[RFB]	REFRIGERATED CONCRETE		
			[NCH]	NICHIA		
			[TRM]	TRIM		
			[LST]	STOREFRONT GLASS		
			[PC2]	PRECAST CONCRETE		
			[RFB]	REFRIGERATED CONCRETE		
			[MPC]	METAL CANOPY		
			[TR]	TRELLIS		

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ISSUE	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

NO.	REVISION	DATE	DESCRIPTION

NO.	REVISION	DATE	DESCRIPTION

OVERALL BUILDING ELEVATIONS

SITE PLAN APPROVAL

JOB NUMBER: 2034402

DRAWN BY: OL & VV
CHECKED BY: TT

A4-01



1 OVERALL BLDG. ELEVATION - NORTH
1/16" = 1'-0"



2 OVERALL BLDG. ELEVATION - EAST (BUILDING 2000, 3000) - MAIN STREET
1/16" = 1'-0"



3 OVERALL BLDG. ELEVATION - EAST (BUILDING 1000) - MAIN STREET
1/16" = 1'-0"

EXTERIOR FINISH LEGEND						
NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION	NO.	MATERIAL DESCRIPTION	MANUFACTURER AND COLOR INFORMATION	GENERAL NOTES
LES1	LAP SIDING - COLOR 1		GLSH	NOHWA		
LES2	LAP SIDING - COLOR 2		TRM	TRIM		
LES3	LAP SIDING - COLOR 3		SPG	STOREFRONT GLASS		
MBV	MASONRY BRICK VENEER		PCC	PRECAST CONCRETE		
CP1	CEMENTITIOUS PANEL - COLOR 1		PCS	PREFABRICATED DECORATIVE SCREEN		
CP2	CEMENTITIOUS PANEL - COLOR 2		MYC	METAL CANOPY		
CP3	CEMENTITIOUS PANEL - COLOR 3		TR	TRELLIS		
CP4	CEMENTITIOUS PANEL - COLOR 4					

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ISSUE	DATE	DESCRIPTION
1	12/20/21	ISSUED FOR PERMITS
2	12/20/21	REVISIONS TO PERMITS
3	12/20/21	REVISIONS TO PERMITS
4	12/20/21	REVISIONS TO PERMITS
5	12/20/21	REVISIONS TO PERMITS
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9	12/20/21	REVISIONS TO PERMITS
10	12/20/21	REVISIONS TO PERMITS

REVISION	DATE	DESCRIPTION

**COURTYARD
BUILDING
ELEVATIONS**

SITE PLAN APPROVAL

JOB NUMBER: 2034402

DRAWN BY: OL & VV
CHECKED BY: TT

A4-10

NOT FOR CONSTRUCTION



2 BUILDING 1000 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING 1000 COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"



1 BUILDING 1000 COURTYARD ELEVATION - WEST
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION
1	02/13/2013	ISSUE FOR PERMITTING
2	02/13/2013	ISSUE FOR PERMITTING
3	02/13/2013	ISSUE FOR PERMITTING
4	02/13/2013	ISSUE FOR PERMITTING
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9	02/13/2013	ISSUE FOR PERMITTING
10	02/13/2013	ISSUE FOR PERMITTING

REVISION	DATE	DESCRIPTION

COURTYARD BUILDING ELEVATIONS
SITE PLAN APPROVAL

JOB NUMBER: 2034402
DRAWN BY: OL & VV
CHECKED BY: TT

A4-11

NOT FOR CONSTRUCTION



3 BUILDING 2000 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



2 BUILDING 2000 COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"

1 BUILDING 2000 COURTYARD ELEVATION - WEST
1/8" = 1'-0"

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ISSUE	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT: RENAISSANCE TOWNE CENTER
SHEET: 1560 SOUTH RENAISSANCE TOWNE DRIVE - BUILDING 3000 COURTYARD ELEVATIONS
DATE: 08/14/2013
SCALE: AS SHOWN

**COURTYARD
BUILDING
ELEVATIONS**

SITE PLAN APPROVAL

JOB NUMBER: 2034402

DRAWN BY: Author
CHECKED BY: Checker

A4-12



4 BUILDING 3000 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



3 BUILDING 3000 COURTYARD ELEVATION - SOUTH
1/8" = 1'-0"



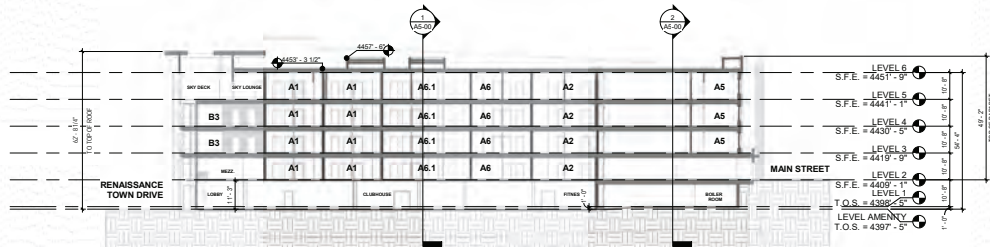
2 BUILDING 3000 COURTYARD ELEVATION - EAST
1/8" = 1'-0"



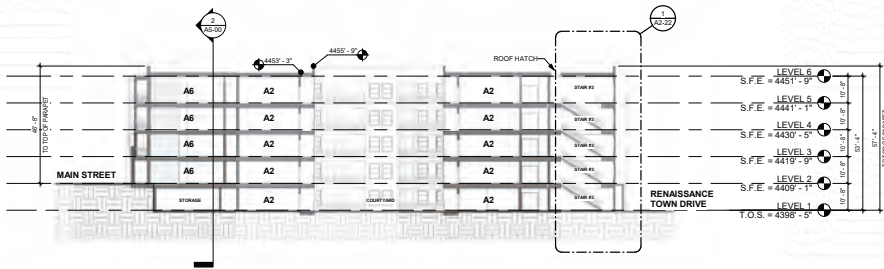
1 BUILDING 3000 COURTYARD ELEVATION - WEST
1/8" = 1'-0"

ISSUE	DATE	DESCRIPTION
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2	01/15/2013	ISSUED FOR PERMIT
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9	01/15/2013	ISSUED FOR PERMIT
10	01/15/2013	ISSUED FOR PERMIT

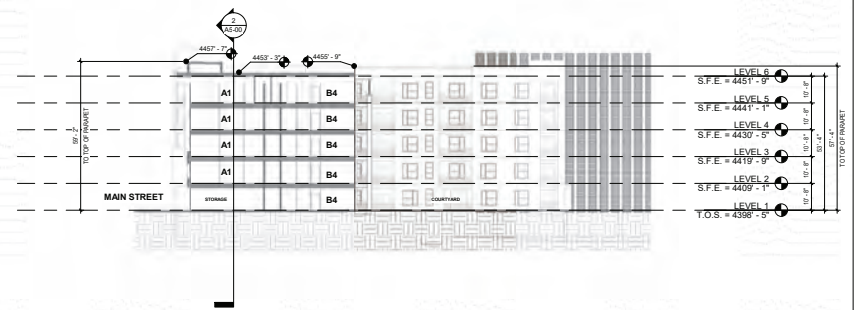
REVISION	DATE	DESCRIPTION



2 OVERALL BUILDING CROSS SECTION BLDG 2000
1" = 20'-0"



3 OVERALL BUILDING CROSS SECTION BLDG 3000
1" = 20'-0"



1 OVERALL BUILDING CROSS SECTION BLDG 1000
1" = 20'-0"



KEYNOTES LEGEND

01 - PAVEMENT, RAMPS, AND CURBS

Keynote	Detail	Quantity
1PV-ACH	Asphalt (See Call)	CHVL 294,273 SF
1PV-AG	Mosaic Pebble	TBD 1,108 SF
1PV-AGCS	Crushed Stone	11L401 160 SF
1PV-AGSTN	Fire Feature Stone	TBD 524 SF
1PV-C-EX	Concrete - Existing	10,366 SF
1PV-C-FUT	Concrete - Future Phase	4,136 SF
1PV-C-W	Concrete - Acid Wash	7,858 SF
1PV-C-BF	Concrete - Brown Finish Medium with Seawall Control Joint	18,389 SF
1PV-PAINT	White Striping (See Call)	CHVL 129 SF
1PV-STN	Stone in White Concrete on Concrete Base	TBD 329 SF

02 - JOINTS

Keynote	Detail	Quantity
3STRS-C-BF	Concrete Sear - 6" x 12" - Modern Nozing	13L401 27

03 - SITE STAIRS

Keynote	Detail	Quantity
3STRS-C-BF	Concrete Sear - 6" x 12" - Modern Nozing	13L401 27

04 - SITE WALLS

Keynote	H	L	Detail	VSFFF
4BRCK	Block Wall - Match Building Exterior Brick	7	23'	673 SF
4BRCK	Block Wall - Match Building Exterior Brick	3.5	21'	73 SF
4BRCK	Block Wall - Match Building Exterior Brick	4.5	71.4	3,238 SF
4BRCK	Block Wall - Match Building Exterior Brick	5	23'	1,144 SF
4BRCK	Block Wall - Match Building Exterior Brick	6	27	228 SF
4BRCK	Block Wall - Match Building Exterior Brick	8	71'	548 SF
4BRCK	Block Wall - Match Building Exterior Brick	10	14'	139 SF
4BRCK	Block Wall - Match Building Exterior Brick	12	123	864 SF
4CWB12SB	12" Concrete Wall Boardform with Seal Bech	3.5	613	2,301 SF
4CWB8	8" Concrete Wall Boardform	5	25'	148 SF
4CWB8	8" Concrete Wall Boardform	3.5	61'	216 SF
4CWB8	8" Concrete Wall Boardform	5	28.4	1,421 SF
4CWB8	8" Concrete Wall Boardform	6	29'	174 SF
4CWB8	8" Concrete Wall Boardform	6	27'	222 SF
4CWB8	8" Concrete Wall Boardform	9	34'	306 SF
4CWB8	8" Concrete Wall Boardform	10'	22'	188 SF
4CWB12	12" Concrete Wall Boardform	3	212	657 SF
4CWB12	12" Concrete Wall Boardform	3.5	75'	263 SF
4CWB12	12" Concrete Wall Boardform	4	24'	98 SF
4CWB12	12" Concrete Wall Boardform	10.5	28'	289 SF

05 - SITE AMENITIES

Keynote	Detail	Count
5A-PERGI	Pergola - Cooling Area by Pool	1
5SF-BBG	BBQ set into Counter with Cabinets underneath	3
5SF-CHR	Garden Steno Armchair	124
5SF-CTAB	Garden Coffee Table	50
5SF-DND	Garden Steno Table 220	8
5SF-ELCHR	Garden Eley Chair	11
5SF-LNG	Pool Lounger	37
5SF-PATIO	Pool Table, 4 Chairs, and Umbrella	9
5SF-STL	Garden Bar Chair	12
5SF-TRSH	Trash Receptacle - Landscapetoms Poo	8

06 - SITE RAILINGS AND FENCES

Keynote	Detail	Quantity
6F-STW	Fire Back Guard - Privacy Screen	114
6F-STZ	American Montage Plus PVP-Genesis Panel 3 Rail 6'	1L402 198
6F-IND6	Fence - Steel - Horizontal 36"	387
6HR-STL	Battery Rail - Genesis 3" Offset (See Arch)	175

07 - LIGHTING

Keynote	Detail	Quantity

08 - SITE DRAINAGE

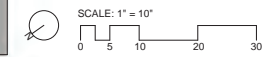
Keynote	Detail	Quantity

09 - PLANTING AREAS

Keynote	Detail	Quantity
9PA	Planting Area	18,553 SF
9PA-EX	Planting Area - Existing	6,120 SF
9PA-FUT	Planting Area - Future Phase	845 SF
9SOD-LAWN	Lawn	6,977 SF
9SINTH	Lawn - AstroTurf	340 SF

10 - MISCELLANEOUS ELEMENTS

Keynote	Detail	Quantity



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 chris@epgdesign.com

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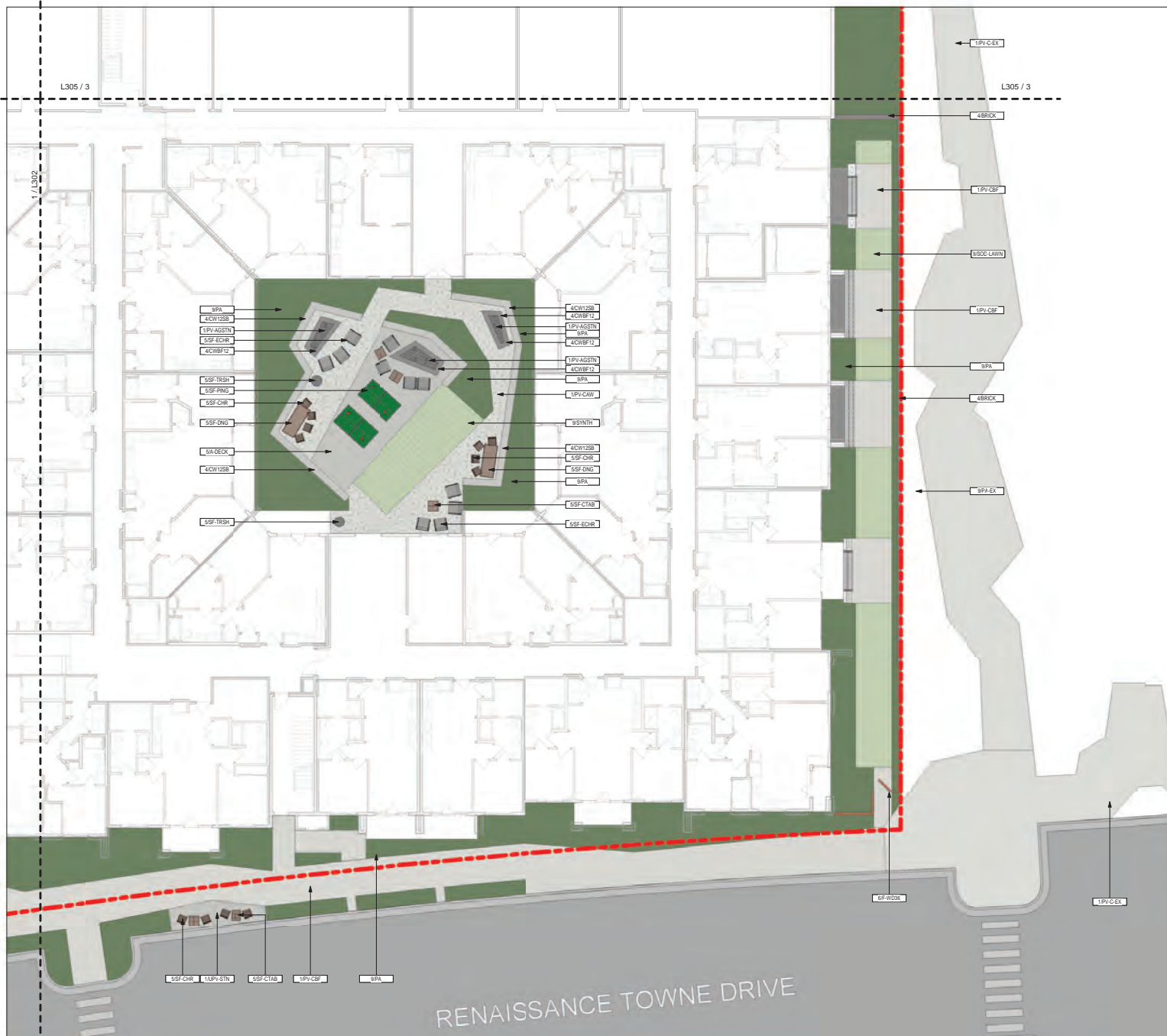
Principal Grant Hardy
 Project Manager Grant Hardy
 Drawn By Grant Hardy
 Checked By Grant Hardy

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Issue Date 12/30/2021

RENAISSANCE TOWNE CENTER
 1560 S MAIN STREET
 PARCEL 11
 BOUNTYFUL CITY, DAVIS COUNTY, UTAH

Materials Plan
L301



KEYNOTES LEGEND

01 - PAVEMENT, RAMPS, AND CURBS

Keynote	Detail	Quantity
1PV-A-CIV	Asphalt (See Civil)	CIVIL 294,273 SF
1PV-AG	Mexican Pebble	TBD 1,108 SF
1PV-AGCS	Crushed Stone	11L401 160 SF
1PV-AGSTN	Fire Feature Stone	TBD 534 SF
1PV-C-EX	Concrete - Existing	10,366 SF
1PV-C-FUT	Concrete - Future Phase	4,136 SF
1PV-CAW	Concrete - Acid Wash	7,048 SF
1PV-CBF	Concrete - Brown Finish Medium with Sealed Control Joint	18,389 SF
1PV-PAINT	White Striping (See Civil)	CIVIL 129 SF
1PV-STN	Stone in White Concrete on Concrete Base	TBD 329 SF

02 - JOINTS

Keynote	Detail	Quantity

03 - SITE STAIRS

Keynote	Detail	Quantity
3STRS-C-BF	Concrete Stair - 6" x 12" - Modern Nozing	13L401 27

04 - SITE WALLS

Keynote	H	L	Detail	VSFFF
4BRCK	Block Wall - Match Building Exterior Brick	7	239'	673 SF
4BRCK	Block Wall - Match Building Exterior Brick	3.5	21'	73 SF
4BRCK	Block Wall - Match Building Exterior Brick	4.5	714'	3,238 SF
4BRCK	Block Wall - Match Building Exterior Brick	5	234'	1,184 SF
4BRCK	Block Wall - Match Building Exterior Brick	6	37'	228 SF
4BRCK	Block Wall - Match Building Exterior Brick	8	71'	548 SF
4BRCK	Block Wall - Match Building Exterior Brick	10	14'	139 SF
4BRCK	Block Wall - Match Building Exterior Brick	12	123'	864 SF
4CV12SB	12" Concrete Wall Boardform with Seal Bech	3.5	613'	2,301 SF
4CWB8	8" Concrete Wall Boardform	5	25'	148 SF
4CWB8	8" Concrete Wall Boardform	3.5	61'	216 SF
4CWB8	8" Concrete Wall Boardform	5	284'	1,421 SF
4CWB8	8" Concrete Wall Boardform	6	29'	174 SF
4CWB8	8" Concrete Wall Boardform	6	222 SF	222 SF
4CWB8	8" Concrete Wall Boardform	9	34'	306 SF
4CWB8	8" Concrete Wall Boardform	10'	22'	186 SF
4CWB12	12" Concrete Wall Boardform	3	212'	697 SF
4CWB12	12" Concrete Wall Boardform	3.5	75'	283 SF
4CWB12	12" Concrete Wall Boardform	4	24'	96 SF
4CWB12	12" Concrete Wall Boardform	10.5	28'	289 SF

05 - SITE AMENITIES

Keynote	Detail	Count
5A-PERG1	Pergola - Cooling Area by Pool	1
5SF-BBQ	BBQ set into Counter with Cabinets underneath	3
5SF-CHR	Garden Stems Bench/Chair	124
5SF-CTAB	Garden Coffee Table	50
5SF-DND	Garden Stems Table 220	8
5SF-ECR	Garden Easy Chair	11
5SF-LNG	Pool Lounger	37
5SF-PATIO	Pool Table, 4 Chairs, and Umbrella	9
5SF-STL	Garden Bar Chair	12
5SF-TRSH	Trash Receptacle - Landscapetforms Poo	8

06 - SITE RAILINGS AND FENCES

Keynote	Detail	Quantity
6F-GTW	Fire Back Guard - Privacy Screen	114
6F-STZ	American Montage Plus PVP-Genesis Panel 3 Rail 6'	1L402 196'
6F-WDB	Fence - Steel - Horizontal 36"	387
6HR-STL	Battery Rail - Generic 3" Offset (See Arch)	170

07 - LIGHTING

Keynote	Detail	Quantity

08 - SITE DRAINAGE

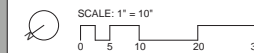
Keynote	Detail	Quantity

09 - PLANTING AREAS

Keynote	Detail	Quantity
9PA	Planting Area	18,563 SF
9PA-EX	Planting Area - Existing	6,120 SF
9PA-FUT	Planting Area - Future Phase	848 SF
9SOD-LAWN	Lawn	6,977 SF
9SNTN	Lawn - AstroTurf	340 SF

10 - MISCELLANEOUS ELEMENTS

Keynote	Detail	Quantity



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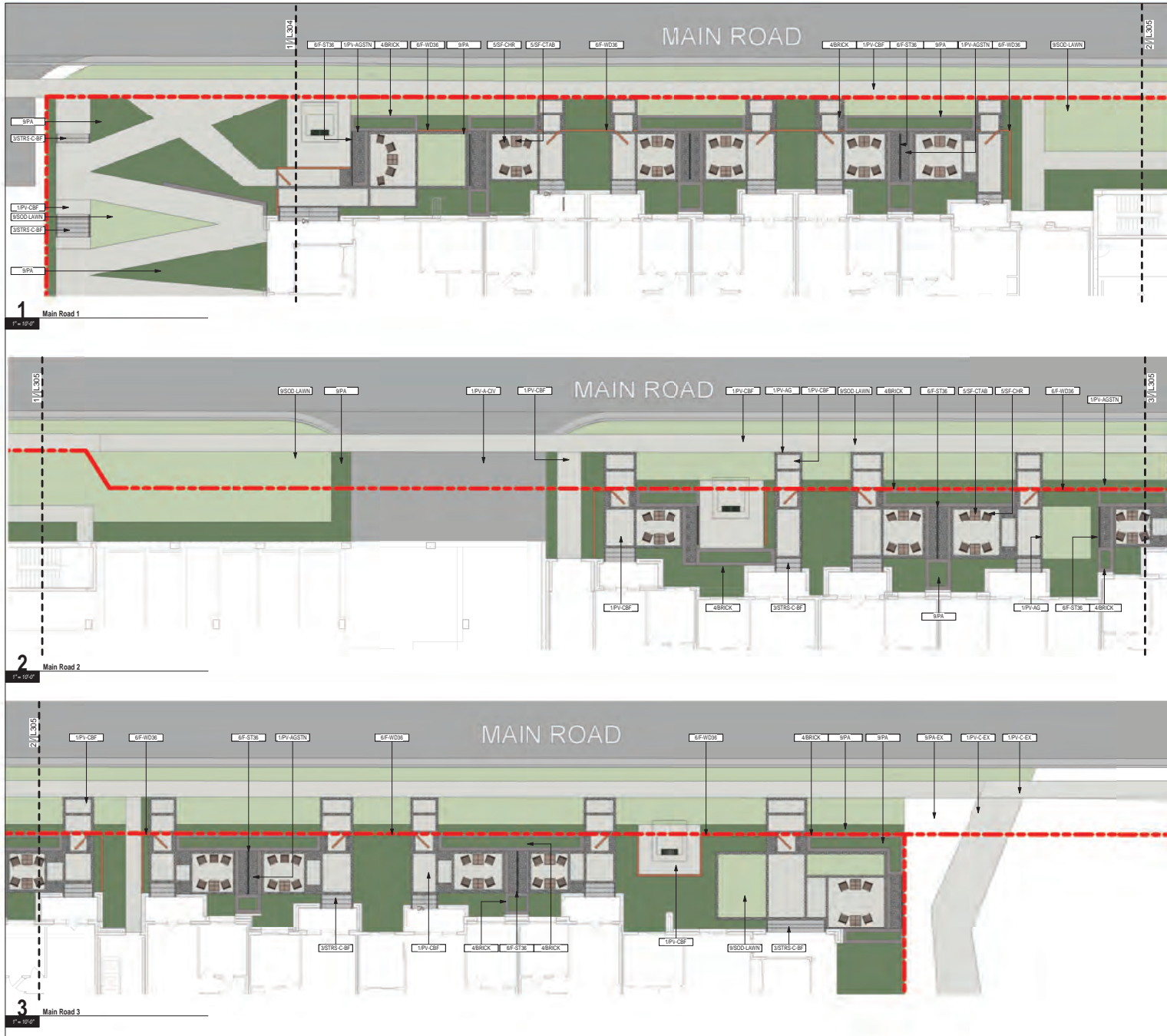
Principal: Grant Hardy
Project Manager: Grant Hardy
Drawn By: Grant Hardy
Checked By: Grant Hardy

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Issue Date: 12/30/2021

RENAISSANCE TOWNE CENTER
1560 S. MAIN STREET
BOULDER, CO 80501

Materials Plan
L303



KEYNOTES LEGEND

01 - PAVEMENT, RAMPS, AND CURBS

Keynote	Detail	Quantity
1PV-A-CV	Asphalt (See Civil)	CIVIL 294,273 SF
1PV-AG	Mosaic Pebble	TBD 1,108 SF
1PV-AGCS	Crushed Stone	11L401 160 SF
1PV-AGSTN	First Feature Stone	TBD 534 SF
1PV-C-EX	Concrete - Existing	10,366 SF
1PV-C-RT	Concrete - Future Phase	4,136 SF
1PV-CAN	Concrete - Acid Wash	7,658 SF
1PV-CBF	Concrete - Brown Finish Medium with Sawcut Control Joint	18,389 SF
1PV-PAINT	White Striping (See Civil)	CIVIL 129 SF
1PV-STM	Stone in White Concrete on Concrete Base	TBD 339 SF

02 - JOINTS

Keynote	Detail	Quantity
3STRS-C-BF	Concrete Slab - 8' x 12' - Modern Nozing	13L401 27

03 - SITE STAIRS

Keynote	Detail	Quantity
3STRS-C-BF	Concrete Slab - 8' x 12' - Modern Nozing	13L401 27

04 - SITE WALLS

Keynote	H	L	Detail	VSFFF
4BRCK	8"	239'	Brick Wall - Match Building Exterior Brick	673 SF
4BRCK	3.5"	21'	Brick Wall - Match Building Exterior Brick	73 SF
4BRCK	4.5"	714'	Brick Wall - Match Building Exterior Brick	3,328 SF
4BRCK	5"	234'	Brick Wall - Match Building Exterior Brick	1,144 SF
4BRCK	6"	37'	Brick Wall - Match Building Exterior Brick	228 SF
4BRCK	8"	71'	Brick Wall - Match Building Exterior Brick	548 SF
4BRCK	10"	14'	Brick Wall - Match Building Exterior Brick	139 SF
4BRCK	12"	123'	Brick Wall - Match Building Exterior Brick	864 SF
4CWB12B	12"	613'	Concrete Wall Boardform with Seal Bech	2,301 SF
4CWB8	8"	25'	Concrete Wall Boardform	148 SF
4CWB8	8"	61'	Concrete Wall Boardform	216 SF
4CWB8	8"	284'	Concrete Wall Boardform	1,421 SF
4CWB8	8"	29'	Concrete Wall Boardform	158 SF
4CWB8	8"	27'	Concrete Wall Boardform	222 SF
4CWB8	8"	34'	Concrete Wall Boardform	306 SF
4CWB8	8"	10'	Concrete Wall Boardform	188 SF
4CWB12	12"	212'	Concrete Wall Boardform	657 SF
4CWB12	12"	3.5'	Concrete Wall Boardform	283 SF
4CWB12	12"	4'	Concrete Wall Boardform	98 SF
4CWB12	12"	10.5'	Concrete Wall Boardform	289 SF

05 - SITE AMENITIES

Keynote	Detail	Count
9A-PERG1	Pergola - Cooling Area by Pool	1
5SF-SB2	BBQ set into Counter with Cabinets underneath	3
5SF-CHR	Garden Benches	124
5SF-CTAB	Garden Coffee Table	50
5SF-CH2	Garden Dinner Table 220	8
5SF-CHR	Garden Easy Chair	11
5SF-LNG	Pool Lounger	37
5SF-FATIO	Patio Table - 4 Chairs, and Umbrella	9
5SF-STL	Garden Bar Chair	12
5SF-TRM	Trash Receptacle - Landscapeforms Poo	8

06 - SITE RAILINGS AND FENCES

Keynote	Detail	Quantity
6F-ST36	Fire Back Guard - Privacy Screen	114
6F-ST2	Amenator Montage Plus PVP-Genesis Panel 3 Rail 8'	1L402 198'
6F-WD36	Fence - Steel - Horizontal 30'	387'
6HR-STL	Battery Rail - Genesis 3' Offset (See Arch)	175'

07 - LIGHTING

Keynote	Detail	Quantity

08 - SITE DRAINAGE

Keynote	Detail	Quantity

09 - PLANTING AREAS

Keynote	Detail	Quantity
9PA	Planting Area	18,563 SF
9PA-EX	Planting Area - Existing	8,120 SF
9PA-FUT	Planting Area - Future Phase	845 SF
5SOD-LAWN	Lawn	6,977 SF
9S1NTH	Lawn - AstroTurf	340 SF

10 - MISCELLANEOUS ELEMENTS

Keynote	Detail	Quantity

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 chris@epgdesign.com

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 Project Manager: Grant Hardy
 Drawn By: Grant Hardy
 Checked By: Grant Hardy

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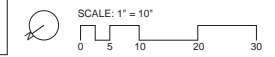
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Issue Date: 12/30/2021

RENAISSANCE TOWNE CENTER
 1560 S MAIN STREET
 PARCEL 11
 BOUNDARY CITY, DAVIS COUNTY, UTAH

Materials Plan

L305

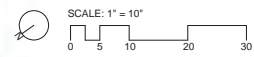




KEYNOTES LEGEND

TREE	SYMBOL	COMMON/BOTANICAL NAME	HT
WIDE SPREAD TREE	(Symbol)	COMMON/BOTANICAL NAME	20'
MEDIUM SPREAD TREE	(Symbol)	COMMON/BOTANICAL NAME	15'
SMALL SPREAD TREE	(Symbol)	COMMON/BOTANICAL NAME	10'
SHRUB	(Symbol)	COMMON/BOTANICAL NAME	6'
GROUND COVER	(Symbol)	COMMON/BOTANICAL NAME	3'

PLANTING AREA
Native or native adapted planting area. Planting will draw from the above "Sketch" list. Match 10' topset.



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Project Manager: Grant Hardy
Drawn By: Grant Hardy
Checked By: Grant Hardy

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Issue Date: 12/30/2021

**RENAISSANCE TOWNE
CENTER**
1560 S. MAIN STREET
PARCEL 11
BOONVILLE CITY, DAVIS COUNTY, UTAH

Planting Plan
L501



1
L504 - North Alley

KEYNOTES LEGEND

TREE	10"	COMMON BOTANICAL NAME	80"
		RED SUMMIT MAPLE	2" CAL.
		ACER RUBRUM / RED SUMMIT	2" CAL.
		HARDENBERG YACHT	2" CAL.
		FRAXINUS BULGARICA - BULGARIAN LIME	2" CAL.
		ARABIDOPSIS THALYDIUM	2" CAL.
	30"	JOHNSON'S BROTHERHOOD TREE	6"
		ULMUS PARVIFLORUS	6"
		CORNUS ALBA 'VEGETICISSIMA'	6"
		REIBER-ROSEHOOP	6"
		CORNUS SERICEA 'VELVET'	6"
		PLATANUS L'Y	6"
		COCAE & COLUTEAE SPINES	6"
		'LITTLE BERRY' FOUNTAIN GRASS	6"
		PEROVSKIA ALPINECROSS'S 'LITTLE BERRY'	6"
		ALBER BUCKTHORN	6"
		RUSSULA PARVILLA 'COLLANGE'	6"
		COMMON BOTANICAL NAME	80"
		REIBER-ROSEHOOP	80"
		ULMUS PARVIFLORUS	80"
SHRUB COVER	20"		
PLANTING AREA			

PLANTING AREA
Native or native adapted planting area. Planting will draw from the above 'Sketch' for Match. 10' topsoil.

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A Terracotta
Company
Landscape Architecture
Environmental Design
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480.213.6634
chris@epgdesign.com

**PRELIMINARY
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Principal Grant Hardy
Project Manager Grant Hardy
Drawn By Grant Hardy
Checked By Grant Hardy

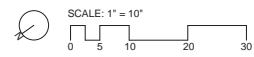
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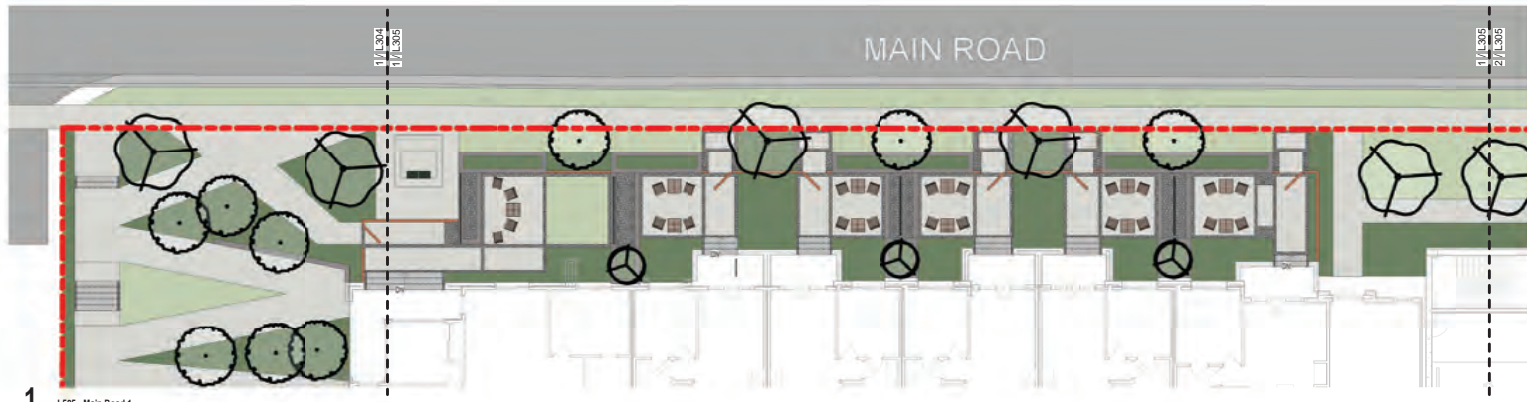
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Issue Date 12/30/2021

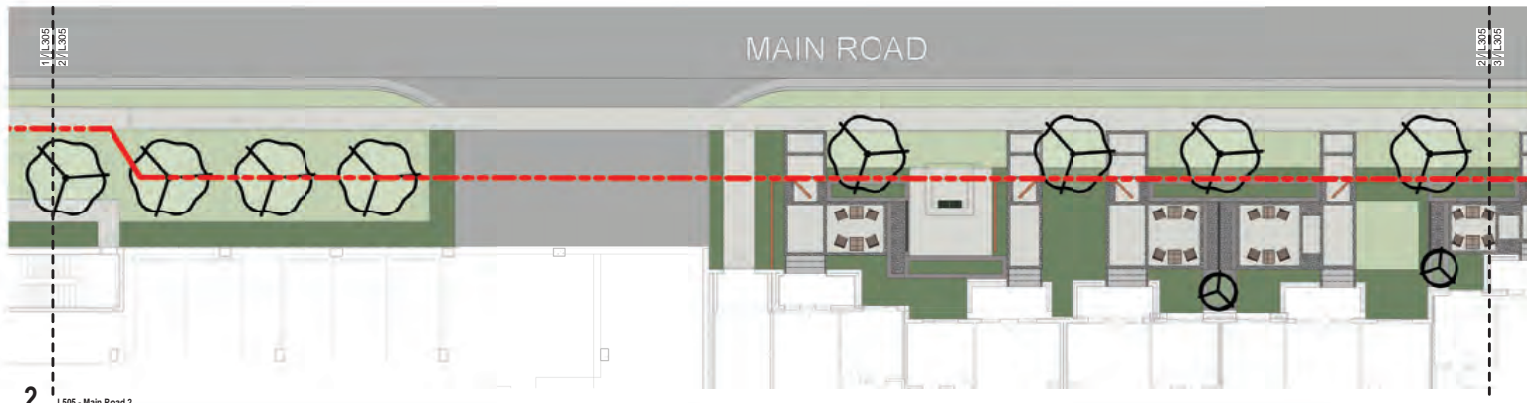
RENAISSANCE TOWNE
CENTER
1560 S. MAIN STREET
PARCEL 11
BOUNTPFUL CITY, DAVIS COUNTY, UTAH

Planting Plan
L504

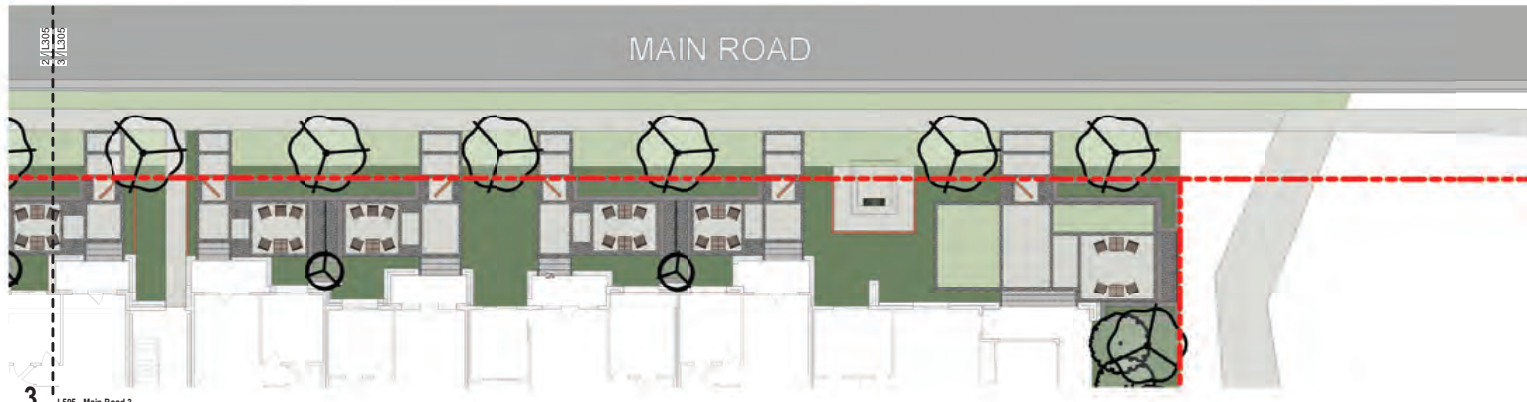




1
L505 - Main Road 1



2
L505 - Main Road 2



3
L505 - Main Road 3

KEYNOTES LEGEND

TREE	SYM	COMMON/SCIENTIFIC NAME	DBH
	101	RED BUDGET MAPLE	2" DBH
	102	ACER RUBRA/PALM RED SUNBEY	2" DBH
	103	HARDENBERG YACHE	2" DBH
	104	ARIZONA ALCORNWOOD CORYMBUS	2" DBH
	105	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	2" DBH
	106	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	4" DBH
	107	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	6" DBH
	108	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	8" DBH
	109	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	10" DBH
	110	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	12" DBH
	111	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	14" DBH
	112	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	16" DBH
	113	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	18" DBH
	114	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	20" DBH
	115	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	22" DBH
	116	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	24" DBH
	117	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	26" DBH
	118	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	28" DBH
	119	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	30" DBH
	120	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	32" DBH
	121	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	34" DBH
	122	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	36" DBH
	123	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	38" DBH
	124	ARIZONA ALCORNWOOD CORYMBUS ALBA TRIGYANTISSIMA	40" DBH

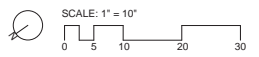
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12/30/2021

Principal: Grant Hardy
 Project Manager: Grant Hardy
 Drawn By: Grant Hardy
 Checked By: Grant Hardy

THE CLIENT AND/OR ARCHITECT HAS REVIEWED AND APPROVED THIS PLAN FOR CONSTRUCTION. THE CLIENT AND/OR ARCHITECT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THIS PLAN IS INTENDED TO BE USED AS A GUIDE FOR CONSTRUCTION AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.



**RENAISSANCE TOWNE
 CENTER**
 1590 S MAIN STREET
 PARCEL 11
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

Planting Plan

L505

MEMORANDUM

Date: November 8, 2021
 To: Town Center LLC
 From: Hales Engineering



Subject: Bountiful Renaissance Towne Centre Parking Study Update

UT20-1856

Introduction

This memorandum discusses the parking study completed for the proposed Bountiful Renaissance Towne Centre development located in Bountiful, Utah. This site is owned / managed by Town Center LLC, who is requesting this study to evaluate the entire site by time-of-day use. The study identifies the City parking supply rates and time of day parking distributions identified by the Institute of Transportation Engineers (ITE). The proposed development is located in Bountiful, Utah. A vicinity map of the project site is shown in Figure 1.



Figure 1: Site vicinity map of the project in Bountiful, Utah

Project Description

The development consists of various land uses, including residential apartments, medical office, professional office, commercial space, and restaurants. A supply of 1,585 stalls is currently planned for the project. A site plan is provided in Appendix A.

City Parking Code

The Bountiful City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Commercial	1,000 sq. ft.	5.00
Apartments	dwelling unit	2.00
Medical Office	1,000 sq. ft.	4.00
Professional Office	1,000 sq. ft.	3.33
Restaurant	1,000 sq. ft.	10.00

Source: Bountiful City code, 2021

It should be noted Bountiful city has rates of 1.75, 2.25, and 2.75 stalls per dwelling unit for 1-bedroom, 2-bedroom, and 3-bedroom units, respectively. Based on discussions with the development team and consistent with previous assumptions in earlier iterations of this parking study, it was determined that approximately half of the apartment units will be 1-bedroom units and the other half will be 2-bedroom units with very few 3-bedroom units planned. Therefore, a rate of 2.0 stalls per dwelling unit was used to simplify calculations. The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 2,273 stalls for the proposed development.

ITE Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019) to identify parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. The number of stalls needed based on these rates is shown in Table 3. As shown, ITE would suggest that the parking demand for the proposed project will be 1,783 stalls.

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand. Based on this, a supply of 1,962 stalls should be provided for the project based on ITE data.

Table 2: City Parking Calculations

Lot #	Land Use	Intensity	Rate	Total Stalls
1	Medical Office	88.2 1,000 sq ft	4.00	353
1	Commercial	24.0 1,000 sq ft	5.00	121
6	Professional Office	6.8 1,000 sq ft	3.33	23
6	Commercial	6.8 1,000 sq ft	5.00	35
7	Professional Office	7.8 1,000 sq ft	3.33	27
7	Commercial	7.8 1,000 sq ft	5.00	40
8	Professional Office	6.9 1,000 sq ft	3.33	23
8	Commercial	6.9 1,000 sq ft	5.00	35
9	Commercial	4.7 1,000 sq ft	5.00	24
9	Apartments	40 dwelling units	2.00	80
10	Professional Office	33.0 1,000 sq ft	3.33	110
10	Commercial	11.0 1,000 sq ft	5.00	55
11	Professional Office	31.3 1,000 sq ft	3.33	105
11	Commercial	15.6 1,000 sq ft	5.00	79
11	Apartments	96 dwelling units	2.00	192
13	Restaurant	8.1 1,000 sq ft	10.00	81
14	Apartments	287 dwelling units	2.00	574
15	Commercial	20.0 1,000 sq ft	5.00	100
16	Apartments	30 dwelling units	2.00	60
17	Restaurant	6.1 1,000 sq ft	10.00	61
18	Restaurant	4.3 1,000 sq ft	10.00	43
19	Apartments	26 dwelling units	2.00	52
TOTAL				2,273

Table 3: ITE Parking Generation

ITE Parking Demand Bountiful - Renaissance Town Centre Lot 14					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+10%)
Multifamily Housing (Mid-Rise) (221)	479	DU	0.87	417	459
Shopping Center (820)	96.9	1,000 sq. ft.	3.68	357	393
Medical-Dental Office Building (720)	88.2	1,000 sq. ft.	4.59	405	446
General Office Building (710)	85.8	1,000 sq. ft.	3.30	283	311
High-Turnover (Sit Down) Restaurant (932)	18.5	1,000 sq. ft.	17.40	321	353
TOTAL				1783	1962

Source: ITE Parking Generation, 5th Edition, 2019

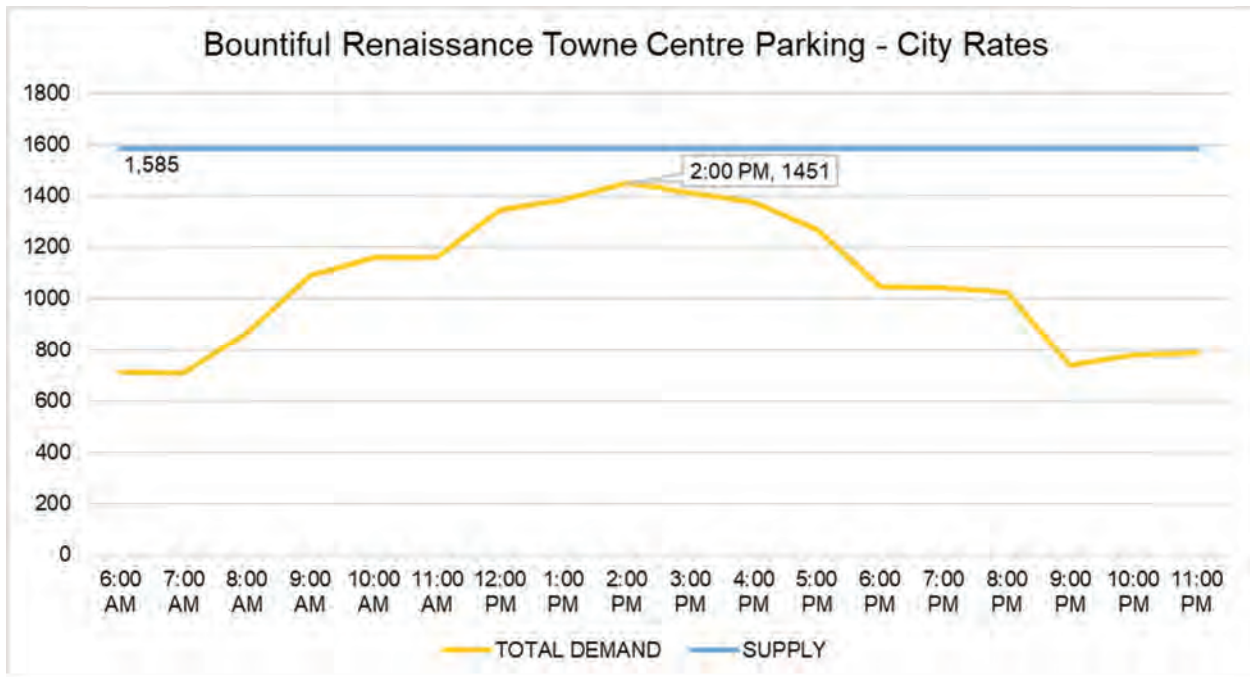
Time-of-Day Distribution

Mixed-use projects tend to have shared parking use depending on the type and intensity of its land uses. The Renaissance Towne Centre project, in particular, is an appropriate site for shared parking use because of the high amount of both office and residential uses. Office space requires parking during the day while residential space primarily requires parking overnight. This study evaluated the comprehensive parking needs of the project and not the individual location of the land uses at the owner’s request.

Hales Engineering applied time-of-day distributions to the required Bountiful City parking rates to determine the maximum anticipated demand when considering shared parking use. Varying parking demands for each land use were obtained from the Institute of Transportation Engineers (ITE), *Parking Generation*, 5th Edition, 2019.

A chart showing the overall time-of-day distribution of the parking on-site is shown in Figure 2. As shown, when considering time-of-day parking distribution, it is anticipated that a maximum demand of 1,451 stalls will be required based on City rates. ***With a planned supply of 1,585 stalls, it is anticipated that there will be sufficient stalls.***

Figure 2: Time-of-day parking distribution



Conclusions and Recommendations

The following are the key findings and conclusions of this study:

- The proposed mixed-use development will consist of medical office, professional office, apartments, retail space, and restaurants. **1,585** total parking stalls will be constructed (supplied) on the site.
- Without reductions, Bountiful City code requires 2,273 parking stalls for the proposed development.
- Based on 85th percentile ITE parking rates plus a 10% factor, it is anticipated that 1,962 parking stalls are needed, with the conclusion that supply will be sufficient for the demand.
- When considering shared parking using Bountiful City parking rates and ITE time-of-day distributions, it is anticipated that a maximum parking demand of **1,451** parking stalls will exist on site on an average weekday.

*Based on potential shared parking, it is anticipated that **1,585 stalls will be sufficient** for the anticipated demand of the land uses in the Renaissance Towne Centre project.*

APPENDIX A

Site Plan

Parking Plan

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Parking and Access

1. Parking stalls may be shared among all Lots throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use. Reciprocal/shared parking is encouraged. The Land Use Authority may allow additional parking reductions during the site plan approval process.
2. Carports are not allowed without Land Use Authority approval.
3. Setbacks: All surface parking areas shall be setback at least 10 (ten) feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall per unit located within the footprint of or adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
5. Development of the individual pad sites needs to be consistent with the number of parking stalls required by the Bountiful City Land Use Code or may be modified by an approved parking study prepared by an accepted professional using the latest industry trends, to be analyzed individually during each Site Plan Review.
6. Parking along Main Street, 1500 South and 1800 South streets will not count towards the minimum parking requirements for this Development.
7. Each Lot submitted for site plan approval shall submit an updated Parking Study prepared by an accepted professional and shall update the Parking Plan table showing the number of planned stalls is equal to or greater than the number of required stalls as determined in the most recent Parking Study.

Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type					Total Sq.Ft.	Required Parking Stalls						Actual Stalls (Constructed and Planned)				
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use		ITE Ratio Other Mixed Use	ITE Ratio Residential	Surface Stalls	Parking Structure	Podium Parking Garage	TOTAL REQUIRED STALLS	Surface Stalls	Parking Structure	Podium Parking Garage	TOTAL STALLS	
Lot #1	Lot #1	Existing	24,038	5		88,350	24,038		112,388	112,388	3.23		21	342		363	21	342		363	
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831		13,662	13,662	2.39		33			33	40			40	
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839		15,678	15,678	2.39		38			38	44			44	
Lot #8		Future Development	6,861	2		6,861	6,861		13,722	13,722	2.39		33			33	33			33	
Lot #9	Lot #9	Under Construction	31,743	5	40 Units	46,972		4,687	51,659	51,659	1.95	1.31	22	40		62	38	23	40	92	
Lot #10	Lot #10	Future Development	11,000	4		33,000	11,000		44,000	44,000	2.39		6	100		106	38	100		138	
Lot #11		Future Development	15,625	9	96 Units	83,750	11,250	15,625	110,625	140,625	2.39	1.31	142	96		238	142	96		238	
Lot #13		Future Development	8,100	3				8,100	8,100	8,100	9.44		77			77	86			86	
Lot #14		Future Development	21,425	5	299 Units	334,382		8,100	346,282	346,282	1.31	1.31	393	299		692	393	299		692	
Lot #15a		Future Development	9,150	2				9,150	9,150	9,150	2.95		18			18	18			18	
Lot #15b		Future Development	10,850	2				10,850	10,850	10,850	1.95		32			32	22			22	
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420			32,420	32,420	2.95	1.31	30		30	40	13		30	43	
Lot #17		Future Development	6,100	1				6,100	6,100	6,100	1.95		12			12	19			19	
Lot #18		Future Development	4,250	1				4,250	4,250	4,250	1.95		9			9	23			23	
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000			23,000	23,000	1.31		9		26	35	9			26	35
Totals					491	530,534	173,931	76,681	38,450	289,262	919,786										
Percent of Total Project						64.71%	21.22%	9.38%	4.69%	35.29%											

Institute of Transportation Engineers (ITE) Parking Generation Ratios

(Parking Ratios from Hales Engineering Study dated March 18, 2019)

- Residential** (Apartments)
1.31 Stalls per Unit
- Medical Office**
3.23 Stalls per 1,000 sq.ft.
- Professional Office**
2.39 Stalls per 1,000 sq.ft.
- Restaurant**
9.44 Stalls per 1,000 sq.ft.
- Other Mixed Use**
1.95 Stalls per 1,000 sq.ft.



Drawing represents approximately location of planned parking stalls and association with potential development lots. Table above delineates required, constructed and planned stalls.

Renaissance Town Centre
Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



CivilScience
Engineers, Surveyors, Planners
3160 W Clubhouse Drive, Suite A, Lehi, UT 84043
801-768-7200

Town Center, LLC
1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company
1560 S. Renaissance Towne Dr.
Bountiful, Ut 84010

Renaissance Towne Center																								
Potential Parking Plan																								
					Potential Property Type						Required Parking Stalls						Actual Stalls (Constructed and Planned)							
Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Mixed Use						ITE Ratio Other Mixed Use	ITE Ratio Residential	Surface Stalls	Parking Structures 1 & 2	Other Podium Parking Garages	TOTAL REQUIRED STALLS	Surface Stalls	Parking Structures 1 & 2	Other Podium Parking Garages	TOTAL STALLS				
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Lot #1	Lot #1	Existing	24,038	5		88,150	24,038			112,188	112,188	3.23		21	342			363	21	342	363			
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Lot #7	Lot #7	Existing	7,839	2		7,839	7,839			15,678	15,678	2.39		38				38	44		44			
Lot #8		Future Development	6,861	2		6,861	6,861			13,722	13,722	2.39		33				33	33		33			
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659	1.95	1.31		22	40		62		22	40	62		
Lot #10	Lot #10	Future Development	11,000	4			33,000	11,000		44,000	44,000	2.39		6	100			106	14	100	114			
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625	2.39	1.31	90	148			238	142	148	290			
Lot #13		Future Development	8,100	1					8,100	8,100	8,100	9.44		77				77	86		86			
Lot #14		Future Development	71,429	5	287 Units	320,962				320,962			1.31	93	300			376	93	300	393			
Lot #15a		Future Development	9,150	2					9,150	9,150	9,150	1.95		18				18	18		18			
Lot #15b		Future Development	10,850	2					10,850	10,850	10,850	1.95		22				22	22		22			
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				32,420		1.95	1.31	10		30	40	43	13		30	43		
Lot #17		Future Development	6,100	1					6,100	6,100	6,100	1.95		12				12	19		19			
Lot #18		Future Development	4,250	1					4,250	4,250	4,250	1.95		9				9	23		23			
Lot #19	Lot #11	Site Plan Submitted	6,150	4	26 Units	23,000				23,000			1.31	9		26	35	35	9		26	35		
Totals						479	517,104	173,931	76,881	38,450	289,262	806,366	Totals				471	912	96	1,462	577	912	96	1,585
Percent of Total Project							64.13%	21.57%	9.53%	4.77%	35.87%													

Stalls Highlighted in Gray are stalls constructed and in use

Stalls Highlighted in Green are siteplan approved stalls to be constructed

Stalls not Highlighted are planned stalls

Note:
"Other Podium Parking Garages" are Parking Garages built or planned under the Buildings (for example 40 stalls)

City Council Staff Report



Subject: (City) Power Lofts Mixed Use Building
Amended Architectural and Site Plan Review
Address: 189 South 200 West
Author: Francisco Astorga, AICP, Planning Director
Date: January 11, 2022

Background

The property owner, Mary S. Hepworth, represented by Randy Beyer with Knowlton General, LC, submitted an Architectural and Site Plan Review Application for the construction of a new mixed-use three (3) story building located on the northeast corner of the intersection at 200 West and 200 South. The ground level consists of 2,180 square feet of office space and 175 square feet of residential (access only). The second and the third levels consist of two 2-bedroom apartments on each floor, totaling four (4) residential units, consisting of 5,252 square feet. The overall square footage of the building is 7,607 square feet. The proposal contains nineteen (19) parking spaces on the ground level.

The site is in the Mixed-Use Residential (MXD-R) zone. On June 16, 2020, the City Council approved a Zone Change from General Commercial to MXD-R per Bountiful City Ordinance No. 2020-06 / (Development Plan). On [January 12, 2021, the City Council approved a Final Architectural and Site Plan](#) approval for this development for a vertical mixed-use three (3) story building consisting of twelve (12) apartments and 1,200 square feet of office space (ground level) totaling 13,032 square feet with 27 ground level parking spaces (ground level); however, the applicant has decided to alter their plans to the current proposal.

This item was presented to the Planning Commission on January 5, 2022. The Commission unanimously voted (5-0) to forward a positive recommendation to the City Council.

Analysis

Use. The approved Development Plan indicates that the development is to have an emphasis towards residential use, with a defined range of 50-75% for the residential use, and “other uses” consisting of office, commercial, institutional/public, hotel/entertainment are permitted, as outlined in the Development Plan. The current proposal consists of 5,427 square feet of residential equating to 71% and 2,180 square feet of “other uses” (specified permitted uses) equating to 29%.

Building Setbacks. The approved Development Plan indicates that the building setback is 20 feet from 200 West, 200 South, and the east property line. The minimum building setback from the north property line is 30 feet and the maximum building setback is 55 feet. The proposal complies with the specified building setbacks.

Height Limitation. The approved Development Plan indicates that the minimum building height is 20 feet, and the maximum building height is 35 feet. The proposed building is 35 feet tall.

Development Characteristics. The approved Development Plan indicates that the development is to exhibit urban characteristics such as:

1. Wide sidewalks – The proposal contains a network of sidewalks (walkways) that completely surround the proposed building. These sidewalks/walkways range between five and eight feet (5-8') in width.
2. Street trees and street furniture – The proposal contains a total of twelve (12) street trees. The proposal requires nine (9) street trees. The proposal contains four (4) benches along 200 West, creating two (2) seating areas. Staff finds that the benches would be better utilized if they were perpendicular to the street facing each other.
3. Community gathering spaces – The two (2) seating areas in concert with the sidewalks creates an informal plaza allowing for gatherings.
4. Shared parking – None provided.
5. Integrated public transit (where available and/or anticipated) – None provided.
6. Diverse and distinctive design features – The proposal building consists of brick, stucco, siding, and fiber cement board paneling, with a substantial amount of glass throughout, creating an industrial look and feel to the building which gives 200 West a much-needed boost.

Open Space. The approved Development Plan indicates that the development is to provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. The half-acre site yields a minimum open space area of 3,268 square feet (17%). The proposal consists of 10,103 square feet of open space (46%).

Parking. Parking requirements are to be determined per existing City standards for each use; however, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this Code.

Office use requires one (1) parking space for each 300 square feet of floor area. The 2,180 square feet requires eight (8) parking spaces (7.3). A 2-bedroom unit requires 2.25 parking spaces. The four (4) apartments require nine (9) parking space. The proposal requires a total of 17 parking spaces. The proposal provides 19 parking spaces.

Additional: If the office use were to change to commercial (retail), the 2,180 square feet would require eleven (11) parking spaces (10.9) at rate of one (1) parking space for each 200 square feet of floor area. The Parking Code would then require a total of twenty (20) parking spaces (commercial + residential). Due to the nature of -1 parking space, Staff would feel comfortable allowing commercial (retail) use, as the applicant could provide a parking study/analysis showing that they have sufficient parking with the provided 19. Staff would not recommend that the applicant submit such study based on the minimal difference.

Department Review

The plans were reviewed by the Bountiful Building Official, City Engineer, Power Department, Police Department, Planning Department, and the South Davis Metro Fire Marshall. This staff report was written by the Planning Director and reviewed by the City Engineer and the City Attorney. The Power Department respectfully request that the Applicant rename the project to City Lofts (removing Power) to avoid possible confusion with the Bountiful City Power offices.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommendation

Staff recommends that the City Council review and approve the Final Architectural and Site Plan Review for the proposed mixed-use building subject to the following conditions of approval:

1. Address and complete all redline corrections.
2. Sign a Public Improvement Development Agreement.
3. Record utility easements of ten foot (10') along all property lines for the Power Department.
4. Submit a landscape plan, stamped and signed by a Landscape Architect, to be approved by Staff with the building permit application.
5. The benches along 200 West are to be placed perpendicular to the Street facing each other.
6. The final building plans, specifically the building elevations and site components, for this project shall meet substantial compliance with the plans attached to this staff report. Any deviations to what was presented to the Land Use authority shall require an amendment to this approval.

Attachments

1. Architectural package including architectural site plan, floor plans, exterior views, elevations.
2. Civil package including site plan, grading, utilities, etc.
3. Ordinance 2020-06 (Development Plan)

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED ON THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO P.L.L.C. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS ON THIS DRAWING SHOULD BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PROCESS STUDIO P.L.L.C. ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISSEMINATION MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.

CITY POWER LOFTS

200 W 200 S, BOUNTIFUL, UTAH 84010
OWNERS: HEPWORTH INVESTMENT GROUP LLC
SITE REVIEW | 09.30.2021

DRAWING LIST:

SHEET #	SHEET NAME
GI001S	COVER SHEET

ARCHITECTURAL	
AS101S	ARCHITECTURAL SITE PLAN
AE101S	FLOOR PLANS
AE201S	EXTERIOR VIEWS
AE301S	ELEVATIONS

PROJECT INFORMATION:

PROJECT TYPE:	MIXED-USE										
BUILDING USE:	GROUND FLOOR COMMERCIAL AND RESIDENTIAL APARTMENTS										
ZONING:	MXD										
AREA TABULATIONS:	<table border="0"> <tr> <td>GROUND FLOOR (COMMERCIAL) =</td> <td>2,180 SF +/-</td> </tr> <tr> <td>GROUND FLOOR (RESIDENTIAL) =</td> <td>176 SF +/-</td> </tr> <tr> <td>SECOND FLOOR (RESIDENTIAL) =</td> <td>2,628 SF +/-</td> </tr> <tr> <td>THIRD FLOOR (RESIDENTIAL) =</td> <td>2,628 SF +/-</td> </tr> <tr> <td>TOTAL =</td> <td>7,607 SF +/-</td> </tr> </table>	GROUND FLOOR (COMMERCIAL) =	2,180 SF +/-	GROUND FLOOR (RESIDENTIAL) =	176 SF +/-	SECOND FLOOR (RESIDENTIAL) =	2,628 SF +/-	THIRD FLOOR (RESIDENTIAL) =	2,628 SF +/-	TOTAL =	7,607 SF +/-
GROUND FLOOR (COMMERCIAL) =	2,180 SF +/-										
GROUND FLOOR (RESIDENTIAL) =	176 SF +/-										
SECOND FLOOR (RESIDENTIAL) =	2,628 SF +/-										
THIRD FLOOR (RESIDENTIAL) =	2,628 SF +/-										
TOTAL =	7,607 SF +/-										
RESIDENTIAL TOTAL =	5,427 SF +/-										
COMMERCIAL + PLAZA =	5,062 SF +/-										
UNIT COUNTS:	2-BEDROOM UNITS = 4 UNITS										
PARKING COUNTS:	COMMERCIAL (OFFICE SPACE) = 8 SPACES										
	2-BEDROOM (2.25/UNIT) = 9 SPACES										
	TOTAL REQUIRED BY DEVELOPMENT = 17 SPACES										
	TOTAL SPACES SHOWN:										
	19 TOTAL (17 SPACES + 2 ADA)										
LANDSCAPE TABULATION:	<table border="0"> <tr> <td>SITE AREA =</td> <td>21,791 SF +/-</td> </tr> <tr> <td>OPEN SPACE AREA REQUIRED</td> <td></td> </tr> <tr> <td>15% OF GROSS SITE =</td> <td>3,268 SF +/-</td> </tr> <tr> <td>OPEN SPACE AREA SHOWN =</td> <td>10,103 SF +/-</td> </tr> </table>	SITE AREA =	21,791 SF +/-	OPEN SPACE AREA REQUIRED		15% OF GROSS SITE =	3,268 SF +/-	OPEN SPACE AREA SHOWN =	10,103 SF +/-		
SITE AREA =	21,791 SF +/-										
OPEN SPACE AREA REQUIRED											
15% OF GROSS SITE =	3,268 SF +/-										
OPEN SPACE AREA SHOWN =	10,103 SF +/-										
BUILDING HEIGHT:	<table border="0"> <tr> <td>MAXIMUM =</td> <td>35' - 0"</td> </tr> <tr> <td>AS SHOWN =</td> <td>35' - 0"</td> </tr> </table>	MAXIMUM =	35' - 0"	AS SHOWN =	35' - 0"						
MAXIMUM =	35' - 0"										
AS SHOWN =	35' - 0"										

P R O C E S S

3055 s. grace street
 salt lake city, utah 84109
 p. 801.906.0866
 www.processstc.com

GENERAL CONTRACTOR
 KNOWLTON GENERAL
 70 N. MAIN STREET, SUITE #106
 BOUNTIFUL, UT 84010
 PHONE: 801-628-0756
 CONTACT: RANDY BEYER
 EMAIL: randy@knowltongeneral.com



FROM CORNER 200W AND 200S A4
GI001S

VICINITY MAP:



No.	Description	Date

CITY POWER LOFTS
COVER SHEET

Project Status	SITE REVIEW
Project Number	19-0027
Date	09.30.2021
Drawn by	MDB
Checked by	EGE
GI001S	
Scale	

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200 WEST (C3)
AE2009



REAR VIEW (C5)
AE2009



200 SOUTH VIEW (A3)
AE2009



OVERVIEW (A5)
AE2009

PROCESS
3055 s. grace street
salt lake city, utah 84109
p.801.906.0866
www.processplc.com

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KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-426-0758
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

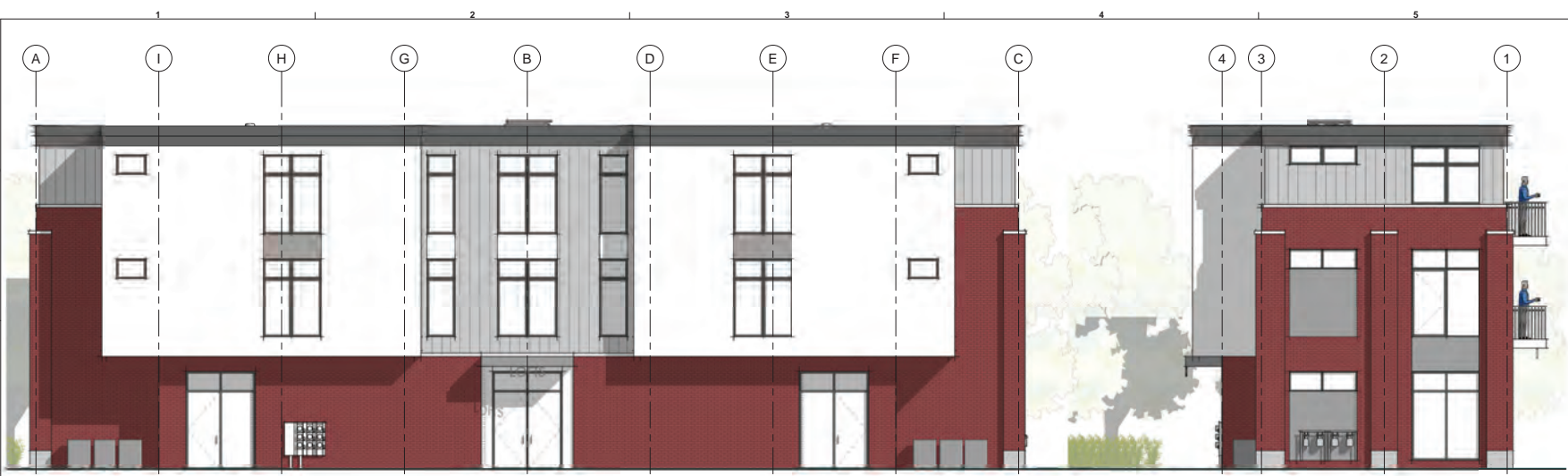
No.	Description	Date

CITY POWER LOFTS
EXTERIOR VIEWS

Project Status: SITE REVIEW
Project Number: 19-0027
Date: 09.30.2021
Drawn by: MDB
Checked by: EGE
AE2009
Scale:

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EAST ELEVATION / C4
3/16" = 1'-0" RE2023

NORTH ELEVATION / C5
3/16" = 1'-0" RE2023



200 SOUTH ELEVATION / A2
3/16" = 1'-0" RE2023

200 WEST ELEVATION / A4
3/16" = 1'-0" RE2023

P R O C E S S

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 EMAIL: randy@knowltongeneral.com

No.	Description	Date

CITY POWER LOFTS ELEVATIONS

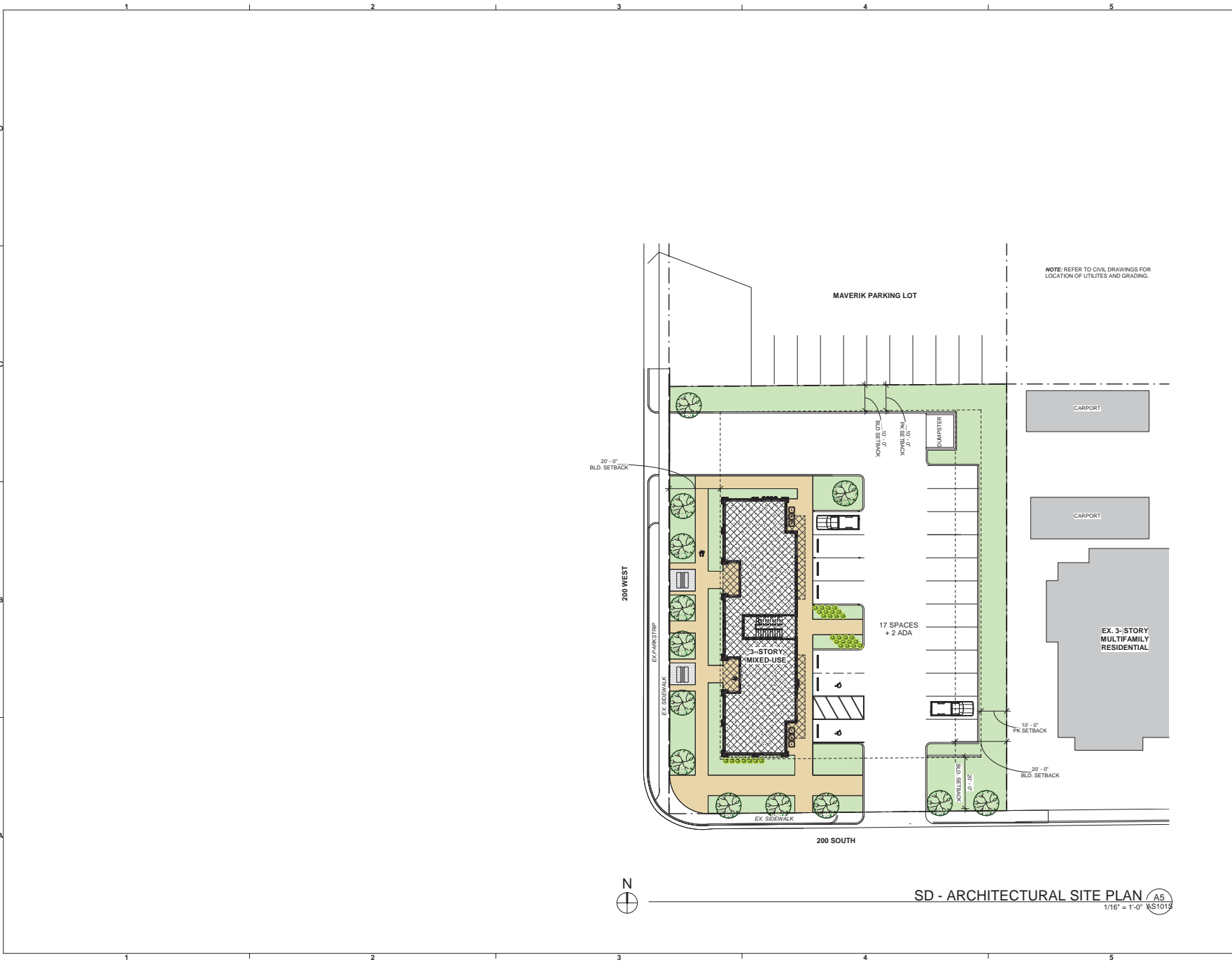
PROJECT INFORMATION

Project Status: **SITE REVIEW**
 Project Number: 19-3027
 Date: 09.30.2021
 Drawn by: MDB
 Checked by: EGE

AE202S

Scale: 3/16" = 1'-0"

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SD - ARCHITECTURAL SITE PLAN A5
1/16" = 1'-0" AS101S

PROCESS

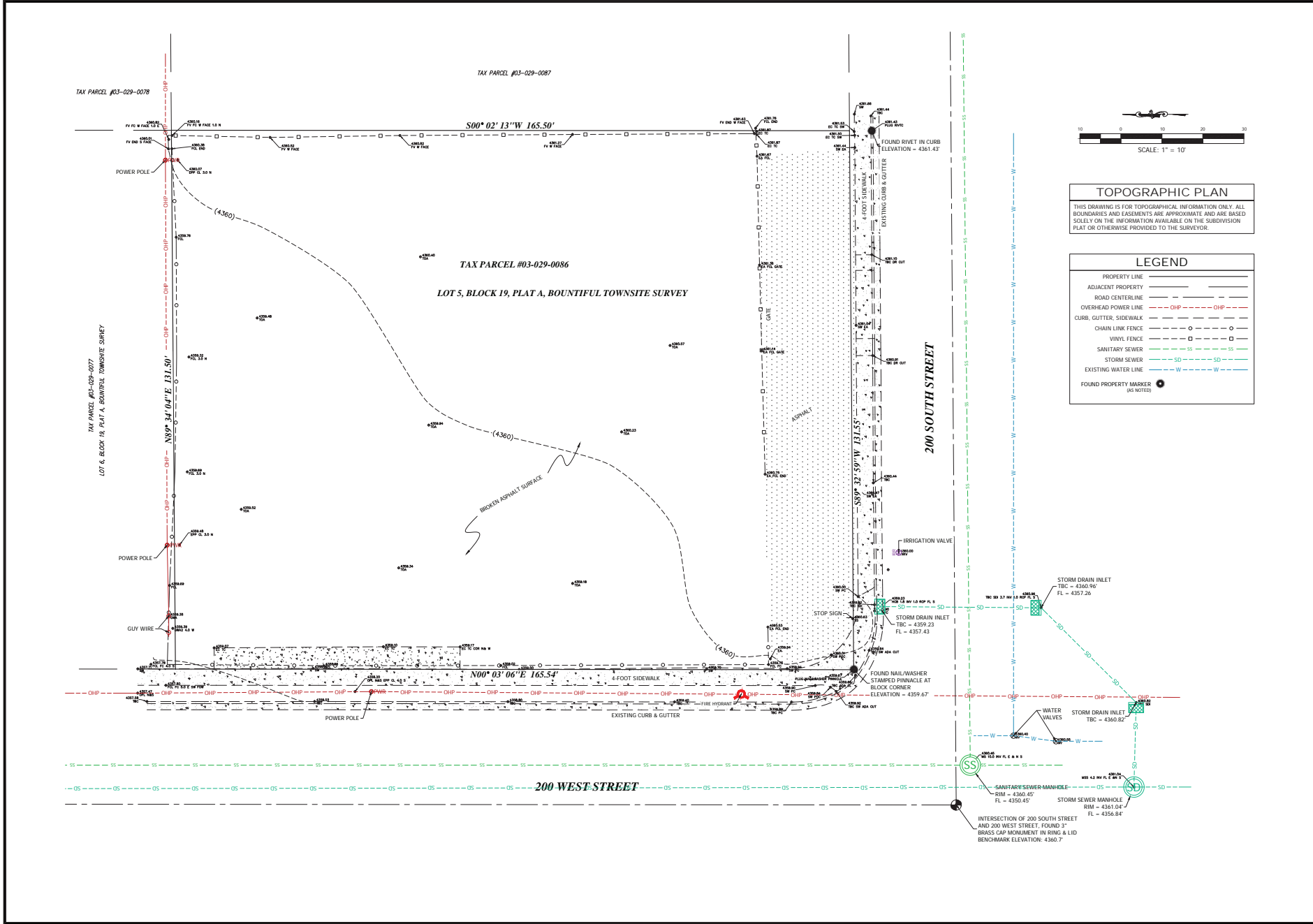
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CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

**CITY POWER LOFTS
ARCHITECTURAL SITE PLAN**

Project Status	SITE REVIEW
Project Number	19-0027
Date	09.30.2021
Drawn by	DJY
Checked by	EGE
AS101S	
Scale	1/16" = 1'-0"



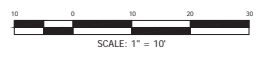
TAX PARCEL #03-029-0078

TAX PARCEL #03-029-0087

TAX PARCEL #03-029-0086

LOT 5, BLOCK 19, PLAT A, BOUNTIFUL TOWNSITE SURVEY

TAX PARCEL #03-029-0077
LOT 6, BLOCK 19, PLAT A, BOUNTIFUL TOWNSITE SURVEY



TOPOGRAPHIC PLAN
THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROAD CENTERLINE	---
OVERHEAD POWER LINE	--- OHP --- OHP ---
CURB, GUTTER, SIDEWALK	---
CHAIN LINK FENCE	--- O --- O ---
VINYL FENCE	--- V --- V ---
SANITARY SEWER	--- SS --- SS ---
STORM SEWER	--- SD --- SD ---
EXISTING WATER LINE	--- W --- W ---
FOUND PROPERTY MARKER (AS NOTED)	●

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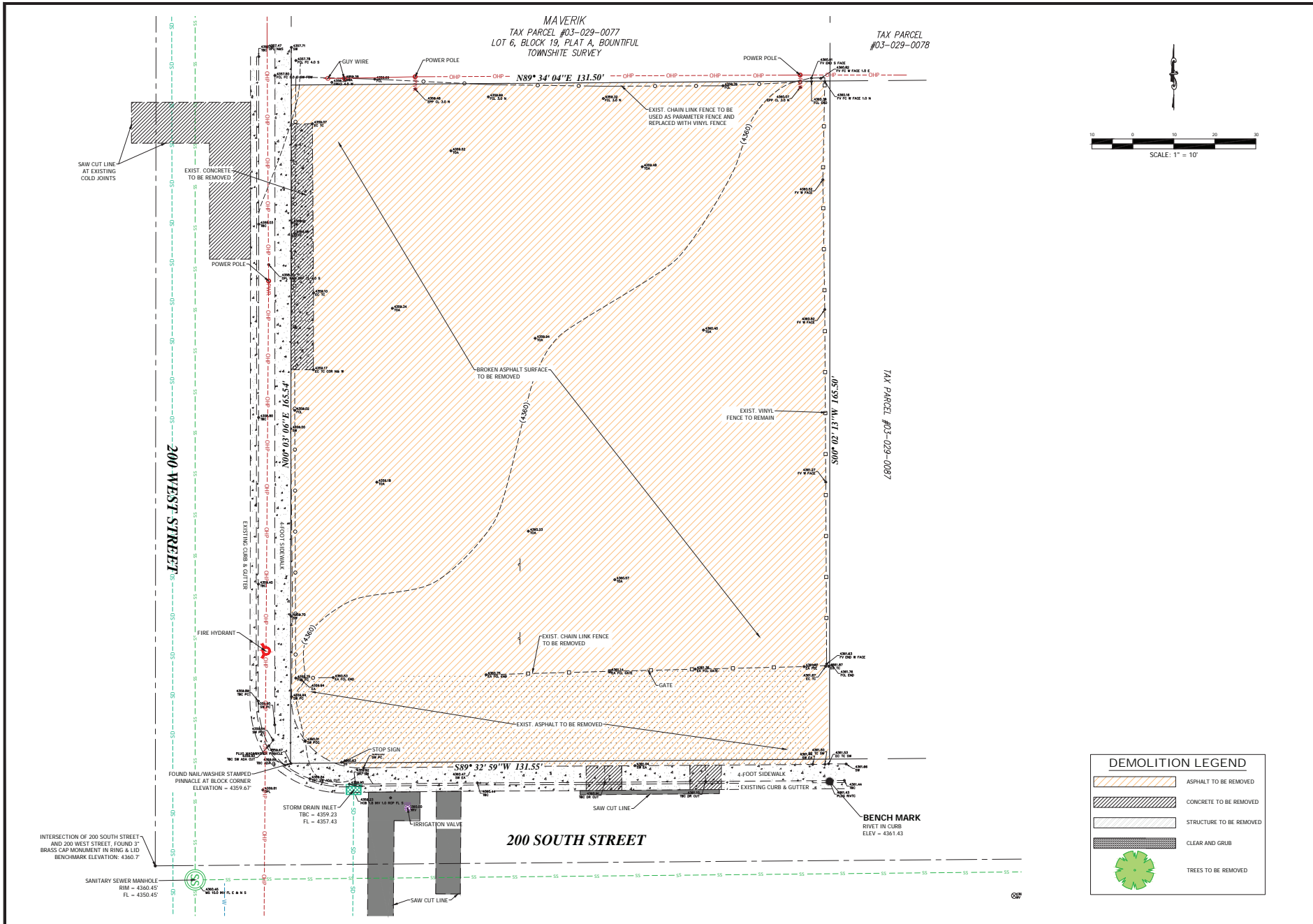


KNOWLTON GENERAL

200 SOUTH 200 WEST
TAX PARCEL #03-029-0086
PART OF LOT 5, BLOCK 19, PLAT A, BOUNTIFUL TOWNSITE SURVEY
LOCATED IN THE SOUTH WEST 1/4 OF SECTION 19, T.28.N., R.1.E., S.1.R.6.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: ALJ 12/08/2020
APPROVED: JRC 01/07/2021
PROJECT #: 125018
TOPO 115818.dwg

V200
TOPOGRAPHIC SURVEY



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Woods Cross, UT 84010
Phone: 801.298.2236
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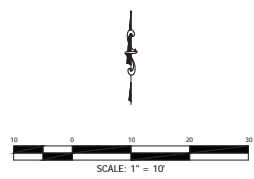
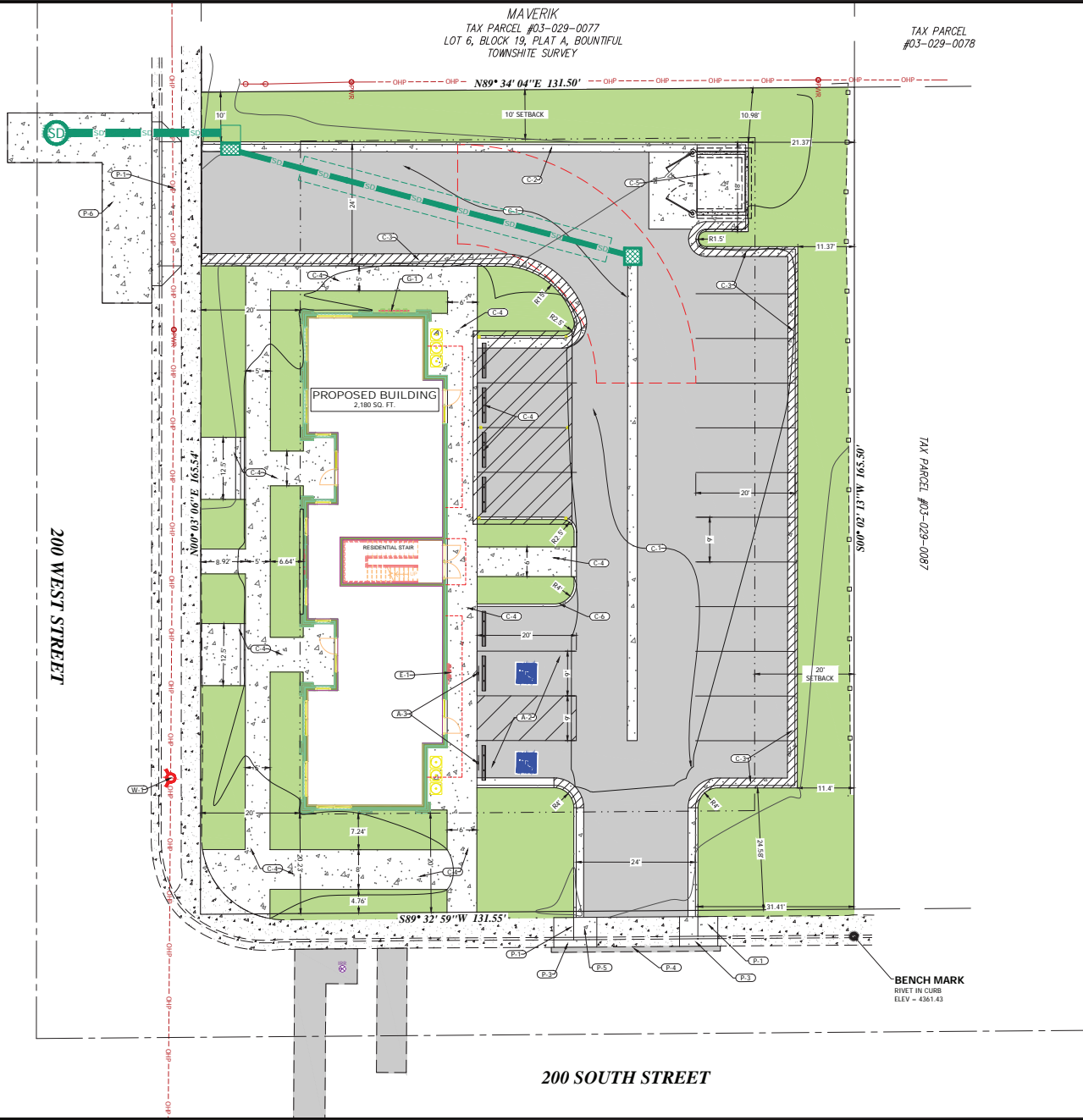
Client: KNOWLTON GENERAL
Contact: RANDY BEYER
Phone #: 801.428.0756
Address: 704 MAIN STREET SUITE 106
Email: randy@knowltongeneral.com

CITY POWER LOFTS
200 SOUTH 200 WEST
TAX PARCEL #03-029-0086
LOCATED IN THE SE 1/4 OF SECTION 19, T.2 N., R.1 E., S.1 R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JHJ
APPROVED: STA
PROJECT: JAS018
SITE: J185018.dwg

C300
DEMOLITION PLAN



SYMBOL LEGEND	
C-1	PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
C-2	PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
C-3	PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
C-4	PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
C-5	DUMPSTER PAD AND APRON PER DETAIL, SHEET C900
C-6	PRIVATE CONCRETE 6X12" CURB WALL PER DETAIL, SHEET C900
A-1	ADA ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
A-2	ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
C-7	CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
C-8	CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
C-9	CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
C-10	ASPHALT REPLACEMENT PER BOUNTIFUL CITY STANDARDS
C-11	EXISTING DRIVEWAY TO BE WIDEN TO MATCH ORIGINAL DIP DRIVEWAY STYLE
C-12	SAW CUT AND REPLACE CONCRETE AT EXISTING COLD JOINTS. DOWEL INTO EXISTING SLAB PER CITY STD.
C-13	NEW GAS METER BAY
C-14	NEW ELECTRICAL METER BAY
C-15	EXISTING FIRE HYDRANT

ALL ITEMS WITHIN THE PUBLIC RIGHT OF WAY TO
CONFORM TO THE RIGHT-OF-WAY OWNER'S
STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS	
ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:	
ACCESSIBLE PARKING:	MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.
ACCESSIBLE ROUTE:	MINIMUM WIDTH OF 48"; MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE. MAXIMUM CROSS-SLOPE OF 1:48 (2%) IN ANY DIRECTION.
ACCESS ROUTE TURNAROUNDS:	A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
LEVEL LANDING / EXTERIOR DOOR LANDING:	MINIMUM SIZE OF 60"X60"; MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
ACCESSIBLE EGRESS TO PUBLIC WAY:	MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE. MAXIMUM CROSS-SLOPE OF 1:48 (2%).
ADA ACCESS RAMPS:	MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELLED).

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Client: KNOWLTON GENERAL
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100
Email: randy@kngw.com

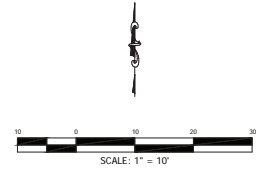
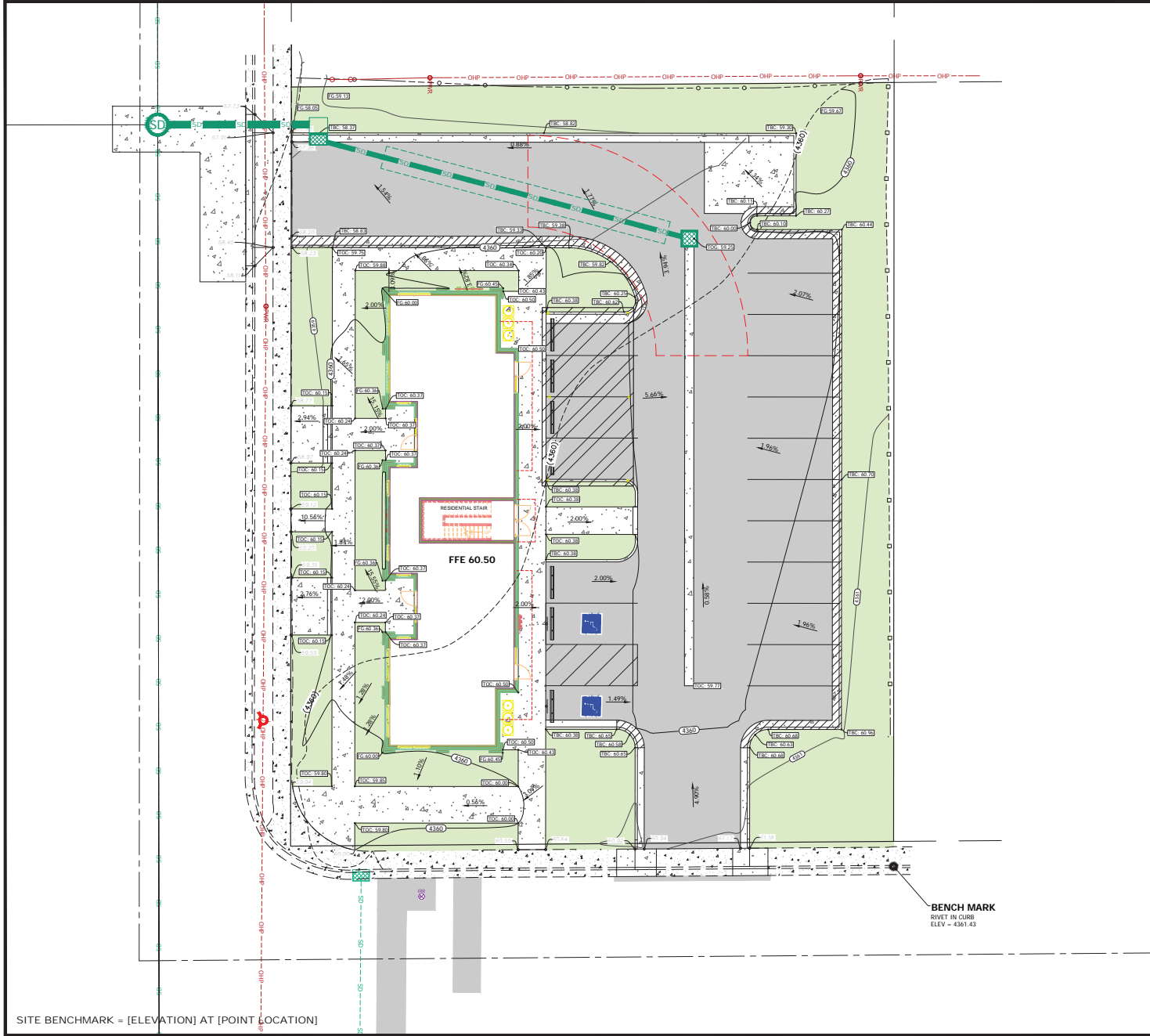
CITY POWER LOFTS

200 SOUTH 000 WEST
TAX PARCEL #03-029-0086
LOCATED IN THE SE 1/4 OF SECTION 19, T.2 N., R.1 E., S.1 R. & M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	COMMENT

DRAWN: JH
APPROVED: STA
PROJECT #: 1185018
SITE: 1185018.dwg

C400
SITE PLAN



SITE BENCHMARK = [ELEVATION] AT [POINT LOCATION]

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)
ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60' TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60'x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE.
MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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Entellus

Scott T. Adcock
Professional Engineer
No. 189988
State of Utah

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Phone #: (801) 828-0756
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IN
Email: randy@knowltongeneral.com

CITY POWER LOFTS

200 SOUTH 300 WEST
TAY PARCEL #03-029-0086
LOCATED IN THE SE 1/4 OF SECTION 19, T.2 N., R.1 E., S.1 R. & M.
BOONVILLE CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	DATE

DRAWN: JH
APPROVED: STA
PROJECT #: JAS018
SITE: J185018.dwg

C500
GRADING PLAN



BOUNTIFUL

Bountiful City Ordinance No. 2020-06

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

An ordinance amending the Bountiful City Zoning Map changing the zoning designation of one (1) parcel (totaling one half acre) from General Commercial (C-G) to Mixed-Used Residential (MXD-R) and adopting standards.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The zoning change request has been made by the owners of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Code this zone map amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on June 2, 2020.
5. The Bountiful City Council held a public hearing on this proposal on June 16, 2020, 2019, and finds that the requested zone map amendment is in harmony with the City's General Plan and in the best interests of the health, safety, and welfare of the City.

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

The development at 200 South 200 West, in the MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Code except as specifically modified within this Development Plan.

Section 1. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Mixed-Used Residential (MXD-R):

The address of the subject property according to the County Assessor: 200 S 200 West

Parcel/Serial Number: 03-029-0089

Legal Description according to the County Recorder: ALL OF LOT 5, BLK 19, PLAT A, BOUNTIFUL TS SURVEY ADDITIONAL. CONT. 0.50 ACRES.

Section 2. Development of the property described in this ordinance shall be subject to the following standards:

A. Residential Land Use Emphasis

The development shall have an emphasis towards residential use. Percentages are based on the total square footage of floor area within the project and include areas within a structure (floors of a building) and areas on the surface of the land (sidewalks, parks, etc.) Parking, landscaping, and similar ancillary uses are calculated on a pro-rated basis for each use category. The development shall have a 50 - 75% square feet in residential uses.

B. Permitted Uses:

- **Residential**
Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval.
- **Office**
Professional offices
Banks and credit unions
Medical clinics
Artist studios
- **Commercial**
Convenience stores
Retail
- **Institutional/Public**
Medical clinics
Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship
Municipal Facilities
- **Hotel/Entertainment**
Hotels – Rooms off interior corridors
Restaurants including fast-food and private clubs – without drive-up window
Convention center/Assembly/Auditorium
Health clubs

- **Prohibited Uses**
 - Motor lodges (drive-up motel units)
 - Pawn shops
 - Check cashing/Title loan stores
 - Sexually oriented businesses
 - Tattoo parlors
 - Self-storage units
 - Body piercing (earrings permitted)

C. Building Setbacks

The building setback shall be 20 feet from 200 West, 200 South, and the east property line. The minimum building setback from the north property line shall be 30 feet and the maximum building setback shall be 55 feet.

D. Height Limitation

The minimum building height shall be 20 feet and the maximum building height shall be 35 feet.

E. Development Characteristics

The development shall exhibit urban characteristics such as:

1. Wide sidewalks
2. Street trees and street furniture
3. Community gathering spaces
4. Shared parking
5. Integrated public transit (where available and/or anticipated)
6. Diverse and distinctive design features

F. Open Space

The development shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways, and private yards are not considered open space.

G. Lighting and Signs

All lighting and signs shall be pedestrian scale, with a maximum sign height of twenty (20) feet. Lights or signs on building facades may be higher than the twenty (20) feet maximum. Sign standards to comply with applicable codes found in the MXD Zone.

H. Parking

Parking requirements shall be determined per existing City standards for each use. The site plan shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies.

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

Adopted by the City Council of Bountiful, Utah, this 16th day of June 2020.

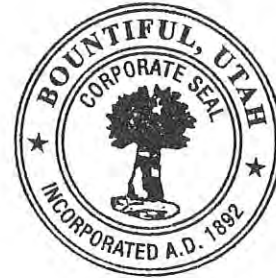


Randy C. Lewis, Mayor

ATTEST:



Shawna Andrus, City Recorder



City Council Staff Report

Subject: Street Master Plan Update
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: January 11, 2022



Background

The Bountiful Street Master Plan is the document which defines the City's vision for the creation of an efficient transportation network. It specifically identifies collector and arterial routes which link neighborhoods to important travel destinations such as retail, commercial and industrial areas and to other major transportation facilities such as highways and freeways.

Research of the current adopted Master Street Plan has only revealed the most recent work on the map in 2017, and it appears that no action was taken by either the Planning Commission or the City Council. Prior to 2017 the previous activity identified on the plan was in 2012/2013. The proposed Street Master Plan was reviewed by the Planning Commission on January 4, 2022. A Public Hearing was held, and no comments were received. Chairman Jacobs lead a brief discussion on some suggestions for future modification and additions to the City's policies for management of rights of way prior to the Commission unanimously forwarding a recommendation for adoption of the Master Plan to the City Council.

Analysis

The following modifications are proposed to be included in the 2022 Street Master Plan:

1. Private Roads All private roads in condominium and Planned Unit Development projects are identified in orange and labeled "Private Street" in the map legend.
2. UDOT Roads UDOT Rights-of-Way have been identified as "UDOT Principal Arterial" (red) or "UDOT Minor Arterial" (green) in the map legend. The Principal and Minor Arterial classifications are determined by UDOT.

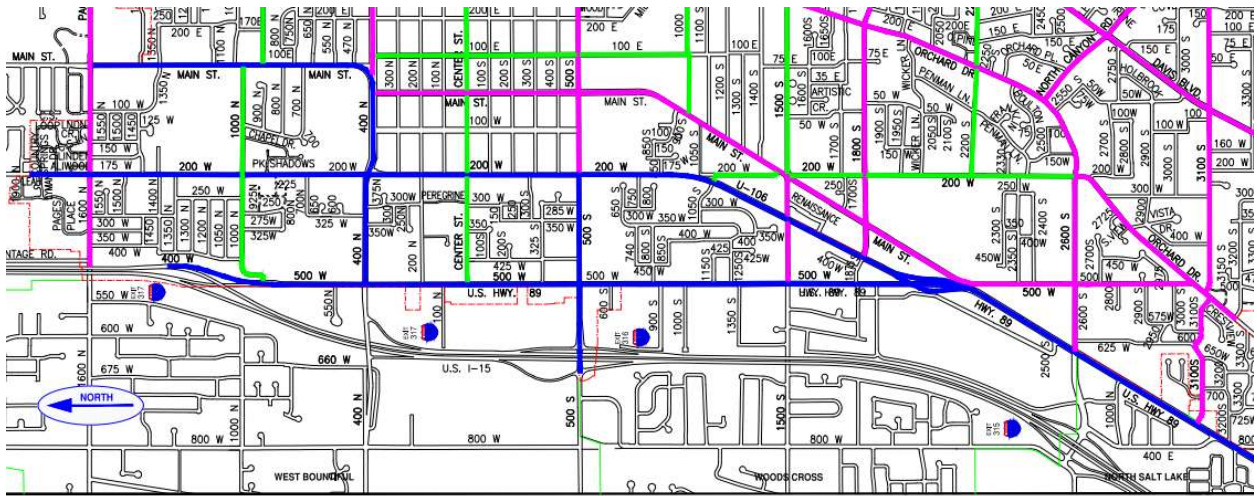


Figure 1 2017 Street Master Plan UDOT Rights-of-Way shown as Major Street Intercity Highway classification (blue).

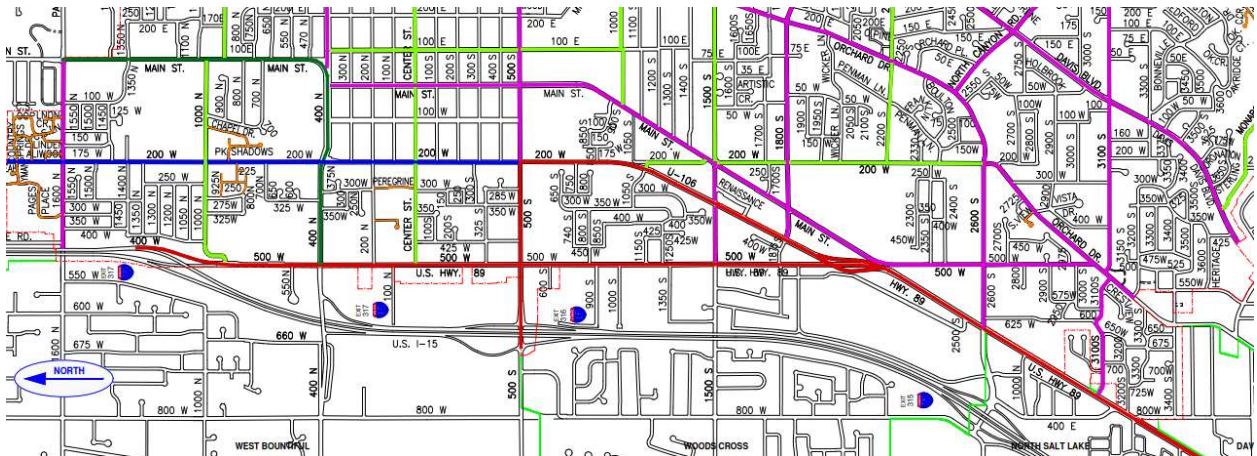


Figure 2 2022 Street Master Plan UDOT Rights-of-Way shown as UDOT Principal Arterial (red) and UDOT Minor Arterial (green) classifications.

3. **Eagle Ridge Drive** The anticipated alignment Eagle Ridge Drive south of Eagle Ridge Plat C (below the “B”, south to the parking area) is shown on the 2017 Street Master Plan as a “Proposed Collector Street Minor 60 ft Wide” designation which extends south to Bountiful Boulevard. This is problematic as the existing right of way width established by Eagle Ridge Plat C is 54 feet. The proposed revision modifies the right of way width of Eagle Ridge Drive from the end of Plat C to the parking area to 54 feet and maintains the proposed 60 ft right of way south to the intersection of Eagle Ridge Dr and Bountiful Boulevard.

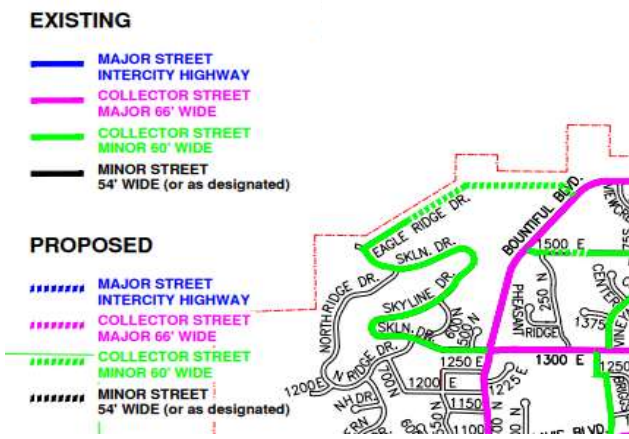


Figure 3 2017 Street Master Plan Eagle Ridge Dr shown as 60 ft wide Collector Street

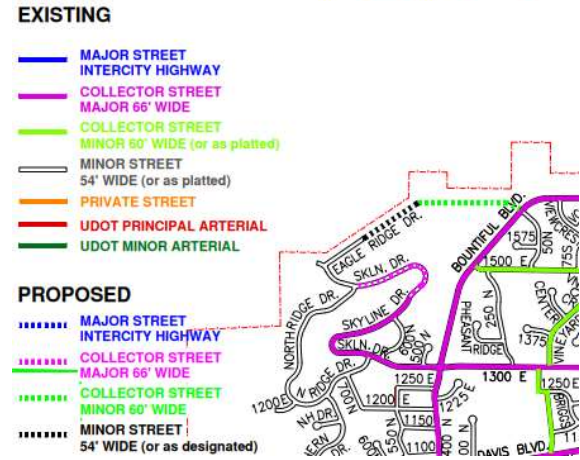


Figure 4 2022 Street Master Plan Corrected Widths for Eagle Ridge Drive

- Skyline Drive** The 2017 Street Master Plan identifies a portion of 1300 East and Skyline Drive as an existing 60 ft wide Collector Street from the 1300 E/400 N intersection to the intersection of Skyline Drive and Eagle Ridge Drive. The Eagle Ridge Plat B Plat Dedicated the width of Skyline Drive as 54 feet from the undeveloped DU property north to the intersection of Eagle Ridge Dr. The dedicated width of 1300 E / Skyline Drive from the 400 N 1300 E intersection to the south boundary of the undeveloped DU parcel DU is shown as 66 feet, according to the plat for Quailbrook Subdivision Plat A. These discrepancies are corrected on the 2022 Street Master Plan.

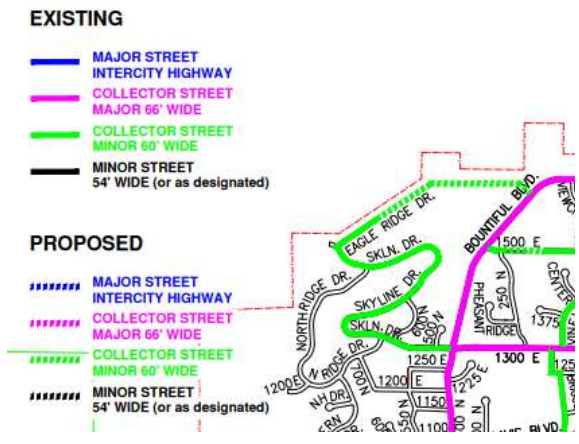


Figure 5 2017 Street Master Plan Skyline Drive Shown as 60 ft wide Collector

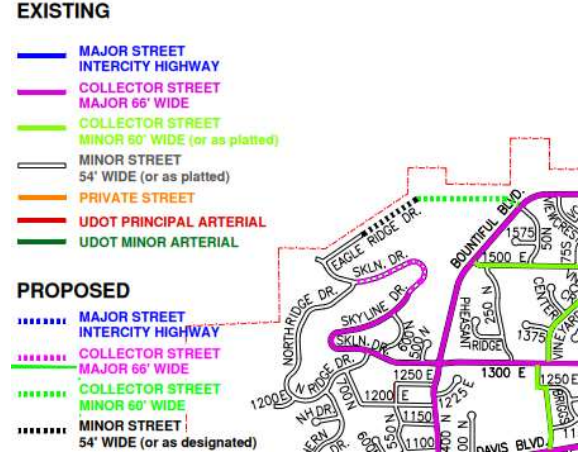


Figure 6 2022 Street Master Plan Corrected widths for Skyline Drive

- 600 East / Mill Creek Way** The 2017 Street Master Plan shows a proposed concept for the extension of 600 East / Mill Creek Way to Davis Boulevard. The 2022 Street Master Plan removes this connection so the Master Plan document removes any conflict with the Preliminary Approval of the Creek Side Views Subdivision.



Figure 7 2017 Street Master Plan 600 E / Mill Creek Way shown extending to Davis Blvd



Figure 8 2022 Street Master Plan Proposed change for 600 E / Mill Creek Way

Department Review

This memo has been reviewed by the Planning Director, City Attorney and City Manager.

Significant Impacts

None

Recommendation

Staff recommends the City Council adopt the 2022 Street Master Plan.

Attachments

1. 2017 Street Master Plan
2. Proposed 2022 Street Master Plan

EXISTING

- MAJOR STREET
- INTERCITY HIGHWAY
- COLLECTOR STREET
- MAJOR 66' WIDE
- COLLECTOR STREET
- MINOR 60' WIDE
- MINOR STREET
- 54' WIDE (or as designated)

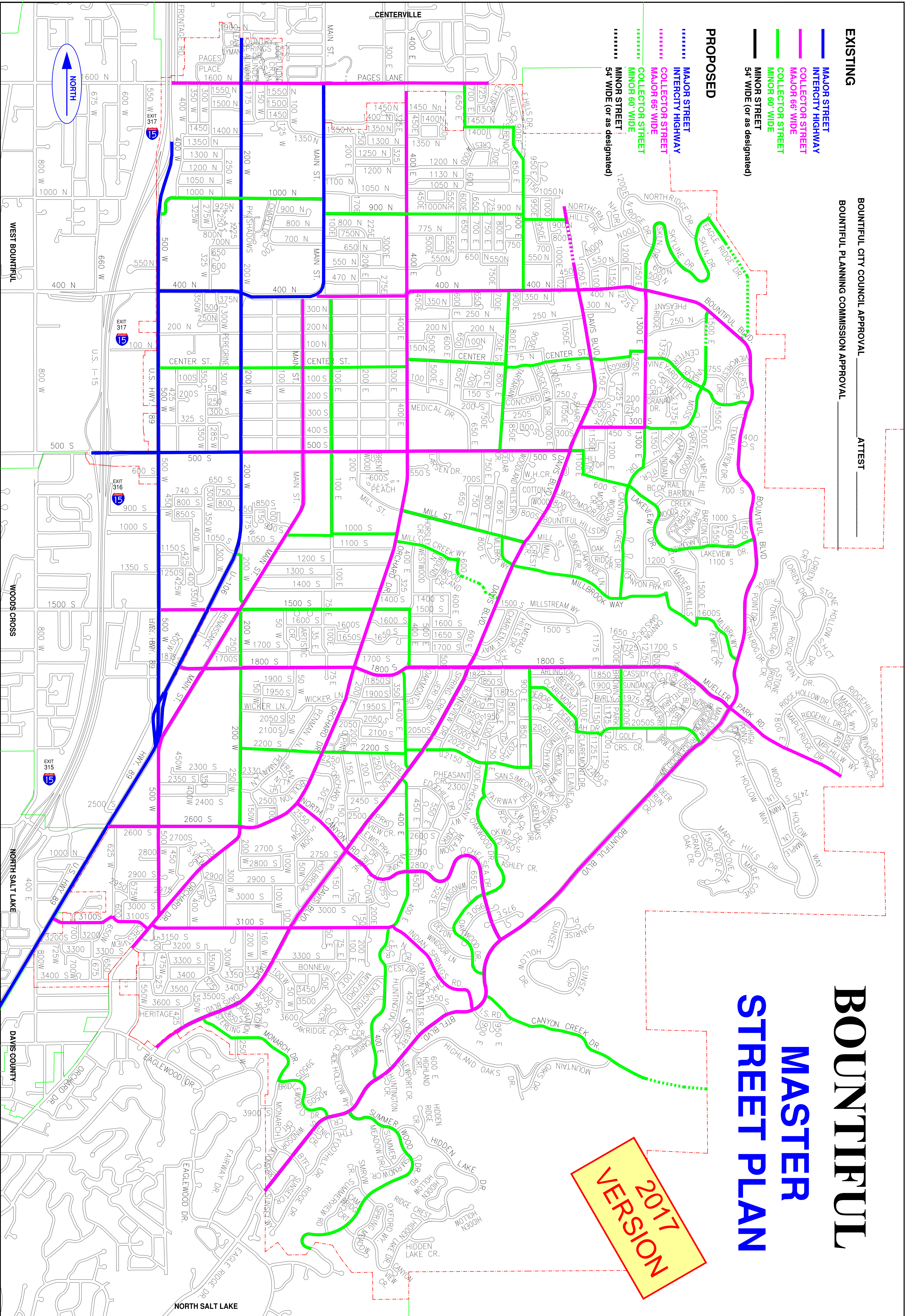
PROPOSED

- - - - - MAJOR STREET
- - - - - INTERCITY HIGHWAY
- - - - - COLLECTOR STREET
- - - - - MAJOR 66' WIDE
- - - - - COLLECTOR STREET
- - - - - MINOR 60' WIDE
- - - - - MINOR STREET
- - - - - 54' WIDE (or as designated)

BOUNTFUL CITY COUNCIL APPROVAL _____ ATTEST _____
 BOUNTIFUL PLANNING COMMISSION APPROVAL _____

BOUNTFUL MASTER STREET PLAN

2017
VERSION



EXISTING

- MAJOR STREET
- INTERCITY HIGHWAY
- COLLECTOR STREET
- MAJOR 66' WIDE
- COLLECTOR STREET
- MINOR 60' WIDE (or as platted)
- MINOR STREET
- 54' WIDE (or as platted)
- PRIVATE STREET
- UDOT PRINCIPAL ARTERIAL
- UDOT MINOR ARTERIAL

PROPOSED

- - - - - MAJOR STREET
- - - - - INTERCITY HIGHWAY
- - - - - COLLECTOR STREET
- - - - - MAJOR 66' WIDE
- - - - - COLLECTOR STREET
- - - - - MINOR 60' WIDE
- - - - - MINOR STREET
- - - - - 54' WIDE (or as designated)

BOUNTIFUL CITY COUNCIL APPROVAL _____

MAYOR _____

BOUNTIFUL PLANNING COMMISSION REVIEW 4 JANUARY 2022

CHAIRMAN _____

DIRECTOR _____

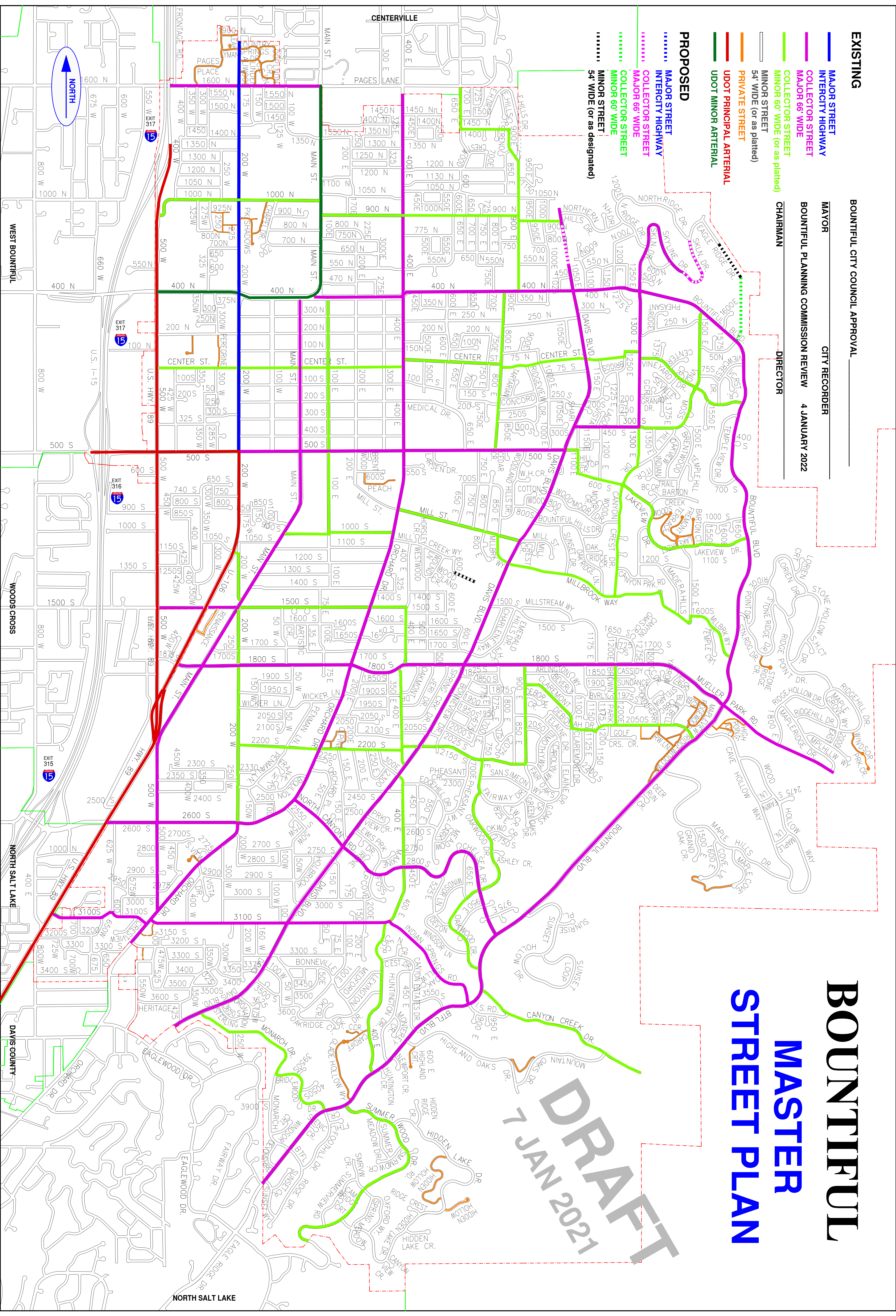
CITY RECORDER _____

BOUNTIFUL

MASTER

STREET PLAN

DRAFT
7 JAN 2021



NORTH SALT LAKE