

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, April 27, 2021

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **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, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged not to attend in person and to view the meeting online. The link to view the meeting can be found on the Bountiful City website homepage (www.bountifulutah.gov). If there is a public hearing listed on the agenda that you would like to submit a comment for, please email that comment prior to the meeting to info@bountifulutah.gov and indicate in the email if you would like your comment read at the meeting.

AGENDA

6:00 p.m. – Work Session

1. Household solar power generation – Mr. Allen Johnson

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meetings held on April 5, 6, 8, 12 & 13, 2021 p. 3
4. Council Reports
5. Consider approval of expenditures greater than \$1,000 paid April 5 & 12, 2021 p. 29
6. Recognition of Mr. John Cushing – Mr. Allen Johnson
7. Consider approval of Ordinance 2021-04 amending section 2 of Bountiful City Ordinance 2019-05 which contained development standards of the Renaissance Towne Centre Development Plan – Mr. Francisco Astorga p. 33
 - a. Public Hearing
 - b. Action
8. Consider approval of the purchase of four transformers from Anixter Power Solutions in the amount of \$43,238 – Mr. Allen Johnson p. 65
9. Consider approval of M.C. Green and Sons' proposal for the 2021 1000 North Street reconstruction at the unit prices submitted in the proposal – Mr. Lloyd Cheney p. 67
10. Consider approval of an easement release at 424 East Canyon Estates Drive and authorize the Mayor to sign the Release of Easement document – Mr. Lloyd Cheney p. 69
11. Consider approval of an easement release at 4738 Spring Meadow Circle and authorize the Mayor to sign the Release of Easement document – Mr. Lloyd Cheney p. 85
12. Adjourn



City Recorder

1 **Minutes of the**
2 **Finance and Administration Committee Budget Review Meeting**

3 Bountiful City Hall Council Work Room (and electronically via Zoom and phone)
4 April 5, 2021 (4:00 p.m.)
5

6 Present:

- 7 Committee Members: Randy Lewis (Chair), Millie Segura Bahr, Kate Bradshaw,
8 City Manager: Gary Hill
9 Assistant City Manager: Galen Rasmussen
10 Department Personnel: Shannon Cottam, Lloyd Cheney, Todd Christensen,
11 Francisco Astorga, Alan West, Greg Martin, Dan Urban,
12 Tyson Beck, Ted Elder
13

14 Official Notice of this meeting had been given by posting a written notice of same and an agenda at
15 the City Hall and providing copies to the following newspapers of general circulation: Davis County
16 Clipper, Standard Examiner, and the Utah Public Notice Website.
17

18 Committee chair Randy Lewis attended the meeting via Zoom and telephone. Given the
19 circumstances, Committee Chair duties were delegated by the chair to Committee member Kate
20 Bradshaw. The meeting was called to order at 4:05 p.m., and those in attendance were welcomed.

21 Gary Hill, City Manager, reviewed the newly updated narrative sections in the budget and how they
22 flow in describing essential roles of departments and budget priorities.

23 **PRESENTATION OF BUDGETS**

24 **Treasury Department**

25 Ted Elder, City Treasurer, presented the budget of the Treasury Department. An overview of the
26 department responsibilities was given along with budget priorities related to software utilization, staff
27 training and investment activities. Notable changes in budget line items were reviewed with the
28 committee and questions were addressed.

29 Committee members conferred on the manner that would be followed for consideration of approval
30 for budgets presented tonight. It was decided by consensus decision that all budgets would be acted
31 upon at the end of the meeting via motion and second.

32 **City-wide Financial Overview**

33 Gary Hill reviewed for the Committee a City-wide budget overview. The Fiscal Year 2021-2022 budget
34 has been prepared using a newly revised narrative format. The budget includes a Cost-of-Living
35 Allowance (COLA) of 2%; Merit based pay adjustments for eligible employees; market adjustments are
36 included in a few departments like the Light & Power and Police departments along with one Human

1 Resource position. There is no increase in the budget for health insurance due to favorable renewal
2 rates received from both health insurance carriers. Some new staff positions are proposed for
3 addition:

- 4 • Two new Parks employees
- 5 • One new Information Technology employee
- 6 • Movement of the contract Planner position to full-time permanent status
- 7 • New positions in some of the Enterprise Funds (which will be further outlined in Council
8 Committee budget meetings to be held this week and next week).

9 It was noted that more and more sales tax is needing to be allocated annually to cover General Fund
10 activities rather than Capital improvements. In the Fiscal Year 20201-2022 budget, only 28% of total
11 sales tax is being allocated to Capital Fund where historically the Capital Projects Fund has received
12 more than 50% of the total sales taxes received by the City. This condition results in less money being
13 available for infrastructure ongoing. As a result of changing financial conditions in the City's tax
14 supported funds, there is a growing need for consideration of adjustments in the general property tax
15 rate to bring in more property tax revenue. This tax revenue is needed to address the structural
16 imbalance that is growing between revenue sources and for funding growth in expenditures for
17 ongoing programs and new initiatives.

18 **Human Resources Department**

19 Shannon Cottam, Human Resources Director, presented the budget of the Human Resources
20 Department. She outlined services provided by the department to both the City and the South Davis
21 Recreation District. A question was asked on the value of the services and whether the District is
22 billed for services. Galen Rasmussen, Assistant City Manager, noted that the Fiscal Year 2021-2022
23 budget value is set at \$153,500 based primarily on the allocated costs of City employees providing
24 administrative services to the District. The District is billed monthly for these administrative services.
25 The Human Resources department provides both payroll and employee benefit services along with
26 administrative support for the Workers' Compensation Fund as well. The Payroll Coordinator will be
27 retiring in June and there will be a transition for a few months to recruit and train a new individual for
28 this position.

29 Line items within the budget with notable changes were outlined (primarily related to the change in
30 the Payroll Coordinator). A question regarding Workers' Compensation methodology was asked (self-
31 insured versus premiums to standard insurance). Further explanation will be given during a later time
32 in the budget.

33

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1 **Information Technology Department**

2 Alan West, Information Technology Director, was asked to present the budget for the Information
3 Technology Department. Alan reviewed priorities which include implementation of recommendations
4 of a recently completed computer network vulnerability assessment along with working on business
5 continuity and viability plan. Plans are also underway to hire for a newly created full-time employee
6 position to assist with department operations.

7 A reallocation of Information Technology hardware costs to each City department has been made in
8 the budget with the intent of better reflecting the true cost of doing business in each department of
9 the City. Previously, these hardware costs were accounted for in the Information Technology
10 Department. Given this, the department no longer has a long-term capital plan to present.

11 **Computer Replacement Fund**

12 Alan West presented the budget for the Computer Replacement Fund. This fund is used to primarily
13 to purchase replacement computers and servers for city-wide departments. A revised capital plan for
14 this fund will be forthcoming and will appear in the final budget following the existing inventory and
15 needs assessment underway by staff. Gary Hill noted for the Committee members the need for the
16 additional staff member in the Information Technology Department. Large amounts of over-time
17 have been worked over the past few years by existing staff just to keep up with service levels which
18 have increased. Alan West noted that the same staff size of 3.5 FTEs has existed for at least 20 years
19 but resources under management by the department have grown consistently over those years.

20 **Engineering Department**

21 Lloyd Cheney, City Engineer, presented the budget of the Engineering Department along with Todd
22 Christensen, Assistant City Engineer. A review of the services provided by the department was made
23 and it was noted that the long-time Chief Building Official retired recently but has been replaced by
24 Don Simons who was most recently employed by Draper City. The department is in the process of
25 transitioning building inspection and permitting functions to a more digital and paperless
26 environment to better serve the needs of industry and the community. Lloyd noted that the critical
27 ongoing functions of the department include identification of infrastructure needs; review of
28 development projects; and building permits and inspections.

29 Projects of note in the Fiscal Year 2021-2022 budget include the 1000 North reconstruction project.
30 Questions were asked by committee members regarding how road surfacing choices will be made on
31 the 1000 North project and other similar projects. Lloyd noted that the key decision points for choices
32 depend in part, on the location, expected maintenance costs and similar factors for a rigid versus
33 flexible surface. Other projects discussed during the review of the Engineering Department included:

- 1 • The Eagle Ridge Drive extension project. Workload for the design of this project will be
2 accomplished through contracted resources given demands on in-house staff with other
3 projects.
- 4 • The former Washington Elementary property development for recreation purposes.
- 5 • Development of a trailhead facility at North Canyon.
- 6 • Bountiful Town Square and City Hall projects monitoring after completion.

7 Questions on budget line items were addressed. Changes have been proposed in department fees for
8 bonding rates. These changes are intended to help cover departmental costs for services provided.

9 **Planning Department**

10 Francisco Astorga, Planning Director, presented the budget request of the Planning Department. An
11 outline was given of department responsibilities related to developments in the City, zoning and
12 enforcement, and redevelopment. Questions were asked by committee members regarding staffing
13 changes with a particular reference to the shifting of an employee from contract status to full-time
14 regular employee status. This reclassification from contract to regular full-time was made for the
15 purpose of establishing permanent staffing resources for handling new and existing department
16 workload. The employee transferred from contract status will be able to free up the Planning Director
17 for other duties on an ongoing basis. A discussion on the fee schedule of the department was held.
18 The Planning Department staff noted that work will be underway starting in Fiscal Year 2022-2023 to
19 adjust fees for both development and licensing. Fee comparisons made with other cities have shown
20 that Bountiful City's Planning related fees are less than many others. The structure of fees should be
21 designed to be close to the cost of providing the related services.

22 **Redevelopment Agency (RDA) Fund**

23 Francisco Astorga reviewed the Operating Fund and Revolving Loan Funds. Questions were asked by
24 Committee members and answers were provided for the questions on activities within the RDA areas.
25 Gary Hill reviewed the overall RDA long-term capital improvement fund with committee members and
26 noted that projects are being focused on improvements needed in the downtown area including the
27 replacement and improvement to existing areas and amenities.

28 **Finance Department**

29 Tyson Beck, Finance Director, was asked to present the budget of the Finance Department. A review
30 was given which centered on changes in upcoming financial reporting standards that will involve many
31 department's input. Finance staff will have involvement with new projects including accounting for
32 the former Washington Elementary site and changes in the MUNIS software version in use.

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Debt Service Fund Budget

Tyson Beck presented the budget request for the Debt Service Fund. This is an inactive fund which only earns a minor amount of interest annually. Future debt service of General Obligation Bonds will be accounted for in this fund.

Municipal Building Authority Fund

This fund is now inactive and will be closed out in Fiscal Year 2020-2021.

Cemetery Perpetual Care Fund

Tyson Beck mentioned that the Cemetery Perpetual Care Fund is used to accumulate monies for the eventual ongoing maintenance of the City’s cemetery property. This maintenance will be in perpetuity once all lots have been sold. Revenue streams include a portion of lot sales revenue along with interest income.

Landfill Closure Fund

As noted by Tyson Beck, this fund accounts for the closure and post closure care costs of the City’s landfill. Revenues are derived from interest income.

Legislative Department

Gary Hill presented the Legislative Department budget. A review was made of key projects including the upcoming municipal election, involvement with the former Washington Elementary property, trails development, and revisions to the City budget presentation.

Executive Department

Gary Hill presented the Executive Department budget. This department includes the City Manager, Assistant City Manager, City Recorder, and a part-time employee for special projects. A review was made of the budget priorities in support of other department activities. As noted previously, a new budget format has been implemented for Fiscal Year 2021-2022 which both Gary Hill and Galen Rasmussen have been working on with every department.

Legal Department

Clint Drake, City Attorney, was unavailable for the meeting today so Gary Hill outlined the budget request for the Legal Department. Budget changes stem from merit pay and some changes in professional and technical services related to providing public defender services upon judge recommendations.

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Liability Insurance Fund

Gary Hill presented the budget request for the Liability Insurance fund. This fund includes coverage for liability, property and similar coverage areas that are then allocated to benefitting departments. A question was asked as to the changes in insurance premium levels. Gary Hill and Galen Rasmussen outlined the structure of the fund which includes premiums paid for city-wide liability coverage, property, and related coverage areas. The new Bountiful Town Square property, former Washington Elementary property, and remodeled City Hall locations have recently been added to the City’s property policy which caused some increase in premiums.

Workers’ Compensation Fund

Gary Hill presented the budget request for the Workers’ Compensation Fund. This fund includes insurance protection for employees working on City projects and activities. There have been increases in employee injuries over the past year so the fund shows increased costs in claims paid. Departments of the City receive an allocable share of workers compensation fund costs annually to properly show costs and benefits at the department and/or fund level.

Committee Action and Adjourn

A suggestion was made by Committee member Bradshaw that the Council Policy Priority in Tier 3 titled “Quality & Varied Recreational Opportunities” be reevaluated and considered for movement to Tier 2. Gary Hill mentioned that this matter will be brought up for discussion during the overall budget review when all elected officials will be present to allow comment.

Committee chair Lewis asked to be excused toward the end of the meeting but expressed his approval for all budgets presented. Committee member Bradshaw made a motion for approval of all budgets presented. This motion was seconded by Committee member Bahr. Voting was unanimous with Committee member Lewis, Bahr and Bradshaw voting aye.

The meeting adjourned at 6:20 p.m. on a motion made by Committee member Bradshaw and seconded by Committee member Bahr. Voting was unanimous with Committee members Bahr, and Bradshaw voting “aye”.

1 **Minutes of the**
2 **Parks, Recreation & Arts Committee Budget Review Meeting**

3 Bountiful City Hall, Council Work Room
4 April 6, 2021 (4:00 p.m.)
5

6 Present:

7 Committee Members: Kate Bradshaw (chair), Richard Higginson,
8 Chris R. Simonsen, Kendalyn Harris (arrived at 4:35 p.m.)
9 City Manager: Gary Hill
10 Assistant City Manager: Galen Rasmussen
11 Department Personnel: Lloyd Cheney, Todd Christensen, Brock Hill,
12 Kent McComb, Thomas Rhodes, Bruce Sweeten,
13 Paul (Geno) Flanary
14

15 Official Notice of this meeting had been given by posting a written notice of same and an agenda at
16 the City Hall and providing copies to the following newspapers of general circulation: Davis County
17 Clipper, Standard Examiner, and on the Utah Public Notice Website.
18

19 Committee chair Kate Bradshaw called the meeting to order at 4:04 p.m. and welcomed those in
20 attendance.

21 **PRESENTATION OF BUDGET**

22 **Recreation Arts & Parks (RAP) Tax Grant Applications**

23 Committee chair Bradshaw asked Galen Rasmussen to review a summary of applications received and
24 requested funding. A staff report was issued to the Mayor and City Council to summarize the
25 requested funding and staff analysis. Each requesting entity's request was outlined in summary form
26 for the Committee members and each entity was offered the opportunity to comment on their
27 request.

28 Alysa Revell, Bountiful Davis Arts Center, expressed appreciation for the RAP Tax grants and
29 commented on their events upcoming. Questions were asked by committee members and Alysa
30 provided answers to those questions.

31 Sandy Inman, Bountiful Historic Preservation Foundation, also expressed appreciation for the grant
32 funding and outlined results for their prior year project and the request for funding in Fiscal Year
33 2021-2022 which includes installation of period carpet and curtains. A briefing on upcoming activities
34 was given and Sandy answered questions from the Committee.

35 Jansen Davies and Shelley Davies, Centerpoint Legacy Theatre, expressed appreciation for the funding
36 opportunity from the City's RAP Tax. They outlined concerns with operations in the midst of the

1 COVID-19 pandemic but recognized ongoing community support of the facility. Usage of the facility
2 requires repairs and updates from time-to-time for which grant funding in Fiscal Year 2021-2022
3 would be used for Main Stage lighting and flooring. The Davis County Health Department has given
4 clearance for the Theatre to open performances starting in April with public seating.

5 David Joy, Joy Foundation, attended the meeting on behalf of Jane Joy and expressed appreciation for
6 the support received in the past. The Chalk Art Festival will likely be held on June 9th through the 12th.
7 Committee members expressed appreciation for the Joy Foundation and their programs.

8 No representatives were present at the meeting from Wasatch and District Pipe Band. Discussion was
9 held on the intent of the request for grant funds to pay for rent specifically for hosting of
10 performances at various locations. Gary Hill noted that past Council intent was to avoid the payment
11 of operating costs with the possible exception of rent. Although the current program guidelines are
12 silent on this rent issue, staff felt that it was important to make note of the issue for Committee
13 member consideration. Following discussion, the committee expressed no concerns with the
14 payment of rent as long as the rent was not for ongoing administrative purposes for the organization
15 in general.

16 A motion was made by Committee chair Bradshaw, to fund grants in the total amount of \$73,154.67
17 as outlined in the staff report. The motion was seconded by Committee member Higginson and
18 supported by Committee member Simonsen. All voted aye along with a recommendation in this same
19 dollar amount to the full Council for approval at a future meeting.

20 **City-wide Financial Overview**

21 Gary Hill provided the Committee a City-wide budget overview. The Fiscal Year 2021-2022 budget has
22 been prepared using a newly revised narrative format. The narrative format is designed to flow from
23 a general description of each department with more specificity in terms of key roles and
24 responsibilities along with critical priorities. The budget for each department is their plan to
25 implement the critical priorities. The City's budget for Fiscal Year 2021-2022 includes a Cost-of-Living
26 Allowance (COLA) of 2%; Merit based pay adjustments for eligible employees; market adjustments are
27 included in a few departments like the Light & Power and Police departments along with one Human
28 Resource position. There is no increase in the budget for health insurance due to favorable renewal
29 rates received from both health insurance carriers used by the City. Some new staff positions are
30 proposed for addition which include:

- 31 • Two new Parks employees
- 32 • One new Information Technology employee
- 33 • Movement of the contract Planner position to full-time permanent status

1 It was noted that more and more sales tax is needed each year to be allocated for coverage of General
2 Fund activities rather than being allocated for Capital improvements. In the Fiscal Year 2021-2022
3 budget, only 28% of total sales tax is being allocated to Capital Fund where historically the Capital
4 Projects Fund has been allocated more than 50% of the total sales taxes received by the City. This
5 fiscal condition results in less money being available for infrastructure ongoing. As a result of
6 changing financial conditions in the City's tax supported funds, there is a growing need for
7 consideration of adjustments in the general property tax rate to bring in more property tax revenue.
8 This tax revenue is needed to address the structural imbalance that is growing between revenue
9 sources and for funding growth in expenditures for ongoing programs and new initiatives. These
10 include enhanced trails, parks, deer removal, technology infrastructure, and external mandates placed
11 on the City. A property tax discussion will be held in May as a part of presenting a Tentative Budget
12 for adoption by the Mayor and City Council.

13 Following the fiscal overview, Committee chair Bradshaw asked Brock Hill, Parks Director, to present
14 budgets along with staff members. The committee members by consensus, decided to hold all actions
15 on budgets to the end of the meeting.

16 **Golf Fund**

17 Kent McComb, Golf Professional, and Thomas Rhoades, Course Superintendent, outlined their current
18 project which is underway to update the course website to improve the information available and
19 functionality. Other fiscal year priorities were reviewed including:

- 20 • Implementing a new concessionaire and renovation of the restaurant area.
- 21 • Refreshed website. Allows online reservation of tee times and payment.
- 22 • Further staff development through regular training.
- 23 • Renovation of #2 and #14 tees.
- 24 • Improve and renovate the practice area.

25 Questions asked included how golf volumes have been affected by the pandemic. Kent McComb
26 noted that all indications are pointing to a resurgence in play and course utilization. Gary Hill made
27 mention of the great job that the Course staff did during the pandemic in keeping things clean and
28 sanitized even before firm guidelines existed for this activity.

29 **Government Buildings Department**

30 Bruce Sweeten, Building Maintenance Supervisor, and Brock Hill reviewed the department's fiscal
31 year priorities. These priorities included:

- 32 • Replacement of air conditioning compressors and the heat exchanger at the Public Safety
33 Building.

- 1 • Development of a monitoring/reporting/documentation process for critical business systems
2 utilizing Office365 applications.

3 The committee inquired on the scope of duties and responsibilities for Bruce and the department and
4 then expressed appreciation for the work performed.

5 **Cemetery Fund**

6 Geno Flanary, Cemetery Sexton, and Brock Hill, reviewed fiscal priorities with the Committee
7 including:

- 8 • Tear down of the rock house and expanding the maintenance shop and yard.
- 9 • Complete Phase I of the Healing Garden.
- 10 • Add sprinkler line down the middle of plats A & B between Oak and Pine streets.

11 Discussion between committee members and staff centered on plans for the fiscal priorities and
12 included review of options for placement of an existing veteran’s memorial. A future adjustment in
13 fees will be proposed in a future budget period.

14 **Parks Department**

15 Brock Hill reviewed fiscal year budget priorities of the Parks Department:

- 16 • Improve the overall maintenance of City parks (open spaces, flower beds, trails). Keeping
17 them clean, green, and safe.
- 18 • Assist in the expansion, development, and design of Washington Park
- 19 • Assist with the planning, design, and construction of the North Canyon Trailhead and single-
20 track trail.
- 21 • Install an irrigation system at 500 South and I-15 off ramp.
- 22 • Resolve irrigation and turf grass issues at Foss Lewis Park.

23 A review of additional staffing in the budget was made by Brock Hill as well as Gary Hill. A needs
24 analysis was prepared to assess the entire department and human resources needed to accomplish
25 department tasks now and in the future. Parks Supervisors are now managing about 44 acres each
26 which is exceeding capabilities now while not considering new responsibilities that will come with
27 acquisition of the Washington Park area and the Bountiful Town Square. Two additional full-time
28 employees and two new seasonal positions are proposed in the budget. Each supervisor has assigned
29 properties and crews that report to them and they are empowered to accomplish the work needed.

30 The long-term capital plan of the Parks Department was reviewed to identify supporting expenses for
31 new positions as well as other items now and in the future.

1 **RAP Tax Fund**

2 Gary Hill reviewed the budget request for the RAP Tax Fund. Council policy currently allows for the
3 following allocation of tax funds:

- 4 • 75% for reimbursement of the Capital Projects Fund for development of Creekside Park
- 5 • 14% for City recreation, trails, and parks projects
- 6 • 11% for grants to not-for-profit cultural arts groups

7 The long-term capital plan was also reviewed including identification of potential projects for a third
8 RAP Tax reauthorization in 2026. A recommendation was made to utilize some unallocated funds
9 from the grants area to help in repairing and resurfacing pickle ball courts. For a RAP Tax third
10 reauthorization it was suggested that some Rocket Park improvements be made. Also, sand volleyball
11 courts could be added as a RAP Tax third reauthorization.

12 **Committee Action and Adjourn**

13 Committee member Higginson made a motion to approve the budget submissions of the Golf Fund,
14 Government Buildings Department, Cemetery Fund, and Parks Department for Fiscal Year 2021-2022
15 plus \$20,000 from the current Fiscal Year 2020-2021 budget for pickle ball court repair and
16 resurfacing. The motion was seconded by Committee member Simonsen.

17 The meeting adjourned at 6:44 p.m. on a motion made by Committee member Simonsen and
18 seconded by Committee member Higginson. Voting was unanimous with Committee members
19 Bradshaw, Higginson and Simonson voting “aye”.

1 **Minutes of the**
2 **Public Safety Committee Budget Review Meeting**

3 Bountiful City Public Safety Building
4 April 8, 2021 (4:00 p.m.)
5

6 Present:

7 Committee Members: Chris R. Simonsen (Chair), Millie Segura Bahr,
8 Kendalyn Harris, Kate Bradshaw
9 City Manager: Gary Hill
10 Assistant City Manager: Galen Rasmussen
11 Police Department Staff: Ed Biehler, Dave Edwards, Troy Killian, David Gill,
12 Kathy Lovoi, Desiree Hamblin, Chris Young, Aric
13 Barker
14 South Davis Fire Staff: Dane Stone
15

16 Official Notice of this meeting had been given by posting a written notice of same and an agenda at
17 the City Hall and providing copies to the following newspapers of general circulation: Davis County
18 Clipper, Standard Examiner, and on the Utah Public Notice Website.
19

20 Committee chair Chris R. Simonsen called the meeting to order at 4:05 p.m., welcomed those in
21 attendance and asked for a roll call of those present.

22 **PRESENTATION OF SOUTH DAVIS METRO FIRE AGENCY BUDGET**

23 Chief Dane Stone was invited to present the budget request from South Davis Metro Fire Agency.
24 Chief Stone reviewed the organization of the Agency and outlined the funding for fire services which
25 are in part from a property tax assessment and direct assessments to member cities based on
26 population. The major roles and critical functions of the Agency were reviewed as follows:

- 27
- 28 • Fire protection services.
 - 29 • Paramedic and emergency response.
 - Wildland fire prevention and protection.

30 As follow-up to a question from the committee, further explanation of the wildland fire prevention
31 function was provided. Involvement of Agency crews coupled with interaction support from other
32 federal, state and local agencies is needed to fulfill this critical function.

33 Fiscal priorities include a change in the taxation structure for paramedic services which is coming. The
34 County will cease their tax levy and the Agency will then need to pick up that levy via a Truth-in-
35 Taxation process as required by law. An additional tax increase is also being sought by the Agency for
36 the addition of three new positions. Two of the new positions will be dedicated to training and the
37 other position will be dedicated to logistics. The Agency is a completely full-time operation.

1 Another fiscal priority of the Agency is to replace the station alert system which is outdated and no
2 longer supported from a technology standpoint. Plans for meeting Agency funding needs include use
3 of CARES Act or similarly available federal funding. About \$165,000 is anticipated to be available from
4 Bountiful City.

5 The direct Agency assessment to Bountiful City is anticipated to be \$2,375,000 in Fiscal Year 2021-
6 2022 which is a \$200,000 increase over the current fiscal year. The tentative budget for the City
7 includes this amount. Chief Stone was asked if the Agency is fully staffed now and to report on the
8 status of equipment and facilities. It was noted by Chief Stone that there is always some employee
9 being educated through the fire academy but that the Agency is fully staffed. Equipment and stations
10 are being maintained and are in good shape. A new engine for dual use in wildland fire and structures
11 was recently purchased. Following the discussion and no further questions Chief Stone was thanked
12 for his presentation and excused from the meeting.

13 The Committee members conferred and decided to make one motion at the end of the meeting to
14 consider all budgets for approval.

15 **PRESENTATION OF POLICE DEPARTMENT BUDGET**

16 Chief Ed Biehler provided an overview of department operations and including a mention of the
17 process of budget development which includes an internal budget committee. Major roles and critical
18 functions as noted in the tentative budget document include:

- 19 • Enforcement of federal, state, and local laws.
- 20 • Providing public safety for residents and visitors.
- 21 • Providing dispatch services for five local police agencies and the fire agency.
- 22 • Managing emergencies that arise in the City.
- 23 • Providing records management services and reports.

24 Fiscal Year priorities for Fiscal Year 2021-2022 include:

- 25 • A transition to a new CAD/RMS/Mobile software platform.
- 26 • Replacing, training, and developing new supervisory staff due to former Chief Tom Ross'
27 retirement.
- 28 • Continuing with countywide discussions regarding dispatch services (currently 4 dispatch
29 centers – Public Safety Answering Points (PSAPs) serve needs countywide).
- 30 • Complete the Utah Chief's of Police Association accreditation program (a cost that will be paid
31 for by the City's insurance broker)
- 32 • Promoting healthy practices to maintain a healthy workplace.

1 Budget categories and line items of note were reviewed with explanations provided for variances.
2 Questions from the Committee were asked regarding the methodology for making staffing market
3 adjustments. Gary Hill addressed the committee on this issue. Big market adjustments are avoided
4 by the City providing an annual cost-of-living allowance (COLA). Market analysis is made periodically
5 to ensure that the City remains competitive with other agencies in its compensation and benefits to
6 retain qualified employees. The last market analysis was completed about five years ago for the
7 department. The committee and City Council overall was thanked by Gary for supporting a COLA to
8 retain qualified staff citywide.

9 A question was asked regarding Animal Control Services and the effect of recent legislation that would
10 transfer all costs and responsibility of animal control to the County. Gary Hill noted that there will be
11 a requirement to adjust the property tax rate in each community to comply with the law in about a
12 year. The County is still evaluating its plans for compliance with the new law but will be taking over
13 the functions with a revenue stream coming from the property tax and the fiscal burden will be
14 alleviated from other taxing entities. It was noted by committee members that response on calls from
15 Animal Control at the County have sometimes not been prompt based on citizen complaints received.

16 A review of department statistics was made with regard to individual classifications of cases and
17 multi-year averages. Questions from the committee included a request for definitions and
18 clarification of some of the classifications in the statistics and possible explanations for notable
19 variances and trends. Simple Assaults were down quite dramatically in 2020 along with lower totals in
20 traffic incidents. The lower traffic incident totals were deemed to be down due to reduced traffic
21 volume on the streets as more people were working from home or were avoiding outside travel due
22 to the pandemic.

23 Chief Biehler noted that use of force is about 0.06% of the time. About 1.6% of the time use of force
24 is employed in an arrest. This could be physical force, use of a taser, or pepper spray depending on
25 the situation. A use of force review is made after every use of force incident. Committee members
26 expressed appreciation for the manner in which officers handle cases. A final note was made that
27 there are only two cold cases left on the records with two possible leads being pursued.

28 A question was asked of Desiree Hamblin about the environment in the dispatch center particularly
29 during the pandemic. She noted that the calls varied but were largely domestic in nature. Some
30 dispatchers came down ill during the time but all was handled in the best manner possible. An
31 additional question was asked this time of Chief Biehler regarding the plans for holding neighborhood
32 events to have police meet with the community. This will be continued as soon as health and safety
33 conditions permit.

34 It was noted that phone calls have been received on activities in parks at night (skateboarding, etc.) by
35 committee members. Given this, the committee inquired as to measures in place to monitor and

1 respond. Chief Biehler noted that as the police are made aware of issues they respond by extra
2 patrols and related measures. There were also concerns expressed with speeding in areas of the City
3 and Chief Biehler responded on means they typically use to investigate and respond.

4 A favorable report was given on the effect of police in the schools by the committee.

5 The officers present (Chris Young and Aric Barker) were asked on how they feel about police work in
6 the community. Appreciation was expressed by them for the opportunity to work in the community.
7 While there is a mix of experience, officers overall feel appreciated by the community. Following the
8 committee's discussion the committee members thanked Chief Biehler and staff for their
9 contributions to the City.

10 Committee member Harris made a motion to accept the tentative budget submission of the South
11 Davis Metro Fire Agency and Police Department as presented, and Committee Bahr member
12 seconded the motion. Voting was unanimous with Committee members Simonsen, Bahr and Harris
13 voting "aye".

14 The meeting adjourned at 5:30 p.m. on a motion made by Committee member Bahr and seconded by
15 Committee member Harris. Voting was unanimous with Committee members Simonsen, Bahr and
16 Harris voting "aye".

Minutes of the Water Committee Budget Review Meeting

Bountiful City Water Department
April 12, 2021 (4:00 p.m.)

Present:

Committee Members:	Richard Higginson (acting chair), Chris Simonsen, Kate Bradshaw
City Manager:	Gary Hill (attending via telephone)
Assistant City Manager:	Galen Rasmussen
Other City Department Staff:	Kraig Christensen, Gerald Wilson, Tracy Hatch, Lloyd Cheney, Todd Christensen
Excused:	Kendalyn Harris

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

Committee member Richard Higginson as acting chair called the meeting to order at 4:18 p.m. and welcomed those in attendance.

PRESENTATION OF BUDGET

Kraig Christensen, Water Department Director, presented an overview of the Water Department operations along with the Major Roles and Critical Functions of the department. A question was asked by a committee member regarding how chemical treatments of wells are handled for various purposes and answers were provided by staff. In follow-up to a question on the status of the operating permit for the Treatment Plant, it was noted that the Treatment Plant now has an active operating permit. Additional questions were asked regarding options presented in the past from a study to improve energy efficiencies in the pumps and other system components. Selected findings from the study were cited and actions taken thus far (or those planned) were outlined for the committee.

A question was asked about the possibility of removing fluoridation from the water system given public inquiries. It was noted that some groups are of the opinion that fluoride should be removed for health purposes while others disagree with this opinion. Kraig Christensen responded that there are inquiries from time-to-time from residents and department representatives address questions raised. An additional question was asked regarding the option of painting hydrants at the Veterans' Park in red, white and blue. Discussion ensued with no indications of issues with painting the hydrants.

Comments were made by the committee members in support of the quality of service and timely response of the Water Department. Kraig Christensen noted that the staff continues to support goals that are in place for maintaining the system components for an expected 40-year lifecycle.

Fiscal Year Priorities were reviewed including:

- A SCADA system upgrade is scheduled to be completed by June 2023. The current system is operated using Windows 7 which is no longer a supported platform.
- Plans for rehabilitation of the Calder Well. This project will include a rebuild of the pump and replacement of other key components. The well is approximately 440 feet in total depth with the pump installed at 280 feet which is similar in design to other well sites in the City.
- Continued training of staff for certifications and re-certifications. This training is delivered both in-person and via virtual delivery.

A question was asked by a committee member as to why creek water is not used to replenish the system. Kraig Christensen and Lloyd Cheney, City Engineer, noted that usage of creek water is governed by water rights of which the City does not have to every location.

Budget line items and notable variances were reviewed in the personnel, operations and maintenance and capital areas. Specific comments were made on plans for changes in radio equipment; replacement of SCADA equipment; and fluoride pumps. It was noted that an additional purchase of water may be needed during the year given a possible shortage of available water in the City to meet demands during a drought period.

Lloyd Cheney noted that a recent presentation he attended at Weber Basin Water noted that average water runoff will usually supply two year's needs. However, this year, due to soil conditions a substantial share of runoff will likely be absorbed into the soil. Based on runoff and soil consumption Weber Basin noted that secondary water will need to be shut off by October 1st instead of October 15th as usual. Given these conditions, and currently observed consumption patterns on City resources, there may be a need for City staff to monitor usage Citywide and implement conservation measures in the future. It was suggested by the committee that City meetings with residents be held as a possibility to educate on water usage and encourage conservation. Several areas above Bountiful Boulevard were identified as high utilization areas of concern.

Operating income areas of the budget were reviewed including expected changes in volumes of water to be sold based on new developments. A discussion was held on need for a future rate increase versus expected net income or loss. Lloyd Cheney mentioned that he has reviewed an updated financial and operational analysis that was performed by the Engineering Department for tracking system replacement needs and funding operations. A need for increase in rates is not needed in the near term but may be needed within two or three years.

A review of the long-term capital plan was also made and larger project plans for the current and future years were discussed.

With no further comments or questions being raised, Committee member Simonsen made a motion to accept the tentative budget of the Water fund, as presented, and Committee member Higginson seconded the motion. Voting was unanimous with Committee members Higginson and Simonsen voting “aye”.

The meeting adjourned at 5:12 p.m. on a motion made by Committee member Higginson and seconded by Committee member Simonsen. Voting was unanimous with Committee members Higginson and Simonsen voting “aye”.

DRAFT

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Minutes of the
BOUNTIFUL CITY COUNCIL

April 13, 2021 – 5:30 p.m.

Present: Mayor Randy Lewis
Councilmembers Millie S. Bahr, Kate Bradshaw, Kendalyn Harris,
Richard Higginson, Chris R. Simonsen
Asst. City Manager Galen Rasmussen
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
City Attorney Clinton Drake
Parks Director Brock Hill
Parks Maint. Supervisors Hal Conover, Jason Miller, Jordan Horrocks, Kim
Santoro, Gordon Kennington
Building Maint. Supervisor Bruce Sweeten
Assistant City Engineer Todd Christensen
Streets & Sanitation Director Charles Benson
Recording Secretary Maranda Hilton

Excused: City Manager Gary Hill

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

26
27 **Work Session – 5:30 p.m.**
28 **City Council Chambers**
29

30 Mayor Lewis called the meeting to order at 5:31 p.m. and welcomed those in attendance.

31
32 **VETERANS MEMORIAL PARK – NEXT PHASE – COUNCILMAN CHRIS SIMONSEN**

33 Councilman Simonsen gave a short presentation about the history of the Bountiful Veterans
34 Park. The park was officially dedicated on Veteran’s Day, November 11, 2020, and has since been
35 visited by thousands of veterans and their families. The park is now entering the third and final phase
36 of completion. Councilman Simonsen turned the time over to Mr. Eric Hattabaugh to give an update
37 about Phase III. His wife, Mrs. Julie Hattabaugh also presented.

38 Mr. and Mrs. Hattabaugh presented three new monuments that will be installed in the park
39 shortly. These monuments will honor military families, POWs and MIAs, and wounded warriors. The
40 Bountiful Veterans Park Foundation is in the process of designing more statues for the park as well,
41 which they already have full funding for. The final monument they wish to install in the park will be
42 the dedicatory prayer monument. It should be ready for installation by Veteran’s Day of this year.
43 Mrs. Hattabaugh explained the great care that was taken to write a prayer that she hopes anyone
44 could relate to and find significance in. She spoke of her own experiences with prayer as a military
45 wife and mother, and the role that faith plays in the military community as a whole. As they thought
46 about how best to honor those who have sacrificed everything in order to serve our country, they felt
47 a prayer monument was the answer. They hope it will set the tone for the sacredness and reverence of

1 this park. Mrs. Hattabaugh read some excerpts from the prayer and Mr. Hattabaugh showed a
2 schematic of the completed monument and its placement at the front of the park. Councilmembers
3 agreed that the prayer monument would be a lovely addition to the park.

4 Mrs. Hattabaugh explained that Phase III will see the addition of seven statues that will
5 correspond to the different monuments around the park, and each will be unique to the park. The
6 committee will choose from renderings submitted by artists in the community. The first two statues
7 will be the military family statue and the wounded warrior statue. She also explained that they are
8 working on creating an education experience in the park using QR codes and recorded stories of local
9 veterans.

10 The Mayor said this project is amazing and very valued by the community. He said allowing
11 the Council to see the design of the statues before they are installed would be wonderful. Mr.
12 Hattabaugh agreed that any designs would be brought to the Council for approval.

13 Councilmembers thanked the Hattabaughs and the Foundation for all of their hard work and
14 thoughtfulness. Mr. Hattabaugh said it has been a wonderful experience watching the community
15 come together and seeing the fundraising efforts be so successful.

16
17 **PARKS DISCUSSION – MR. BROCK HILL**

18 Mr. Brock Hill said he was grateful for this chance to discuss parks and park maintenance. He
19 said he hoped to get clarification about the Council’s concerns and to help close the gap between
20 expectations and performance. He brought up a list of issues he is aware of such as how residents’
21 concerns are addressed, turf health in the parks, cleanliness of park bathrooms and pavilions, flower
22 bed health and flower bed plant variety.

23 The discussion was opened up to Councilmembers to address their concerns. Councilwoman
24 Bradshaw asked about responding to resident’s calls and emails in a timely manner and how best to
25 inform the public about general parks news and updates. She suggested having a Q&A page on the
26 Parks website where people could find information faster without having to call or email.

27 The Mayor mentioned how important it is for all City employees to have good phone etiquette
28 and how every employee is representing the City. He suggested holding a seminar on public relations
29 and phone etiquette.

30 Councilwoman Harris said that parks are so important because they are the face of the City
31 and they are what people see. She said her biggest concern is that the staff in the Parks Department
32 feel valued and appreciated. She feels having a good culture will increase employee retention rates
33 and help to have the best department possible. She asked about the trainings and accreditation
34 programs that staff have access to. Mr. Hill explained that he highly encourages his staff to learn and
35 become trained in new fields. Three of his staff have taken advantage of the educational
36 reimbursement program to earn degrees. The Parks Department also actively participates in the Utah
37 Cemetery Parks Association and the Utah Recreation & Parks Association, and they attend
38 conferences and trainings offered through those entities. They currently have staff certified in
39 pesticide application, staff who are certified in playground safety inspection and staff who are master
40 gardeners. He said education is very important to him and he tries to hire people who have additional
41 skillsets that will broaden the department’s range of knowledge.

42 Councilman Simonsen brought up his concerns about skateboarders in the parks. Mr. Hill
43 responded that he has been working on this issue for a long time, and his staff cannot police the parks
44 every minute of the day, but he hopes that once the skateboarders have a place they can go, it will
45 help decrease their presence in the other parks. He said he would work with Mr. Gary Hill, Mr. Lloyd

1 Cheney and Chief Ed Biehler to try to find a solution. He added that he will make sure his staff
2 addresses those issues as they see it happening.

3 Councilman Simonsen also asked about the cracks he has seen in the cement at the Town
4 Square. Mr. Cheney said those have been addressed with the contractor and will be fixed.

5 Councilwoman Bahr asked for more detail about the seasonal staffing issues and workload
6 stresses during the year. Mr. Hill explained that a majority of the work they do is in the spring and
7 fall when they open the parks and then close them. The process to open the parks begins in April and
8 goes through June, but he doesn't have a full staff until mid-June because the students who take those
9 jobs are in school until then. That means there are 6-8 weeks each spring when they are short on staff
10 and have a huge workload. The same thing happens every fall, he loses the seasonal staff by late
11 August and they still have a lot to do before flower beds are all cleaned up and mowing has slowed
12 down. He hopes that adding two more full-time staff members will help this year.

13 Councilwoman Bradshaw asked if looking at alternatives to hiring students for seasonal help
14 would be good. She suggested sharing employees between departments who have differing seasonal
15 needs. Mr. Hill said he was open to any solutions and cross-utilization of staff between departments
16 in the off-season has been considered.

17 Councilman Higginson said that the Council was committed to giving him the resources he
18 needs to accomplish his duties. He acknowledged that the City has added a lot of acreage and
19 responsibility to the Parks Department over the last few years and has not added many resources,
20 which needs to be rectified. He praised Mr. Hill for the great job he does with everything but said his
21 one critique was that residents want the flower beds to be as pretty as they used to be.

22 Councilwoman Harris agreed that Mr. Hill does everything so well but suggested that he may
23 need to delegate to his staff instead of taking so much on himself. She hoped that he feels his staff is
24 capable of helping, especially with customer service calls.

25 Mr. Hill thanked the Council and Mayor for their comments and said going through this
26 process was instructive and helpful for him to be able to see where improvements need to be made.
27 He said he has never questioned their support and he is grateful to better understand their concerns.
28

29 **COVID-19 UPDATE – MR. GARY HILL**

30 Mr. Drake excused Mr. Gary Hill who was absent.

31 Mr. Drake explained that the State mask mandate has changed and the City is looking for
32 direction from the Council concerning mask policies for City staff in City buildings moving forward.
33 Staff is proposing the following policy changes and asks for Council input:

- 34 1. In the non-public spaces of City buildings, staff will not be required to wear masks around
35 each other.
- 36 2. In the public spaces of City buildings, signage will be posted with the message that masks
37 are appreciated but not required for the public. City employees who directly interact with
38 the public will be required to wear a mask during those interactions.
- 39 3. During public meetings, staff, Councilmembers and the Mayor will not be required to
40 wear masks while at the dais. The public will be encouraged but not required to wear
41 masks. Social distancing will be encouraged.

42 Councilman Higginson stated that he recommends all Power Commissioners and Planning
43 Commissioners be invited to attend meetings in person again, and those who wish to still wear masks
44 can do so. He feels comfortable with the proposed policies and recommended instigating them
45 immediately. Mr. Drake clarified that the Planning Commission has been meeting in person for some
46 time.

1 Councilwoman Bahr said she agrees that these policies sound good, and if meetings are less
2 than 50 people and there is room to socially distance, then not requiring masks is appropriate.

3 Mr. Drake said staff would send out a memo to staff in the next week outlining the changes in
4 detail. He also said they would make sure that all staff members feel supported, no matter what their
5 choices concerning masks are moving forward.

6
7 The meeting was closed at 6:53 p.m.
8
9

10 **Regular Meeting – 7:00 p.m.**
11 **City Council Chambers**

12
13 Mayor Lewis called the meeting to order at 7:01 p.m. and welcomed those in attendance. Mr.
14 Richard Watson led the Pledge of Allegiance, and Mr. Troy Nielsen, High Councilman in the
15 Bountiful Stake, offered a prayer.

16
17 **PUBLIC COMMENT**

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

19
20 The public comment section was closed at 7:05 p.m.
21

22 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON MARCH**
23 **23, 2021**

24 Councilwoman Bahr made a motion to approve the minutes from March 23 and Councilman
25 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,
26 Higginson and Simonsen voting “aye”.
27

28 **COUNCIL REPORTS**

29 Councilman Higginson did not have a report.

30 Councilwoman Bahr did not have a report.

31 Councilwoman Harris explained that a resident asked her about the possibility of garbage
32 pickup being rescheduled on high wind days, like today. She spoke to the Streets and Sanitation
33 Director about it and wanted to share his answer. The Streets and Sanitation Department tries, above
34 all else, to be consistent and predictable. In the case of extreme weather events, they will delay
35 garbage pickup, but in general they will try to always keep to the normal schedule.

36 Councilman Simonsen welcomed Mr. Richard Watson from the Bountiful Community
37 Service Council to talk about the Concert in the Park schedule. Mr. Watson said they want this year
38 to be back to normal. They are currently accepting application for the “Bountiful’s Got Talent”
39 competition and auditions will follow COVID-19 guidelines by having audition appointments. They
40 would like to have more people apply to audition, so far, they only have three groups.

41 Councilwoman Bradshaw said she would advertise the auditions in her personal newsletter.
42 She also mentioned that she noticed that the sanitation crews have an extra person to help right fallen
43 garbage cans on windy days, which she was grateful for.
44
45
46

1 **BCYC REPORT**

2 Councilwoman Bahr reported that this year’s leadership is in place and that applications for
3 new members are available on the City website.
4

5 **CONSIDER APPROVAL OF:**

6 **A. EXPENDITURES GREATER THAN \$1,000 PAID MARCH 22 & 29, 2021**

7 **B. FEBRUARY 2021 FINANCIAL REPORT**

8 Councilman Simonsen made a motion to approve the expenditures and the February financial
9 report and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers
10 Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
11

12 **LEE & LONA EARL RECOGNITION – MAYOR LEWIS**

13 Councilwoman Harris introduced Lee and Lona Earl, who owned and managed Top Hat
14 Video in Bountiful for 38 years. The Earls are retiring but the store will remain open under new
15 ownership. During their 38 years in business, they employed over 300 high school and college
16 students from the surrounding communities and were known for their excellent customer service and
17 amazing selection of videos. In addition to running their store they also did digital filming and video
18 editing and digital video transfers from VHS and other formats. The Earls were very active in the
19 community, supporting local schools and charity organizations and participating in local events like
20 the Handcart Days Parade, the Clean Up Bountiful campaign, the Shop with a Cop event, Trick or
21 Treating at the Square, the Chalk Art Festival and Miracle on 2600 each Christmas. They spent
22 countless hours organizing events that were all free to the community and they are leaving behind a
23 large legacy.

24 Mr. Earl thanked the Mayor and City Council for the recognition and for all the support they
25 felt through the years. He also thanked the Council for the new Veterans Park, saying it meant a lot to
26 him.

27 Mrs. Earl thanked the Council for the recognition and thanked all of their family and
28 employees who came to the meeting. She said they never would have made it so long without their
29 support.
30

31 **CONSIDER APPROVAL OF JOINT RESOLUTION 2021-10 ADJUSTING THE**
32 **BOUNDARY OF THE SOUTH DAVIS SEWER DISTRICT WITHIN BOUNTIFUL CITY**
33 **AND AUTHORIZING THE MAYOR TO SIGN THE LOCAL ENTITY PLAT – MR. LLOYD**
34 **CHENEY**

35 Mr. Cheney explained that this is the second part of the adjustment process. The Council
36 already approved the intent to adjust the boundary and tonight they must hold a public hearing.

37 **A. PUBLIC HEARING**

38 The public hearing opened at 7:23 p.m.

39 The public hearing closed at 7:23 p.m.

40 **B. ACTION**

41 Councilwoman Bradshaw made a motion to approve the South Davis Sewer District boundary
42 adjustment and Councilwoman Harris seconded the motion. The motion passed with
43 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
44
45

1 **THIS ITEM TO BE CONTINUED TO THE APRIL 27 CITY COUNCIL MEETING -**
2 **PUBLIC HEARING – RENAISSANCE TOWNE CENTRE ORDINANCE AMENDMENT**

3 Mr. Francisco Astorga explained that there is no presentation tonight and they recommend
4 continuing this item to the April 27th meeting at which time staff will present and a public hearing
5 will be held.

6 Councilwoman Bradshaw made a motion to continue this item to the April 27th City Council
7 meeting and Councilman Higginson seconded the motion. The motion passed with Councilmembers
8 Bahr, Bradshaw, Harris, Higgins and Simonsen voting “aye”.

9
10 **CONSIDER APPROVAL OF THE AMENDED SITE PLAN FOR CONSTRUCTION OF A**
11 **NEW VEHICLE SERVICE BUSINESS – MR. FRANCISCO ASTORGA**

12 Mr. Astorga explained that this is a site plan approval for a new vehicle service business at
13 273 West 500 South where the Barbacoa Grill used to be. The existing building will be demolished
14 and a much smaller building erected. This site is a nonconforming site, and due to recent Land Use
15 Code amendments regarding nonconforming sites and buildings, they feel they are in a good place to
16 move forward with this project. The changes to the site will improve circulation and decrease the
17 noncompliance of the landscaping. One of the accesses onto 500 South will also be eliminated. The
18 Planning Commission looked at this and indicated they were comfortable with the changes and they
19 recommend approval of the site plan.

20 Mr. Drake clarified that this project is what prompted the need for the amendment to the Land
21 Use Code, but that the amendment was not conformed for this site.

22 Councilwoman Bradshaw asked if they felt the small changes made toward compliance were
23 enough, or if they felt they could do more.

24 Councilwoman Harris said she felt it struck a good balance, and now the site is closer to
25 compliance than it has ever been as well as being more functional and better looking. Mr. Astorga
26 agreed. He said perhaps he should have emphasized how important the improvement to the
27 circulation on the site will be. Mr. Drake explained that the Planning Commission scrutinized this
28 over the course of two meetings and feels it will be a good improvement. Mr. Cheney added that
29 condition number seven was a critical point, and it requires that the developer produce a study for any
30 further tenants to understand impacts on parking.

31 Councilwoman Bradshaw then asked about item six of the conditions, regarding the granting
32 of an easement. Mr. Drake explained that they asked for that easement, just in case, because they felt
33 it had the potential to help with pedestrian access to the new Washington Park along the canal. They
34 felt it best to ask now even if it does not work out in the end.

35 Councilman Higginson made a motion to approve the amended site plan and Councilman
36 Simonsen seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,
37 Higginson and Simonsen voting “aye”.

38
39 **CONSIDER APPROVAL OF A CLASS “D” RETAIL BEER LICENSE FOR CHINA STAR**
40 **RESTAURANT LOCATED AT 1171 SOUTH 500 WEST #B – MR. FRANCISCO ASTORGA**

41 Mr. Astorga explained that this is a Class “D” retail beer license for China Star Restaurant.
42 They have not previously had a beer license. The application was processed by the Police Department
43 and by the City Attorney’s office as is required by City code.

44 Councilwoman Bradshaw made a motion to approve the Class D retail beer license and
45 Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,
46 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

1
2 **CONSIDER APPROVAL OF A REIMBURSEMENT AGREEMENT BETWEEN**
3 **BOUNTIFUL CITY AND KELLER FAMILY PROPERTIES, LLC, FOR EAGLE RIDGE**
4 **DRIVE CONSTRUCTION EXPENSES – MR. CLINT DRAKE**

5 Mr. Drake explained that this agreement has been in the works for the past six months and
6 they are very excited to bring it before the Council for approval. The agreement will be between the
7 City of Bountiful and the Keller Family and will enable the extension of Eagle Ridge Drive to be
8 constructed. The agreement states that the Kellers will dedicate the land to the City, that the City will
9 build the road, and that the Kellers will have 15 years to reimburse the City for those improvements.
10 No interest will be accrued until 15 years has passed and afterward it will be 5% per year. The
11 agreement is binding for all successors to the property.

12 Mr. Drake further explained that in an effort to get this agreement completed on time, they are
13 specifically requesting that the Council delegate the completion of three exhibits to staff, namely,
14 Exhibit A regarding the legal description, Exhibit C regarding eligible public improvements, and
15 Exhibit F regarding estimated costs. He said he tried to get the costs from the other party, but he has
16 not received it yet.

17 Councilwoman Bahr made a motion to approve the agreement as presented and delegate the
18 details of the legal description, eligible public improvements, and estimated costs to staff and
19 Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,
20 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

21
22 **ADJOURN**

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

26
27 The regular session was adjourned at 7:45 p.m.
28

Mayor Randy Lewis

City Recorder

City Council Staff Report



Subject: Expenditures for Invoices > \$1,000 paid
April 5 & 12, 2021
Author: Tyson Beck, Finance Director
Department: Finance
Date: April 27, 2021

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, April 5 & 12, 2021.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid April 5, 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>
7666	AMERICAN CHILLER MEC	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,665.93	220850	25082	Work done on the VAV and Parts
1142	AMERICOM TECHNOLOGY	Light & Power	535300 448633	Street Light	7,801.42	220851	1126-20	Boring 245 West 500 South - Acct # BOUI1126
1142	AMERICOM TECHNOLOGY	Light & Power	535300 448633	Street Light	9,351.24	220851	1126-21	Boring 245 West 500 South - Acct # BOUI1126
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	6,672.00	220852	4883763-00	25KV Can, Sleeves and Feed Thru- Customer 6000052
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	4,968.32	220853	58Q78321	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	4,968.32	220853	58Q78421	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,572.76	220853	59G06921	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,693.60	220853	59G07021	Tree Trimming - Customer # 025450
1602	CDW GOVERNMENT, INC.	Liquor Control	104218 445100	Public Safety Supplies	6,500.50	220862	6978979	Microsoft Office 365 Licenses- Customer # 6530022
1845	D & L SUPPLY	Storm Water	494900 441250	Storm Drain Maintenance	1,205.00	220872	0000112873	Misc.Parts - Customer ID UT-BOUNTIFUL
5351	DEERE CREDIT, INC.	Streets	104410 425000	Equip Supplies & Maint	1,237.44	220873	P99412	Parts for John Deere Tractor- Acct # 1111362621
7212	ENTELLUS INC	Streets	454410 473600	New Road Construction	4,397.50	220877	51998	Project # 1190015 - Eagle Ridge De Road Ext
12665	GEORGE'S GRILL	Golf Course	555500 422100	Advertising & Marketing	2,258.04	220882	04042021	Men's Assoc. Marketing Lunch
2350	GREEN SOURCE, L.L.C.	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,732.60	220885	20708	Turf Supplies
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	7,898.10	220885	20188	Turf Treatment and Supplies
5458	HANSEN, ALLEN & LUCE	Landfill	575700 431300	Environmental Monitoring	1,455.41	220886	44002	Professional Services for Period 2/16-3/15/2021
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,150.04	220899	391111	Road Base - Customer # BCTY07399
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	1,375.00	220908	S104020720.001	Valve Boxes - Customer # 18498
3321	NORTHERN POWER EQUIP	Light & Power	535300 448632	Distribution	4,091.00	220912	84177	Service Wedges,Clevis,Fault Locator and Elbows
12664	POTABLE DIVERS	Water	515100 431000	Profess & Tech Services	1,500.00	220920	32112	Leak Dive
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	4,356.62	220922	35296	Police Vehicle Equipment and Installation
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	4,738.70	220922	35460	Police Vehicle Equipment and Installation
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	4,817.01	220922	35494	Police Vehicle Equipment and Installation
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	2,036.44	220924	2900644	Tires and Service - Acct # 2801867
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	11,081.88	220928	37238	Recycling Fees
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	1,830.00	220930	3022472034	Auto Parts - Customer # 187612
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	2,399.80	220930	3022842595	Auto Parts - Customer # 187612
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	2,800.00	220930	3022624712	Auto Parts - Customer # 187612
4051	STATE OF UTAH	Landfill	575700 431300	Environmental Monitoring	4,031.12	220938	04052021	Landfill Soil Waste Qterly Fee - 1Q2021
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	19,278.24	220942	20659	Storm Drain Cleaning and Inspection
9363	WIGEN WATER TECH	Water	515100 431000	Profess & Tech Services	6,736.45	220950	22012	Training and Evaluating System Operation
4663	YESCO-YOUNG ELECTRIC	Light & Power	535300 424002	Office & Warehouse	1,531.00	220952	INY-0283010	Reddy Kilowatt Repairs - Customer ID 120302
TOTAL:					<u>149,131.48</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid April 12, 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>
1012	AAA SPRING SPECIALIS	Streets	104410 425000	Equip Supplies & Maint	2,491.56	220953	01S1637	Springs, U Bolts and Lug Nuts - Customer # 07988
5368	ACE DISPOSAL INCORPO	Recycling	484800 431550	Recycling Collectn Service	36,673.97	220955	04012021	March 2021 Recycling Fees
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,142.00	220960	59S21921	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,693.60	220960	59S21821	Tree Trimming - Customer # 025450
1889	DAVIS COUNTY GOVERN	Police	104210 431600	Animal Control Services	10,896.15	220985	111679	March 2021 Animal Control Services, Jan & Feb adju
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	2,388.03	220990	04012021E	Acct # 3401140000

5281 DOMINION ENERGY UTAH	Light & Power	535300	448611	Natural Gas	15,597.09	220990 04012021M	Acct # 6056810000
5281 DOMINION ENERGY UTAH	Light & Power	535300	448613	Power Plant Operating Costs	1,099.22	220990 04012021L	Acct # 1067495449
2164 FERGUSON ENTERPRISES	Water	515100	448400	Dist Systm Repair & Maint	6,465.80	220995 1148970	Gate Valves - Customer # 48108
2462 HENRIKSEN/BUTLER DES	Golf Course	555500	473100	Improv Other Than Bldgs	3,656.95	221006 99478	PatioFurniture for Golf Course - Customer Bountiul
2562 HYDRO SPECIALTIES CO	Water	515100	448650	Meters	5,042.40	221011 24206	Meters
2562 HYDRO SPECIALTIES CO	Water	515100	448650	Meters	13,780.00	221011 24223	Meters
2605 INTERFORM	Water	515100	448000	Operating Supplies	1,109.63	221016 290520	Uniforms - Client # 9349
2719 JMR CONSTRUCTION INC	Streets	104410	473400	Concrete Repairs	20,454.85	221020 04122021	Work Completed in March 2021
2719 JMR CONSTRUCTION INC	Water	515100	461300	Street Opening Expense	11,993.23	221020 04122021	Work Completed in March 2021
5263 JOHNSON ELECTRIC MOT	Landfill	575700	426000	Bldg & Grnd Suppl & Maint	3,131.40	221021 9718	Misc. Parts - Acct # BOU400
2886 LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	1,570.94	221025 391591	Road Base - Customer # BCTY07399
2886 LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	3,079.48	221025 391558	Road Base - Customer # BCTY07399
8635 LARSEN LARSEN NASH &	Legal	104120	431100	Legal And Auditing Fees	1,835.00	221026 02252021	Legal Fees for February 2021
8635 LARSEN LARSEN NASH &	Legal	104120	431100	Legal And Auditing Fees	2,100.00	221026 03312021	Legal Fees for March 2021
10033 PINETOP ENGINEERING	Streets	104410	441300	Street Signs	3,340.00	221057 3793	Traffic Signal Cabinet Replacement
3576 PROFORCE LAW ENFORCE	Police	454210	474500	Machinery & Equipment	51,828.00	221062 445267	Tasers - Customer # 010482
4143 TAYLOR MADE-ADIDAS G	Golf Course	555500	448240	Items Purchased - Resale	2,024.36	221086 34805497	Golf Clubs - Acct # 608035
4217 TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	1,631.99	221087 910432491	Men's Golf Wear - Acct # US00021802
4217 TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	7,462.89	221087 910397171	Golf Accessories - Acct # US00021802
4229 TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	21,030.00	221088 0322716	Fuel - Acct # 000275
5442 TRAVIS MATHEW, LLC	Golf Course	555500	448240	Items Purchased - Resale	1,395.15	221089 90196661	Men's Golf Wear - Acct # 1006176
4413 UTAH STATE TAX COMMI	Workers' Comp	646400	461200	State Tax On Premium	3,000.00	221095 04122021	1ST QTR SELF INS PREMIUM PAYMENT
4450 VERIZON WIRELESS	Light & Power	535300	448641	Communication Equipment	1,693.77	221098 9876642289	Acct # 371517689-00001
12358 WADMAN CORPORATION	Streets	454410	472100	Buildings	367,934.75	221100 05	Street Dept Car Wash - Project # WC-20-103
4522 WATERFORD SYSTEMS	Water	515100	448400	Dist Systm Repair & Maint	3,578.16	221103 190836	Head Kit
				TOTAL:	<u>619,120.37</u>		

City Council Staff Report



Subject: Renaissance Towne Centre Development Plan/Ordinance Amendment
Property: [Multiple] Approximately 1500 South to 1800 South between Main Street and Highway 68 (300 West / 400 West)
Author: Francisco Astorga, AICP, Planning Director
Date: April 27, 2021

Background

The applicant, Bruce Broadhead et al., submitted an application to amend the Renaissance Towne Centre Development Plan and its accompanying Ordinance approved by the City Council on May 28, 2019. The 2019 approval consisted of a Zoning Map Amendment which rezoned the subject site of approximately 15.5 acres from General Commercial and Mixed-Use Professional Office (C-G/PUD and MXD-PO) to Mixed Use-Residential (MXD-R). The property consists of multiple parcels extending from 1500 South to 1800 South and from Main Street to Highway 68 (300 West / 400 West). The May 28, 2019 City Council staff report with specific details is found in this [link](#) and the approved meeting minutes are found in this [link](#).

During the March 16, 2021 Planning Commission meeting, the Commission reviewed the proposal, held a public hearing, and forwarded a positive recommendation to the City Council which included:

- Increasing the overall square footage, as proposed.
- Updating the mixed-use plan and clarifying discrepancies found in the documents.
- Changing the use of Lot 19 from professional office to residential.
- Requiring that at least two (2) pads should be restaurants with a minimum of 14,200 square feet.

Proposal

The applicant requests the following amendments:

1. Increasing the overall square footage from 677,717 to 818,668, consisting of an increase of 140,951 square feet.
2. Increasing the building height of Lot 19 from 42 to 46 feet.
3. Changing conceptual photographs/images affecting the potential architectural design precedents consisting of updating the image of Lot 16 to reflect the approved site plan, amending the conceptual image of Lot 19, and adding an additional conceptual image for Lot 8, 13, 15, 17, and 18.

Staff and the applicant find that various sheets of the Development Plan and the Ordinance need to be revised to clarify requirements, standards, etc., as these documents contained some discrepancies, inaccuracies, and contradictions. The clarifications include:

- Sheet 1: Table of Contents
 - Updated to reflect all sheets in Development Plan in order.
 - Overall square footage is removed (and shown on sheet 2).

- Sheet 2: Project Description (& Potential Mixed Uses)
 - Mixed Use Plan table is updated to reflect square footage of all permitted uses consistent with the Land Use Code and the vision of the project as the 2019 approval only shows three (3) categories: residential, office, and commercial uses. The updated table also reflects the potential number of floors and indicates lot designation (development plan number versus plat number). The update mirrors the MXD Code regarding permitted uses.
- Sheet 3: Potential Building Height Diagram
 - Updated to reflect approved height specified on Sheet 4.
- Sheet 4: Potential Building Height Plan
 - Updated to clarify the maximum building height of each building.
- Sheet 5: Architectural Design Precedents
 - One (1) image amendment regarding Lot 15, 17, 18.
- Sheet 7: Architectural Design Precedents
 - Updates the image of Lot 16 to reflect the approved site plan.
 - Amends the conceptual image of Lot 19.
 - Additional conceptual image for Lot 8, 13, 15, 17, and 18.
- Sheet 18: Parking Plan
 - Text, Tables, and drawing updated to clarify Development Plan parking requirements.

The sheets listed below are not being requested to be amended:

- Sheet 6: Architectural Design Precedents
- Sheet 8 & 9: Streetscape Design Precedents
- Sheet 10: Streetscape Design Precedents
- Sheet 11: Conceptual Landscape Plan
- Sheet 12-14: Potential Landscaping
- Sheet 15: Site Lighting and Signage Plan
- Sheet 16: Site Utilities
- Sheet 17: Elevation Contours
- Sheet 19: Design Guidelines

The applicant's proposal removes the following sheets from the 2019 Development Plan:

- Sheet 3: Conceptual Phasing plan. The phasing plan only indicated an order of construction, which was not followed. No time frames were specified.
- Sheet 6: Conceptual Massing. Applicant reports that the sheet did not provide any significant value.

Analysis

The approved 2019 Zone Change was based on changes since 2008, particularly the housing market increase in demand for multi-family housing. Not much at Renaissance has changed since the 2019 zone change to MXD-R which created a new residentially driven mixed-use zone allowing for high density residential along with offices already constructed within the site, and additional non-residential uses to be constructed.

Use

While the original plan did not anticipate residential use of the property, several changes have occurred over the past few decades that supported the idea of a residential component to the development. The Davis-SLC Community Connector Bus Rapid Transit (BRT) route between Salt Lake City and communities in South Davis County progressed to a point that a locally preferred alternative and route for this transit line was identified and selected. A draft environmental documented is about to be completed this Spring. The choice to place a high frequency transit route along Main Street adjacent to the subject site made it a prime candidate in 2019 for high density residential development. Additionally, the project area is located adjacent to existing multi-family zoning both inside and outside Bountiful City limits. Table 1 below shows the overall area comparison from the 2019 approval to the current proposal:

Table 1 – Overall Use Comparison

	2019 Approval		2021 Proposal		Difference
Total building area	677,717		817,811		+140,094
Residential	382,787	56.5%	529,406	64.7%	+146,619 (+8.2%)
Commercial/office spaces	294,930	43.5%			-6,525 (-8.2%)
Allowed uses in the MXD			288,405	32.3%	

Land Use Code Section 14-10-104 indicates that each sub-zone, in this case MXD-R, shall have an emphasis towards a particular category of land-use consisting of 50-75% square feet of multi-family residential. The current proposal falls in the specified parameters outlined in the Code as the proposed multi-family residential use consists of 64.7% of the overall square footage of the entire development. To further understand the 2019 approval and the current request see Table 2, below:

Table 2 – Residential Units and Square Footage in Each Lot

Dev. Plan Lot #	2019 Approval		2021 Proposal		Difference	
Lot #9	40 units	48,000	40 units	46,972	(0)	-1,028
Lot #11	50 units	58,660	96 units	93,750	+46 units	+35,090
Lot #14	217 units	244,000	298 units	333,264	+81 units	+89,264
Lot #16	20 units	32,127	30 units	32,420	+10 units	+293
Lot #19	(none-100% PO)		26 units	23,000	+26 units	23,000
Total	327 units	382,787	490 units	529,406	+163 units	+146,619

Table 3 – Use Comparison, found in Attachment 4 - Supplemental Tables, shows the use update of each Lot including the request to change Lot 19 from professional office to residential. The 2019 approval labeled “other uses” as commercial and office space only. The current proposal clarifies “other uses” as non-residential uses, as specified in the Land Use Code and shown on the Development Plan. Non-residential uses do not necessarily mean retail. Mixed use in the MXD-R means a use other than the predominant residential use indicated as permitted uses. Staff finds that this needs to be clarified as there were many other uses contemplated for this project that do not fall under the category of commercial or office, e.g., restaurants in the MXD fall under the overall category of entertainment, not commercial.

Table 4 – Non-Residential Square footage in each Lot, found in Attachment 4 - Supplemental Tables, shows the specific increase of non-residential square footage of Lot 11 from 34,600 to 46,875 consisting of a new increase of 12,275 square feet.

Building Height

The 2019 approval allowed for various heights throughout the development. Both Staff and the applicant identified several discrepancies in the 2019 Development Building Height Plan that need to be corrected. The conceptual height guidelines provide a standard of number of stories while the same document provides a height standard consisting of number of floors as well as conceptual height measured in feet. These three (3) parameters are not necessarily consistent with one another given the provided text within the document which indicates a standard height for stories ranging from 11-14 feet for residential and 14-18 feet for commercial (non-residential) uses, as well as other language towards the middle of the same document with varying alternate building height.

While providing the number of floors/stories is a good indication of the height, the maximum building height measured in feet is an exact parameter that should be applied to the development in that there are not multiple interpretations and/or removes any alternate interpretation that can be used in reading the Development Plan. Table 5 – Comparison of Building Height Measured in Feet, found in Attachment 4 – Supplemental Tables was prepared to confirm what was shown in terms of maximum building height of each building, as recommended in agreement by both Staff and the Applicant.

While this original application consisted of increasing the building height to all of the Lots ranging from 2 to 26 feet, the applicant has amended their application and requests to amend the height for Lot 19 only, based on the Planning Commission recommendation which did not include increasing any of the building heights. The table below is shown to indicate the 2019 approval and the most recent updated height request regarding Lot 19:

Lot 19	2019 Approval	2021 Proposal
Conceptual height (in feet)	42'	46' (as the definitive measurement)
# of floors	2	4 floors/stories, including the
Conceptual Height Guidelines	1-2 stories	underground garage from Main Street.

Staff recommends that the Council consider the request to increase the height of Lot 19 by increasing the maximum height from 42' to 46'. Staff supports increasing the maximum building height of this building to no more than 46', which would be consistent with lot 16 (to the north), already approved as a residential building at 45', as indicated on the Development Plan approved in 2019.

Design Standards

The approved conceptual design plan includes guidelines for the development of the property. Architectural and design concepts are similar to standards adopted for the Downtown Mixed-Use Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the Land Use Code. Each of the sites/buildings require individual Architectural and Site Plan Review at which time the

details of specific design are to be discussed, reviewed, and approved. The proposed amendment does not affect the Design Standards approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan).

Pedestrian Circulation Plan

The approved pedestrian circulation plan includes north/south pedestrian routes along Main Street and Renaissance Towne Drive, with east/west connection occurring along 1500 South, 1800 South, and mid-development. The proposed amendment does not affect the Pedestrian Circulation component approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan).

Traffic and Parking

During the 2019 Zone Change the applicant submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates were found to be consistent with principles included in the MXD Code standards. Peak parking demand for the office/commercial and residential uses occur at different time allowing for shared use of the parking. The 2019 Parking Study was completed using parking rates found in the Institute of Transportation Engineers (ITE), *Parking Generation* 4th Edition (2010), which later that year was updated by the 5th edition (2019) with updated parking rates, etc. Development of the individual pad sites 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 which should include the most recent publication by the ITE, to be analyzed individually during each Site Plan Review.

As requested by staff, the applicant added a statement on the Parking Plan which indicates that each lot submitted for Site Plan Review will submit and update the Parking Plan table showing the number of planned stalls meet the parking ratios. This allows the applicant and the City to be comfortable with the provided development to check in to make sure that the entire development would be in line to meet parking.

This proposed amendment does not affect the Traffic Impact Study approved in the 2019 Ordinance.

Standard of Review

As a matter of procedure, whenever the City Council considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205(B) AMENDMENTS TO THE LAND USE COCDE AND MAP, which are as follows:

B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to

promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Department Review

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

Significant Impacts

The proposed clarifications are necessary to ensure proper communication, interpretation, and expectation from the City and possible future property owners and developers as it removes identified discrepancies, inaccuracies, and contradictions found in the current Development Plan and Ordinance.

The proposed amendments have impacts related to shift in identified uses, additional height for Lot 19, and additional square footage that is now being proposed from what was proposed in 2019; however, the proposal is supported by the standards outlined in the Code, as the site is still required to meet the 15% open space requirement, and all uses are to have sufficient parking based on the parameters/standards in Chapter 10 Mixed-Use (MXD) Zone found in the Land Use Code.

Recommendation

Staff recommends that the City Council review the Renaissance Towne Centre Development Plan/Ordinance Amendment application, hold a public hearing, and approve the application.

Conditions of Approval

1. The applicant shall correct the Development Plan to the satisfaction of the City Attorney and the Planning Director to reflect all changes approved by Council. The applicant shall have no more than 30 days to make the necessary changes, after which the ordinance shall be executed by the Mayor.

Attachments

1. Renaissance Towne Centre Condensed Update/Map
2. Application Narrative
3. Proposed Ordinance with Proposed Development Plan
4. Supplemental Tables
5. [Current MXD-R Code \(web link\)](#)

Attachment 1 Renaissance Towne Centre Condensed Update/Map

Lot 1 - Developed Site
 Current use: 100% office
 Updated use: office & commercial
 Office sf: 88,150
 Com. sf: 24,038
 Total sf: 112,188
 Footprint sf: 24,038
 Height: 90' (5-6 stories)

Lot 11 - Future Development
 Current use: residential & office
 Proposed use: residential, office, & commercial.
 Residential units: (+46)
 current: 50 | proposed: 96
 Residential sf: (+35,090)
 current: 58,660 | proposed 93,750
 Office sf: (-3,350)
 current: 34,600 | proposed: 31,250
 Commercial sf: (+15,625)
 current: 0 | proposed: 15,625
 Total sf: (+47,365)
 current: 93,260 | proposed 140,625
 Footprint sf: +2,090
 current: 13,535 | proposed: 15,625
 Height: 110' (7-8 stories)

Lot 14 - Future Development
 Use: residential
 Units: (+81)
 current: 217 | proposed 298
 Total sf: (+89,264)
 current: 244,000 | proposed 333,264
 Footprint sf: (+10,529)
 current 61,000 | proposed 71,429
 Height: 65' (5-6 stories)

Lot 16 - Approved Site Plan
 Use: residential
 Units (+10)
 current: 20 | approved: 30
 Total sf: (+293)
 current: 32,127 | approved: 32,420
 Footprint sf: (+841)
 current: 11,067 | approved: 11,908
 Height: 45' (3-4 stories)

Lot 19 - Future Development
 Current Use: office (17,800 sf)
 Proposed Use: residential (23,000 sf)
 Total sf: (+5,200)
 current: 17,800 | proposed 23,000
 Footprint sf: (-2,750)
 current: 8,900 | proposed 6,150
 Height:
 current: 42' (1-2 stories) | proposed: 46' (4 stories)

Lot 10 - Future Development
 Current use: 100% office
 Updated use: office & commercial
 Office sf: 33,000
 Com. sf: 11,000
 Total sf: 44,000
 Footprint sf: 11,000
 Height: 60' (3-4 stories)

Lot 9 - Developed Site
 Current use: res. & office
 Proposed use: res. & com.
 Res. units: 40
 Res. sf: 46,972 (48,000)
 Com. sf: 4,687
 Total sf: 51,659
 Footprint sf: 11,743
 Height: 65' (5-6 stories)

Lot 6 - Developed Site
 Current use: office
 Updated use: office & com.
 Office sf: 6,831
 Com. sf: 6,831
 Total sf: 13,662
 Footprint sf: 6,831
 Height: 34' (1-2 stories)

Lot 7 - Developed Site
 Current use: 100 % office
 Updated use: office & com.
 Office sf: 7,839
 Com. sf: 7,839
 Total sf: 15,678
 Footprint sf: 7,839
 Height: 42' (1-2 stories)

Lot 8 - Future Development
 Current use: 100% office
 Proposed use: office & com.
 Office sf: 6,861
 Com sf: 6,861
 Total sf: 13,722
 Footprint sf: 6,861
 Height: 42' (1-2 stories)

Lot 13 - Future Development
 Current use: commercial
 Proposed use: H/E (restaurant)
 Total sf: 8,100
 Footprint sf: 8,100
 Height 30' (1-2)

Lot 15a - Future Development
 Current use: commercial
 Proposed use: H/E (restaurant)
 Total sf: 9,150
 Footprint sf: 9,150
 Height 32' (1-2 stories)

Lot 15b - Future Development
 Current use: commercial
 Proposed use: H/E (restaurant)
 Total sf: 10,850
 Footprint sf: 10,850
 Height: 32' (1-2 stories)

Lot 17 - Future Development
 Current use: commercial
 Proposed use: H/E (restaurant)
 Total sf: 6100
 Footprint sf: 6,100
 Height: 30' (1-2 stories)

Lot 18 - Future Development
 Current Use: Commercial
 Proposed Use: H/E (restaurant)
 Total sf: 4,250
 Footprint sf: 4,250
 Height: 30' (1-2 stories)

Softscape
 Hardscape



Renaissance Towne Centre Development Plan Amendment

Application Narrative

- This ordinance amendment clarifies and provides requirements and procedures for continued development within the Renaissance Towne Centre MXD-R Zone.
- This application amends Bountiful City Ordinance No. 2019-05 (“Ordinance No. 2019-05”) and the accompanying Development Plan (May 2019 Development Plan) approved and ordained by Bountiful City Council on May 28, 2019.
- The Development Plan establishes a range for buildable footprints and volumes (Building Envelopes) for future development on each lot.
- The Development Plan is conceptual, establishing ranges for building footprints, elevations, uses, phasing, building heights, massing, circulation, streetscape, landscaping, lighting, signage, utilities, and parking stall counts and locations to be refined with future site plan approval applications.
- In order for development to proceed at RTC, the Development Plan text, tables, and exhibits must be conceptual and adaptable to engineering and survey considerations, changes in uses, changes in construction innovation and changing economic conditions.
- Various Sheets of the Development Plan have been revised to clarify the requirements of the Development Plan:
 - Sheet 1: Table of Contents updated to reflect all sheets in Development Plan
 - Sheet 2: Project Description – Potential Mixed; Text, Tables, and Drawing updated to clarify allowed uses and potential mixed uses
 - Sheet 3: Potential Building Height Diagram; updated to clarify potential building heights
 - Sheet 4: Potential Building Height Plan; Text, Tables, and Drawing updated to clarify maximum allowed building heights and creates building envelopes for each lot
 - Sheet 5: Adds a 3-story mixed use Design Precedent
 - Sheet 7: Shows potential lots of 3-story mixed use and shows design of Platted Lots 12 and 13
 - Sheet 18: Parking Plan; Text, Tables, and drawing updated to clarify Development Plan Parking Requirements



Bountiful

Draft Bountiful City Ordinance No. 2021-04

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 Section 2 of Bountiful City Ordinance No. 2019-05 Which Contained the Development Standards of the Renaissance Towne Centre Development Plan approved by the City Council on May 28, 2019.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend Ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The proposed Ordinance/Development Plan amendment 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 Ordinance/Development plan amendment is found to be in harmony with the objectives and purposes of the Land Use Code.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed Ordinance amendment on March 16, 2021.
5. The Bountiful City Council held a public hearing on this proposal on April 13, 2021.

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

That the development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Code as the updated and amended Development Plan is found is an Attachment to this Ordinance.

Section 1. This Ordinance pertains to the Renaissance Towne Centre Development consisting of the parcels and/or lots extending from 1500 South to 1800 South and from Main Street to Highway 68 (300 West / 400 West) currently zoned as Mixed-Use Residential (MXD-R) consisting of approximately 15.5 acres.

Section 2. Development of the property described herein shall be subject to the standards outlined in Exhibit A – 2021 Development Plan, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 13th day of April 2021.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Renaissance Towne Centre

Site Development Plan - Planned Unit Development - MXD-R

Bountiful City, Davis County, Utah

Amended February 11, 2021

Legal Description

Beginning on the Easterly line of a highway(Highway #106) 46.0 feet perpendicularly distant easterly from the centerline thereof at a point which is given as West 1826.73 feet along the section line and south 31°15'30" West 26.08 feet along a street and West 488.46 feet and North 27°01' East 95.83 feet along the easterly line of said highway from the North Quarter Corner of Section 31, Township 2 North, Range 1 East, Salt Lake Base and Meridian, in the City of Bountiful, and running thence Southeasterly along the arc of a 15.00 foot radius curve to the left (radius bears South 63°03'23" East) to the point of tangency with a 460.0 foot radius curve to the left; thence Easterly along the arc of said curve for a distance of 168.26 feet (radius bears North 19°37'02" East); thence North 88°39'34" East 281.94 feet along said street to a point on a 30.00 foot radius curve to the left; thence Northerly along the arc of said curve 30.09 feet (radius bears North 01°20'26" West) along said street to the Westerly line of Main Street; thence North 31°11'30" East 634.19 feet along the westerly line of a 5 rod road; thence North 88°18'40" East 9.93 feet along an angle corner in said road to the westerly line of a 4 rod street; thence North 31°11'30" East 792.89 feet along the westerly line of said street to the south line of 1500 South Street; thence South 89°46' West 624.15 feet along the south line of said street to the easterly line of said highway; thence South 26°55' West 1336.94 feet along the easterly line of said highway to the point of beginning.

Project Vicinity Map



Contents

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10. Traffic and Pedestrian Thoroughfares
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14. Potential Landscaping
15. Potential Site Lighting & Signage Plan
16. Site Utilities
17. Elevation Contours
18. Parking Plan
19. Design Guidelines

		Owner	Developer
<p>Renaissance Town Centre Mixed-Use Planned Unit Development Bountiful City, Davis County, Utah</p>	 <p>epg design planning + landscape architecture</p>	 <p>CivilScience Engineers Surveyors Planners 3160 W Clubhouse Drive, Suite A Lehi, UT 84043 801-768-7200</p>	<p style="text-align: center;">Town Center, LLC 1560 S. Renaissance Town Dr. Bountiful, Ut 84010</p> <p style="text-align: center;">Broadhead & Company 1560 S. Renaissance Towne Dr. Bountiful, Ut 84010</p>

Project Description - Potential Mixed Uses

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

Renaissance Towne Centre

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance Section 14 ("BCC 14-10-xxx"); except as specifically modified within this Development Plan.

BCC 14-10-104 Sub-Zone Standard:

Up to 75% of the building floor area for the entire project are allowed to be residential uses including but not limited to; apartments, townhomes, and condominiums.

Permitted Uses

For the purposes of this Development Plan, Permitted uses will be categorized into two (2) major Uses: Residential and Other Mixed Use. Residential uses will include Residential Uses allowed under BCC 14-10-105a and Other Mixed Use will include the Office, Commercial, Institutional/Public, and Hotel/Entertainment uses per BCC 14-10-105a as outlined below.

BCC 14-10-105a Permitted Uses:

The following uses are allowed in this Development:

Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carpools are not permitted without specific City Council approval

Office

Professional offices
Banks and credit unions
Medical clinics
Artist studios

Commercial

Convenience stores - with or without fuel sales
Grocery stores - maximum 50,000 square feet per tenant
Retail - maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors

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 (no motor lodges)
Recreation - Indoor/Outdoor
Restaurants and private clubs - without drive-up window
Fast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium
Health clubs

BCC 14-10-108

Uses may be mixed within a building or within an overall development or both.

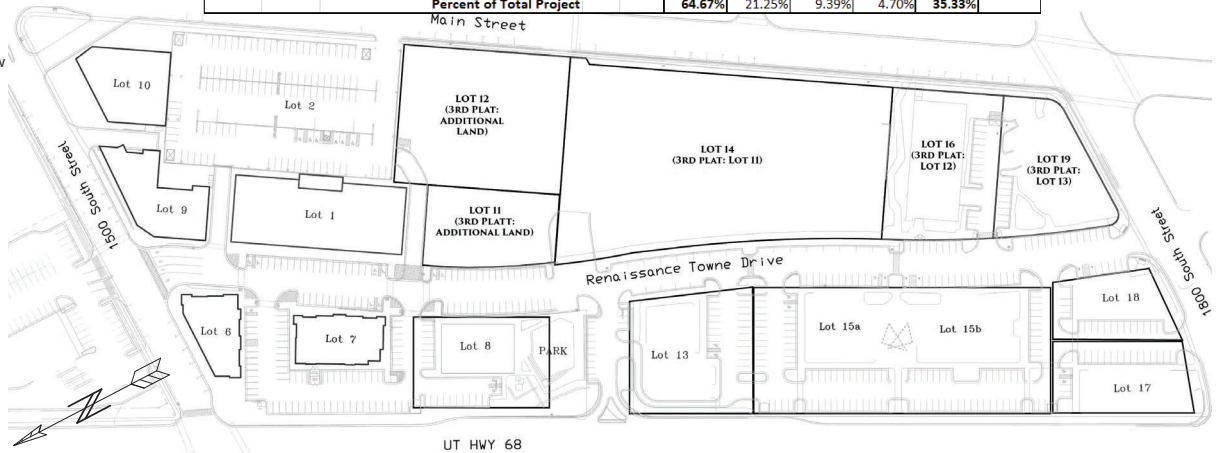
Residential units may be developed as either apartments or condominiums rental or for sale dwellings. Commercial units and professional offices may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Freestanding building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 3,000 square feet if platted as a pad site within a planned unit development.

Any freestanding lot shall have a minimum frontage of 90 feet on a public street.

A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

The diagrams and drawings in this Development Plan are conceptual and represent potential design. Each Lot ready to construct a structure shall submit plans for Site Plan Approval per BCC 14-10. During site plan approval building footprint, height, and parking will be reviewed against this Development Plan for compliance.

Renaissance Towne Center												
Potential Mixed Use Plan												
Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type Mixed Use							
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use	Total Sq.Ft.		
Lot #1	Lot #1	Existing	24,038	5		88,150	24,038			112,188	112,188	
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831			13,662	13,662	
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839			15,678	15,678	
Lot #8		Future Development	6,861	2		6,861	6,861			13,722	13,722	
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659	
Lot #10	Lot #10	Future Development	11,000	4			33,000	11,000		44,000	44,000	
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625	
Lot #13		Future Development	8,100	1					8,100	8,100	8,100	
Lot #14		Future Development	71,429	5	298 Units	333,264				333,264	333,264	
Lot #15a		Future Development	9,150	2					9,150	9,150	9,150	
Lot #15b		Future Development	10,850	2					10,850	10,850	10,850	
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				32,420	32,420	
Lot #17		Future Development	6,100	1					6,100	6,100	6,100	
Lot #18		Future Development	4,250	1					4,250	4,250	4,250	
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000					23,000	
Open Space = 17.97%					Totals	490	529,406	173,931	76,881	38,450	289,262	818,668
					Percent of Total Project	64.67%	21.25%	9.39%	4.70%	35.33%		



This Development Plan is based upon the Bountiful City Land Use Code in place January 2021. If the land use code is changed to requirements less than outlined in this Plan, the lesser requirement may prevail.

Lot numbers indicated on site plans will change as lots are platted for construction.

Goal is 2 - 4 restaurants when Development is completely built out. Drive-thru service will be allowed at any restaurant in Development. Restaurants might be sit down, quick serve, or fast food.

Renaissance Town Centre

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



Town Center, LLC

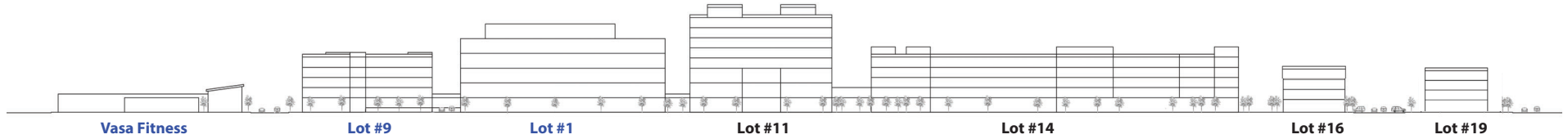
1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company

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Potential Building Height Diagram

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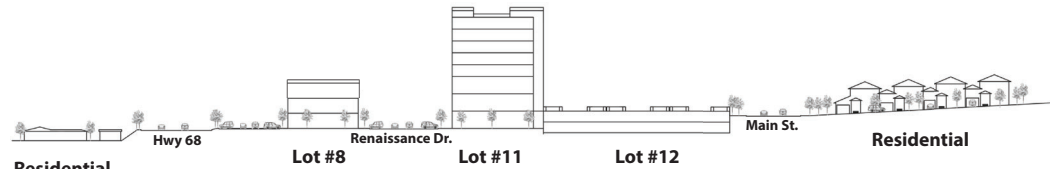
Renaissance Towne Dr. East Section



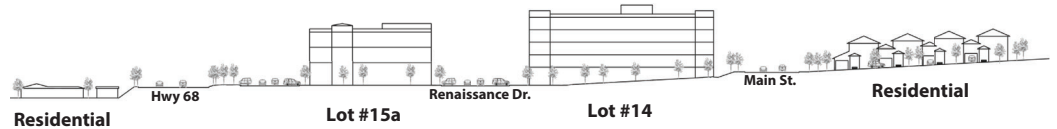
Renaissance Towne Dr. West Section



Photos and Images are conceptual and illustrate a representation of building designs.



East/West Section 1



East/West Section 2

Renaissance Town Centre

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



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Potential Building Height Plan

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Conceptual Height Guidelines

- 1-2 Stories
- 1-4 Stories
- 3-4 Stories
- 5-6 Stories
- 7-9 Stories

Enumerated floors do not include rooms, barriers or floors designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.

Commercial floor heights may vary between 14 and 18 feet with additional height required for some restaurants or recreational spaces. Residential floor heights may vary between 11 and 14 feet with additional height required for lofts and mezzanines. Building heights within Renaissance Center vary depending upon location and use.

Shaded areas for future lots represent the Buildable Envelope for each lot including where the building can be placed subject to setbacks and potential building height.

Maximum Potential Height of Lot 11 and Lot 14 is measured from the adjacent sidewalk along Renaissance Towne Drive.

Platted Lot #	Building Use (Potential Use)	Maximum # of Floors	Maximum Height
Lot #1	Office	5	90
Lot #6	Office	2	36
Lot #7	Office	2	36
Lot #8	Office	4	56
Lot #9	Residential	5	70
Lot #10	Office	4	65
Lot #11	Mixed Use	9	110
Lot #13	Mixed Use	4	56
Lot #14	Residential	5	70
Lot #15a	Mixed Use	4	56
Lot #15b	Mixed Use	4	56
Lot #16	Residential	4	56
Lot #17	Mixed Use	4	56
Lot #18	Mixed Use	4	56
Lot #19	Residential	4	56



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

epg design
planning + landscape architecture

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
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Potential Building Height Plan

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- 7-9 Stories

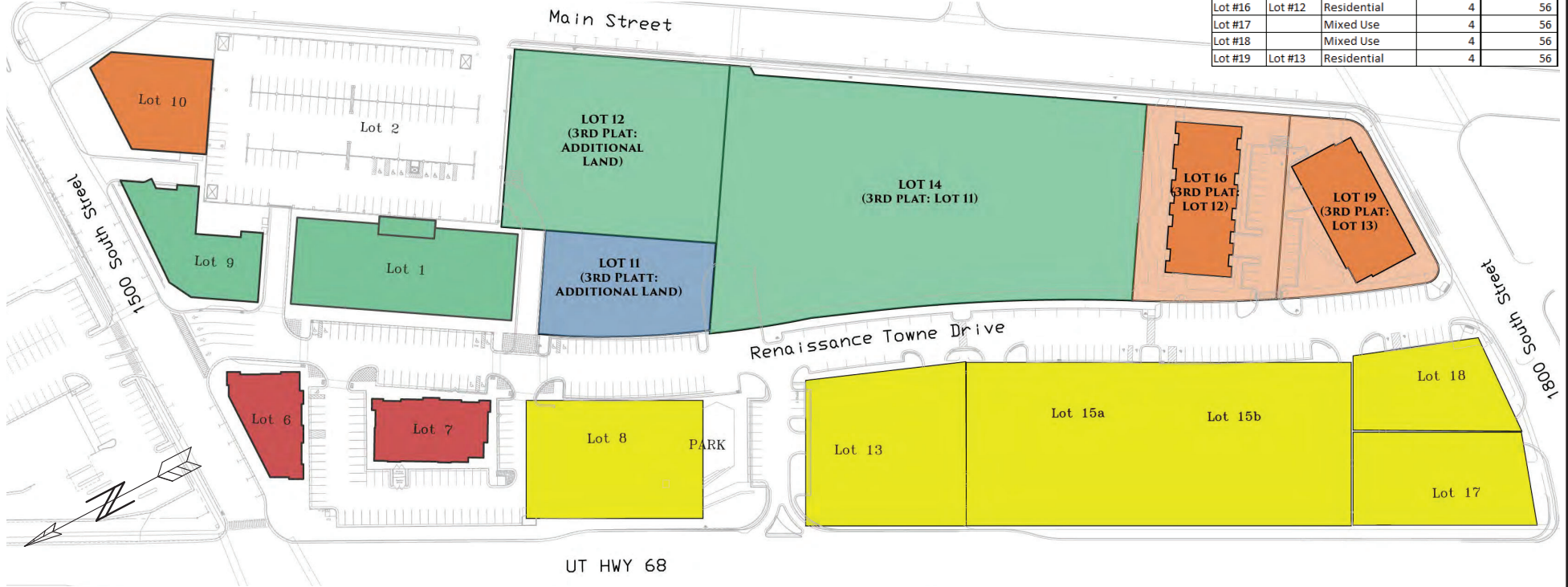
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Lot #7	Lot #7	Office	2	36
Lot #8		Office	4	56
Lot #9	Lot #9	Residential	5	70
Lot #10	Lot #10	Office	4	65
Lot #11		Mixed Use	9	110
Lot #13		Mixed Use	4	56
Lot #14		Residential	5	70
Lot #15a		Mixed Use	4	56
Lot #15b		Mixed Use	4	56
Lot #16	Lot #12	Residential	4	56
Lot #17		Mixed Use	4	56
Lot #18		Mixed Use	4	56
Lot #19	Lot #13	Residential	4	56



Renaissance Town Centre

Mixed-Use Planned Unit Development
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Potential Architectural Design Precedents

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Lot #8 & #13



Lot #10, #16 & #19



Lot #15, #17 & #18



Photos and Images are conceptual and illustrate a representation of building designs.

Renaissance Town Centre

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Lot #11



Lot #14



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Lots 8, 13, 15, 17, 18

Renaissance Town Centre

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



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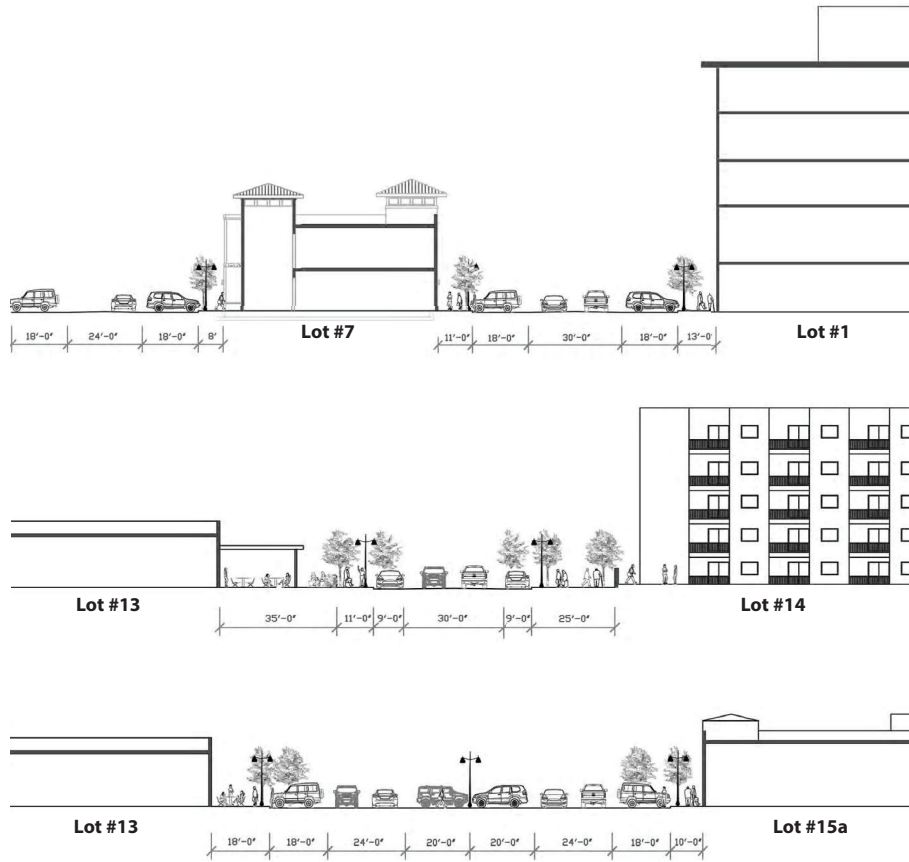
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Potential Streetscape Design Precedents

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Bountiful City, Davis County, Utah



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Potential Streetscape Design Precedents

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Retail Amenity



Pedestrian circulation

Activate corners



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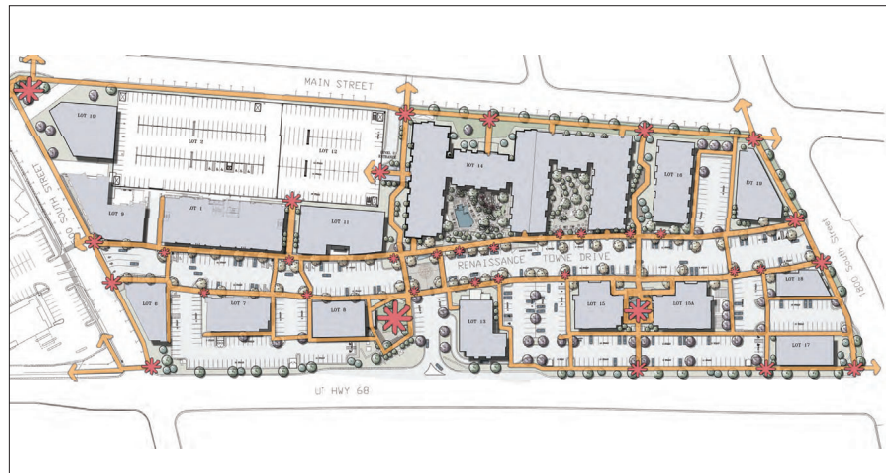
Potential Traffic & Pedestrian Thoroughfares

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Pedestrian Access Plan

Public transportation and walkability in the Renaissance development are notable features for tenants and patrons alike. The site is designed to enable customers and residents to walk throughout the project and take full advantage of the mixed service types. Uses of Residential, Office, Commercial, Institutional and Entertainment will ensure Renaissance Towne Centre is a valuable asset to the community.

1. Several paths for pedestrian access from Main Street provide travel to all locations on the site from the Parking structure, Bus stop, and residential neighborhood.
2. Buildings up to 3 floors in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk around all other accessible sides of the building.
3. Buildings taller than 3 floors in height will have a minimum 12 foot sidewalk along Renaissance Towne Drive and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and deciduous trees are planted along Renaissance Towne Drive to create a human scale for commercial store fronts no matter the height of the building. The landscaping will also reduce the temperature along the sidewalks and asphalt areas during hot summer months. Trees and planters within the sidewalk shall not reduce the sidewalk width to less than 5 feet for buildings up to 3 floors tall or to less than 7 feet for buildings taller than 3 floors.



Traffic Plan

Renaissance Towne Drive has been designed to handle large amounts of traffic without compromising the value of walkability. These same features also improve visibility to signage and store fronts for Commercial and Office users.

1. The travel lane along Renaissance3 Towne Drive is 30 feet wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several wandering curves to reduce speed and improve the foot traffic for commercial tenants.
2. Typical parking in all Lots and Parking Structures are 90 Degrees with one exception. At the approximate center point of Renaissance Towne Drive, there are 12 stalls that will be perpendicular. This is yet another measure to reduce the speed of traffic and increase the open Landscape area and pedestrian accessibility.
3. Intersections along the road have curb radius of 17.5 feet. At the point where intersection radii, cross walks and unloading zones turn into parking stalls, the curb has a radius of 4 feet.
4. All parking structures and Surface parking lots are connected to maximize use and distribute cars evenly throughout the site and around each building.



*****Building footprints, pedestrian paths, and traffic patterns are a conceptual representation of possible designs. They are shown to show how potential pedestrian and traffic patterns might exist when completed. Actual plans will be reviewed for each lot during the site plan review process.**

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



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Conceptual Landscape Plan

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Common Area and Open Space

1. The development shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as common open space. Open space may include any or all the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, and community recreation space.
2. Other types of landscaping may be permitted as approved by the Planning Commission and City Council.
3. A maximum of 50 percent of all open space may be hard surfaced.

Conceptual Landscape Materials

Tree placement around buildings is site specific and determined by the architecture and articulation of that building. Site Plan submittals for individual buildings will include placement of trees and landscaping to be reviewed and approved by the Planning Commission and City Council.

Trees: Flowering Pear, Sycamore, Royal Red Maple, Ginko Biloba, Redmond Linden, Locust, Emerald Maple, Paperbark Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud

Shrubs & Ground Cover: Bronze Ajuga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Mooredense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew



***Building footprints are a conceptual representation of possible designs. The shapes are shown to show how potential landscaping might look when completed. Actual plans will be reviewed for each lot during the site plan review process.

Renaissance Town Centre

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



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Potential Landscaping

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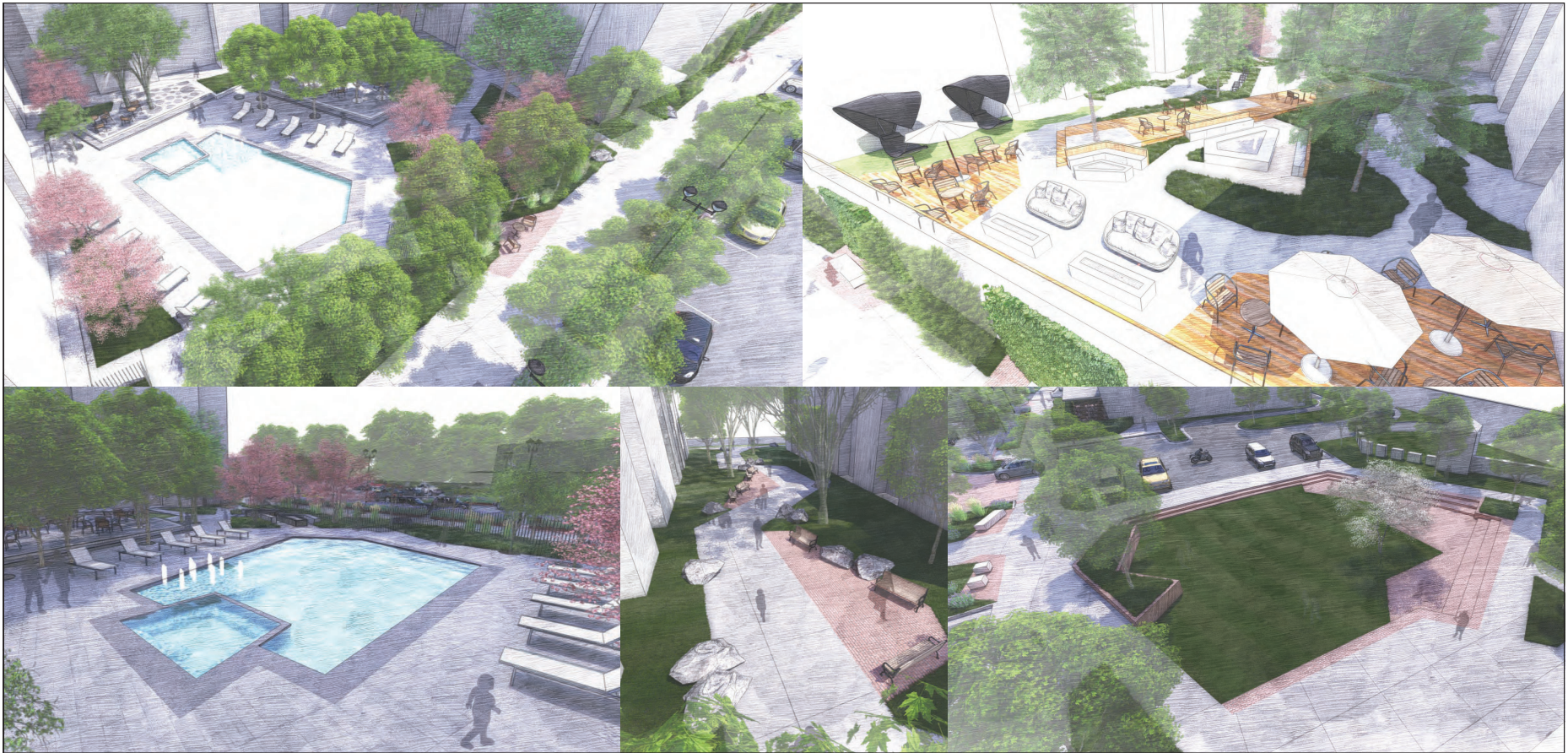
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Potential Site Lighting and Signage Plan

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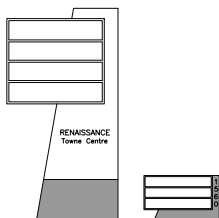
Sign Standards

Signs approved for construction shall meet the standards of the DN – Downtown Zone and the CH – Heavy Commercial Zone, which ever allows the greater sign. Pole signs shall have a base width no greater than 3 feet, a combined base depth no greater than 12 feet and an overall sign depth no greater than 22 feet. Pole signs shall be limited to 30 feet in height with 120 square feet of sign area per side. Monument signs shall have a width no greater than 3 feet and an overall width no greater than 12 feet with a height of 6 feet and a limit of 64 square feet of sign area per side.

Free standing Development signs will meet the height and size criteria established in the GH and DN Zones. Due to varying sizes of pad lots and parcel sizes within the Planned Unit Development, sign sizes and quantities will be approved according to the building floor area and scale. Buildings may have 1 Development sign for up to 40,000 square feet of building floor area, 2 signs for up to 80,000 square feet of floor area and 3 signs above 80,000 square feet of floor area. Development signs may be attached to temporary fencing and exterior building walls with a maximum of 10% wall coverage.

Leasing signs will be limited to 6 two-sided free standing signs on the site with maximum square footage of 64 square feet per side.

Building signs are site specific. Site Plan submittals for individual buildings will include building specific sign placement to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards and as modified in this ordinance.



Lighting Standards

Site Lighting Standards:

Lighting along roads, sidewalks and Parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community; and meet dark sky requirements and ordinances if any. Site lighting may be pole mounted or bollard style fixtures. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.

Building Lighting Standards:

In addition to all site lighting, each building entrance and exterior pedestrian walkways will be illuminated with building sconces which will be maintained in proper working condition.

Site Plan submittals for individual buildings will include site lighting placement and building specific lighting details to be reviewed and approved by the Planning Commission and City Council. General lighting levels should be minimum of 2.0 F.C maintained in traffic areas and 1.0 F.C. in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.



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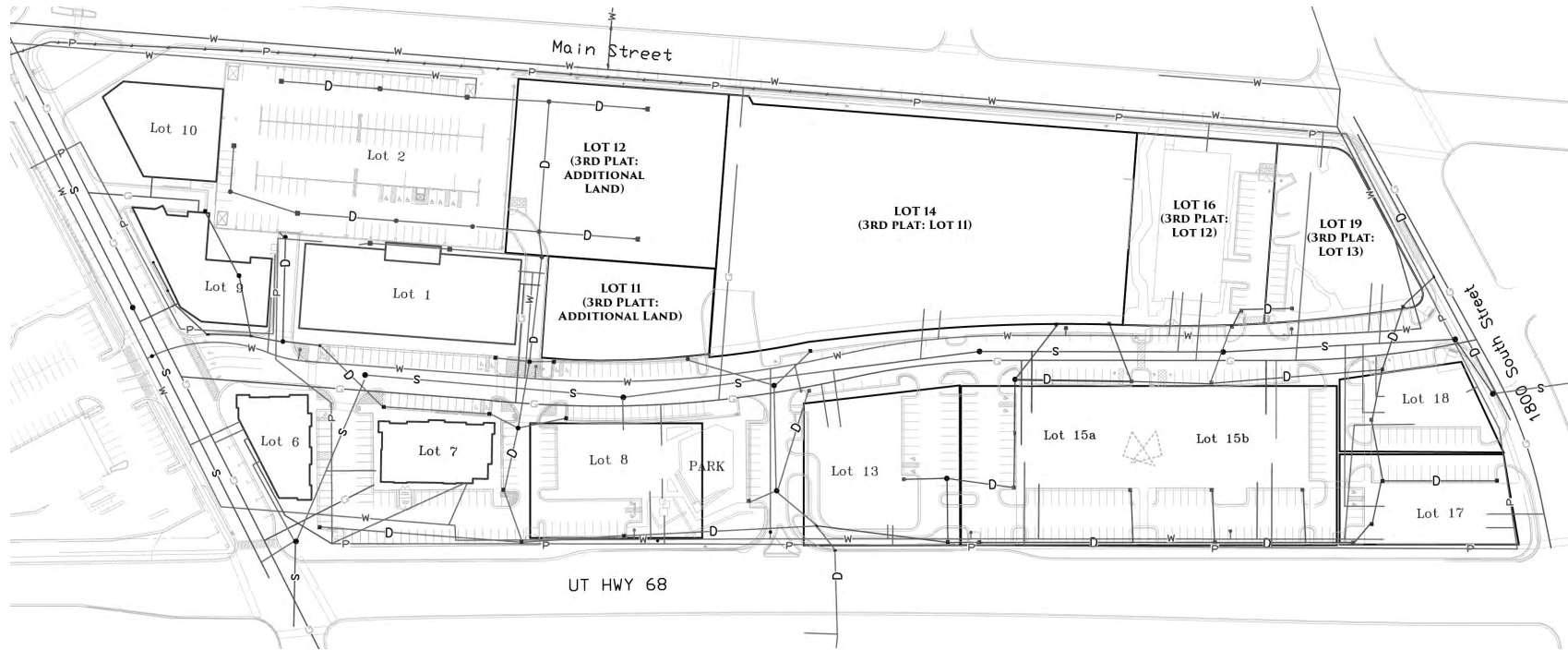
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Site Utilities

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Utilities

All utility services in the Renaissance Towne Centre are designed and engineered to meet local and national building standards and specifications. With the input and direction of Bountiful City Light and Power, the project has been designed to create redundant service loops and a framework for the greater power infrastructure. The power runs along the property line on 1500 South, the old Highway 68, along 1800 South and partially along Main Street to the East. Branches will extend into the property for service connections. A new sewer line will be installed along Renaissance Towne Drive in order to upgrade and eliminate the old clay pipe that runs along the west property line. New water and gas lines will also be run along Renaissance Towne Drive to service all project buildings. Telecommunication services run along the exterior of the development with intermediate laterals to service all project buildings. Access to fiber optics communication has become an essential amenity for Commercial, Office and Residential customers. The project has access to fiber optics from two major providers. Conduits will be installed in order to provide for this service.



Renaissance Town Centre

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



Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company

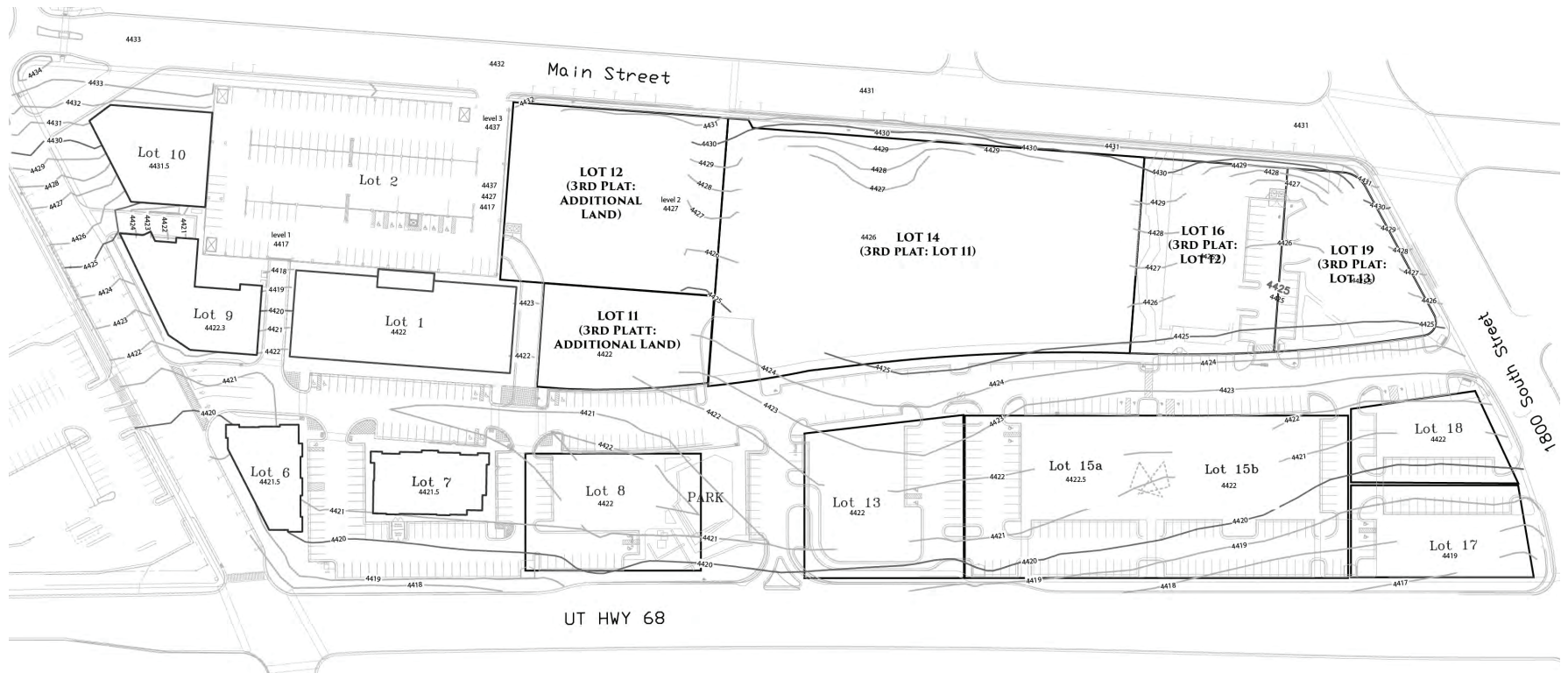
1560 S. Renaissance Towne Dr.
Bountiful, Ut 84010

Elevation Contours

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Contour Plan

The site for the Renaissance Towne Centre project has an average slope of 3% from east to west with a grade change of 14 feet. 11 feet of fall occurs along Main Street within the first 200 feet from the East property line. The slope along that region is 5.5% making the rest of the property to the West relatively flat. The proposed parking structures and buildings will be built into the slope on the east side. Building foundations and footings will be engineered to local and national building standards to retain the soil along Main street. The intent of this design effort is to maximize access from both Main Street and Renaissance Towne Drive. This method will provide building designs that meet the intent of the Renaissance Towne Centre project and create connectivity for the surrounding neighborhood.



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

epg design
planning + landscape architecture

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

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

Broadhead & Company
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Parking Plan

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Parking and Access

1. Parking stalls may be shared among all parcels 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 City Council may allow additional parking reductions during the site plan approval process.
2. Carports are not allowed without City Council 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 immediately adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
5. Other Mixed Uses: The number of stalls required for other mixed uses in this Development plan will be according to the Institute of Transportation Engineers ("ITE") Parking Generation Ratios Table on this sheet.
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 submitted and updated Parking Plan table showing the number of planned stalls is equal to or greater than the number of required stalls.

Institute of Transportation Engineers (ITE) Parking Generation Ratios

Residential
(Apartments)
1.23 Stalls per Unit

Medical Office
3.20 Stalls per 1,000 sq.ft.

Professional Office
2.84 Stalls per 1,000 sq.ft.

Restaurant
10.60 Stalls per 1,000 sq.ft.

Other Mixed Use
2.94 Stalls per 1,000 sq.ft.

Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type							Required Parking Stalls						Actual Stalls (Constructed and Planned)				
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use	Total Sq.Ft.	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		88,150	24,038				112,188	112,188	3.20		21	338			21	338	359	
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831				13,662	13,662	2.84		39				40		40	
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839				15,678	15,678	2.84		45				44		44	
Lot #8	Lot #8	Future Development	6,861	2		6,861	6,861				13,722	13,722	2.84		39				39		39	
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659		2.94	1.23		63			63		63	
Lot #10	Lot #10	Future Development	11,000	4			33,000	11,000			44,000	44,000	2.84			125			14	111	125	
Lot #11	Lot #11	Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625		2.84	1.23	109	142			90	161	251	
Lot #13	Lot #13	Future Development	8,100	1					8,100	8,100	8,100	8,100	10.60			86			86		86	
Lot #14	Lot #14	Future Development	71,429	5	288 Units	333,264					333,264		2.84	1.23	69	298			19	330	349	
Lot #15a	Lot #15a	Future Development	9,150	2					9,150	9,150	9,150	9,150	2.94		27				24		24	
Lot #15b	Lot #15b	Future Development	10,850	2					10,850	10,850	10,850	10,850	2.94		32				32		32	
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420					32,420		2.94	1.23	7	30	37		13	30	43	
Lot #17	Lot #17	Future Development	6,100	1					6,100	6,100	6,100	6,100	2.94		18				19		19	
Lot #18	Lot #18	Future Development	4,250	1					4,250	4,250	4,250	4,250	2.94		12				24		24	
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000					23,000			1.23	6		28	32		8	26	34
Totals					490	529,406	179,931	76,881	38,450	289,262	818,668			Totals	510	966	56	1,532	473	1,003	56	1,532
Percent of Total Project						64.67%	21.25%	9.39%	4.70%	35.33%												



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

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Design Guidelines

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Structure Design and Materials

Structures shall meet the minimum design criteria as set forth herein.

1. Exterior materials (excluding glass areas) shall be maintenance free wall material such as high-quality brick, natural stone, concrete, weather resistance stucco, fiber cement board siding or Masonite type material.
2. All buildings must meet the ground with some form of base element or detailing, constructed of either concrete, masonry, or stone tile, or fiber cement board siding .
3. Each residential unit shall have some private outdoor space in the form of a balcony or patio. Balconies and patios will be partially inset into the facade to create articulation.
4. Blank walls shall be prohibited on street-facing facades. New or reconstructed first story building walls facing a street shall be devoted to either pedestrian entrances, windows, building offsets and/or exterior materials changes.
 - a. Transparent commercial storefront windows shall provide views into retail, office, restaurant, or lobby areas.
 - b. Ground floor office and residential spaces shall have windows and window areas that (1) meet the building code energy efficiency requirements and (2) divide solid walls.
 - c. Darkly tinted windows are not allowed on the ground floor and mirrored windows are not permitted.
5. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza.
6. Horizontal banding will be used in at least one location around the entire building to break up the vertical height. The banding may be created with reveals or offsets and may create variety in color and material.
7. All windows shall include headers created by reveals or offsets and may vary in color and material.
8. Commercial and Professional office uses will use clear anodized aluminum mullions in storefront frames with door heights of 8 feet and transom heights of 2 feet.
9. Building entrances will be articulated with tower like elements which break the building roof line and add additional setbacks or offsets in the façade. Lobby and common area entrances for Commercial, Professional Office and Residential uses will use store front windows to further articulate building facades and create transparency and ground level.
10. Commercial and Office entrances will include awnings and overhangs or other canopy structures.
11. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing facades that are consistent with the remainder of the building design. Features shall include elements typical of a street façade, including windows or false windows, planters, and/or architectural details providing articulation. False windows shall be integrated into the framing of the building and not a surface mounted element.

Street Design Standards

Renaissance Towne Drive is a unique streetscape that (1) links the north and south development entrances, (2) connects buildings, open spaces and parking areas and (3) encourages pedestrian access throughout the center.

1. Vehicle access as defined and controlled by the Traffic Plan will keep automobile speeds slower and allows parking on both sides of the street.
2. Surface parking stalls will be 9 feet width and 20 foot depth. Locations that allow 2 foot overhangs on sidewalks and landscaping will be reduced to 18 foot depth.
3. Single purpose parking structures will have stalls with 9 foot width and 18 foot depth.
4. Parallel parking stalls will be 20 feet long and 9 feet wide.

Minimum Building Setbacks

1. Public right-of-way: Five (5) feet
2. Spacing Between buildings as required by the International Building Code.
3. With the exception of parking structures, buildings along Main St. will be set back a minimum of 20 feet from the property line.
4. Lot 10 shall be set back 35 feet from the roundabout right of way measured from the point closest to the radius of the roundabout.

Site Plan and Subdivision Approval

Site plan and subdivision approval for individual buildings and lots, respectively, shall implement the Development Plan, the standards and guidelines included herein and be prepared, submitted, reviewed and approved based upon the requirements of Chapter 2 Part 3 – Architectural and Site Plan Approval and Chapter 20 Part 2 – Subdivision Approval Procedure, as applicable. In addition, the following considerations shall be followed as individual lot and building requests are submitted.

1. Building plans, site plans and subdivision applications submitted should be in substantial conformance with the building and site plan included in the approved Development Plan. Major revisions – revisions that add more 20% to the total Development Plan square footage --, shall require a revision to the Development Plan.
2. Applications shall show conformance with the Development Plan Parking Plan / Parking Study by illustrating the construction of sufficient parking as required by the Development Plan.

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Attachment 4 – Supplemental Tables:

Table 1 – Overall Use Comparison

	2019 Approval		2021 Proposal		Difference
Total building area	677,717		817,811		+140,094
Residential	382,787	56.5%	529,406	64.7%	+146,619 (+8.2%)
Commercial/office spaces	294,930	43.5%			-6,525 (-8.2%)
Allowed uses in the MXD			288,405	32.3%	

Table 2 – Residential Units and Square Footage in Each Lot

Dev. Plan Lot #	2019 Approval		2021 Proposal		Difference	
Lot #9	40 units	48,000	40 units	46,972	(0)	-1,028
Lot #11	50 units	58,660	96 units	93,750	+46 units	+35,090
Lot #14	217 units	244,000	298 units	333,264	+81 units	+89,264
Lot #16	20 units	32,127	30 units	32,420	+10 units	+293
Lot #19	(none-100% PO)		26 units	23,000	+26 units	23,000
Total	327 units	382,787	490 units	529,406	+163 units	+146,619

Table 3 – Use Comparison per Lot

Dev. Plan Lot #	2019 Approval	2021 Proposal	Comment
Lot #1	Professional office	Office & com.	Update
Lot #6	Professional office	Office & com.	Update
Lot #7	Professional office	Office & com.	Update
Lot #8	Professional office	Office & com.	Update
Lot #9	Residential & office	Residential & com.	Update
Lot #10	Professional office	Office & com.	Update
Lot #11	Office & Residential	Office, com., & res.	Update
Lot #13	Commercial	Hotel/ent.	Update
Lot #14	Residential	Residential	No change
Lot #15a	Commercial	Hotel/ent.	Update
Lot #15b	Commercial	Hotel/ent.	Update
Lot #16	Residential	Residential	No change
Lot #17	Commercial	Hotel/ent.	Update
Lot #18	Commercial	Hotel/ent.	Update
Lot #19	Professional office	Residential	Change

Table 4 – Non-Residential Square footage in each Lot

Dev. Plan Lot #	2019 Approval		2021 Proposal	Comment
	Prof. Office	Commercial	Other Mixed Use	
Lot #1	112,188		112,188	N/A existing bldg.
Lot #6	13,911		13,662	(-249) existing bldg.
Lot #7	15,572		15,678	(+106) existing bldg.
Lot #8	13,722		13,722	No change
Lot #9	4,687		4,687	No change
Lot #10	44,000		44,000	No change
Lot #11	34,600		46,875	+12,275
Lot #13		8,100	8,100	No change
Lot #14				(100% residential)
Lot #15a		9,150	9,150	No change
Lot #15b		10,850	10,850	No change
Lot #16				(100% residential)
Lot #17		6,100	6,100	No change
Lot #18		4,250	4,250	No change
Lot #19	17,800			-17,800
	(256,480)	(38,450)		
Total		294,930	289,262	-6,525

Table 5 – Comparison of Building Height Measured in Feet

Dev. Plan Lot #	2019	2021	Comment
Lot #1	90'	90'	N/A existing bldg.
Lot #6	34'	Same (adjusted)	No change
Lot #7	42'	Same (adjusted)	No change
Lot #8	42'	Same (adjusted)	No change
Lot #9	65'	Same (adjusted)	No change
Lot #10	60'	Same (adjusted)	No change
Lot #11	110'	Same	No change
Lot #13	30'	Same (adjusted)	No change
Lot #14	65'	Same (adjusted)	No change
Lot #15a	32'	Same (adjusted)	No change
Lot #15b	32'	Same (adjusted)	No change
Lot #16	45'	Same (adjusted)	No change
Lot #17	30'	Same (adjusted)	No change
Lot #18	30'	Same (adjusted)	No change
Lot #19	42'	46'	+4'

(Adjusted) indicates that the applicant requested to change the height but decided not to after the Planning Commission forwarded their recommendation.

City Council Staff Report



Subject: Transformer Bid Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: April 27, 2021

Background

Our inventory three phase pad mount transformers are running low, and we need to purchase some to replenish it. The transformers will be used to replace transforms that we have used on our system.

Analysis

Specifications and an invitation to submit a bid for the three phase transformers were sent out to two (2) major suppliers.

- 1 (ea.) 75 KVA 120/208 three phase pad mount
- 1 (ea.) 150 KVA 120/208 three phase pad-mount
- 2 (ea.) 300 KVA 120/208 three phase pad-mount

We received and opened sealed bids from the two (2) different suppliers on April 8, 2021 at 11:00 a.m. The results of the bid opening are as follows:

Distributors/Manufacture	Total Transformer Cost	Delivery
Anixter Power Solutions <u>ERMCO</u> Salt Lake City, Utah	\$43,238	18 - 20 weeks
Northern Power - <u>Howard</u> Centerville, Utah	\$47,257	12 - 14 weeks

Department Review

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

Significant Impacts

These transformers will be purchased and placed into inventory until they are needed.

Recommendation

The Power Commission and Staff recommends the approval of the low bid for 4 transformers from Anixter Power Solutions for \$43,238

Attachments.

None

City Council Staff Report

Subject: 2021 1000 N Reconstruction Contract
Author: Lloyd Cheney, City Engineer
Department: Engineering, Streets
Date: April 27, 2021



Background

1000 N Street is one of the major east-west collectors in the northern section of Bountiful. Over the last ten years the Street Department has spent many hours patching sections of the roadway that have suffered structural failures due to the poor soils in the area. The Water Department and Bountiful Irrigation have completed the replacement of their systems in advance of this work.

This project will remove the existing asphalt pavement, sidewalks, curb & gutter, and park strip landscaping and a new reinforced concrete pavement will be constructed. The Engineering Dept design should result in a finished product similar to those projects recently completed on 400 E and 200 W between 400 N and Pages Lane.

Analysis

Proposals were received from the following companies:

<u>Engineer's Estimate</u>	<u>\$1,569,963.48</u>
M.C. Green & Sons	\$1,532,219.10
ACME Construction	\$1,656,473.60
Post Construction	\$1,757,881.50

M.C. Green is well known for completing many of the concrete paving projects in Bountiful and is well equipped to complete this project. The Engineering Department has full confidence in their ability to complete the work. The Engineering Department had previously estimated the cost of the reconstruction project at \$1.2M for preparation of the FY 20-21 budget. The Engineer's Estimate was adjusted to reflect the actual project design and current market conditions prior to the bidding process.

Department Review

This proposal has been reviewed by the Street Dept. Director and the City Engineer.

Significant Impacts

The Street Department Capital Projects Budgets for FY 20-21 and FY 21-22 both include \$1.2M in funding for this project. It is anticipated that approximately 30% of the project will be billed to the current FY, with the remainder to be invoiced in FY21-22.

Recommendation

I recommend that the Council accept the proposal of M.C. Green and Sons for the 2021 1000 N Reconstruction Project at the unit prices submitted in the proposal.

Attachments

Bid Tabulation

Bountiful City Corporation
 1000 North Reconstruction Project
 500 W to 200 W
 Bid Tabulation
 Bid Opening

20-Apr-21 2:00 PM

Item No.	Description	Unit	Qty	Engineer's Estimate		M.C. Green		Acme		Post	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	Lump Sum	1	20,000.00	20,000.00	149,917.44	149,917.44	125,000.00	125,000.00	125,000.00	125,000.00
2	Remove Asphalt Pavement	Square Feet	86045	1.25	107,556.25	1.12	96,370.40	0.75	64,533.75	0.50	43,022.50
3	Remove Curb & Gutter	Linear Feet	3974	5.00	19,870.00	4.14	16,452.36	6.00	23,844.00	2.75	10,928.50
4	Remove Concrete Slabs	Square Feet	22002	2.00	44,004.00	0.75	16,501.50	1.25	27,502.50	1.25	27,502.50
5	Saw Cut and Remove Existing 6" Curb Wall	Linear Feet	22	500.00	11,000.00	25.00	550.00	17.85	392.70	20.00	440.00
6	Roadway Excavation (3000 cyd)	Lump Sum	1	72,000.00	72,000.00	135,405.00	135,405.00	86,950.00	86,950.00	125,000.00	125,000.00
7	Roadway Over-excavation	Cubic Yard	500	40.00	20,000.00	12.00	6,000.00	36.00	18,000.00	61.00	30,500.00
8	Landscape Grading	Square Feet	18011	1.50	27,016.50	0.99	17,830.89	0.95	17,110.45	0.75	13,508.25
9	Construct 30" Curb and Gutter	Linear Feet	3867	31.00	119,877.00	18.76	72,544.92	30.00	116,010.00	21.00	81,207.00
10	Construct 24" Curb and Gutter	Linear Feet	107	35.00	3,745.00	19.14	2,047.98	49.00	5,243.00	42.50	4,547.50
11	Detectable Warning Surface for ADA Ramps (2'x 2' Cast Iron Panel)	Each	20	300.00	6,000.00	240.00	4,800.00	685.00	13,700.00	200.00	4,000.00
12	4" Concrete Flatwork	Square Feet	15885	7.50	119,137.50	4.82	76,565.70	7.30	115,960.50	7.25	115,166.25
13	6" Concrete Flatwork	Square Feet	5769	10.50	60,574.50	5.85	33,748.65	8.50	49,036.50	9.50	54,805.50
14	9" Concrete Flatwork (Steps, Waterways & Transition Structures)	Square Feet	1821	20.00	36,420.00	11.22	20,431.62	16.00	29,136.00	11.25	20,486.25
15	9" Portland Cement Concrete Pavement	Square Feet	79940	8.50	679,490.00	8.35	667,499.00	8.95	715,463.00	11.25	899,325.00
16	Construct 6" Curb Wall Adjacent to Sidewalk	Linear Feet	53	40.00	2,120.00	34.00	1,802.00	65.00	3,445.00	53.00	2,809.00
17	Adjust Manhole	Each	9	500.00	4,500.00	350.00	3,150.00	1,050.00	9,450.00	850.00	7,650.00
18	Adjust Valve Box	Each	11	400.00	4,400.00	250.00	2,750.00	765.00	8,415.00	750.00	8,250.00
19	Raise Existing Storm Inlet	Each	3	600.00	1,800.00	1,150.00	3,450.00	3,625.00	10,875.00	590.00	1,770.00
20	Road Base	Ton	3281.8	24.00	78,763.56	24.70	81,060.46	34.00	111,581.20	20.00	65,636.00
21	Asphalt Pavement	Ton	166.6	100.00	16,664.17	138.00	22,990.80	110.00	18,326.00	125.00	20,825.00
22	Install City Furnished Street Signs	Each	4	300.00	1,200.00	285.00	1,140.00	550.00	2,200.00	5,900.00	23,600.00
23	Remove Existing Sign	Each	4	150.00	600.00	150.00	600.00	104.00	416.00	375.00	1,500.00
24	Relocate Existing Sign	Each	2	300.00	600.00	285.00	570.00	920.00	1,840.00	375.00	750.00
25	Relocate Mailbox	Each	1	300.00	300.00	850.00	850.00	415.00	415.00	550.00	550.00
26	Pavement Striping	Lump Sum	1	14,000.00	14,000.00	3,156.75	3,156.75	11,500.00	11,500.00	4,200.00	4,200.00
27	4' Chain Link Fence	Linear Feet	109	25.00	2,725.00	59.77	6,514.93	27.00	2,943.00	25.25	2,752.25
28	Sod & Topsoil	Square Feet	18000	2.00	36,000.00	1.83	32,940.00	1.10	19,800.00	1.90	34,200.00
29	Sprinkler Pipe	Linear Feet	6500	5.00	32,500.00	5.40	35,100.00	2.30	14,950.00	1.10	7,150.00
30	Sprinkler Head	Each	650	25.00	16,250.00	21.85	14,202.50	22.00	14,300.00	16.50	10,725.00
31	Connect to Existing Sprinkler System	Each	31	350.00	10,850.00	170.20	5,276.20	585.00	18,135.00	325.00	10,075.00
				1,569,963.48		1,532,219.10		1,656,473.60		1,757,881.50	

City Council Staff Report



Subject: Request for Release of Easement
424, 430 E Canyon Estates Dr.
Author: Lloyd Cheney
Department: Engineering
Date: April 27, 2021

Background

Rustin and Jana Ostler and Whitney Charles are requesting a release of 2~7 foot wide easements which follow the property line between 424 E and 430 E Canyon Estates Drive.

Analysis

The Ostlers recently purchased the existing lot at 424 E intending to construct a new single family home. This lot has remained undeveloped for decades, due to the steep grades at the front of the property caused by the construction of Canyon Estates Drive and the topography of the lot itself. Vacation of the existing easements will provide an accommodation for the construction of the proposed driveway by allowing retaining walls to be constructed in the area encumbered by the utility easement. The applicant has obtained the necessary signatures and documentation from the affected utilities.

Department Review

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

Significant Impacts

None

Recommendation

I recommend that the Council approve this Release of Easement, and authorize the Mayor to sign the Release of Easement Document.

Attachments

1. Exhibit showing the location of the easements to be released.
2. Copy of the Release of Easement Documents

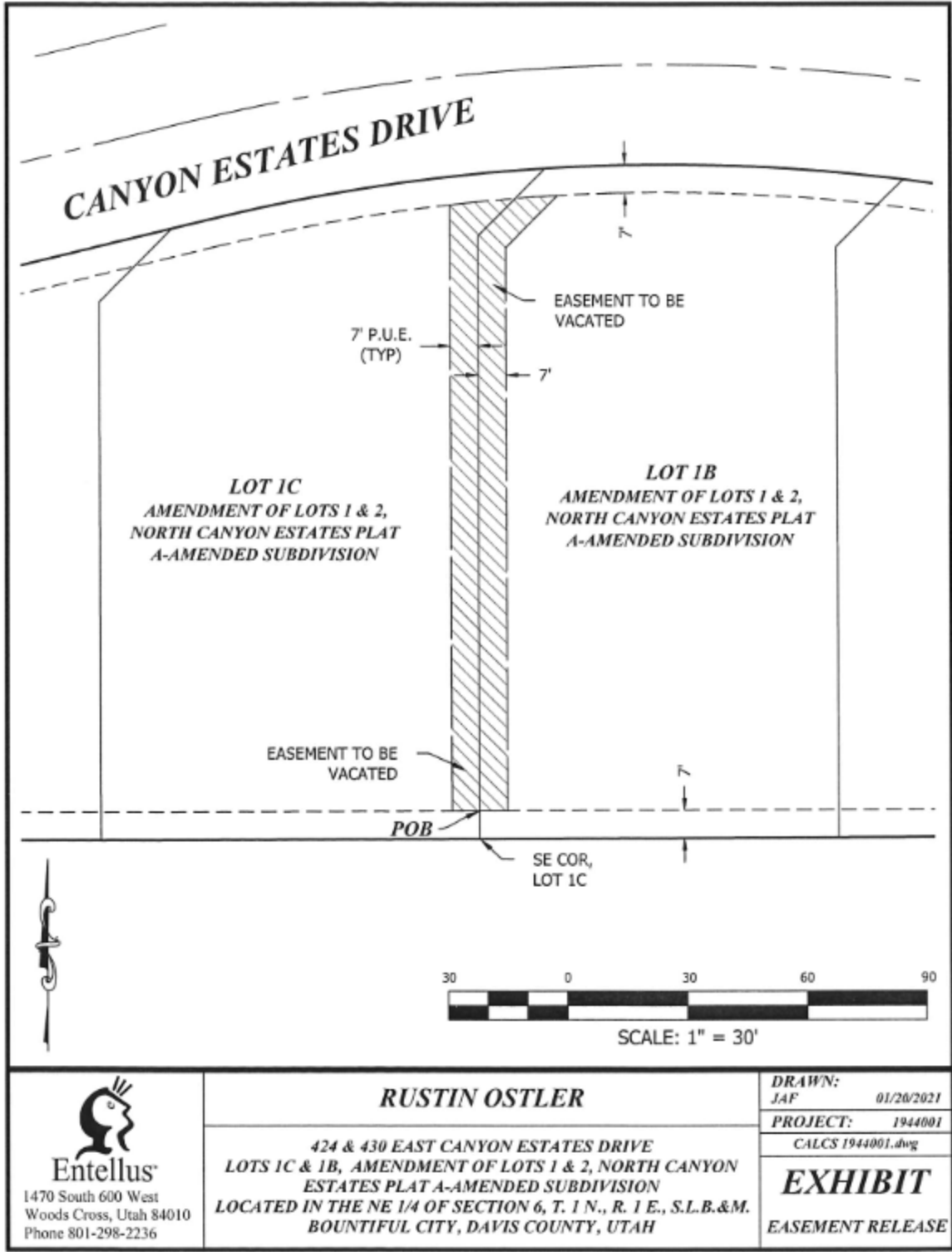


Figure 1 Easements to be released.

RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

See Attachment A

424 & 430 E Canyon Estates Dr, Bountiful

UTILITY COMPANY APPROVAL

Bountiful City Engineer [Signature] Date 4/20/2021
Bountiful Light & Power Date
Bountiful Subcon. District N/A Date
Dominion Energy SEE ATTACHED Date
Century Link SEE ATTACHED Date
Bountiful Water Date
South Davis Sewer [Signature] Date 2/26/2021
Comcast Television SEE ATTACHED Date
Weber Basin Water N/A Date

Dated this ___ day of _____, _____.

Mayor _____

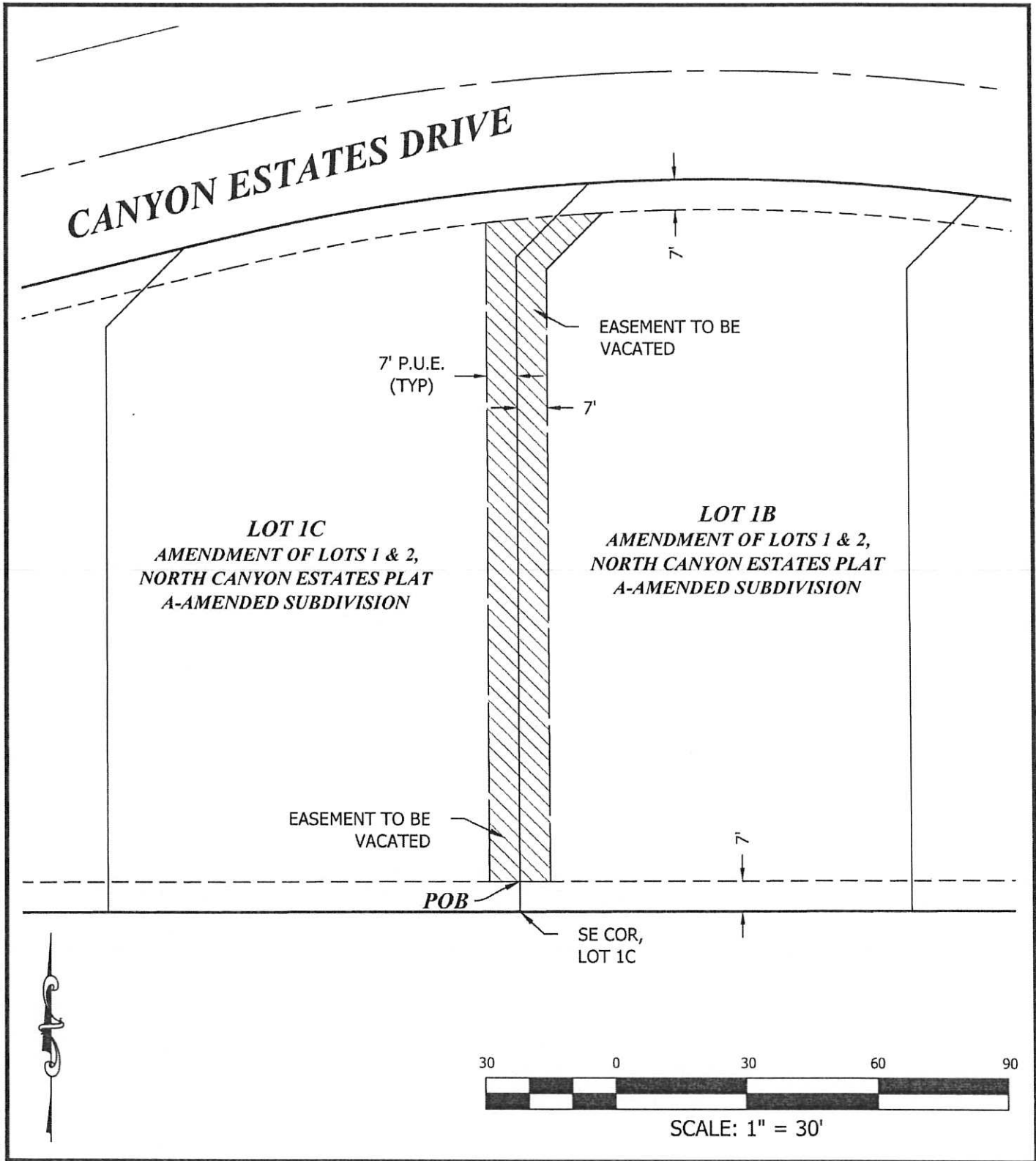

Attest: _____
City Recorder

STATE OF UTAH)
)
County of Davis)

On the ___ day of _____, _____, personally appeared before me,
_____, Mayor and _____,
City Recorder of Bountiful, who each being by me duly sworn did say that the above
instrument was signed in behalf of Bountiful City, municipal corporation, by authority of
the City Council and they did each acknowledge to me that they executed the same.

Notary Public

Seal

Entellus™
 1470 South 600 West
 Woods Cross, Utah 84010
 Phone 801-298-2236

RUSTIN OSTLER

424 & 430 EAST CANYON ESTATES DRIVE
 LOTS 1C & 1B, AMENDMENT OF LOTS 1 & 2, NORTH CANYON
 ESTATES PLAT A-AMENDED SUBDIVISION
 LOCATED IN THE NE 1/4 OF SECTION 6, T. 1 N., R. 1 E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:
 JAF 01/20/2021

PROJECT: 1944001
 CALCS 1944001.dwg

EXHIBIT

EASEMENT RELEASE

Intelligent. Innovative.
Inclusive.

PROJECT NO. 1944001
CLIENT: RUSTIN OSTLER
WRITTEN BY DEW 01/25/2021

RELEASE OF EASEMENT

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF AN EASEMENT AND THE EAST LINE OF LOT 1C, AMENDMENT OF LOTS 1 & 2, NORTH CANYON ESTATES PLAT A – AMENDED SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT BEING NORTH 00°08'11" WEST 7.00 FEET ALONG THE LOT LINE FROM THE SOUTHEAST CORNER OF SAID LOT 1C, AND RUNNING THENCE SOUTH 89°47'48" WEST 7.00 FEET ALONG SAID NORTH EASEMENT LINE TO THE WEST LINE OF AN EASEMENT; THENCE NORTH 00°08'11" WEST 151.97 FEET ALONG SAID WEST EASEMENT LINE TO THE SOUTH LINE OF AN EASEMENT AND TO A POINT ON A NON-TANGENT, 475.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE EASTERLY 27.19 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°16'47", CHORD BEARING NORTH 85°09'57" EAST 27.19 FEET ALONG SAID SOUTH EASEMENT LINE TO THE EAST LINE OF AN EASEMENT; THENCE SOUTH 45°00'00" WEST 18.48 FEET ALONG SAID EAST EASEMENT LINE; THENCE SOUTH 00°08'11" EAST 141.14 FEET ALONG SAID EAST EASEMENT LINE TO SAID NORTH LINE OF AN EASEMENT; THENCE SOUTH 89°47'48" WEST 7.00 FEET ALONG SAID NORTH EASEMENT LINE TO SAID INTERSECTION AND TO THE POINT OF BEGINNING.



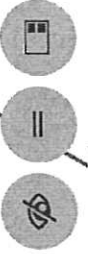
CONTAINS 0.051 ACRES

1470 South 600 West
Woods Cross, Utah
84010

Tel. 801.298.2236
Web www.entellus.com



Tools



Legend

Bookmarks

Locate

Measure

Printing

Navigation

Create Activity

Redline

Selection



- Tools
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- Bookmarks
- Locate
- Measure
- Printing
- Navigation
- Create Activity
- Redline
- Selection



RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

See Attachment A

UTILITY COMPANY APPROVAL

Bountiful City Engineer _____ Date _____
 Bountiful Light & Power R. Alan Fairless Date 3-1-2021
 Bountiful Subcon. District _____ Date _____
 Dominion Energy _____ Date _____
 Century Link _____ Date _____
 Bountiful Water _____ Date _____
 South Davis Sewer _____ Date _____
 Comcast Television _____ Date _____
 Weber Basin Water _____ Date _____

Dated this _____ day of _____, _____.

Mayor _____

Attest: _____
City Recorder

STATE OF UTAH)
)
County of Davis)

On the _____ day of _____, _____, personally appeared before me, _____, Mayor and _____, City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

Notary Public

Seal

RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

See Attachment A

UTILITY COMPANY APPROVAL

Bountiful City Engineer _____	Date _____
Bountiful Light & Power _____	Date _____
Bountiful Subcon. District _____	Date _____
Dominion Energy _____	Date _____
Century Link _____	Date _____
Bountiful Water <u>B. [Signature]</u>	Date <u>3-10-2021</u>
South Davis Sewer _____	Date _____
Comcast Television _____	Date _____
Weber Basin Water _____	Date _____

Dated this _____ day of _____, _____.

Mayor _____

Attest: _____
City Recorder

STATE OF UTAH)
)
County of Davis)

On the _____ day of _____, _____, personally appeared before me, _____, Mayor and _____, City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

Notary Public

Seal

3/9/2021



Rustin Ostler
424 & 430 East Canyon Estates Dr.
Bountiful, UT 84010

No Reservations/No Objection

SUBJECT: Approval to vacate the East 7' Public Utility Easement (PUE) of Lot 1C and the West 7' PUE of Lot 1B, Amendment of Lots 1 & 2 North Canyon Estates Plat A, located in a part of the NE1/4 of Section 6, T1N, R1E, S.L.B.&M., Bountiful City, Davis County, UT. APN: 01-031-0003 & 01-031-0002

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

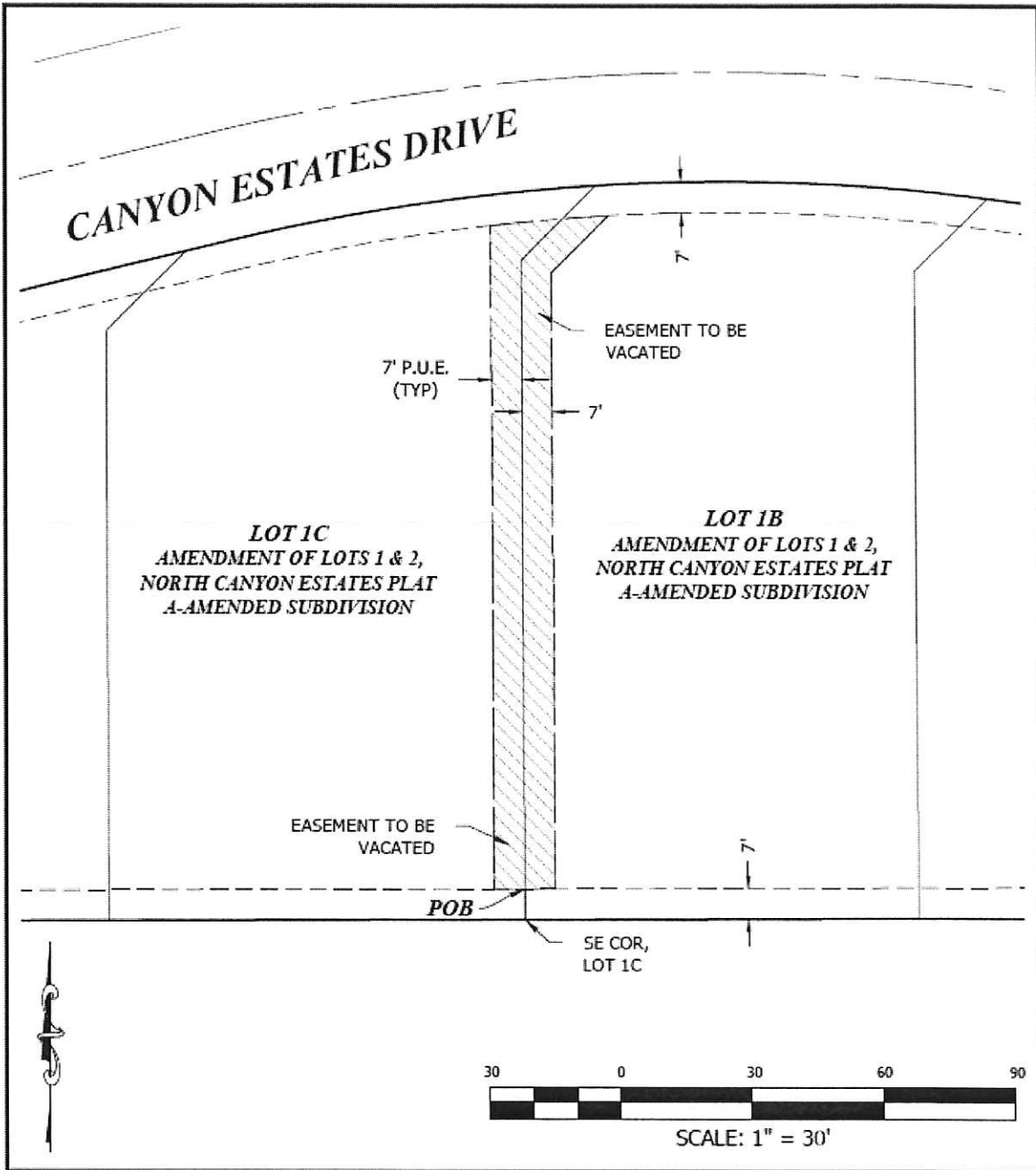
It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.


This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink
P835620

EXHIBIT A



 Entellus 1470 South 600 West Woods Cross, Utah 84010 Phone 801-298-2236	RUSTIN OSTLER	DRAWN: JAF 01/20/2021
	424 & 430 EAST CANYON ESTATES DRIVE LOTS 1C & 1B, AMENDMENT OF LOTS 1 & 2, NORTH CANYON ESTATES PLAT A-AMENDED SUBDIVISION LOCATED IN THE NE 1/4 OF SECTION 6, T. 1 N., R. 1 E., S.L.B.&M. BOUNTIFUL CITY, DAVIS COUNTY, UTAH	PROJECT: 1944001 CALCS 1944001.dwg
		EXHIBIT EASEMENT RELEASE



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

March 5, 2021

Rustin Ostler
424 & 430 East Canyon Estates Drive
Bountiful, Utah 84010

To whom it may concern,

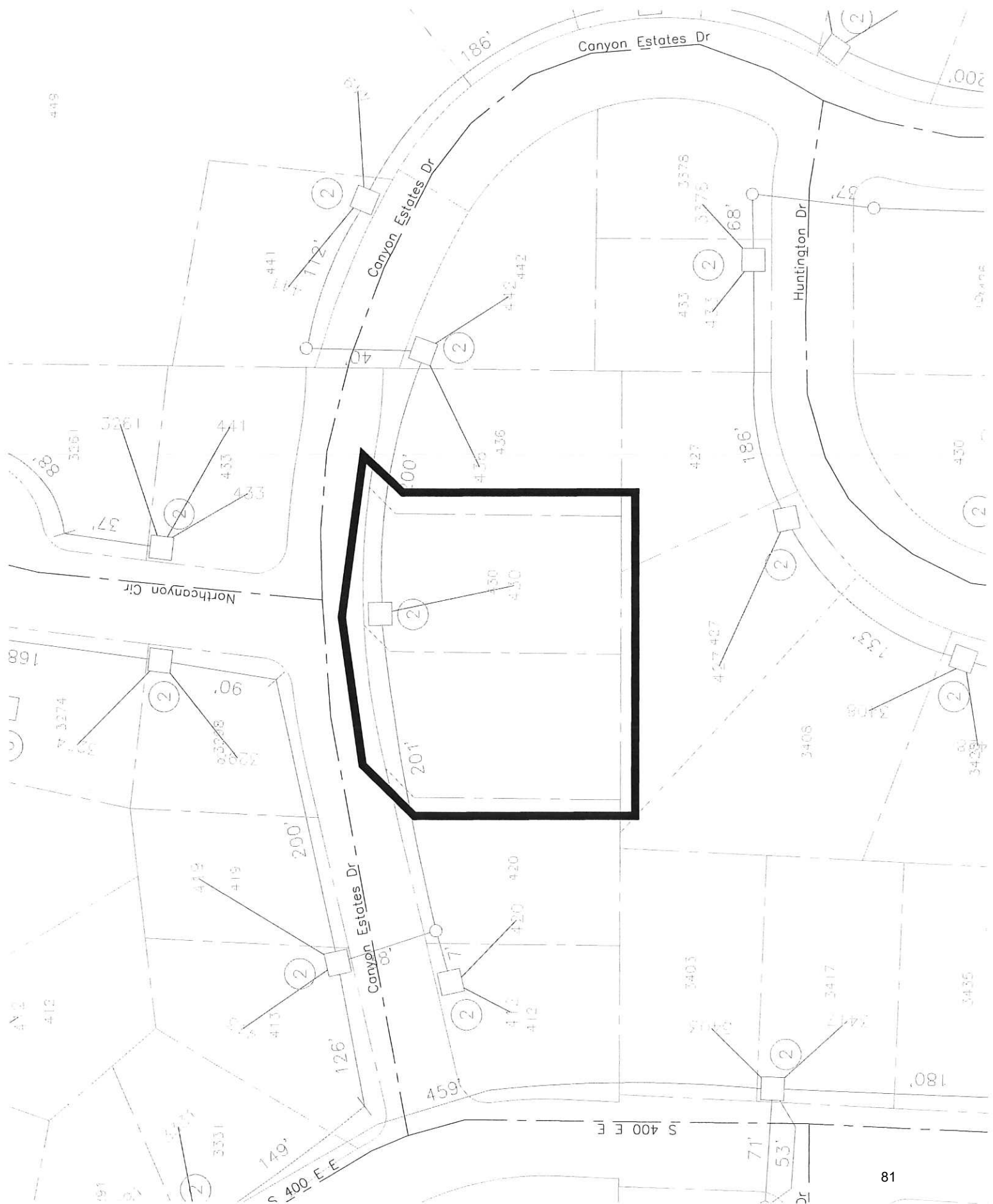
Comcast of Utah II currently has a pedestal and underground cable running along the front North Easement lines of the properties located at 424 & 430 East Canyon Estates Drive, Bountiful, Utah 84010. Comcast of Utah II grants permission to vacate the easement, which exists along the middle line of the properties located at 424 & 430 East Canyon Estates Drive, Bountiful, Utah 84010, according to the CALC 1944001 Exhibit. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

A handwritten signature in cursive script that reads "Courtney Filizetti".

Courtney Filizetti
Authorized Representative



Space above for County Recorder's use
PARCEL I.D.# 010310003

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Davis County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 1C, Amd of Lots 1 & 2 North Canyon Estates Plat A - Amd Subdivision, located in the Northeast quarter of Section 6, Township 1 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah; said Subdivision recorded in the Office of the County Recorder for Davis County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on March 17, 2021.

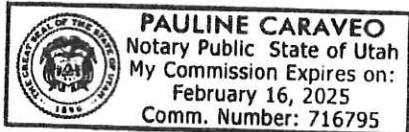
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: Richard A. Helstrom
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On March 17, 2021, personally appeared before me Richard A. Helstrom, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Caraveo
Notary Public



Space above for County Recorder's use
PARCEL I.D.# 010310002

DISCLAIMER OF UTILITY EASEMENT

The undersigned, QUESTAR GAS COMPANY dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Davis County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 1B, Amd of Lots 1 & 2 North Canyon Estates Plat A - Amd Subdivision, located in the Northeast quarter of Section 6, Township 1 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah; said Subdivision recorded in the Office of the County Recorder for Davis County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on March 17, 2021.

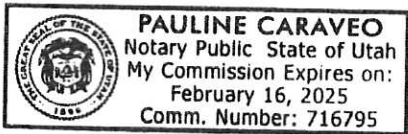
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: *Richard A. Helstrom*
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On March 17, 2021, personally appeared before me Richard A. Helstrom, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Caraveo
Notary Public



City Council Staff Report



Subject: Request for Release of Easement
4738 Spring Meadow Cir.
Author: Lloyd Cheney
Department: Engineering
Date: April 27, 2021

Background

Lew Evans and Mark Bassett requesting a release of 2~ 7 foot wide easements which follow the property line between 4738 S (Lot 408) and 4764 S Spring Meadow Cir.

Analysis

Mr. Evans desires to build an addition onto the side of his garage to accommodate his recreational vehicle parking needs. The Administrative Committee has required that the easements be released due to the proposed encroachment of the new structure. The applicant has obtained the necessary signatures and documentation from the affected utilities.

Department Review

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

Significant Impacts

None

Recommendation

I recommend that the Council approve this Release of Easement, and authorize the Mayor to sign the Release of Easement Document.

Attachments

1. Exhibit showing the location of the easements to be released.
2. Copy of the Release of Easement Documents

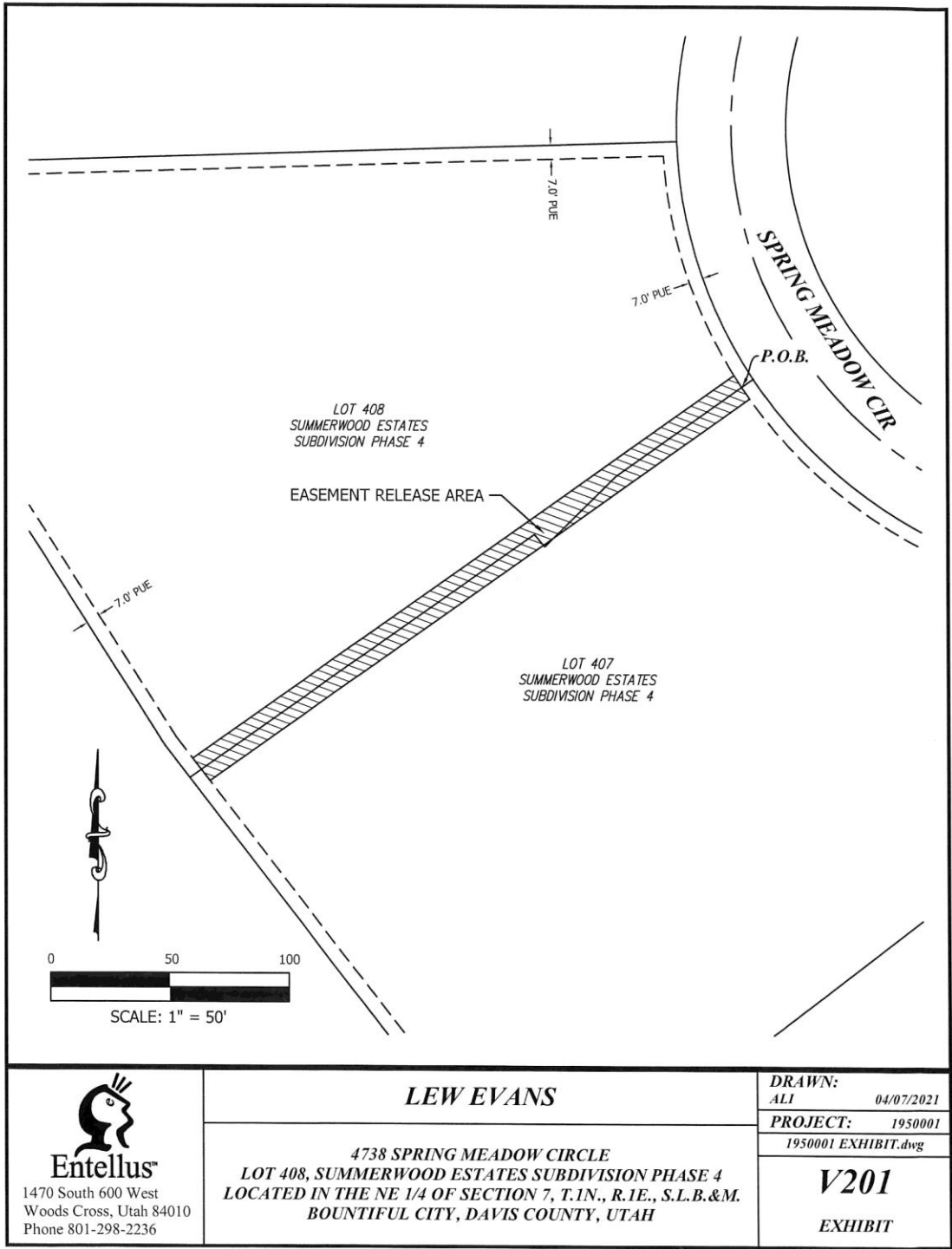


Figure 1 Easements to be released.

RELEASE OF EASEMENT

BOUNTIFUL, a municipal corporation, does hereby release a utility easement over, and under and across the following described property:

See Attachment A

UTILITY COMPANY APPROVAL

Bountiful City Engineer	<u>Udon Cherry</u>	Date	<u>4/21/2021</u>
Bountiful Light & Power	<u>R. Alan Farnes</u>	Date	<u>4-8-21</u>
Bountiful Subcon. District	<u>Kirk Jol</u>	Date	<u>4-9-21</u>
Dominion Energy	<u>SEE ATTACHED</u>	Date	<u>-</u>
Century Link	<u>SEE ATTACHED</u>	Date	<u>-</u>
Bountiful Water	<u>[Signature]</u>	Date	<u>4-9-21</u>
South Davis Sewer	<u>[Signature]</u>	Date	<u>4-9-21</u>
Comcast Television	<u>SEE ATTACHED</u>	Date	<u>-</u>
Weber Basin Water	<u>N/A</u>	Date	<u>-</u>
SOUTH DAVIS WATER	<u>[Signature]</u>		<u>4-9-21</u>

Dated this _____ day of _____, _____.

Mayor _____

Attest: _____
City Recorder

STATE OF UTAH)
)
County of Davis)

On the _____ day of _____, _____, personally appeared before me, _____, Mayor and _____, City Recorder of Bountiful, who each being by me duly sworn did say that the above instrument was signed in behalf of Bountiful City, municipal corporation, by authority of the City Council and they did each acknowledge to me that they executed the same.

Notary Public

Seal

Space above for County Recorder's use
PARCEL I.D.# 012750408

DISCLAIMER OF UTILITY EASEMENT

The undersigned, **QUESTAR GAS COMPANY** dba Dominion Energy Utah, Grantor, hereby disclaims and releases any rights, title or interest which it may have in and to the following-described real property in Davis County, Utah, to-wit:

All public utility easements, excepting the easement(s) or portion of easement(s) running adjacent and parallel to the street(s), located within Lot 408, Summerwood Estates Phase 4 Subdivision, located in the Northeast quarter of Section 7, Township 1 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah; said Subdivision recorded in the Office of the County Recorder for Davis County, Utah.

IN WITNESS WHEREOF, this disclaimer and release of any right, title or interest has been duly executed on April 14, 2021.

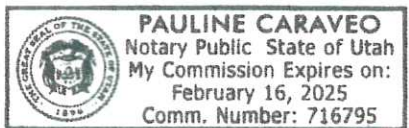
QUESTAR GAS COMPANY
Dba Dominion Energy Utah

By: *Richard A. Hellstrom*
Authorized Representative

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

On April 14, 2021, personally appeared before me *Richard A. Hellstrom*, who, being duly sworn, did say that (s)he is an Authorized Representative for QUESTAR GAS COMPANY dba Dominion Energy Utah, and that the foregoing instrument was signed on behalf of said corporation pursuant to a Delegation of Authority.

Pauline Caraveo
Notary Public





CenturyLink

4/15/2021

Lewis & Janet Evans
4738 S. Spring Meadow Cir.
Bountiful, UT 84010

No Reservations/No Objection

SUBJECT: Approval to Vacate the Public Utility Easements (PUE) along the common lot line of Lot 408 & Lot 407, Summerwood Estates Subdivision Phase 4, Bountiful City, Davis County, UT.

APN: 01-275-0408 & 01-275-0407

To Whom It May Concern:

Qwest Corporation d/b/a CENTURYLINK QC ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

Sincerely yours,

Mary Hutton
Network Infrastructure Services
CenturyLink
P836380



Comcast Cable Communications, Inc.
1350 E. Miller Ave.
Salt Lake City, Utah 84106
801-401-3041 Tel
801-255-2711 Fax

April 21, 2021

Lew Evans
4738 Spring Meadow Circle
Bountiful, Utah 84010

To whom it may concern,

Comcast of Utah II grants permission to encroach upon the easement, which exists along the east line of the property located at 4738 Spring Meadow Cir, Bountiful, UT 84010. As long as it does not interfere with or deny access to our existing facilities (Poles, cable, conduits, pedestal, electronics). Three feet of clearance must be maintained around all pedestals.

If you need our facilities to be moved, it can be done at your expense. If any damage is incurred to our facilities due to your encroachment, repairs will be done at your expense. Be sure to contact Blue Stakes to locate all utility services at least 48 hours before digging.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Houston".

Jeff Houston

Authorized Representative