

# BOUNTIFUL CITY COUNCIL MEETING

## TUESDAY, May 28, 2019

**5:30 p.m. Site Visit at Downtown Plaza; 6:00 p.m. - Work Session**  
**7:00 p.m. – Regular Session**

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

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

### AGENDA

#### 5:30 Site Visit – Downtown Plaza

#### 6:00 p.m. - Work Session

1. Golf course update – Mr. Brock Hill p. 3
2. UTA service summary and choices presentation – Ms. Beth Holbrook p. 5

#### 7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Approve minutes of previous meeting held on May 14, 2019 p. 9
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid May 6 & 13, 2019 p. 15
6. Consider approval of the purchase of HP Nimble storage equipment from NetWize in the amount of \$35,276 – Mr. Alan West p. 19
7. Consider approval of Resolution 2019-03 further approving the County CDBG Program Interlocal Cooperation Agreement which covers Fiscal Years 2020, 2021 and 2022 – Mr. Galen Rasmussen p. 23
8. Consider approval of the purchase of a new double bucket truck from Altec Industries Inc. in the amount of \$255,430 – Mr. Allen Johnson p. 37
9. Consider approval of the purchase of new battery banks from GNB Industrial Power in the amount of \$22,630 for the Titan generators – Mr. Allen Johnson p. 41
10. Consider awarding the contract for the 200 North reconstruction to Advanced Paving – Mr. Lloyd Cheney p. 43
11. Consider approval of Ordinance 2019-02 prohibiting the discharge of fireworks east of Davis Boulevard – Mr. Clinton Drake p. 47
12. Consider final site plan approval for Towns on Second, 393 West 200 North, Mr. Brad Kurtz, applicant – Mr. Clinton Drake p. 53
13. PUBLIC HEARING – Consider a proposal to change the zoning designation for approximately 15.5 acres from C-G/PUD and MXD-PO to MXD-R, located at 1520, 1650 and 1750 South Main Street and 1512, 1551, 1560 and 1580 Renaissance Towne Center, Mr. Bruce Broadhead, applicant – Mr. Clinton Drake p. 71
14. Adjourn

  
City Recorder



# City Council Staff Report



**Subject:** Golf Course Update

**Author:** Brock Hill

**Department:** Golf Course

**Date:** 28 May 2019

## **Background**

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

In August 2018, we suffered a setback when the greens were sprayed with a chemical intended to regulate plant growth. Within a couple days of the application it was apparent that the chemical was miss-applied and damage to 16 of the 19 greens was the result.

## **Analysis**

Immediate action was taken to remedy the situation. Greens were heavily irrigated to help flush the chemical down through the root profile, greens were reseeded after 10 days of letting the chemical dissipate, and collars and other affected areas were removed and resodded. Also, new chemical mixing and spraying procedures have been put in place to act as checks and balances to prevent any further misapplications. In addition, the green fee rate was reduced to \$35.00 starting in September. Regular informative updates were sent out to the men's and women's association, to keep them apprised of the progress being made, and marketing efforts were put in place to retain scheduled tournaments and encourage regular daily play to continue. We went into the winter with 75% of the greens in good shape and the expectation that spring would bring new turf growth on the greens and healthy consistent collars.

Spring 2019 has been a wet one. Fortunately this has helped the conditions of the course to improve at a more rapid pace than anticipated. Normal maintenance operations, including mowing, fertilizing, and yes even chemical applications have continued and the staff is working hard to bring the course back to its full playable condition Bountiful Ridge is known for. Currently, the greens are 98% healed with 100% of the collars grown-in and playing consistently. Also, we have started our bunker renovation project. Bunkers on holes 10, 11, 12, and 9 have been completed. A total of 7 bunkers have had the sand removed, drainage added, edges recut and resodded, and new sand placed. The results have been well received by patrons and resulted in better more consistent bunker play. Lastly, we are back to our full green fee rate of \$46.00 for 18 holes. This includes a cart.

## **Department Review**

The review was completed by the Parks and Golf Departments

## **Recommendation**

For information only

## **Attachments**

None





# City Council Staff Report



**Subject:** UTA Service Choices Planning Process  
**Author:** Gary Hill  
**Department:** Administration  
**Date:** May 28, 2019

---

## **Background**

The Utah Transit Authority (UTA) recently changed its governance model and replaced a multiple-member, part-time Board of Trustees with a three-member Trustee model. Beth Holbrook, former member of the Bountiful City Council, was appointed in 2018 to the new Board of Trustees to represent Davis, Weber, and Box Elder Counties.

On May 28<sup>th</sup>, Trustee Holbrook will visit with the City Council to share information about an upcoming public planning process referred to as the "Service Choices" initiative. Trustee Holbrook will also be available to answer questions about UTA and its services in Davis County

## **Analysis**

Included with report are ridership and service line information that will be discussed as a part of the presentation. Trustee Holbrook has shared that she is excited to meet with the Council in her new capacity and looks forward to entertaining any questions the Council might have for her.

## **Department Review**

This report was prepared by the City Manager

## **Significant Impacts**

None

## **Recommendation**

This item is for information only.

## **Attachments**

UTA Service and Route Summary

# Service summary

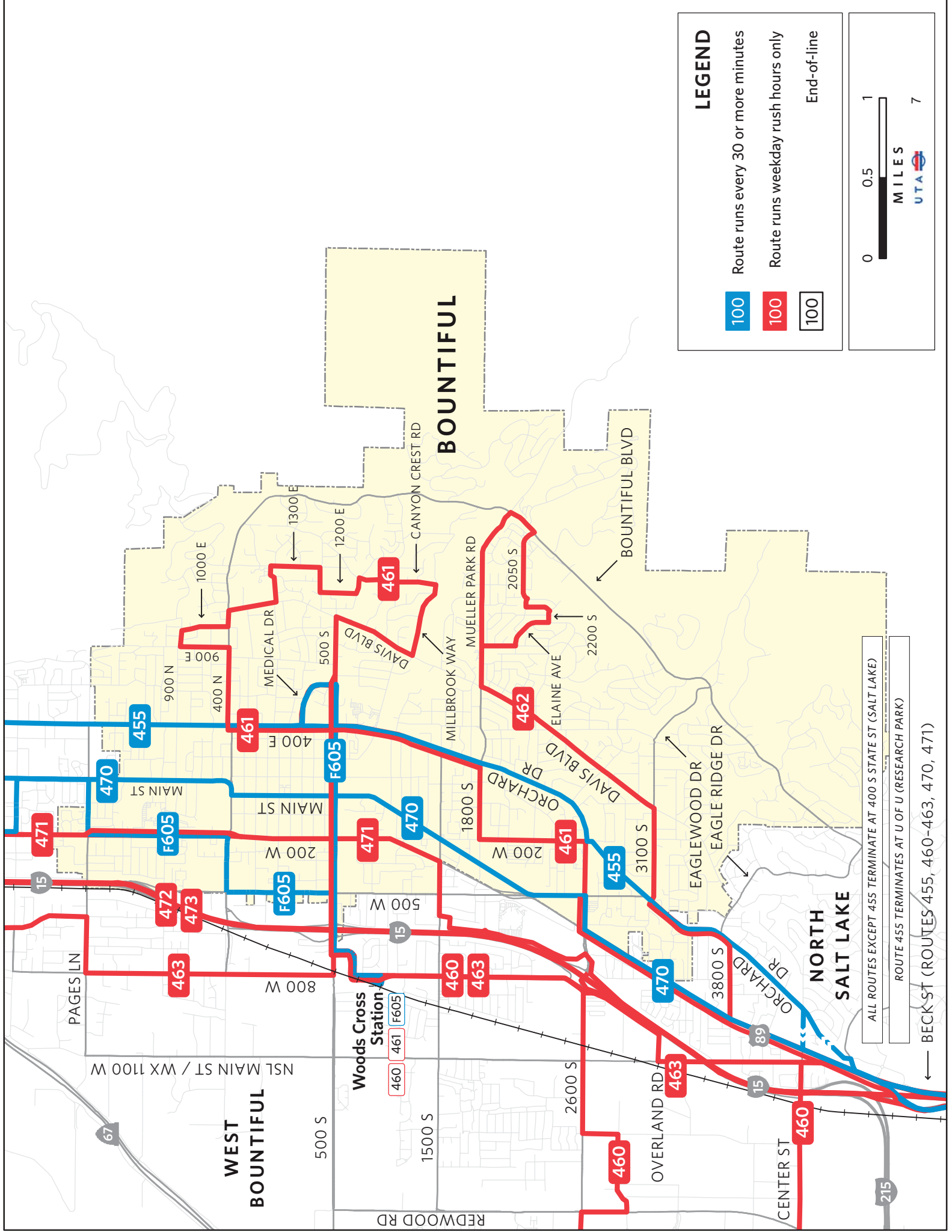
## City of Bountiful

ROUTE	RIDERSHIP AVERAGE WEEKDAY	FREQUENCY IN MINUTES			HOURS OF SERVICE		
		WEEKDAY	SATURDAY	SUNDAY	WEEKDAY	SATURDAY	SUNDAY
<b>455</b>	<b>1570</b>	<b>30-60</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>460</b>	<b>43</b>	<b>2 AM TRIPS 2 PM TRIPS</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>461</b>	<b>67</b>	<b>3 AM TRIPS 3 PM TRIPS</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>462</b>	<b>77</b>	<b>3 AM TRIPS 3 PM TRIPS</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>463</b>	<b>43</b>	<b>2 AM TRIPS 2 PM TRIPS</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>470</b>	<b>3296</b>	<b>20-30 30-60 EVENING</b>	<b>30 30-60 EVENING</b>	<b>30 30-60 EVENING</b>	4:00 AM - 12:30 AM	7 AM - 12 AM	7:30 AM - 9:30 PM
<b>471</b>	<b>56</b>	<b>3 AM TRIPS 2 PM TRIPS</b>	—	—	AM AND PM RUSH HOURS	—	—
<b>F605</b>	—	<b>30-60</b>	—	—	6:00 AM - 8:00 PM	—	—

AUG 2018

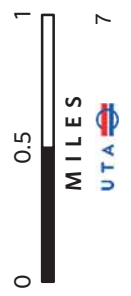
ROUTES 472 AND 473 TRAVEL WITHIN BOUNTIFUL ON INTERSTATE 15,  
BUT HAVE NO STOPS WITHIN THE CITY.

SERVICE MAP ON THE NEXT PAGE



**LEGEND**

- 100 Route runs every 30 or more minutes
- 100 Route runs weekday rush hours only
- 100 End-of-line



ALL ROUTES EXCEPT 455 TERMINATE AT 400 S STATE ST (SALT LAKE)

ROUTE 455 TERMINATES AT U OF U (RESEARCH PARK)

← BECK ST (ROUTES 455, 460-463, 470, 471)

**WEST  
BOUNTIFUL**

**BOUNTIFUL**

**NORTH  
LAKE**

**Woods Cross  
Station**

NSL MAIN ST / WX 1100 W

REDWOOD RD

OVERLAND RD

CENTER ST

PAGES LN

800 W

500 W

200 W

400 E

400 N

900 N

1000 E

1300 E

1200 E

500 S

1800 S

2600 S

3100 S

3800 S

2050 S

2200 S

2050 S

2050 S

2050 S

2050 S



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46

Minutes of the  
BOUNTIFUL CITY COUNCIL  
May 14, 2019 – 6:30 p.m.

Present: Mayor Pro Tem Kate Bradshaw  
Councilmembers Kate Bradshaw, Kendalyn Harris, John Marc Knight,  
Chris Simonsen  
City Manager Gary Hill  
Assistant City Manager Galen Rasmussen  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Police Chief Tom Ross  
SDMFA Fire Chief Jeff Bassett  
Recording Secretary Maranda Hilton

Excused: Mayor Randy Lewis  
Councilman Richard Higginson

Official notice of the City Council Meeting was given by posting an Agenda at the temporary City Hall locations (805 South and 150 North Main Street, Suites 101 & 103) and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

**Work Session – 6:30 p.m.**  
**South Davis Metro Fire Station Conference Room**

Mayor Pro Tem Bradshaw called the meeting to order at 6:37 p.m. and welcomed those in attendance, then turned the time over to Mr. Gary Hill, City Manager.

**DOWNTOWN PLAZA NAMING PROCESS DISCUSSION – MR. GARY HILL**

Mr. Hill reminded the Council that they had expressed certain preferences at the Council Retreat in February about how they would like the naming process for the Downtown Plaza to proceed (gather public suggestions via surveys but give final say to the Council, find a name that promotes Bountiful's Downtown area if possible, and avoid naming it something that will never be used; e.g., Station Park), and it is now time to revisit the topic and narrow down the timeline of naming the Plaza. He asked the Council if they had any thoughts about whether the Plaza should be named before it opens to the public or afterwards. The Councilmembers were split on this topic, but leaned more toward having a name for the Plaza before it opened because that could help with publicity efforts. Although it was also suggested to wait until it is closer to opening day in order for people to see it for themselves and think of names that will fit. It was determined that City Staff would begin drafting a Qualtrics survey to send out to residents to solicit name ideas, and Council requested that the survey contain pictures and renderings of the Plaza to help people have an idea of what it will be like once finished. The survey will hopefully drive excitement and raise awareness about the Plaza. The topic will be revisited by the Council this summer when they can gather suggestions and determine if they have enough to choose from or if they would like more. There is no need to set a definite deadline as of yet.

1 Mr. Hill turned some time over to Mr. Lloyd Cheney, City Engineer, to update the Council on  
2 the Plaza's progress. Mr. Cheney said that although the heavy rains slowed down construction quite a  
3 bit, things are now progressing at a fast pace. Right now they are working feverishly on the plumbing  
4 for the water feature and on grading the site for the ice skating concessions/Zamboni/ice sheet  
5 mechanical equipment building. The building shells for the concessions and restroom buildings are  
6 erected and the roof structures will be started in the next week or so. The contractor from Canada will  
7 also be here in the next week to get started on some of the underground piping for the ice sheet, after  
8 which footings can be built. The new curb and gutter construction on the north side of the plaza site is  
9 almost complete and looks really nice. Next week we should also have a response from the Health  
10 Department about getting our water feature approved.

11 Mr. Hill then mentioned that we were very pleased to receive a grant from the Utah State  
12 Outdoor Recreation Office for \$150,000 for use in our Plaza. They support projects which will help  
13 people get outside and be active.

14  
15 The work session of the City Council was adjourned at 6:59 p.m.

16  
17 **Regular Meeting – 7:00 p.m.**  
18 **South Davis Metro Fire Station Conference Room**  
19

20 Mayor Pro Tem Bradshaw called the meeting to order at 7:00 p.m. and welcomed those in  
21 attendance. Councilman Knight led the Pledge of Allegiance and President Dan Lake, Bountiful  
22 Heights Stake, offered a prayer.

23  
24 **PUBLIC COMMENT**

25 The public comment section was opened at 7:03 p.m.

26 The public comment section was closed at 7:03 p.m.

27  
28 **APPROVE MINUTES OF PREVIOUS MEETINGS:**

29 a. **April 11, 2019 – Parks, Recreation and Arts Budget Committee**

30 b. **April 23, 2019 – City Council**

31 Councilwoman Harris asked a question about whether or not the Parks, Recreation and Arts  
32 subcommittee granted money from the RAP tax fund. Mr. Rasmussen said that they did, and he  
33 would be going over those details later in the meeting along with the tentative budget.

34 Councilwoman Harris made a motion to approve the minutes as printed and Councilman  
35 Knight seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Knight and  
36 Simonsen voting "aye".

37  
38 **COUNCIL REPORTS**

39 Councilman Simonsen invited everyone to attend the Veteran's Park Kickoff this Saturday  
40 May 18<sup>th</sup>. The location has been changed to the Viewmont High School auditorium.

41 Councilwoman Harris reminded everyone that the Chalk Art Festival is happening this week  
42 on Main Street and the BCYC will be painting over graffiti on Saturday morning.

43 Councilman Knight thanked the Fire Chief and his crew for putting out a fire earlier this week  
44 at the former Duncan Electric Building saving it from burning to the ground.

45 Councilwoman Bradshaw commented that she was very impressed with the turnout on the  
46 Day of Service hosted by the City two weeks ago. People came and participated in cleaning up the

1 new dog park, cleaning out planter boxes on Main Street and working on a new trailhead at Ward  
2 Canyon. She hopes it is something we can repeat and expand for next year.

3  
4 **CONSIDER APPROVAL OF:**

5 **a. Weekly Expenditures >\$1,000 paid April 15, 22 & 29, 2019**

6 **b. March 2019 Financial Report**

7 Councilman Knight made a motion to approve the weekly expenditures and Councilman  
8 Simonsen seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Knight  
9 and Simonsen voting “aye”.

10  
11 **CONSIDER ADOPTION OF THE FY 2020 TENTATIVE BUDGET – MR. GALEN**  
12 **RASMUSSEN**

13 Mr. Galen Rasmussen, Assistant City Manager, presented the FY2020 Tentative Budget for  
14 Council consideration and adoption as required by State law. Mr. Rasmussen explained that there  
15 were five not-for-profit organizations that requested grant funding from the City's RAP tax in Fiscal  
16 Year 2019-2020. The estimated available funds for grants was \$61,000 in the budget. A  
17 subcommittee of the Parks, Recreation and Arts Committee recommended partial funding of every  
18 request (with the exception of funding for the Joy Foundation which was recommended at the full  
19 \$10,000 requested). The total amount of Grant funds recommended by the subcommittee was  
20 \$44,500 which leaves \$16,500 for future allocation to grants or other RAP tax eligible work.

21 After the tentative budget is adopted by the Council, it will be available for public inspection  
22 on the City website for a time before the final budget is adopted. The budget comes about with great  
23 effort from Department Heads and Councilmembers working together, and is very large in scope.  
24 Total revenues and expenses for all City Funds and Departments is \$78,551,174. A public hearing on  
25 the tentative budget will be scheduled for June 11, 2019, at 7:00 p.m., and notice of that hearing will  
26 be mailed with utility bills throughout the month of May. Following that hearing and a Truth in  
27 Taxation Hearing to consider a tax increase, the Council will take action to adopt a final FY2020  
28 budget in August.

29 Councilman Knight made a motion to adopt the tentative budget and Councilman Simonsen  
30 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Knight and  
31 Simonsen voting “aye”.

32  
33 **CONSIDER FINAL APPROVAL OF THE JOE AND BETTE EGGETT PHASE 6**  
34 **SUBDIVISION LOCATED AT 1400 EAST 1800 SOUTH - MR. LLOYD CHENEY**

35 Mr. Cheney presented the Joe and Bette Eggett subdivision for final approval, stating that the  
36 Planning Commission has given its recommendation for approval as well. With the exception of a  
37 few minor corrections being made to the final plans, they have not changed since it was last reviewed  
38 by the Council in January.

39 Councilman Simonsen made a motion to give final approval for the Phase 6 subdivision and  
40 Councilwoman Harris seconded the motion. The motion passed with councilmembers Bradshaw,  
41 Harris, Knight and Simonsen voting “aye”.

42  
43 **CONSIDER APPROVAL OF THE BID FROM C.T. DAVIS EXCAVATION IN THE**  
44 **AMOUNT OF \$382,696 FOR 2019 STORM DRAIN PROJECTS – MR. LLOYD CHENEY**

45 Mr. Cheney stated that the Engineering Department has been busy obtaining bids for some of  
46 its upcoming scheduled maintenance projects. The storm drains project will include four major



1 projects reconstructing pipes and drains around the City. They were pleased to receive bids from nine  
2 different companies for this. C.T. Davis has not bid on City projects in the past, but they come highly  
3 recommended and have the experience we need.

4 Councilwoman Harris made a motion to approve the bid from C.T. Davis Excavation and  
5 Councilman Simonsen seconded the motion. The motion passed with councilmembers Bradshaw,  
6 Harris, Knight and Simonsen voting “aye”.

7  
8 **CONSIDER APPROVAL OF A PAYMENT TO M.C. GREEN AND SONS IN THE AMOUNT**  
9 **OF \$31,033 FOR THE REPAIR OF THE STORM DRAIN ON SOUTHVIEW CIRCLE – MR.**  
10 **LLOYD CHENEY**

11 Mr. Cheney explained that due to a highly corroded pipe in Southview Circle, a small  
12 indentation in the road quickly became a crater, and it was necessary to take action to get it repaired  
13 as soon as possible. Mr. Gary Hill, City Manager authorized the decision to hire someone and get it  
14 repaired. They called a few companies, and M.C. Greene and Sons responded promptly and they  
15 were able to get the repairs started that very day. Due to the deterioration of the pipe, it was  
16 impossible to put a liner pipe in, so a full pipe replacement was needed. Mr. Cheney said he feels that  
17 the final billing is more than fair considering the short notice and the quick response time.

18 Councilwoman Harris asked about the process for systematically evaluating the City’s storm  
19 drains to help us avoid these types of emergency situations. Mr. Cheney said there is a storm water  
20 management plan and it includes inspecting 10-20% of the city’s storm drains each year and mapping  
21 which ones need replacing first. In the 10+ years they’ve been working on the system, they have  
22 probably been through the City pipes a couple of times. Surprise failures still happen though, and it is  
23 an expensive industry.

24 Councilman Knight thanked the City Engineer and City Manager for their work in quickly  
25 resolving this issue. He asked which budget the repair money came out of. Mr. Cheney answered it  
26 came out of the Storm Water Maintenance Fund, but added that in order to complete some other  
27 routine maintenance they have planned, the budget may need to be adjusted before the end of the  
28 year. Mr. Hill added that they have recently recommended a storm drain fee increase of 25 cents,  
29 which will help get the replacement fund up to where it needs to be to cover these types of incidences  
30 in the future and stay on top of routine maintenance.

31 Councilwoman Harris made a motion to approve the payment to M.C. Green and Sons and  
32 Councilman Knight seconded the motion. Mayor Pro Tem then called for a vote. The motion passed  
33 with Councilmembers Bradshaw, Harris, Knight and Simonsen voting “aye”.

34  
35 **CONSIDER APPROVAL OF THE EXTENSION OF THE DEADLINE TO CONSTRUCT**  
36 **ALL PUBLIC IMPROVEMENTS FOR THE KATHRYN LANE PUD LOCATED AT 160**  
37 **WEST 1000 NORTH – MR. LLOYD CHENEY**

38 Mr. Cheney explained that this project was originally planned back in 2007. It was not started  
39 at that time, possibly due to the downturn in the economy. In 2015, the developer approached the  
40 City about it again which ended in another false start. The developer is back once more and feels very  
41 confident that this time he is ready to complete the project. The Engineering Department is asking  
42 that the Council grant a deadline extension as stipulated in the developer agreement signed in 2015.  
43 The project is planned be started this September and completed by July 2020. There is no risk to the  
44 City if they choose to grant the extension.



1 Councilman Knight made a motion to approve the deadline extension and Councilwoman  
2 Harris seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Knight and  
3 Simonsen voting “aye”.

4  
5 **CONSIDER PRELIMINARY SITE PLAN APPROVAL OF A BUILDING FOR**  
6 **CONSTRUCTION MATERIAL AND SUPPLIES WITHOUT OUTSIDE STORAGE FOR**  
7 **JIM MILLER PLUMBING AND HEATING LOCATED AT 220 WEST CENTER ST.,**  
8 **RANDY LEWIS REPRESENTING JIM MILLER, APPLICANT – MR. CLINTON DRAKE**

9 Mr. Drake, acting as Interim Planning Director, presented to the Council that the Planning  
10 Commission has recommended this site plan for approval. It will utilize a small piece of property that  
11 has been hard to develop in the past. The proposed building will allow Mr. Miller to expand his  
12 current business. It will have a garage area for vehicles and a small office and bathroom.

13 Councilwoman Harris made a motion to approve the preliminary site plan and Councilman  
14 Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Knight and  
15 Simonsen voting “aye”.

16  
17 **CONSIDER PRELIMINARY SITE PLAN APPROVAL FOR A 14-UNIT MULTI-FAMILY**  
18 **DWELLING LOCATED AT 33 AND 55 WEST 400 SOUTH, BRIAN KNOWLTON,**  
19 **APPLICANT – MR. CLINTON DRAKE**

20 Mr. Drake, acting as Interim Planning Director, presented to the Council that the Planning  
21 Commission also gave its recommendation for approval of this site plan, with the caveat that the two  
22 parcels of land be combined together to meet code for this project. It will be two multi-family  
23 dwellings with provided parking and it meets all of the Downtown Zone building standards that were  
24 recently adopted.

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

28  
29 **ADJOURN**

30 Councilman Knight made a motion to adjourn the regular session of City Council meeting and  
31 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bradshaw,  
32 Harris, Knight and Simonsen voting “aye”.

33  
34 The regular session of City Council was adjourned at 7:55 pm.  
35

---

*Mayor Randy Lewis*

---

*City Recorder*



# City Council Staff Report



**Subject:** Expenditures for Invoices > \$1,000 paid  
May 6 & 13, 2019

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** May 28, 2019

---

## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid May 6 & 13, 2019.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid May 6, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MEC	Bldg & Grnd Suppl & Maint	104210 426000	2,336.43	208809	16661	Service Call
1164	ANIXTER, INC.	Safety Equipment	535300 445201	2,600.00	208810	4153269-00	20xBucket Lanyards
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	2,107.52	208811	61P05819	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	4,465.40	208811	61H38819	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,334.54	208811	61H38919	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	6,034.70	208811	61P05719	Tree Trimming
10813	BLU LINE DESIGNS	Profess & Tech Services	104610 431000	6,947.00	208816	642	Services performed through March
1393	BTS LANDSCAPING PROD	Contract Equipment	575700 462400	22,142.50	208820	112981	Green Waste Grinding for Landfill
1599	CCG-HOWELLS	Buildings	454110 472100	10,005.00	208823	68563	Office Furniture Assembly
2104	ESRI-ENVIRONMENTAL S	Computer	535300 429300	1,353.00	208837	93630204	ArcGIS Desktop Single License
5026	GLOBAL SURVEILLANCE	Buildings	454110 472100	4,272.46	208842	GS-16719	Surveillance Service
2350	GREEN SOURCE, L.L.C.	Bldg & Grnd Suppl & Maint	555500 426000	1,460.00	208847	15719	Turf Supplies
6959	JANI-KING OF SALT LA	Office & Warehouse	535300 424002	1,775.00	208865	SLC05190074	May 2019 Custodial Work
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,166.49	208874	3642	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	3,121.56	208874	3630	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	3,154.71	208874	3626	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	3,296.28	208874	3621	Patching
2886	LAKEVIEW ROCK PRODUC	Street Opening Expense	515100 461300	2,931.43	208876	368706	Road Base
8404	MAIN STREET INVESTME	Buildings	454110 472100	8,779.50	208884	05062019	Monthly Rent for June 2019 for Temp City Hall
5553	PURCELL TIRE AND SER	Equip Supplies & Maint	585800 425000	1,776.90	208904	2881768	Tire Service
3812	SAFETY SUPPLY & SIGN	Public Safety Supplies	104216 445100	1,096.38	208913	168507	Signs with Handle
9792	SMITH STEELWORKS LLC	Special Projects	838300 426100	8,496.00	208920	1742	Dog Park Equipment
4026	STAKER & PARSONS	Special Projects	555500 426100	2,695.50	208926	4888892	Mortar Sand for Bunker Renovation
4026	STAKER & PARSONS	Special Projects	555500 426100	4,170.35	208926	4883198	Golf Course Sand for the Bunker Renovation
9926	STANCIL CORPORATION	Telephone Expense	104219 428000	3,180.00	208927	10158	Maintenance Service Contract
4171	THATCHER COMPANY	Operating Supplies	515100 448000	2,331.00	208935	1466333	T-Chlor for Treatment Plant
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	595900 425000	1,111.68	208939	0289646	Fuel
4229	TOM RANDALL DIST. CO	Special Equip Maintenance	555500 425100	1,456.18	208939	0289396	Fuel
4450	VERIZON WIRELESS	Communication Equip Maint	104210 425200	1,480.67	208950	9828713728	Acct # 771440923-00001
				<u>\$ 121,078.18</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid April 29, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INCORPO	Recycling Collectn Service	484800 431550	35,065.08	208954	05012019	Recycling Fees for April 2019
1172	APPARATUS EQUIPMENT	Equip Supplies & Maint	104410 425000	1,186.40	208959	19-IV-2498	Primer Valve Assy Con Kit
1201	ASCENT CONSTRUCTION	Buildings	454110 472100	7,500.00	208960	1825 BCH-PC1	Bountiful City Hall Preconstruction Fees
10816	BAILEY'S MOVING	Buildings	454110 472100	13,279.59	208961	46776	Moving Service from City Hall to Temp City Hall
1599	CCG-HOWELLS	Buildings	454210 472100	1,062.37	208969	68562	Moved Office Furniture
1716	CMT ENGINEERING LABO	Special Projects	737300 426100	1,102.90	208974	79200	Project #012346 Bountiful Plaza
10819	COMPONENT FABRICATOR	Public Safety Supplies	104210 445100	5,999.99	208976	48096	Cable Crossover Plus
1889	DAVIS COUNTY GOVERNMI	Animal Control Services	104210 431600	7,960.87	208978	94798	April 2019 Animal Control Services
5281	DOMINION ENERGY UTAH	Utilities	104210 427000	1,576.17	208980	05022019A	Acct # 3401140000
5281	DOMINION ENERGY UTAH	Natural Gas	535300 448611	9,652.20	208980	05022019B	Acct # 6056810000
2727	JOHNSON, ALLEN R	Travel & Training	535300 423000	3,250.00	208997	05132019	Travel&Training Expense for APPA Natl Conference
2727	JOHNSON, ALLEN R	Travel Board Members	535300 423002	6,900.00	208997	05132019	Travel&Training Expense for APPA Natl Conference
5549	JRCA ARCHITECTS,INC	Improv Other Than Bldgs	454110 473100	238,080.77	208999	18034-03	Professional Services
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,873.56	209001	3664	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	2,582.58	209001	3685	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	3,156.27	209001	3678	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	4,561.44	209001	3673	Patching
10820	PEAK ASPHALT, LLC	Road Materials - Overlay	104410 473200	2,180.75	209017	8-392320	Tack Oil/Overlay
5553	PURCELL TIRE AND SER	Equip Supplies & Maint	585800 425000	1,810.90	209020	2882052	Tire Services
5553	PURCELL TIRE AND SER	Equip Supplies & Maint	585800 425000	2,188.75	209020	2882438	Tire Service
10818	VALLEY GLASS INC	Pineview Hydro	535300 448628	1,572.00	209037	104070210	Replaced Glass Window
4450	VERIZON WIRELESS	Communication Equipment	535300 448641	1,586.41	209038	9829196849	Acct # 371517689-00001
10777	WAGNER GOLF WORKS	Special Projects	555500 426100	15,482.00	209040	1002-2019	Bunker Renovation
4529	WCA STRUCTURAL ENGIN	Improv Other Than Bldgs	454110 473100	1,045.00	209041	4936	Peer Review City Hall Remodel-Structural Engineeri
7732	WINGFOOT CORP	Bldg & Grnd Suppl & Maint	104210 426000	1,895.00	209046	103008	Janitorial Cleaning Services for May 2019
<b>TOTAL:</b>				<b>\$ 372,551.00</b>			



# City Council Staff Report



**Subject:** HP Nimble Network Storage  
**Author:** Alan West  
**Department:** Information Technology  
**Date:** 5/28/2019

---

## **Background**

The Information Technology Department manages several network servers and network storage devices. We have been evaluating all network storage usage with the specific objective of meeting *Disaster Recovery* and *Business Continuity* requirements. We have determined that we do not have the necessary onsite storage capacity to back up all data locally.

## **Analysis**

In preparation for the renovation of City Hall we have moved our data center to the basement of the Police Department. As we have gone through this process of moving servers and data storage equipment, we have been analyzing our storage capacity and storage requirements.

We have found several stand-alone hard drive units that contain data which hasn't been backed up. We have also determined that a majority of the Police Department Dash Cam and Body Cam video files are not being backed up. Although their data is being stored on reliable equipment (with redundant power supplies, hard drives, etc.), we do not have the storage capacity to keep a complete copy of their data onsite.

## **Department Review**

Our primary network storage equipment consists of storage arrays from Dell, Compellent, Exablox and HP. The HP "*Nimble*" product is by far the best performing storage we've worked with. Because of the quality of this product, we requested proposals specifically for HP *Nimble* storage. Not only did we request pricing from our primary technical vendor (NetWize), but we also requested proposals through the Utah Division of Purchasing. The State forwarded our quote request for HP *Nimble* storage to 17 vendors. As of the writing of this staff report, we have only received a proposal from NetWize. Their proposal is as follows:

<u>Description</u>	<u>List Price</u>	<u>Discount</u>	<u>Total</u>
42 Terabyte Disk Shelf	\$63,000	51.5%	\$ 30,494.71
3 Year Service Contract	\$ 5,815	17.7%	\$ 4,781.61
<b>TOTAL</b>			<b><u>\$35,276.32</u></b>

### **Significant Impacts**

Every department will benefit from this network storage upgrade. With this increased capacity, we will be able to ensure that every server, database and file be backed up completely onsite. Several departments have shown support for this upgrade project by contributing funds from their current budget as follows:

- Police Department                   \$ 20,000.00
- Power Department                   \$ 5,276.32
- Water Department                   \$ 5,000.00
- Street Department                   \$ 5,000.00

### **Recommendation**

The Information Technology department recommends that City Council approve the purchase of the HP Nimble storage equipment from NetWize at the cost of \$35,276.32.

### **Attachments**

NetWize proposal dated May 14, 2019





Nimble HF20X 42TB Shelf

Quote #003037 v1

Prepared For:  
**Bountiful City Corporation**  
 Alan West  
 790 South 100 East  
 Bountiful, UT 84010  
  
 P: (801) 298-6213  
 E: awest@bountifulutah.gov

Prepared By:  
**NetWize**  
 Jed Crossley  
 702 West Confluence Ave  
 Salt Lake City, Utah 84123  
  
 P: 801-747-3200  
 E: jcrossley@netwize.net

Date Issued:  
**05.14.2019**  
  
 Expires:  
**06.11.2019**

Hardware	Qty	Price	Ext. Price
Nimble Storage ES3 Drive Enclosure Rack-mountable - 21 x HDD Installed - 42 TB Installed HDD Capacity - 2.88 TB Installed SSD capacity	1	\$30,264.69	\$30,264.69
HPE Standard Power Cord - For Storage Array	2	\$2.51	\$5.02
HPE Nimble Storage Foundation Care 4H Parts Extended service agreement 3 Yrs	1	\$4,781.61	\$4,781.61
Subtotal			<b>\$35,051.32</b>

Services	Qty	Price	Ext. Price
Professional Services	1	\$225.00	\$225.00
Subtotal			<b>\$225.00</b>

Quote Summary	Amount
Hardware	\$35,051.32
Services	\$225.00
<b>Total:</b>	<b>\$35,276.32</b>

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Acceptance	
NetWize	Bountiful City Corporation
Jed Crossley	
Signature / Name	Signature / Name Initials
05/14/2019	
Date	Date



# City Council Staff Report



**Subject:** County CDBG Program Interlocal Cooperation Agreement  
**Author:** Galen D. Rasmussen, Assistant City Manager  
**Department:** Executive  
**Date:** May 28, 2019

---

## Background

The US Department of Housing and Urban Development (HUD) provides Community Development Block Grant (CDBG) funds to entitlement communities throughout the United States. Davis County is classified as an entitlement community and designated as an Urban County under CDBG guidelines. The CDBG funding received by Davis County principally benefits those individuals and families that are of low and moderate income through affordable housing assistance and community development activities and projects.

By state law and federal guidelines, in order for a County to provide essential community development and housing assistance activities with a city, the county and the city must enter into an Interlocal Cooperation Agreement. Davis County and Bountiful City originally entered into Davis County Interlocal Cooperation Agreement # 2010-0229 on June 22, 2010. This agreement made it possible for the County to conduct eligible housing and community development activities within Bountiful City for the fiscal year beginning July 1, 2011 and ending June 30, 2013 with provision in the agreement for automatic and successive 3-year period renewals thereafter.

On September 8, 2016, Davis County and the City of Bountiful entered into an “Amendment 1” to the original Interlocal Agreement from 2010 to extend the program eligibility. As a result of new Federal requirements found at 24 CFR 570.307(a) which require counties to requalify every three years for the CDBG Urban Counties Program (of which Bountiful City is an eligible participant) Davis County is required to enter into a new Interlocal Cooperation Agreement with the City of Bountiful. This new Interlocal Cooperation Agreement will cover Federal Fiscal Years 2020, 2021 and 2022 (October 1, 2019 through September 30, 2022) and supersedes all prior agreements written or verbal.

It is important to note that by terms of the new Interlocal Cooperation Agreement, Bountiful City may not terminate or withdraw its participation in the agreement while the agreement remains in effect but may do so afterward in writing. By signing the Interlocal Cooperation Agreement, the City is forgoing the opportunity to apply for grants under the State CDBG Programs from appropriations covering the same time periods as the Interlocal Cooperation Agreement. The City may, however, receive a formula allocation under the “HOME” program through the County, as an urban county under the Act. The City is precluded from applying for HOME program funds as a consortium with other cities but may apply directly to the state of Utah for HOME program funding if allowed by the state of Utah. Additionally, the City may receive a formula allocation from the County under the Emergency Solutions Grants (ESG) program and the City may apply for the ESG program directly with the state of Utah if permitted by the state of Utah.

### **Analysis**

Due to requirements set forth in Federal Regulations found at 24 CFR 570.307(a), it is necessary for the adoption of a new Interlocal Cooperation Agreement in order to satisfy certain requirements set by HUD for Davis County to requalify as an urban county under the CDBG program of HUD. The particular requirements are called out in the attached introductory Memo and letter from Davis County along with the County provided Interlocal Cooperation Agreement.

### **Department Review**

This staff report and the referenced attachments have been reviewed by, and received the concurrence of, the City Manager and City Attorney.

### **Recommendation**

Staff recommends the City Council approve Resolution 2019-03 which further approves the attached Interlocal Cooperation Agreement covering Federal Fiscal Years 2020, 2021 and 2022 for providing CDBG programs, activities and funds within Bountiful City to eligible recipients. The agreement must be signed by the Mayor, City Recorder and City Attorney to be valid.

### **Significant Impacts**

None

### **Attachments**

- City Resolution 2019-03
- Davis County Letter of Intent
- Davis County Memo – Urban County Qualification
- Interlocal Cooperation Agreement



# BOUNTIFUL

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

## Bountiful City Resolution No. 2019-03

### **A Resolution approving an INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY AND THE CITY OF BOUNTIFUL RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2020, 2021 AND 2022**

#### **It is the Finding of the Bountiful City Council that:**

1. Davis County and the City of Bountiful previously entered into an *Interlocal Cooperation Agreement Between Davis County and the City of Bountiful Relating to the Conduct of Community Development Block Grant (CDBG) Program for Federal Fiscal Years 2011, 2012, and 2013 and Successive 3 Year Periods Thereafter*, dated July 12, 2010 by the City and July 13, 2010 by the County, which is labeled Davis County Contract Nos. 2010-229, 2010-229A, and 2010-229B (the “Cooperation Agreement”); On September 8, 2016 Davis County and the City of Bountiful entered into an “Amendment 1” to the foregoing Interlocal Cooperation Agreement to renew and extend the original agreement.

2. Pursuant to Federal Regulations found at 24 CFR 570.307(a) and to meet the United States Department of Housing and Urban Development (HUD) requirements for requalification of Davis County for the CDBG Urban Counties Program of which Bountiful City is a part, Davis County and Bountiful City are required to enter into a new Interlocal Cooperation Agreement; and

3. The Parties desire to continue eligibility for the HUD CDBG Urban Counties Program through adoption of a new Interlocal Cooperation Agreement between the parties. This agreement supersedes all previous agreements and amends and adds required changes as mandated by HUD.

#### **Now, therefore, it is hereby resolved by the City Council of Bountiful, Utah:**

#### **SECTION 1.** Approval of Amendment

“INTERLOCAL COOPERATION AGREEMENT RELATING TO THE CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2020, 2021 AND 2022”, INCLUDED AS ATTACHMENT “A”, IS HEREBY APPROVED AND THE MAYOR, CITY RECORDER AND CITY ATTORNEY ARE AUTHORIZED TO EXECUTE THE AGREEMENT FOR AND ON BEHALF OF BOUNTIFUL CITY.

#### **SECTION 2.** This resolution shall take effect immediately.

**Adopted by the City Council of Bountiful, Utah, this 28<sup>th</sup> day of May, 2019.**

---

Randy C. Lewis, Mayor

ATTEST:

---

Shawna Andrus, City Recorder

**Attachment A**  
**(INTERLOCAL COOPERATION AGREEMENT)**

INTERLOCAL COOPERATION AGREEMENT RELATING TO THE CONDUCT  
OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022

This Agreement is between Davis County, Utah, a body politic and corporate and legal subdivision of the state of Utah (the "County"), and the City of Bountiful, a municipal corporation of the state of Utah (the "City"). The County and the City may be collectively referred to as the "Parties" in this Agreement.

RECITALS

A. In 1974, the United States Congress enacted the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 et seq.) (the "Act"); and

B. The primary objective of the Act is the development of viable urban communities, by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income; and

C. To implement the objectives of the Act, the United States Department of Housing and Urban Development ("HUD") has issued regulations governing the conduct of the Community Development Block Grants ("CDBG") program, published in 24 Code of Federal Regulations ("CFR"), Part 570 (the "Regulations"); and

D. Pursuant to the Regulations, a county may qualify as an "urban county," as defined in Section 570.3 of the Regulations and Section 102(a)(6) of the Act, and thereby become eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county; and

E. The county has qualified as an urban county and is eligible to receive entitlement grants from HUD for the conduct of CDBG program activities as an urban county; and

F. Pursuant to the Regulations, certain units of general local government located within the County's boundaries, including the City, may be included in the urban county for qualification and grant calculation purposes by entering into cooperation agreements with the County; and

G. The Parties desire to enter into this Agreement.

NOW, for and in consideration of the mutual promises, obligations, and/or covenants contained herein, and for other good and valuable consideration, the receipt, fairness, and sufficiency of which are hereby acknowledged, and the Parties intending to be legally bound, the Parties do hereby agree as follows:

1. This Agreement covers the CDBG entitlement program, as delineated under the Act and the Regulations. Through this Agreement, the City is a part of the County (as an urban county under the Act and Regulations) for CDBG qualification and grant calculation purposes.
2. By executing this Agreement, the City acknowledges, understands, and agrees with all of the following:
  - A. The City may not apply for grants from appropriations under the State CDBG program for the Three-year Qualification Period.



- B. The City may receive a formula allocation under the HOME program only through the County, as an urban county under the Act. Thus, even if the County does not receive a HOME formula allocation, the City is precluded from forming a HOME consortium with other local governments. The provisions of this subsection directly above, however, do not preclude the County or the City from applying to the state of Utah for HOME funds, if allowed by the state of Utah.
  - C. The City may receive a formula allocation under the Emergency Solutions Grants (“ESG”) program only through the County, as urban county under the Act. The first sentence of this subsection does not preclude the County or the City from applying to the state of Utah for ESG funds, if allowed by the state of Utah.
3. The period covered by this Agreement is federal fiscal years 2020, 2021, and 2022 (the “Three-year Qualification Period”). This Agreement commences on October 1, 2019 and will remain in effect through the later of September 30, 2022, or until the CDBG funds and program income received (with respect to activities carried out during the Three-year Qualification Period) are expended and the funded activities completed. The Parties acknowledge and agree that they may not terminate this Agreement and may not withdraw from this Agreement while it remains in effect.
  4. The Parties agree to cooperate to undertake, or assist in undertaking, community renewal and lower-income housing assistance activities. The City agrees and authorizes the County to undertake essential community renewal and lower income housing activities within the City’s municipal boundaries, including CDBG program activities and projects within the City’s municipal boundaries. The City further agrees and authorizes the County to undertake essential community development and housing assistances activities within the City’s municipal boundaries. More specifically, the Parties agree to cooperate in the development and selection of CDBG program activities and projects to be conducted or performed within the City’s municipal boundaries.
  5. The Parties agree to:
    - A. Take all actions necessary to assure compliance with the County’s certification under Section 104(b) of the Act; specifically, to conduct and administer the grant in conformity with the Civil rights Act of 1964 and the Fair Housing Act, and to conduct and administer the grant in a manner that affirmatively furthers fair housing;
    - B. Comply with Section 109 of the Act, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975;
    - C. Comply with all other applicable laws; and
    - D. Comply with the applicable provisions of the grant agreements received by the County from HUD as well as the rules, regulations, guidelines, circulars and other requisites promulgated by the various federal departments, agencies, administrations and commissions relating to the CDBG program.
  6. The Parties acknowledge, understand, and agree that the County may not provide any CDBG funding for activities in or in support of any cooperating unit of general local government, including the City that does not affirmatively further fair housing within its

jurisdiction, or that impedes the County's actions to comply with the County's fair housing certification.

7. The City affirms that it has adopted and is enforcing:
  - A. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
  - B. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such nonviolent civil rights demonstrations within its jurisdiction.
8. The Parties agree not to veto or otherwise obstruct the implementation of the approved consolidated plan. The Parties further agree that the County has the final responsibility for selecting CDBG program activities and projects as well as submitting the consolidated plan to HUD.
9. Pursuant to Section 570.501(b) of the Regulations, the Parties acknowledge and agree that the City is subject to the same requirements applicable to subrecipients, including the requirement of a written agreement as described in Section 570.503 of the Regulations.
10. The Parties acknowledge and agree that a unit of general local government may not sell, trade, or otherwise transfer all or any portion of CDBG funds to another metropolitan city, urban county, unit of general local government, or Indian tribe, or insular area that directly or indirectly receives CDBG funds in exchange for any other funds, credits or non-Federal considerations; rather, CDBG funds must be used for activities eligible under Title I of the Act
11. Any notices that may or must be sent under the terms and/or provisions of this Agreement should be delivered, by hand delivery or by United States mail, postage prepaid, as follows:

<u>To the City:</u>  Bountiful Attn: City Manager 790 South 100 East Bountiful, UT 84010	<u>To the County:</u>  Davis County Attn: CDBG Grants Administrator P.O. Box 618 Farmington, UT 84025
---	--

12. No separate legal entity is created by this Agreement.
13. This Agreement will be authorized and approved by the legislative body of each Party by resolution or ordinance in accordance with Section 11-13-202.5, Utah Code Annotated, as amended, and a duly executed original counterpart of this Agreement will be filed with the keeper of records of each Party in accordance with Section 11-13-209, Utah Code Annotated, as amended. Moreover, this Agreement will be submitted to the authorized attorney for each Party for a legal opinion satisfying the Act and in accordance with applicable provisions of Section 11-13-202.5, Utah Code Annotated, as amended.

14. This Agreement, including all attachments, if any, constitutes and/or represents the entire agreement and understanding between the Parties with respect to the subject matter herein. There are no other written or oral agreements, understandings, or promises between the Parties that are not set forth herein. Unless otherwise set forth herein, this Agreement supersedes and cancels all prior agreements, negotiations, and understandings between the Parties regarding the subject matter herein, whether written or oral, which agreements, if any, are void, nullified, and of no legal effect if they are not recited or addressed in this Agreement.
15. This Agreement and its provisions may not be supplemented, amended, modified, changed, discharged, or terminated verbally. Rather, this Agreement and all provisions hereof may only be supplemented, amended, modified, changed, discharged, or terminated by an instrument in writing, signed by the Parties.
16. If any part or provision of this Agreement is found to be invalid, prohibited, or unenforceable in any jurisdiction, such part or provision of this Agreement shall, as to such jurisdiction only, be inoperative, null and void to the extent of such invalidity, prohibition, or unenforceability without invalidating the remaining parts or provisions hereof, and any such invalidity, prohibition, or unenforceability in any jurisdiction shall not invalidate or render inoperative, null or void such part or provision in any other jurisdiction. Those parts or provisions of this Agreement, which are not invalid, prohibited, or unenforceable, shall remain in full force and effect.
17. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, and all such counterparts taken together shall constitute one and the same Agreement.

[This space is left blank intentionally. Signature pages follow.]

SIGNATURE PAGE FOR DAVIS COUNTY, UTAH, TO THE INTERLOCAL  
COOPERATION AGREEMENT RELATING TO THE CONDUCT OF COMMUNITY  
DEVELOPMENT BLOCK GRANT PROGRAM FOR FEDERAL FISCAL YEARS 2020,  
2021, AND 2022

DAVIS COUNTY, UTAH

\_\_\_\_\_  
Randy B. Elliott, Chair  
Board of Davis County Commissioners  
Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Curtis Koch  
Davis County Clerk/Auditor  
Dated: \_\_\_\_\_

LEGAL OPINION

This Agreement and the terms and provisions of this Agreement are fully authorized under state law and local law. This Agreement provides full legal authority for the County to undertake essential community renewal and lower income housing activities within the City's municipal boundaries. This Agreement is further reviewed and approved as to proper form and compliance with applicable law.

\_\_\_\_\_  
Michael D. Kendall  
Davis County Deputy Civil Attorney  
Dated: \_\_\_\_\_

SIGNATURE PAGE FOR THE CITY OF BOUNTIFUL, UTAH,  
TO THE INTERLOCAL COOPERATION AGREEMENT RELATING TO THE  
CONDUCT OF COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
FOR FEDERAL FISCAL YEARS 2020, 2021, AND 2022

CITY OF BOUNTIFUL, UTAH

\_\_\_\_\_  
Randy Lewis  
Mayor  
Dated: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Shawna Andrus  
City Recorder  
Dated: \_\_\_\_\_

LEGAL OPINION

This Agreement and the terms and provisions of this Agreement are fully authorized under state law and local law. This Agreement provides full legal authority for the County to undertake essential community renewal and lower income housing activities within the City's municipal boundaries. This Agreement is further reviewed and approved as to proper form and compliance with applicable law.

\_\_\_\_\_  
Clinton R. Drake  
Attorney for the City of Bountiful  
Dated: \_\_\_\_\_

May 10, 2019

Mr. Gary Hill  
City Manager  
790 South 100 East  
Bountiful, Utah 84010

Re: *Interlocal Cooperation Agreement Relating to the Conduct of Community Development Block Grant Program for Federal Fiscal Years 2020, 2021, and 2022*

Dear Gary:

Recently Davis County notified the city of Bountiful that the County is in the process of renewing the Urban County Community Development Block Grant (CDBG) program. This process is in accordance with 24 CFR 570.307(a) to meet U.S. Dept. of Housing and Urban Development (HUD) for the CDBG Urban Counties Program qualification requirements for Fiscal years 2020-2022.

In reviewing the past agreement it was determined that an update to the original agreement from 2010 is required to maintain the eligibility of all parties. As such the County has prepared the attached interlocal CDBG participation agreement. This agreement supersedes all previous agreements and amends and adds required changes adds requirements as mandated by HUD.

The process for adoption is as follows:

- Review and;
- Adopt by resolution;
- Signature by the Mayor;
- Return by June 7, 2019

If you have any questions or require further assistance, please contact Stephen Lyon at 801-451-3495 or via email at [slyon@co.davis.ut.us](mailto:slyon@co.davis.ut.us).

Sincerely,

Stephen F. Lyon, MPA  
Grants Administrator

## MEMO

Re: *Urban County Qualification Participation in the Community Development Block Grant (CDBG) Program for Fiscal Years (FYs) 2020-2022*

---

The Community Development Block Grant (CDBG) program is a flexible program that provides communities with resources to address a wide range of unique community development needs. Davis County currently has twelve eligible participating cities in the CDBG program and the areas of the unincorporated county; South Weber will opt-in as of FY20-22. (*Layton and Clearfield have their own CDBG entitlement programs*)

The U.S. Department of Housing and Urban Development (HUD) requires that Davis County requalify as an Urban County for the CDBG program every three years, see *24 CFR 570.307(a)* . Davis County became an Entitlement County in 2010 with twelve participating cities. The initial interlocal agreements between the County and cities had an automatic three year renewal.

HUD's requalification process requires the County to review and update all of the interlocal participation agreements during this time period. For this year's requalification process the County has opted to renew all the interlocal agreements with updated and amended language and have the cities adopt agreements by resolution.

The interlocal agreement needs to be signed as set forth in the signature block and returned to the County by June 7, 2019. Each participating city will need to adopt by resolution and have the mayor sign the agreement.





# City Council Staff Report

**Subject:** Double Bucket Truck Purchase Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** May 28, 2019



## **Background**

The Light & Power Department 2019-20 budget includes the purchase of a new double bucket truck. We are replacing unit #5046 which is a 2005 Altec double bucket truck. This new unit will reach higher and uses an incorporated telescopic boom. This will give us the capability of working and reaching the top of the poles on our transmission and distribution systems. The truck also includes a material handling device on the end of the boom which can be used for lifting, setting equipment, and added storage space for tools and safety equipment. This unit will be mounted on a 2020 freightliner M2 106 2X4 Cab and chassis provided within this bid by the manufacturer.

## **Analysis**

We have requested bids from three suppliers. Mountain States Industrial Supply has the state bid. The results for the bids are as follows:

<b>Supplier/Manufacturer</b>	<b>Office Location</b>	<b>Total Price</b>	<b>Schedule</b>
Versalift Mountain States Industrial Supply	Salt Lake City, Utah	\$ 205,807	270-330 days
Terex Utilities Inc.	Portland, Oregon	\$ 239,012	300-360 days
Altec Industries Inc.	Salt Lake City, Utah	\$ 255,430	390-420 days

Upon reviewing the bid opening and all of the included documents we found that the bid packets from Terex and Altec were complete but the packet from Versalift incomplete and is missing several items that should have been included.

This bucket truck is a very specialized piece of equipment and it is used to maintain not only our distribution system which are on 45 foot poles, but also our transmission poles which are 65-70 feet tall.

Due to the high cost of these specialized bucket trucks, we try to purchase a truck that is capable of working properly and safely at both of these heights. We only purchase these trucks every 15-16 years so we need to be sure that they operate properly. This unit has to be fully functional to allow our employees to work on energized lines up to 46,000 volts. Operators need to be very comfortable with the controls and functions of the unit. This is very important when working with overhead primary conductors because the personnel are in tight spaces and many times holding energized lines while maneuvering the equipment.

This Altec unit is able to reach the higher transmission poles because it has a boom that extends from the upper section while still leaving the lower boom the proper height to work on the

distribution system. The Altec unit also has a slightly longer side reach which gives us additional flexibility when working.

For ongoing service, Altec has a service center located in Salt Lake City and also has three mobile service trucks. We have used their mobile service department many times now and have been very impressed. If we have a problem on a vehicle, usually we can have someone to Bountiful to look at the unit the same day or by the following day with the capability of repairing the unit on site. Mountain States Industrial supply has one shop in Salt Lake City that is consistently busy and Terex does not have much of a support system in this area at all. This service is very valuable because we only have the one double bucket unit in our fleet and down time is very critical.

Currently most of our equipment is Altec. Our employees understand how they work and are comfortable with the functionality of the overall unit.

Altec also has the ability to do our annual truck maintenance and testing which test boom strength, overall condition of the unit and dielectric tests to insure it will meet the standards for working with the voltages that we have on our system.

#### **Department Review**

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

#### **Significant Impacts**

This unit is included in the 2019-20 fiscal budget, in the Capital Vehicles account 535300-474600 with a budget of \$ 280,000. With the long lead time estimated if we do not have the unit by the end of FY 19-20 we will move this money into the following FY 20-21 Budget.

#### **Recommendation**

Staff and the Power Commission recommend approval of the bid for the purchase of a new double bucket truck from Altec Industries Inc. at a total price of \$255,430 and lead time of 390 – 420 days.

#### **Attachments**

Pictures.





# City Council Staff Report

**Subject:** Battery Banks for Titan Generators  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** May 28, 2019



## Background

The Power Department installed two 13.5 Megawatt Titan Generation Units in 2011-12. Each of these generators has a battery bank that will power the lube oil pumps and cool down motors in the case of an emergency shut down. This prevents any damage to the generation unit if the normal power supply is lost while the units are running. We test these battery banks every year to make sure they have sufficient storage to complete an emergency shut down. The most recent battery tests show that the original battery banks are starting to show signs of cell failures.

## Analysis

We have requested quotes for replacement battery banks and have received the following prices.

<b>GNB Industrial Power</b>	<b>\$22,630</b>
EnerSys	\$31,210

We have purchased Battery Banks from GNB Industrial Power for other projects and feel comfortable accepting their quote.

## Department Review

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

## Significant Impacts

This new battery banks will be paid for out of the Power Plant Equipment account 535300-448614.

## Recommendation

The Staff and Power Commission recommends the approval of the purchase of the new battery banks from GNB Industrial Power for a total cost of \$22,630.

## Attachments

None



# City Council Staff Report

**Subject:** 200 N Reconstruction Project  
**Author:** City Engineer  
**Department:** Engineering  
**Date:** May 28, 2019



## **Background**

200 North Street, from Main Street to 400 East is the next street to be reconstructed in Plat A. In preparation for this year's project, a new storm drain system was installed and the culinary water system was replaced last summer. Replacement of the irrigation system was completed this spring. In addition to the poor pavement condition, this reconstruction project includes the replacement of a significant amount of curb, gutter, sidewalk and drive approaches.

## **Analysis**

A Bid Opening for the reconstruction project was held on May 21, and proposals were received from 4 companies. The prices received from all Bidders is as follows:

Engineer's Estimate	\$421,369
Advanced Paving	\$350,836
Kilgore Paving	\$435,529
Consolidated Paving	\$454,885
Staker Paving	\$498,566

Advanced Paving, who completed last year's project on 300 North, submitted the lowest price proposal. They were great to work with, and the Engineering Department is very comfortable with the opportunity to work with them on another project.

## **Department Review**

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

## **Significant Impacts**

Funding for this work has been included in the Street Department's Capital Class "C" Budget. This expense will be funded by B&C money and Transportation tax revenues. The Capital section of the Street Department has allocated \$400,000 for the project. Because the project will overlap FY19 and FY20, it may be necessary to re-prioritize some of the future capital projects and/or amend the FY20 Budget.

### **Recommendation**

- It is recommended that the City Council accept the proposal of Advanced Paving and award the contract at the unit prices noted in the Bid Tabulation.

### **Attachments**

Bid Tabulation



Bountiful City Corporation  
 200 North Reconstruction Project  
 Main St to 400 E  
 Bid Tabulation  
 Bid Opening

21 May 2019 2:00 PM

Item No.	Description	Unit	Qty	Engineer's Estimate		Advanced		Kligore		Consolidated		Staker	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	15,000.00	15,000.00	13,394.00	13,394.00	51,500.00	51,500.00	11,484.00	11,484.00	85,000.00	85,000.00
2	Lower Valve	Ea	16	250.00	4,000.00	560.00	8,960.00	310.00	4,960.00	290.00	4,640.00	235.00	3,760.00
3	Lower Manhole	Ea	13	350.00	4,550.00	400.00	5,200.00	415.00	5,395.00	464.00	6,032.00	360.00	4,680.00
4	Remove Curb & Gutter	Lft	1076	10.00	10,760.00	4.50	4,842.00	8.00	8,608.00	5.01	5,390.76	6.00	6,456.00
5	Remove Concrete Slabs	SqFt	5118	2.40	12,283.20	1.00	5,118.00	1.25	6,397.50	0.90	4,606.20	1.75	8,956.50
6	Remove and Replace Waterway	SqFt	60	15.00	900.00	25.00	1,500.00	19.50	1,170.00	10.79	647.40	74.50	4,470.00
7	Remove Tree Stump	Ea	1	300.00	300.00	1,420.00	1,420.00	400.00	400.00	928.00	928.00	525.00	525.00
8	Construct 24" Curb and Gutter	Lft	475	25.00	11,875.00	25.00	11,875.00	26.00	12,350.00	17.43	8,279.25	43.75	20,781.25
9	Construct 4" Flatwork	SqFt	2950	7.50	22,125.00	5.30	15,635.00	5.70	16,815.00	4.58	13,511.00	9.50	28,025.00
10	Type B Drive Approach	Lft	601	45.00	27,045.00	54.00	32,454.00	78.00	46,878.00	69.37	41,691.37	98.00	58,898.00
11	Sawcut Concrete	Lft	199	1.20	238.80	1.20	238.80	1.50	298.50	2.32	461.68	1.30	258.75
12	Sawcut Concrete	Lft	138	2.50	345.00	2.40	331.20	2.25	310.50	2.32	320.16	6.30	869.40
13	8" Roadway Excavation	Cyd	2300	10.00	23,000.00	15.00	34,500.00	23.65	54,395.00	31.98	73,554.00	24.30	55,890.00
14	Pulverize or Remove Existing Asphalt	SqYd	8960	5.00	44,798.89	1.90	17,024.00	1.10	9,856.00	5.54	49,638.40	0.85	7,616.00
15	Rough Grading	SqYd	8960	6.00	53,758.67	2.85	25,536.00	5.75	51,520.00	5.23	46,860.80	5.70	51,072.00
16	Finish Grading	SqYd	8960	3.00	26,879.33	1.10	9,856.00	1.10	9,856.00	1.81	16,217.60	1.25	11,200.00
17	4" Asphalt Pavement	Ton	2063	70.00	144,410.00	64.00	132,032.00	56.50	116,559.50	63.93	131,887.59	59.50	122,748.50
18	Road Base	Ton	500	20.00	10,000.00	23.50	11,750.00	20.00	10,000.00	22.37	11,185.00	18.25	9,125.00
19	Raise Valve to Finish Grade	Ea	16	250.00	4,000.00	360.00	5,760.00	520.00	8,320.00	696.00	11,136.00	320.00	5,120.00
20	Raise Manhole - Metal Riser	Ea	13	300.00	3,900.00	500.00	6,500.00	830.00	10,790.00	696.00	9,048.00	440.00	5,720.00
21	Raise Monument to Finish Grade	Ea	3	400.00	1,200.00	410.00	1,230.00	1,050.00	3,150.00	1,102.00	3,306.00	365.00	1,095.00
22	Type A Inlet Box	Ea	2			2,840.00	5,680.00	3,000.00	6,000.00	2,030.00	4,060.00	3,150.00	6,300.00
Total					421,368.89		350,836.00		435,529.00		454,885.21		498,566.40



# City Council Staff Report



**Subject:** Fireworks Ordinance  
**Author:** Clinton Drake  
**Dept:** City Attorney  
**Date:** May 28, 2019

---

## **Background**

Utah Code Annotated 15A-5-202.5 allows municipalities to implement fireworks restrictions based on a fire code official's evaluation of the existing conditions within a city. If a fire code official determines that hazardous environmental conditions exist and recommends restrictions, a city council may enact an ordinance restricting fireworks.

## **Analysis**

Fire Chief Jeff Bassett (Fire Code Official) has determined that current conditions within areas of Bountiful City are hazardous for fires and has recommended that restrictions be adopted for those areas posing a fire risk. Chief Bassett's determination empowers the City Council to adopt fireworks restrictions by adopting a Fireworks Ordinance for 2019 which would expire on November 30, 2019.

Notice to the public of the fireworks restrictions will be strategically placed within the City.

## **Department Review**

This Staff Report was prepared by the City Attorney and reviewed by the City Manager.

## **Recommendation**

It is recommended that the City Council adopt Ordinance 2019-02 to prohibit discharging fireworks east of Davis Boulevard.

## **Significant Impacts**

Imposing fireworks restrictions in the mountainous, brush-covered or forest-covered areas will minimize fire risks and increase public safety within the City.

## **Attachments**

Ordinance 2019-02  
Map of Bountiful City including fire restricted areas.  
Fire Chief Bassett's letter of findings.



# BOUNTIFUL

City of Beautiful Homes and Gardens

## Bountiful City Ordinance No. 2019-02

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

**An ordinance adopting restrictions of the use of fireworks within certain areas of the City of Bountiful, Utah, for the year 2019.**

**WHEREAS**, the Utah Legislature grants authority to local governments to regulate the sale and discharge of Class “C” fireworks; and

**WHEREAS**, the Utah Code provides for annual scrutiny and review of fire hazards and risks by fire code officials and legislative bodies regarding fireworks and fire restrictions; and

**WHEREAS**, the Fire Chief of the South Davis Metro Fire Agency, who is the Bountiful Fire Code Official, has determined under the International Fire Code, Chapter 3, Section 310.8, that hazardous environmental conditions in and around Bountiful necessitate controlled use of ignition sources, including fireworks, and has recommended temporary fireworks discharge restrictions; and

**WHEREAS**, the City Council finds it is in the best interest of the municipality and the general health, safety and welfare of the public that this Ordinance should be passed;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOUNTIFUL CITY COUNCIL AS FOLLOWS:**

**Section 1. Ordinance Amendment.** Section 5-10-108 of the Bountiful City Code is hereby amended as follows:

### **5-10-108. Fireworks Restrictions.**

(1) Within the limits of the City of Bountiful east of Bountiful Boulevard, and, north of 400 North, east of 900 East:

(a) The discharge of class C common fireworks is prohibited at all times; and

(b) Campfires and other fires are allowed only in an approved fire pit designed and installed by the Forest Service or the City. No homemade or makeshift fire pits are allowed. The restrictions of this section 1(b) do not apply to residential structures or improved fire pits adjacent to a residential structure.

(2) (a) The discharge of fireworks is prohibited at all times **as follows:**

- (i) north of 1400 North Street, fireworks are prohibited east of 650 East Street;
- (ii) north of 400 North Street, fireworks are prohibited east of 900 East Street;
- (iii) south of 400 North Street, fireworks are prohibited east of Davis Boulevard; and
- (iv) fireworks are prohibited in any other areas designated by South Davis Metro Fire Agency officials.

(b) Within the area described in Subsection (2)(a), campfires and other fires are allowed only in an approved fire pit designed and installed by the Forest Service or the City. No homemade or makeshift fire pits are allowed. The restrictions of this section 1(b) do not apply to residential structures or improved fire pits adjacent to a residential structure.

(c) This subsection (2) does not apply to Bountiful City's 23<sup>rd</sup> of July public fireworks display because of adequate fire prevention preparations.

(d) This subsection (2) shall expire (unless extended by vote of the City Council) at 11:59 p.m. on November 30, 2019.

(3) In other parts of the City where not prohibited by Sections 1 and 2, the possession, display or discharge of Class C common state approved fireworks is permitted only as provided by State law. Any other possession, display or discharge is prohibited.

(4) It is unlawful to negligently discharge class C common state approved explosives, in such a manner as to cause, or to recklessly risk causing, a fire or injury to people or property.

(5) This ordinance shall not limit the authority of the Fire Chief or Fire Marshal to at any time issue emergency decrees or order fireworks and/or other fire restrictions depending upon conditions or needs.

(6) Fireworks possessed, sold or offered for sale in violation of this Ordinance may be seized and destroyed and the license of the person selling or offering fireworks for sale may be revoked.

(7) All terms relating to fireworks used in this Ordinance shall have the same meaning as defined in Utah Code § 53-7-202 of the Utah Fire Prevention Act.

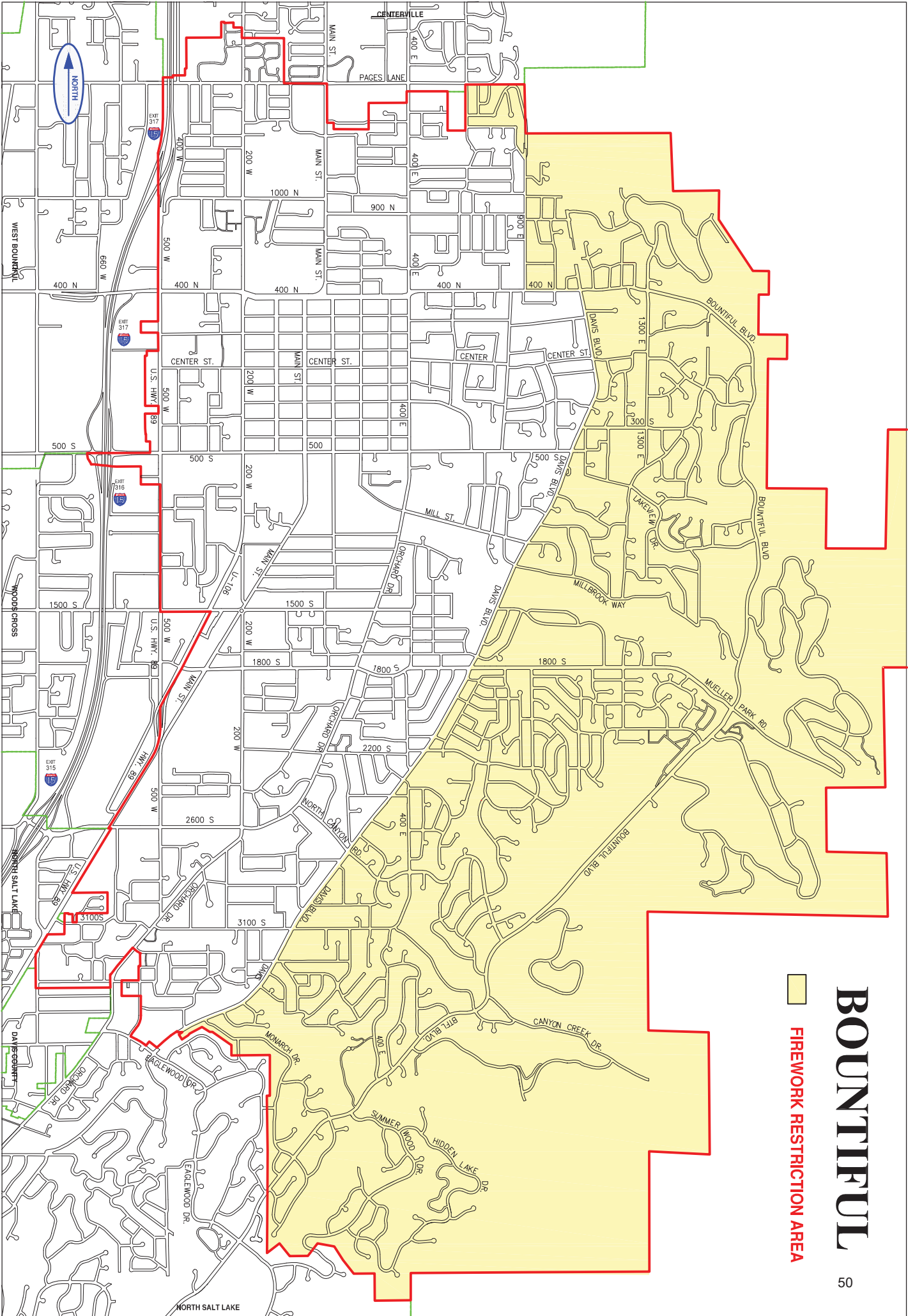
**Section 2. Effective Date.** This Ordinance shall become effective immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 28th day of May, 2019.**

\_\_\_\_\_  
Randy C. Lewis, Mayor

Attest:

\_\_\_\_\_  
Shawna Andrus, City Recorder



# BOUNTIFUL

**FIREWORK RESTRICTION AREA**

# South Davis Metro Fire Service Area

*Proudly Serving the Communities of*

*Bountiful - Centerville - Davis County - North Salt Lake, West Bountiful - Woods Cross*

**Jeff Bassett, Fire Chief**

Mr. Gary Hill

May 14, 2019

Bountiful City Manager

Bountiful City

790 South 100 East

Bountiful, Utah, 84010

Mr. Gary Hill:

I have evaluated areas within Bountiful City where existing and historical hazardous environmental conditions exist and meet the requirements of 15A-5-202.5(b). It is anticipated these areas will become drier and more hazardous in the month of July. These areas where existing and historical hazardous environmental conditions exist are shown on the attached map and detailed below.

Based on the determination that existing or historical hazardous environmental conditions exist in the described and restricted areas on the attached map, the use of any ignition source, including fireworks, lighters, matches, sky lanterns, and smoking materials is prohibited in the restricted area.

The discharge of fireworks is prohibited in the city of Bountiful within the areas from the Centerville – Bountiful City border at 650 east, East of 650 east to 1400 North, 1400 North East to 900 East, East of 900 East to 400 North, East 400 north to Davis Blvd, All of Davis Blvd to the Bountiful- North Salt Lake border.

Campfires and all other fires are allowed only in an approved fire pit designed and installed by the forest service or the City. No homemade or makeshift fire pits are allowed. This restriction does not apply to residential structures or improved fire pits adjacent to a residential structure.

This does not apply to the Bountiful City Handcart Days public fireworks display because of adequate fire prevention preparations.

Jeff Bassett, Fire Chief





# City Council Staff Report

**Subject:** Final Site Plan Review for construction of 11 new multifamily units in combination with an existing 12 multifamily residential units  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 393 W 200 North  
**Date:** May 28, 2019



## Description of Request:

The applicant, Brad Kurtz, is requesting final site plan approval for construction of 11 new multifamily units in combination with an existing 12 multifamily unit apartments. The property consists of multiple parcels addressed from 393 to 441 W. 200 North in the RM-13 zoning district.

## Background and Analysis:

On February 26, 2019, the City Council reviewed and approved a recommendation from the Planning Commission for the preliminary site plan. On May 21, 2019, The Planning Commission reviewed and forwarded a recommendation of approval to the City Council for the final site plan.

The proposed development site consists of five separate properties which will be consolidated into one in order to construct the additional 11 multifamily units. The properties currently contain 12 multifamily units along with a couple of single family residential units which will be removed as a part of the development. The property is zoned RM-13 and is almost completely surrounded by multifamily residential zoning and use with the exception of two single-family residences located to the north and west of the property which is not a part of this development.

The combined parcels total approximately 1.8 acres. Prior to the issuance of a building permit, these parcels will need to be consolidated to avoid the structures crossing property lines. A number of easements cross the property which will need to be released in order to build the proposed structures. This easement release will have to be reviewed and receive approval by the City Council and any other third parties, if applicable, prior to final approval for the development.

Access to the project will be via two driveways on 200 North. The first access is an existing drive approach at the east entrance to the property and the second is a new drive approach on the west of the property. After concerns from the Commission and staff the applicant has revised the driveway on the southwest portion of the site to meet the 20 foot minimum of paved width required by Code.

The parking has been revised after the Commission and Council reviewed the preliminary site plan proposal. The applicant has moved parking away from the storm detention basin and moved the 5 spaces in the southeastern portion of the site, which have created more

green space for the development. With these changes the development continues to meet the minimum parking standards for a multifamily development. The plan also provides at least one covered parking space for each unit as required by ordinance.

The project consists of a mix of two and three bedroom units. There are four existing 3-bedroom units and eight 2-bedroom units in the existing portion of the development. Each of the new 11 new units will have two bedrooms. The proposed structures are two stories and will be less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings all meet the required setbacks for the RM zone.

The applicant proposes a mix of brick and siding materials for the buildings. Current standards of the Code limit the amount siding to 50 percent of the exterior elevations. From the preliminary plans the applicant has increased the amount of brick used for the exterior to meet the standard. The proposed buildings show private outdoor space in the form of patios on the front of each of the units. The existing units have private patios to the rear of the units. The applicant has provided an entrance on the new street facing unit in order to provide pedestrian connection to the adjacent street. There are architectural articulations and canopies which break up the exterior surfaces of the proposed buildings. The applicant has also added additional windows on the buildings facing 200 North which addressed concerns raised by staff and the Planning Commission.

Another revision made by the applicant was a sidewalk which would connect the front entrances of the building on the northwest portion of the site to 200 North which creates better access to these units. The revised plan submitted by the applicant shows this addition.

The landscape plan submitted by the applicant shows the minimum 40 percent landscaping required by Code. The applicant proposes to use a mix of existing and new trees into the landscape plan. The applicant also has increased the green spaces of the development addressing suggestions made by the Commission.

Water and sewer will be extended from 200 North to serve the new units. Storm water will be detained in two detention ponds on the north side of the property and will connect to an existing 12 inch storm drain in 200 North.

### **Department Review**

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

### **Significant Impacts**

The development will have some impacts on traffic in the area. However the property is located in an area of the City where multifamily development has been planned for many years.

## Recommended Action

The Planning Commission reviewed the proposal at its May 21, 2019 meeting and recommends approval of the request for the final site plan subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of a building permit, complete the following:
  - a. Consolidate the parcels and obtain approval of an easement release from the City Council and any third parties if applicable.
  - b. Finalize the culinary water system design and coordinate with the existing systems which serve the two existing multi-family properties.
  - c. Obtain Excavation Permit(s) for work in the Public Right of Way.  
**Note:** This includes installation of utilities; construction of curb, gutter and sidewalk; and asphalt patching.
  - d. Any modifications required as conditions by the City Council.

## Attachments

1. Aerial photo
2. Site and utility plans
3. Proposed building elevations

# Aerial Photo







KURTZ TOWNHOMES  
BOUNTIFUL, UT





KURTZ TOWNHOMES  
BOUNTIFUL, UT







# Townhomes Improvement Plans

BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
MARCH 2019

PROJECT NUMBER  
**18140**

ISSUE DATE:  
DECEMBER 17, 2018

REVISIONS:  
No. Date

TOWNHOMES  
BOUNTIFUL, UTAH

COVER/  
INDEX

C1



VICINITY MAP  
SCALE NONE

- Sheet Index**
- Sheet 1 - Cover/Index Sheet
  - Sheet 2 - Notes/Legend
  - Sheet 3 - Existing/Demolition Plan
  - Sheet 4 - Proposed Site Plan
  - Sheet 5 - Grading Plan
  - Sheet 6 - Utility Plan
  - Sheet 7 - Civil Details
  - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
  - Sheet 9 - Storm Water Pollution Prevention Plan Details

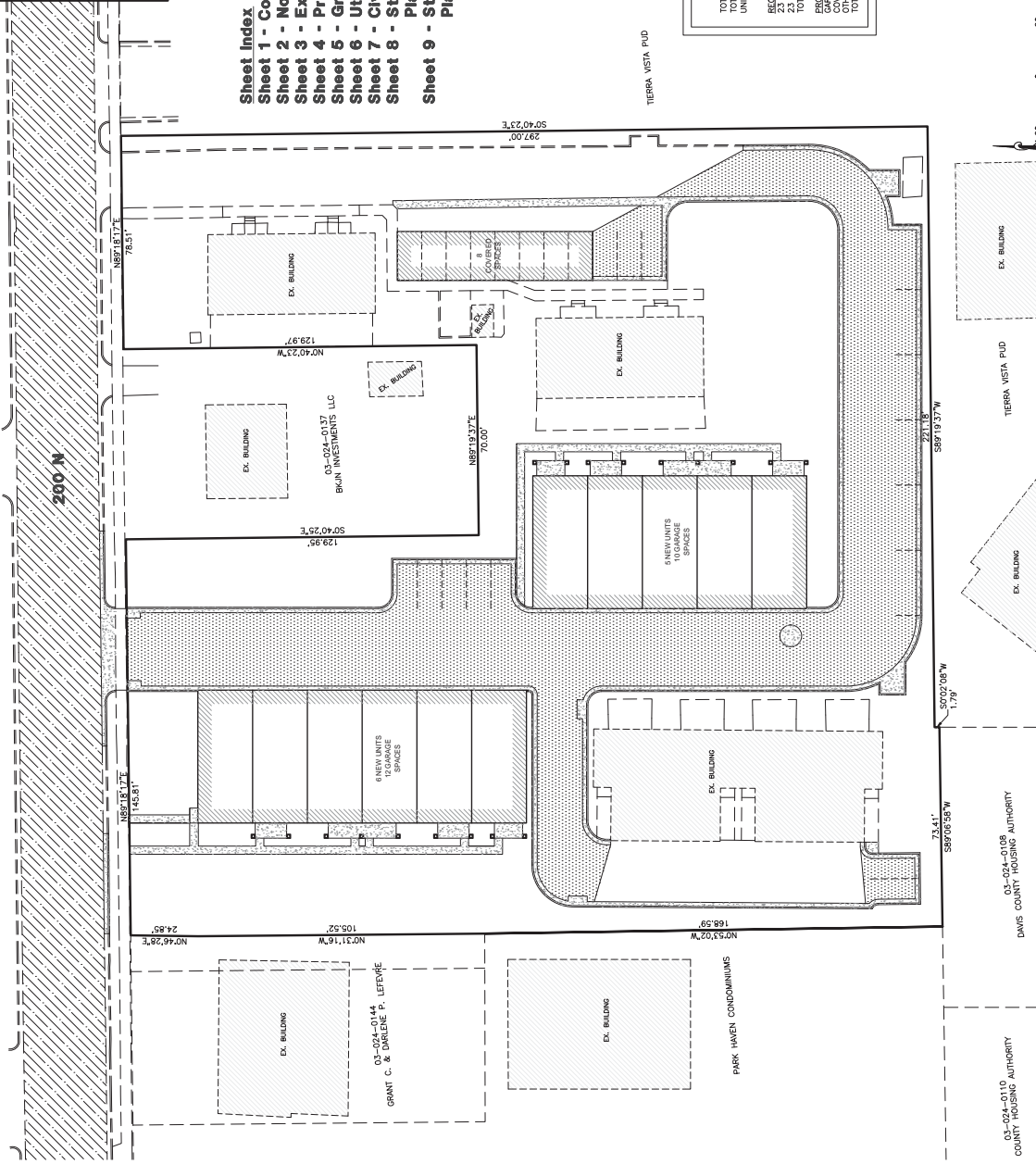
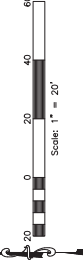
SITE DATA	
TOTAL AREA	78,631 S.F. (1.81 ACRES)
TOTAL LANDSCAPE AREA	31,408 S.F. (0.72 ACRES)
TOTAL UNITS	23 UNITS PROVIDED
REQUIRED PARKING	46
PROPOSED PARKING	52
TOTAL REQUIRED/PROPOSED	46/52
REQUIRED GARAGE	30
PROPOSED GARAGE	37
TOTAL REQUIRED/PROPOSED	30/37
TOTAL PARKING	35

5160 SOUTH 1500 WEST  
SALT LAKE CITY, UTAH 84115  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-assocs.com

REGISTERED PROFESSIONAL ENGINEER  
LICENSE NO. 94292819  
STATE OF UTAH

SPECIAL INTERESTS - LANDSCAPE ARCHITECTS  
LANDSCAPE ARCHITECTS - LANDSCAPE ARCHITECTS

PROJECT NUMBER: 6678-19  
DRAWN BY: JCM  
ENGINEER: JCM







PROJECT NUMBER  
18140

ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. Date

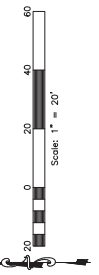
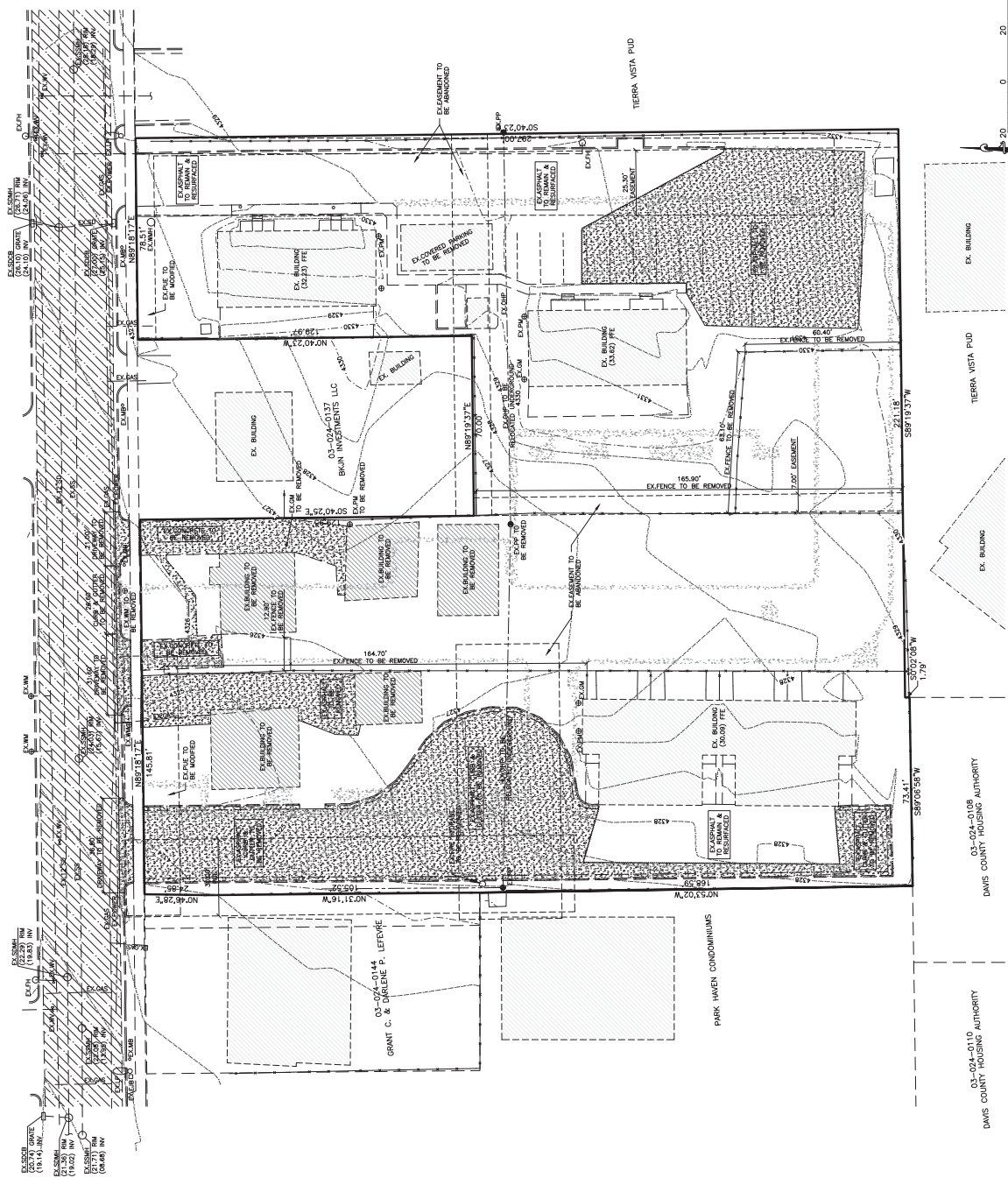
TOWNHOMES  
BOUNTFUL, UTAH

EXISTING/  
DEMOLITION  
PLAN

C3



**Reeve & Associates, Inc.**  
5162 SOUTH 1500 WEST  
SALT LAKE CITY, UT 84119  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-associates.com  
LAND SURVEYORS • UTILITY DESIGNERS  
SURVEYING ENGINEERS • UTILITY DESIGNERS  
PROJECT NUMBER: 6676-19  
DRAWN BY: JZM  
ENGINEER: JZM



03-024-0108  
DAVIS COUNTY HOUSING AUTHORITY

03-024-0110  
DAVIS COUNTY HOUSING AUTHORITY

03-024-0144  
GRANT C. & DARLENE P. LEFEBVRE

PARK HAVEN CONDOMINIUMS

TERRA VISTA PUD

TERRA VISTA PUD

PROJECT NUMBER  
18140

ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. Date

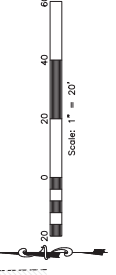
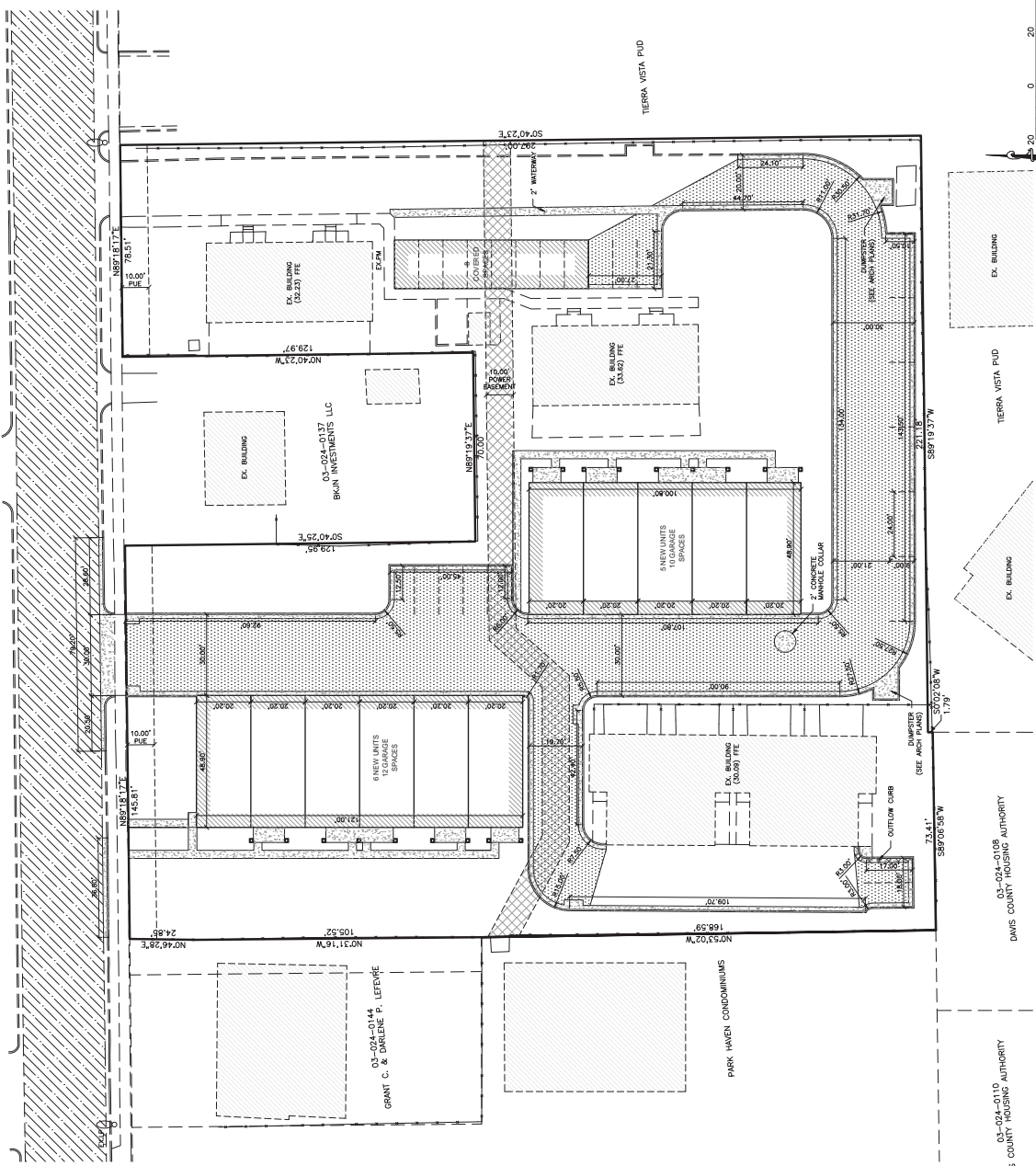
TOWNHOMES  
BOUNTIFUL, UTAH

PROPOSED  
SITE PLAN

C4



**Reeve & Associates, Inc.**  
5162 SOUTH 1500 WEST  
SALT LAKE CITY, UT 84119  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-associates.com  
LAND SURVEYORS • WATER ENGINEERS  
MECHANICAL ENGINEERS • LANDSCAPE ARCHITECTS  
PROJECT NUMBER: 6676-19  
DRAWN BY: JCM  
ENGINEER: JCM



03-02-010 AUTHORITY  
DAVIS COUNTY HOUSING AUTHORITY

03-02-008  
DAVIS COUNTY HOUSING AUTHORITY

03-02-014  
GRANT C. & DARLENE P. LEFÈVRE

PARK HAVEN CONDOMINIUMS

TERRA VISTA PUD

EXISTING BUILDING

TERRA VISTA PUD

EXISTING BUILDING



PROJECT NUMBER  
18140

ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. Date

TOWNHOMES  
BOUNTIFUL, UTAH

Grading  
Plan

C5



**Reeve & Associates, Inc.**  
 5160 SOUTH 1500 WEST  
 SUITE 200  
 BOUNTIFUL, UTAH 84015  
 TEL: (801) 621-3100  
 FAX: (801) 621-2666  
 www.reeve-associates.com

LAND SURVEYORS • UTILITY ENGINEERS  
 SPECIALIZING IN LANDSCAPE ARCHITECTURE

PROJECT NUMBER: 6676-19  
 DRAWN BY: JCM  
 ENGINEER: JAD

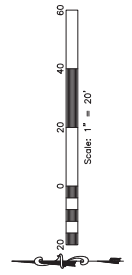
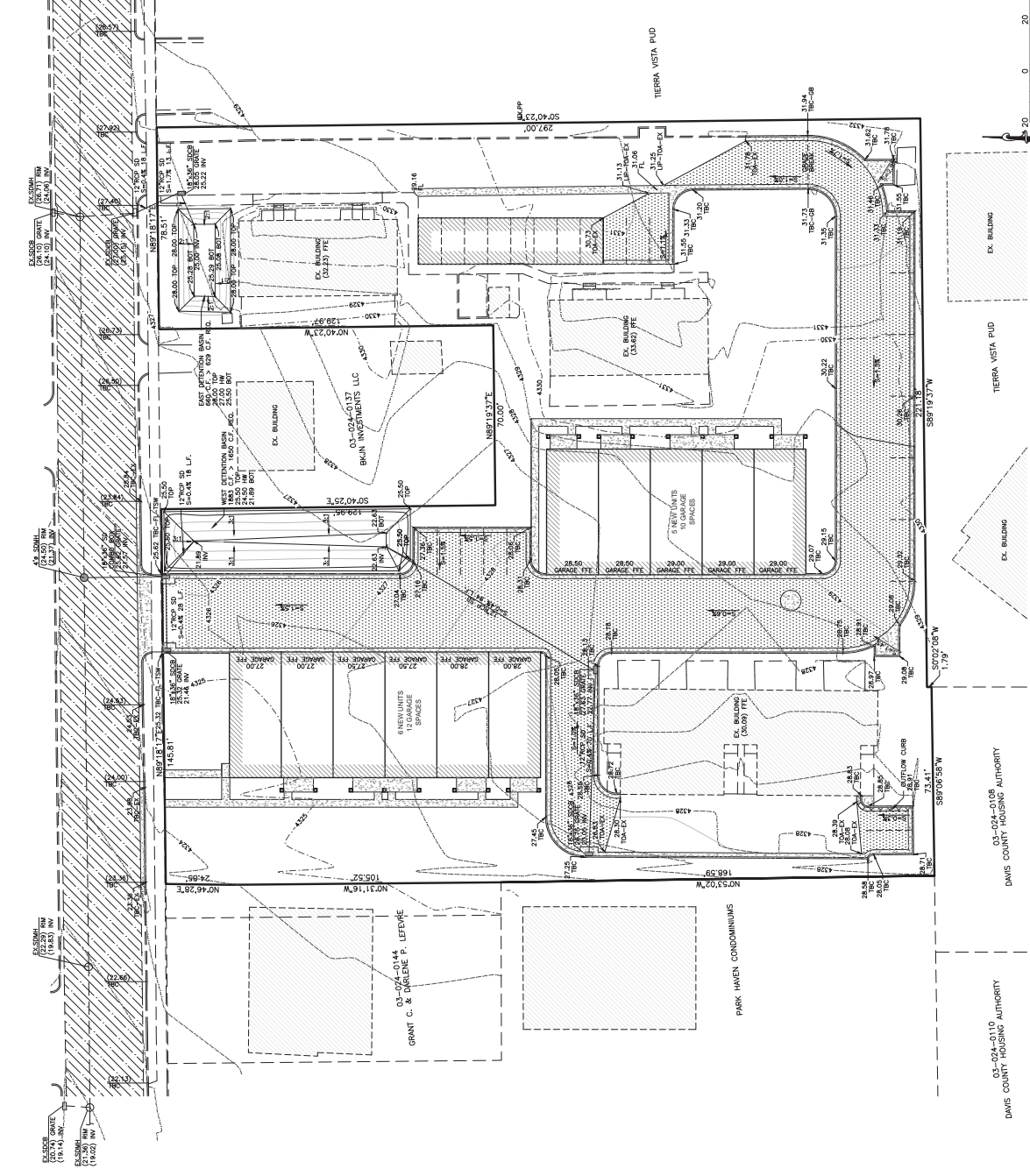


WEST DETENTION STORAGE TABLE

ELEV.	AREA (SQ. FT.)	DEPTH (FT.)	TOTAL VOL. (CU. FT.)
4,322.00	10.19	N/A	0.00
4,323.00	624.31	1.00	2,386.09
4,324.00	1,365.98	2.00	11,645.52
4,324.00	1,365.98	2.50	18,842.75

EAST DETENTION STORAGE TABLE

ELEV.	AREA (SQ. FT.)	DEPTH (FT.)	TOTAL VOL. (CU. FT.)
4,325.00	302.37	N/A	0.00
4,326.00	298.58	1.00	1,165.58
4,327.00	600.78	1.50	6,662.25



PROJECT NUMBER  
18140

ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. Date

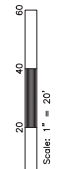
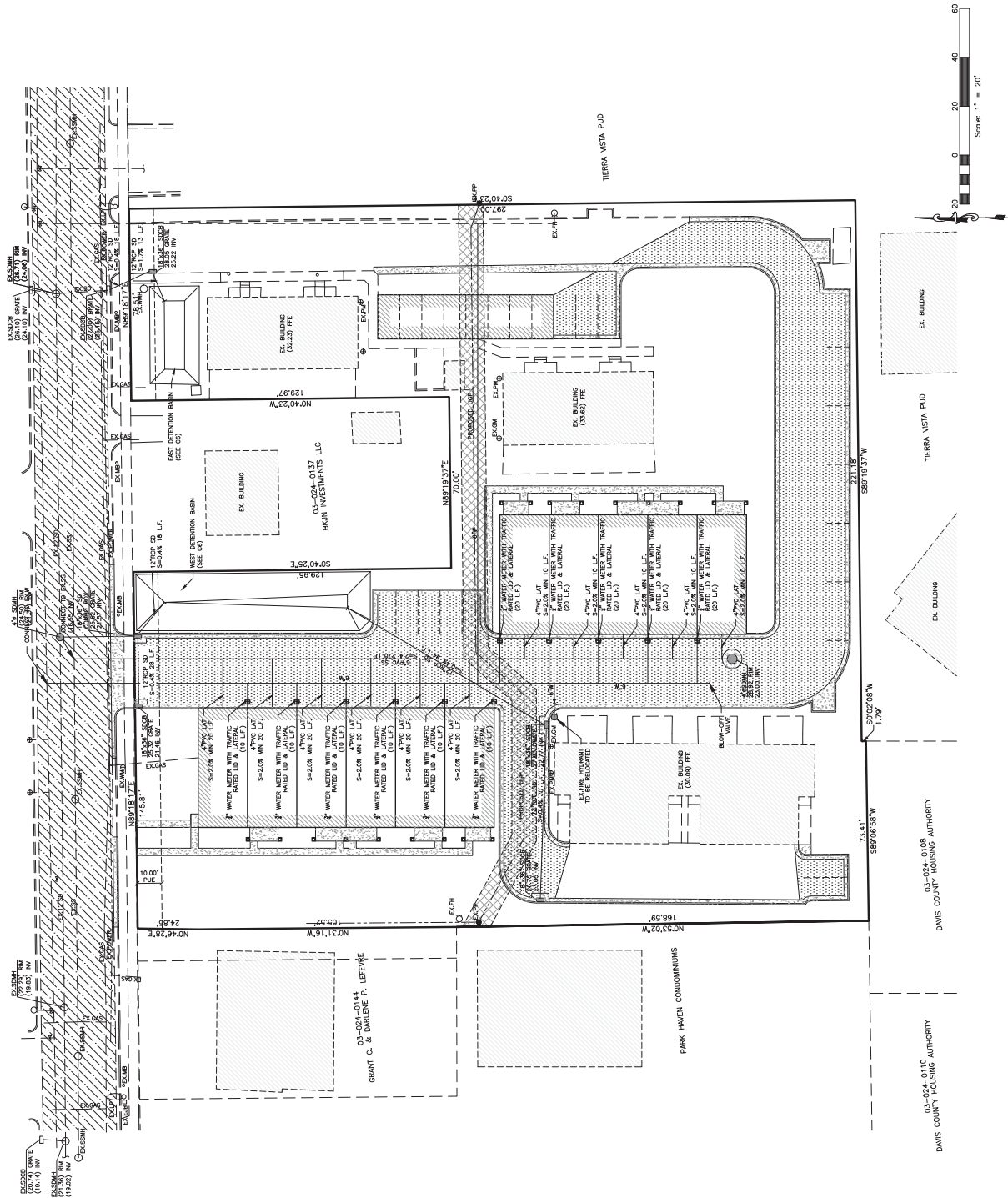
# TOWNHOMES BOUNTIFUL, UTAH

Utility Plan

C6



**Reeve & Associates, Inc.**  
5162 SOUTH 1500 WEST  
SALT LAKE CITY, UT 84119  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-associates.com  
LAND SURVEYORS • WATER ENGINEERS  
SPECIALIZING IN: LANDSCAPE ARCHITECTS  
PROJECT NUMBER: 6676-19  
DRAWN BY: JCM  
ENGINEER: JAD



PROJECT NUMBER  
**18140**

ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. \_\_\_\_\_ Date \_\_\_\_\_

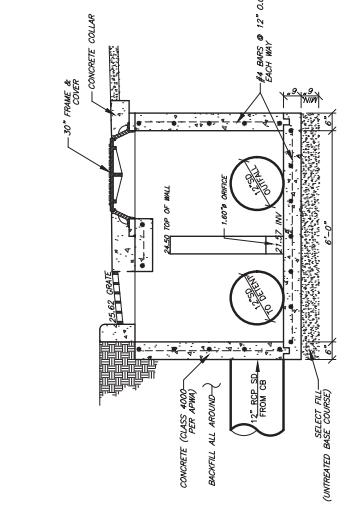
TOWNHOMES  
BOUNTIFUL, UTAH

CIVIL  
DETAILS

C7

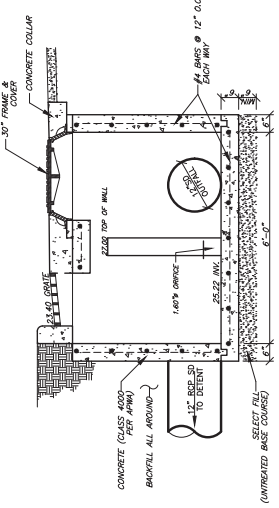


**Reeve & Associates, Inc.**  
5160 SOUTH 1500 WEST  
SALT LAKE CITY, UTAH 84119  
TEL: (801) 621-3100  
FAX: (801) 621-2666  
www.reeve-associates.com  
LAW OFFICES • ACCOUNTING  
LAND SURVEYING • UTILITY DESIGNERS  
SPECIALIZING IN LANDSCAPE ARCHITECTURE  
PROJECT NUMBER: 6676-19  
DRAWN BY: JCM  
ENGINEER: JCM

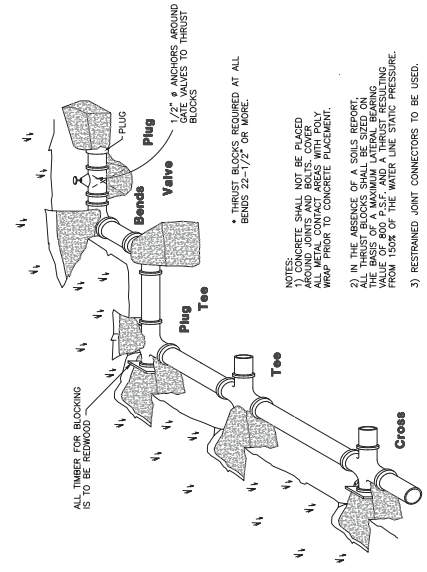


**West Combo Box Detail**  
SCALE: NONE

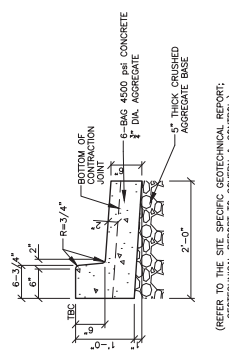
- COMBINATION BOX
1. SELECT ALL USE UNREINFORCED BASE COURSE GRADE A OR GRADE 1/4 AGGREGATE
  2. REQUIRED REINFORCING WITHIN 1' FROM WALL BACKFILL MATERIAL PER AWA
  3. REINFORCING: USE ASTM A615, GRADE 60, EPOXYMATED STEEL REBAR
  4. CONCRETE CLASS: 4000 PER AWA SECTION 0330.3, PLACE PER AWA
  5. CONCRETE CLASS: 4000 PER AWA SECTION 0330.3, PLACE PER AWA
  6. SECTION 0330 OR USE AN ACCEPTABLE ALTERNATE METHOD
  7. 1/2" DIA. ANCHORS TO BE INSTALLED THROUGH THE ENTIRE THICKNESS OF THE CONCRETE TO BE PLACED TO THE FRONT OF THE CURB FACE UPWARD.



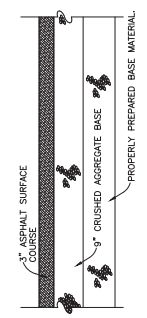
**East Combo Box Detail**  
SCALE: NONE



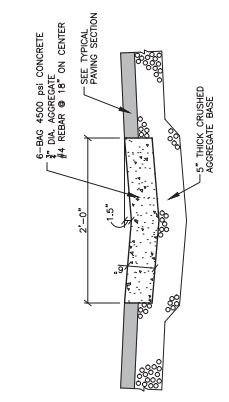
**Thrust Block Detail**  
SCALE: NONE



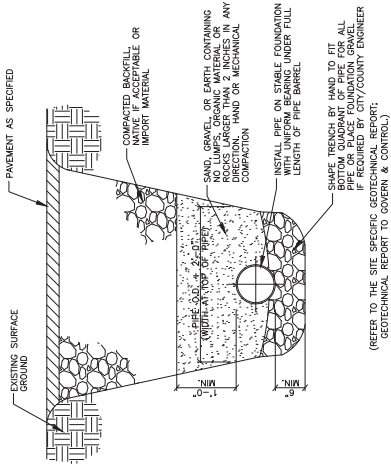
**On-Site Outflow Curb & Gutter**  
SCALE: NONE



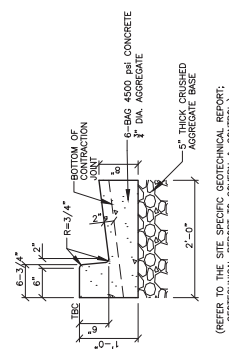
**Typical On-Site Asphalt Paving**  
SCALE: NONE



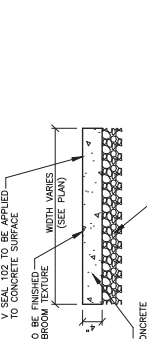
**Concrete Walkway**  
SCALE: NONE



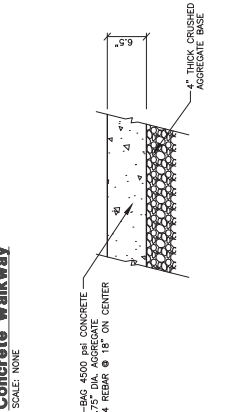
**2' Concrete Waterway**  
SCALE: NONE



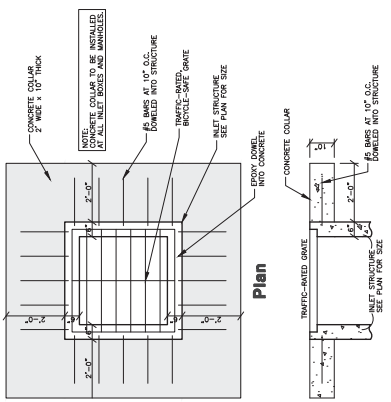
**On-Site Curb & Gutter**  
SCALE: NONE



**Concrete Walkway**  
SCALE: NONE



**Trash Enclosure Concrete Pad**  
SCALE: NONE



**Concrete Collar Detail**  
SCALE: NONE

# Townhomes

## Storm Water Pollution Prevention Plan

BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
MARCH 2019

PROJECT NUMBER  
**18140**

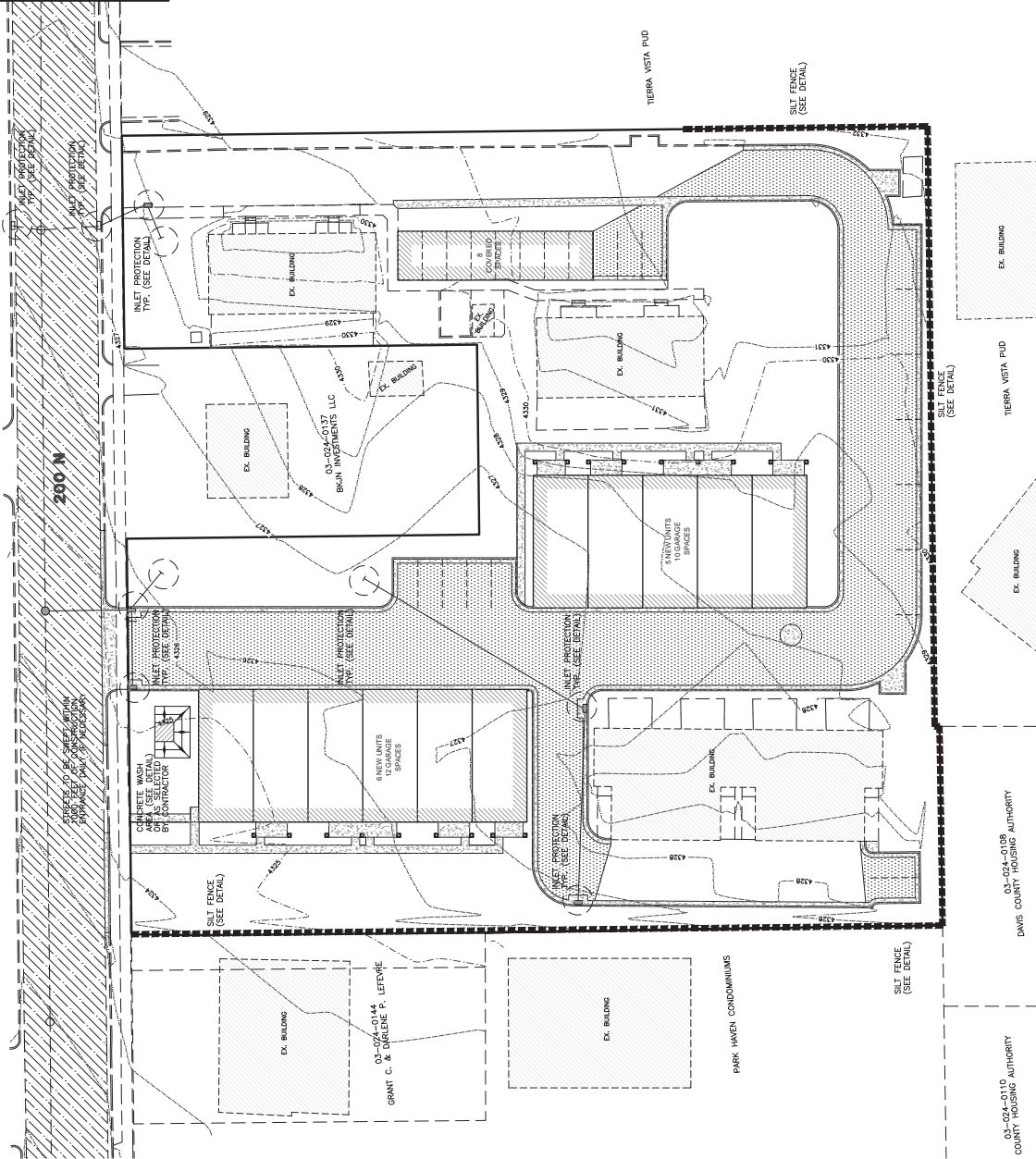
ISSUE DATE:  
DECEMBER 17, 2016

REVISIONS:  
No. Date

**TOWNHOMES**  
BOUNTIFUL, UTAH

**STORM WATER**  
POLLUTION  
PREVENTION  
PLAN

C8



**Reeve & Associates, Inc.**  
 5162 SOUTH 1500 WEST  
 SUITE 200  
 BOUNTIFUL, UTAH 84015  
 TEL: (801) 621-3100  
 FAX: (801) 621-2666  
 www.reeve-associates.com  
 LAND SURVEYORS • WATER ENGINEERS  
 SPECIALIZING IN LANDSCAPE ARCHITECTURE  
 PROJECT NUMBER: 6676-19  
 DRAWN BY: JCM  
 ENGINEER: JAD

© Copyright 2017 J&K Architects - The Purchaser is granted a single use license for consultation only. These plans are copyrighted and are subject to copyright protection as an "architectural work" under the copyright act. The purchaser hereby acknowledges that it is not entitled to the overall form or as well as the arrangement and composition of spaces. Under such protection, unauthorized use of these plans, work, or structure representative will result in the cessation of consultation and/or monetary compensation to J&K Architects, Inc.







Project Narrative/Notes/Revisions  
 1. 03/21/19 J.M. - COMPLETED DESIGN FOR CLIENT & CITY REVIEW

# Townhomes Improvement Plans

BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 MARCH 2019

**PROJECT NUMBER**  
18140

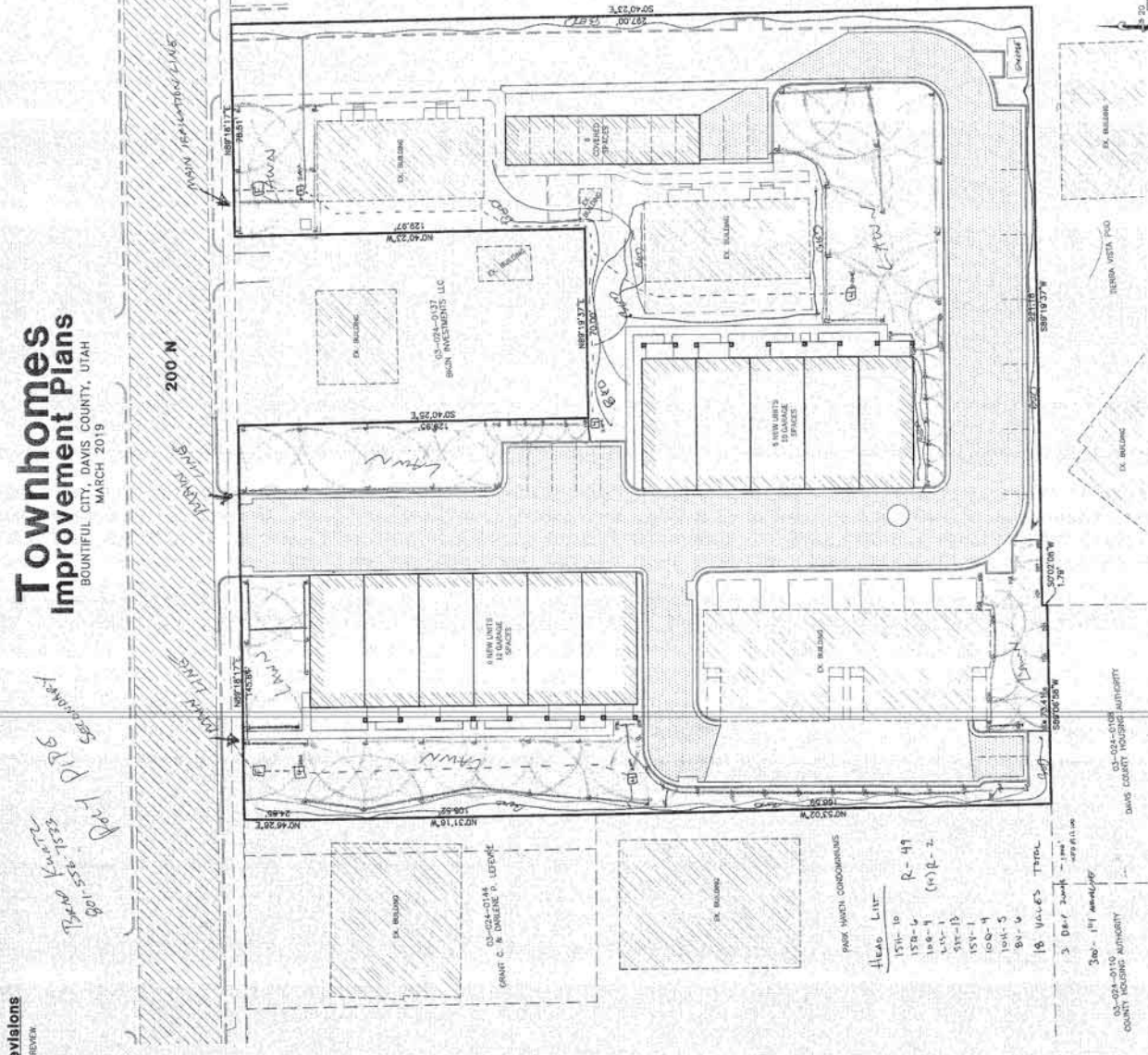
**ISSUE DATE:**  
DECEMBER 17, 2018

**REVISIONS:**  
No. Date

TOWNHOMES  
BOUNTIFUL, UTAH

COVER/  
INDEX

C1



- Sheet Index**
- Sheet 1 - Cover/Index Sheet
  - Sheet 2 - Notes/Legend
  - Sheet 3 - Existing/Demolition Plan
  - Sheet 4 - Proposed Site Plan
  - Sheet 5 - Grading Plan
  - Sheet 6 - Utility Plan
  - Sheet 7 - Civil Details
  - Sheet 8 - Storm Water Pollution Prevention Plan Exhibit
  - Sheet 9 - Storm Water Pollution Prevention Plan Details

**SITE DATA**

TOTAL AREA	78,831 S.F. (1.81 ACRES)
TOTAL LANDSCAPE AREA	21,404 S.F. (0.49 ACRES)
UNITS PER ACRE	23 UNITS PROVIDED
REQUIRED PAVING	46
23 UNITS x 2.02 UNIT/F	46
TOTAL REQUIRED PAVING	50
DEVELOPED SURFACE	30
LANDSCAPE PAVING	19
OTHER PAVING	1
TOTAL PAVING	50

**Reeve & Associates, Inc.**  
 5166 SOUTH 1250 WEST  
 SALT LAKE CITY, UT 84119  
 TEL: (801) 851-3100  
 FAX: (801) 851-3668

LEAD ARCHITECT: J.M. JOHNSON  
 ARCHITECTS: J.M. JOHNSON  
 PROJECT NUMBER: 18140  
 DRAWN BY: J.M. JOHNSON  
 DATE: 12/17/18



*Handwritten notes:*  
 03-04-0108  
 DAVIS COUNTY HOUSING AUTHORITY

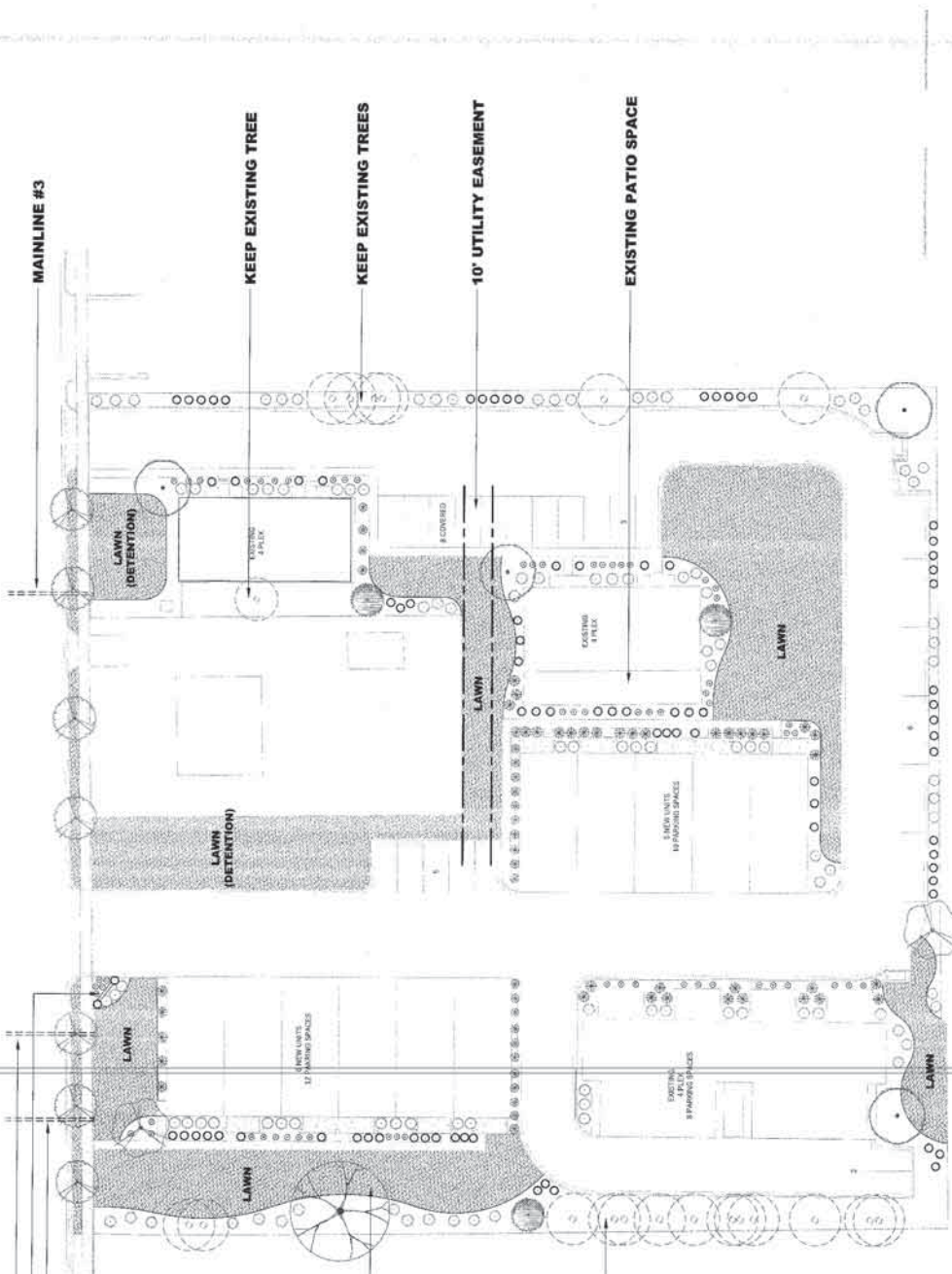
**HEAD LIST**

1511-10	R-49
1511-6	(1) R-2
100-3	
151-1	
151-13	
151-1	
100-4	
104-5	
84-6	
<b>19 UNITS TOTAL</b>	
3	Bar 2004
300	111



MAINLINE #2  
FUTURE SIGNAGE  
MAINLINE #1

MAINLINE #3



CREATE MEANDERING BEDLINE

KEEP EXISTING TREES

10' UTILITY EASEMENT

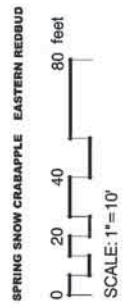
EXISTING PATIO SPACE

BLUE MIST SPIREA BLUE OAT GRASS

**PLANT SCHEDULE**

NO.	SYMBOL	DESCRIPTION	QTY	REMARKS
1	(Symbol)	SPRING SNOW CRABAPPLE	10	10' x 10' x 10'
2	(Symbol)	EASTERN REDBUD	10	10' x 10' x 10'
3	(Symbol)	FOREST PANSY REDBUD	10	10' x 10' x 10'
4	(Symbol)	ZELKOVA	10	10' x 10' x 10'
5	(Symbol)	HONEYLOCUST	10	10' x 10' x 10'
6	(Symbol)	VANDERWOLF PINE	10	10' x 10' x 10'
7	(Symbol)	DRIFT ROSES	10	10' x 10' x 10'
8	(Symbol)	MUGO PINE	10	10' x 10' x 10'
9	(Symbol)	BOXWOOD	10	10' x 10' x 10'
10	(Symbol)	FEATHER REED GRASS	10	10' x 10' x 10'
11	(Symbol)	DAY LILY	10	10' x 10' x 10'
12	(Symbol)	YEW	10	10' x 10' x 10'

TOTAL LAWN AREA = 15,332 SQ. FT.



SPRING SNOW CRABAPPLE EASTERN REDBUD FOREST PANSY REDBUD ZELKOVA HONEYLOCUST VANDERWOLF PINE DRIFT ROSES MUGO PINE BOXWOOD FEATHER REED GRASS DAY LILY YEW

# City Council Staff Report

**Subject:** Public Hearing- Zone Map Amendment from C-G/PUD and MXD-PO to MXD-R

**Property Address:** Multiple. Approximately 1500 South to 1800 South between Main Street and Highway 68

**Author:** Chad Wilkinson

**Department:** Planning

**Date:** May 28, 2019



---

## Background

The applicant, Bruce Broadhead, has submitted a zone map amendment request for the Renaissance Towne Centre. By way of review, the proposal is to amend the zoning designation of several properties (totaling approximately 15.5 acres) from C-G/PUD (General Commercial/ Planned Unit Development) and MXD-PO (Mixed Use-Professional Office) to MXD-R (Mixed Use-Residential). The property consists of multiple parcels extending from 1500 South to 1800 South and from Main Street to 300 West (Highway 68). The subject property is currently developed with commercial buildings and uses including a convenience store and three office buildings, along with a large parking structure. A mixed use building is currently under construction on the northern portion of the property. Surrounding uses include a bank, large fitness center, a recently approved medical office building to the north, an automobile dealership to the south, a mix of commercial and residential uses to the east and residential use to the west.

The property was approved as a Planned Unit Development (PUD) in 2000. At that time, the height and setback standards of the C-G zone were waived which allowed for the construction of the existing medical office tower on site. The applicant proposes a Mixed Use zone that will allow multifamily residential along with existing and proposed commercial uses. As proposed, up to 75 percent of the square footage of the property may be developed as residential use. The proposal will allow for heights of up to eight stories in the center of the development with heights of between one and six stories in other areas. The general design of the site will remain consistent with the original development plan with Renaissance Towne Drive running north to south through the property. The higher densities for the property will be focused to the center of the site and to areas proximate to the transit corridor along Main Street.

## Analysis

Much has changed since the original development was approved in 2000. Notably changes in housing market conditions beginning in 2008 have created a higher demand for

multifamily housing. Like other communities, Bountiful is faced with determining which locations make the most sense for accommodating additional housing density within the community. The proposed zone change would create a new mixed use zone allowing for high density residential along with the commercial uses already constructed within the property and some additional commercial uses to be constructed. Analysis of the major components and significant issues with the development are included below.

### **Residential Use**

While the original plan did not anticipate residential use of the property, several changes have occurred over the past 20 years that lend support for the idea of a residential component to the development. First and foremost, plans for the South Davis Transit Connector route between Salt Lake City and communities in South Davis County have progressed to a point that a locally preferred alternative and route for this transit line have been identified. The chosen transportation mode for the line is Bus Rapid Transit (BRT) which will travel along Main Street on the east side of the property. The choice to place a high frequency transit route along the property makes it a prime candidate for high density residential development. Additionally, the project area is located adjacent to existing multifamily zoning and development both inside and outside Bountiful City limits.

### **Building Height**

The proposed standards allow for various heights throughout the development. Most of the buildings will be between one and four stories in height. A few of the buildings, including lots 1, 9 and 14 may potentially be up to 6 stories in height. One of the buildings identified as lot 11 may be up to 8 stories in height. The actual heights of the building will be determined by the use of the building with commercial floor heights being between 14 and 18 feet and residential floor heights between 11 and 14 feet.

As discussed, the previous PUD approval waived building heights for the property and the current proposal would set height standards for each of the various lot and building areas for the site. The tallest of the buildings is planned for the center of the site with heights decreasing in areas closer to existing neighborhoods. The proposed heights are consistent with the original plans for the property and with the existing developments that have been approved including the medical office building and the mixed use building under construction on Pad A. Previously the Commission had recommended a maximum height of 35 feet for the property adjacent to the roundabout with some additional height allowed with additional setback. After review at the Planning Commission, the applicant included those standards as a part of the revised ordinance. The Commission also had a concern with the maximum height allowed for buildings on the site. The recommendation from the Commission includes a limit on the overall height for buildings on the site which was set at 110 feet. This has been reflected in the revised standards.

## **Design Standards**

The proposed conceptual plan includes some standards guiding the development of the property including the standards for building height previously discussed and architectural standards found under structure design and materials section of the document. The architecture and design concepts are similar to standards adopted for the Downtown Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the zoning ordinance. The proposal includes a number of development examples intended as a palette for design concepts for future development with flexibility in the implementation of the final design. Each of the buildings will require individual site plan review and approval at which time the details of specific design can be discussed. The submitted standards include additional requirements for articulation along the horizontal plane of the building along with inclusion of tower elements at the entrances to buildings. Other changes have been included to create visual interest at the ground floor. One additional concern expressed by the Commission was centered on the design treatment along Renaissance Towne Drive. The applicant presented additional design options for development along this street at the Commission meeting on May 7, 2019 which addressed many of the Commission's concerns. These design options have been included in the conceptual plan which will be adopted as part of the MXD-R zone.

## **Pedestrian Circulation Plan**

The submitted 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, mid-development, between lots 16 and 19 and within the parking structure. After discussion with the Planning Commission, the applicant revised the pedestrian circulation plan to include additional recommended connections through the center of the site.

Another issue discussed by the Commission was pedestrian access along Highway 68. Previous development on the northwest portion of the site did not include sidewalks on Highway 68. However, with the new residential component and the desire to build a pedestrian oriented development a sidewalk along the west side is extremely desirable. This sidewalk connection will also provide access from 1800 South to the mid-block pedestrian connection to the potential BRT stop on Main Street. While it may not be desirable to remove existing mature vegetation along the developed portion of the site, the development of the south portion of the property offers an opportunity to provide a needed connection between 1800 South and the mid-block east west pedestrian connection. The plan has been modified to show a sidewalk along the south portion of the property along Highway 68. Final approval of improvements along the State Highway will require approval by the Department of Transportation.

## **Traffic and Parking**

The applicant has submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates are consistent with principles included in the MXD zoning standards. Peak parking demand for the office uses on the property and the residential uses will occur at different time allowing for shared use of the parking structures. Development of the individual pad sites will need to be consistent with the parking study and will be analyzed individually during site plan review. The specific language in the parking plan should reflect that on-street parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirement for the site.

The applicant has also completed the traffic study for the property which has been reviewed and accepted by the City Engineer.

## **Standard of Review**

As a matter of procedure, a request for a rezone (zone map amendment), shall be reviewed in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE 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 item has been reviewed by the City Planner, City Engineer and City Attorney.

## **Significant Impacts**

The proposed zone change will have impacts on the land use pattern for this portion of the City by allowing residential use in an area currently zoned for commercial. Impacts to traffic, parking and vehicle circulation are anticipated and should be considered as part of the decision. Other impacts will include the construction of new infrastructure including sewer, water, and storm drain and roadways, including sidewalks to serve the development site.



## Planning Commission Review and Recommendation:

The Planning Commission reviewed the proposal at two separate meetings held on April 16 and May 7, 2019, and found that the proposal is generally consistent with the overall goals and policies of the General Plan for the area. The Planning Commission recommends that the City Council approve the proposed Zoning Map amendment from C-G/PUD and MXD-PO to MXD-R and the accompanying Zoning standards including the conceptual plan. The recommendation includes a maximum height for the site of 110 feet.

## Attachments

1. Aerial photo
2. Application Materials
3. Draft of Proposed MXD-R Standards (A formalized version in ordinance form will be provided to the Council before the meeting.)

### Aerial Photo



# Renaissance Towne Centre

## Site Development Plan - Planned Unit Development - MXD R

Bountiful City, Davis County, Utah

**Project Vicinity Map**



### 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 road road; thence North 88°18'40" East 9.93 feet along an angle corner in said road to the westerly line of a 4 road 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.

### Contents

1. Cover Page
2. Project Description
3. Conceptual Phasing Plan
4. Building Height Diagram
5. Building Height Plan
6. Conceptual Massing Diagrams
7. Architectural Design Precedents
8. Architectural Design Precedents
9. Architectural Design Precedents
10. Streetscape Design Precedents
12. Traffic and Pedestrian Thoroughfares
13. Conceptual Landscape Plan
17. Site Lighting & Signage Plan
18. Site Utilities
19. Elevation Contours
20. Parking Impact
21. Parking Study
24. Traffic Impact Study
25. Design Guidelines

Commercial/Office Space	294,930 Sq Ft
Residential Space	382,787 Sq Ft
Total Building Area	677,717 Sq Ft
Open Space	19.5%

### Owner

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

### Developer

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



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



# Project Description

\*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 and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums. Other uses permitted in the Renaissance Towne Centre MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.
2. Underlined uses in Section 14-10-105a of the Bountiful City Code are may be permitted to be located on individual pad sites or parcels.

3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.

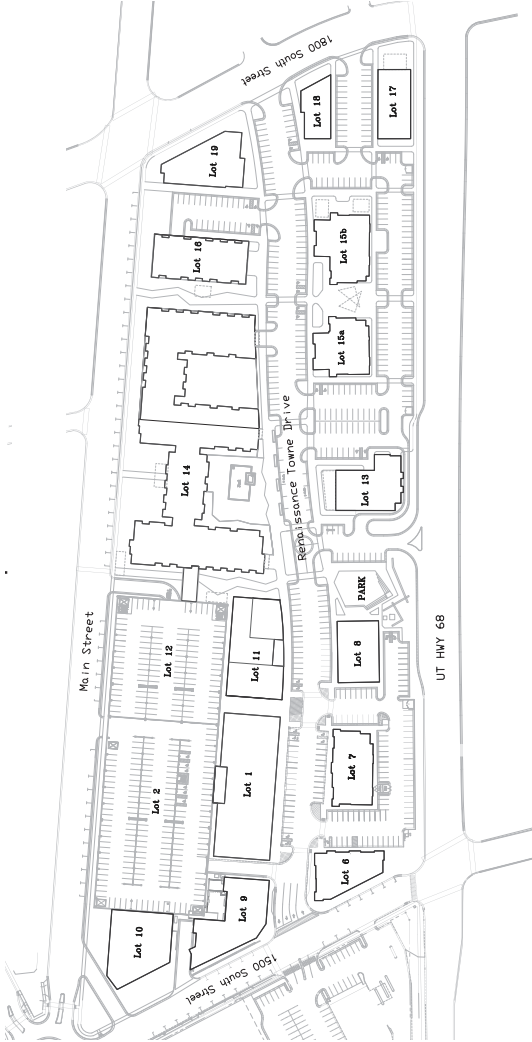
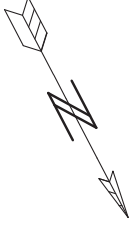
4. Residential units may be developed as either apartments or condominiums rental or for sale dwellings. Commercial units and professional offices within the Mixed Use Residential Zone may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Freestanding building 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.

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

6. 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.

## Proposed Mixed Use Plan

Lot #	Footprint	# of floors	Professional Office	Residential	Commercial	Total Sq. Ft.
Lot #1	24,038	5	112,188			112,188
Lot #6	6,831	2	13,911			13,911
Lot #7	7,839	2	15,572			15,572
Lot #8	6,861	2	13,722			13,722
Lot #9	11,743	5	4,687	48,000		52,687
Lot #10	11,000	4	44,000			44,000
Lot #11	13,535	8	34,600	58,660		93,260
Lot #13	8,100	1		244,000	8,100	244,000
Lot #14	6,000	5		9,150		9,150
Lot #15a	9,150	2		20	32,127	32,127
Lot #15b	10,850	2			10,850	10,850
Lot #16	11,067	3			6,100	6,100
Lot #17	6,100	1			4,250	4,250
Lot #18	8,900	2	12,800			17,800
<b>Total</b>	<b>256,680</b>	<b>327</b>	<b>382,787</b>	<b>37.8%</b>	<b>38,450</b>	<b>677,737</b>
					<b>5.7%</b>	
					<b>56.5%</b>	



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



**CivilScience**  
Engineers | Surveyors | Planners  
3100 W Clubhouse Drive, Suite A, Lehi, UT 84043  
801-788-7100

**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

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

# Conceptual Phasing Plan

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

## Land Area By Phase

Phase 1	170,420 Square Feet
Phase 2	38,200 Square Feet
Phase 3	254,130 Square Feet
Phase 4	141,900 Square Feet
Phase 5	82,300 Square Feet
<b>Total</b>	<b>686,950 Square Feet</b>

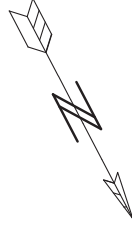
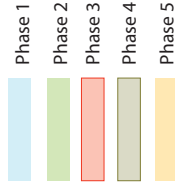
## Commercial/Office Use By Phase

Phase 1	141,671 Square Feet
Phase 2	48,687 Square Feet
Phase 3	17,800 Square Feet
Phase 4	38,450 Square Feet
Phase 5	48,322 Square Feet
<b>Total</b>	<b>294,930 Square Feet</b>

## Residential Use By Phase

Phase 1	0 Square Feet
Phase 2	48,000 Square Feet
Phase 3	276,127 Square Feet
Phase 4	0 Square Feet
Phase 5	58,660 Square Feet
<b>Total</b>	<b>382,787 Square Feet</b>

## Conceptual Phasing Plan



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

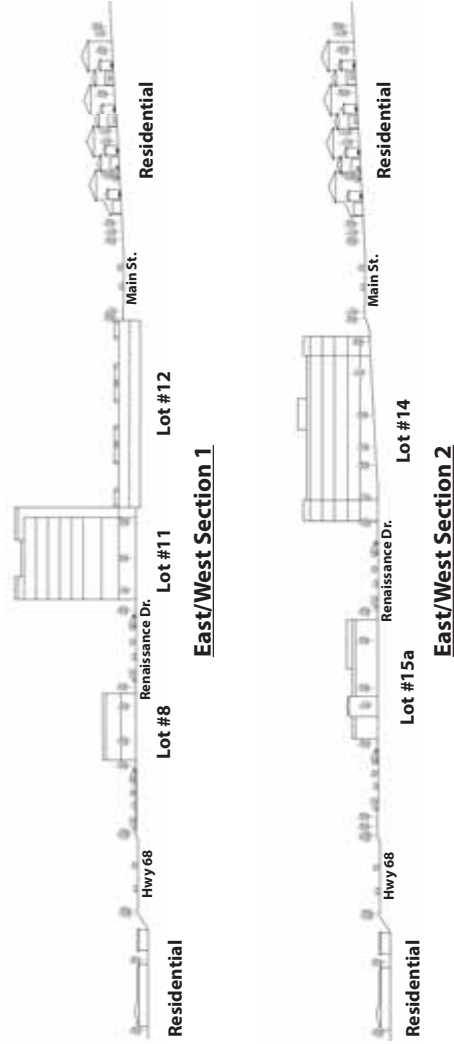
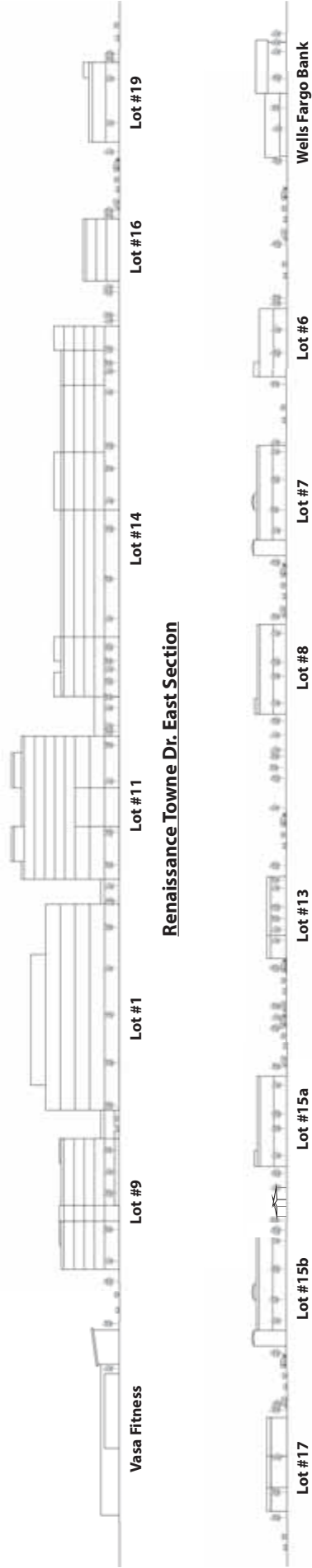


**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

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

## Building Height Diagram

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



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

**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

# Building Height Plan

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

## Conceptual Height Guidelines

- 1-2 Stories
- 3-4 Stories
- 5-6 Stories
- 7-8 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. The following criteria shall be used to determine the maximum building height permitted.

1. Buildings along Main Street will be limited to a height of 65' feet. For every foot set back from the right of way the height may increase by 1 foot up to a maximum height of 110'. This height standard will be limited to buildings east of the centerline of Renaissance Towne Drive.
2. Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35 feet. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings west of the centerline of Renaissance Towne Drive.
3. Lot 10 will be limited to a height of 35 feet unless setback an additional 1 foot as measured from the average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

Lot #	Building Use	# of floors	Conceptual Height
Lot #1	Professional Office	5	90'
Lot #6	Professional Office	2	34'
Lot #7	Professional Office	2	42'
Lot #8	Professional Office	2	42'
Lot #9	Office/Residential	5	65'
Lot #10	Professional Office	4	60'
Lot #11	Office/Residential	8	110'
Lot #13	Commercial	1	30'
Lot #14	Residential	5	65'
Lot #15a	Commercial	2	32'
Lot #15b	Commercial	2	32'
Lot #16	Residential	3	45'
Lot #17	Commercial	1	30'
Lot #18	Commercial	1	30'
Lot #19	Professional Office	2	42'



**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



## Conceptual Massing

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



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

**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



## Architectural Design Precedents

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

**Lot #8 & #13**



**Lot #15, #17 & #18**



**Lot #10, #16 & #19**



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

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



**CivilScience**  
 Engineers | Surveyors | Planners  
 3100 W Clubhouse Drive, Suite A, Lehi, UT 84043  
 801.768.7100

**Town Center, LLC**  
 1560 S. Renaissance Town Dr.  
 Bountiful, UT 84010

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

## Architectural Design Precedents

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

**Lot #11**



**Lot #14**



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

**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



## Architectural Design Precedents

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

The site plan shows a development along Renaissance Towne Drive, bounded by 1500 South Street to the west and 1800 South Street to the east. The plan includes 19 lots, a central park area, and a parking lot. Eight photographs of architectural precedents are provided: a modern multi-story townhome building (top left), a multi-story apartment building with a prominent entrance (top right), a modern townhome building with a curved facade (middle left), a multi-story townhome building with a dark facade (middle right), a multi-story townhome building with a mix of materials (bottom left), a multi-story townhome building with a dark facade (bottom right), a multi-story townhome building with a prominent entrance (far left), and a multi-story townhome building with a prominent entrance (far right). Lines connect these photographs to their corresponding lots on the plan.

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

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



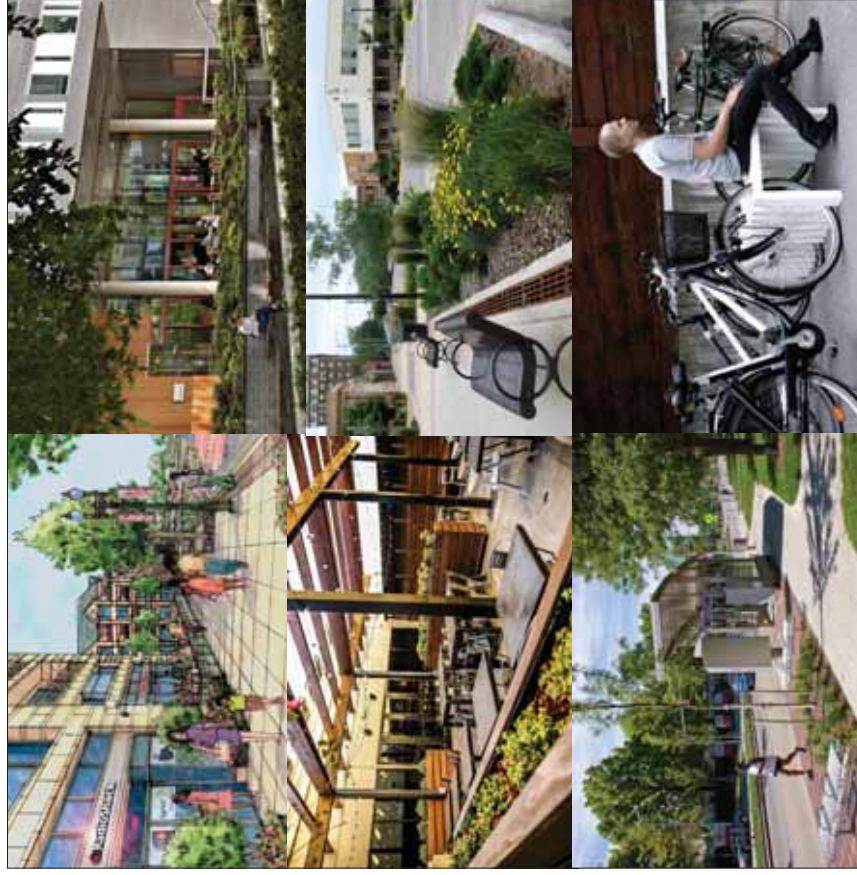
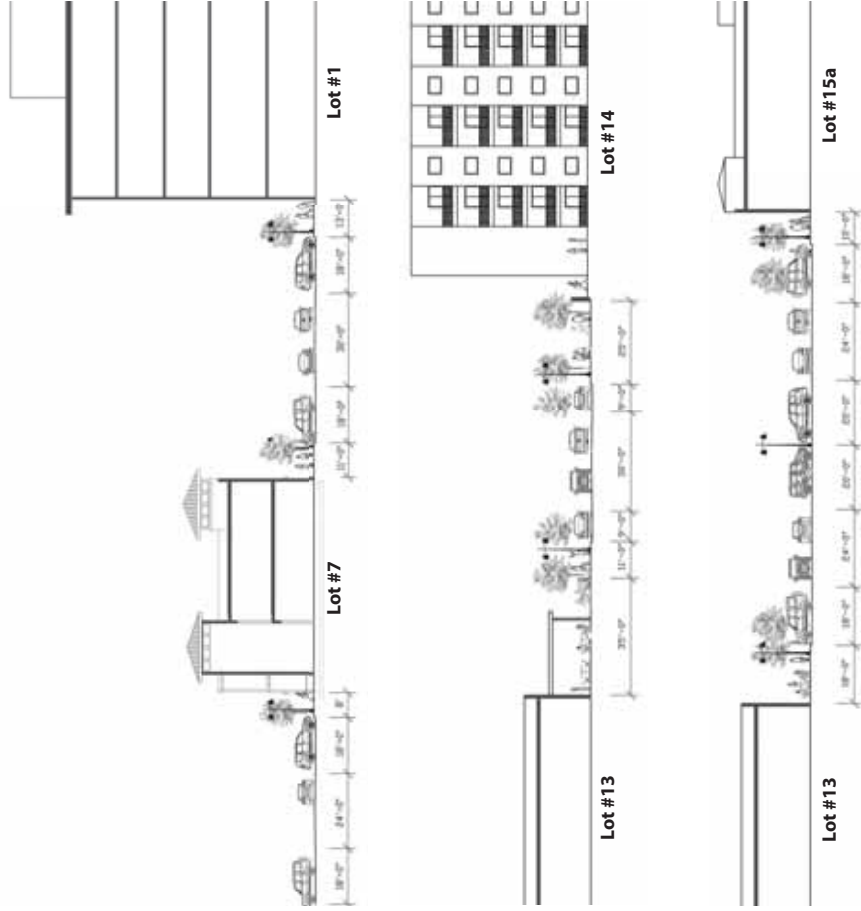
**Town Center, LLC**  
 1560 S. Renaissance Town Dr.  
 Bountiful, UT 84010

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



## Streetscape Design Precedents

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



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

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



**CivilScience**  
Engineers | Surveyors | Planners  
3160 W Clubhouse Drive, Suite A 101, UT 84043  
801.768.7100

**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

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

## Streetscape Design Precedents

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



Retail Amenity



Pedestrian circulation



Activate corners

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

**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



# Traffic & Pedestrian Thoroughfares

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

## 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 Renaissance 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.



**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

# Conceptual Landscape Plan

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

## 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, Ginkgo 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, Moorendense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew



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



**CivilScience**  
Engineers | Surveyors | Planners  
3100 W Clubhouse Drive, Suite A, Lehi, UT 84043  
801-768-7300

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

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



## Conceptual Landscaping

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



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

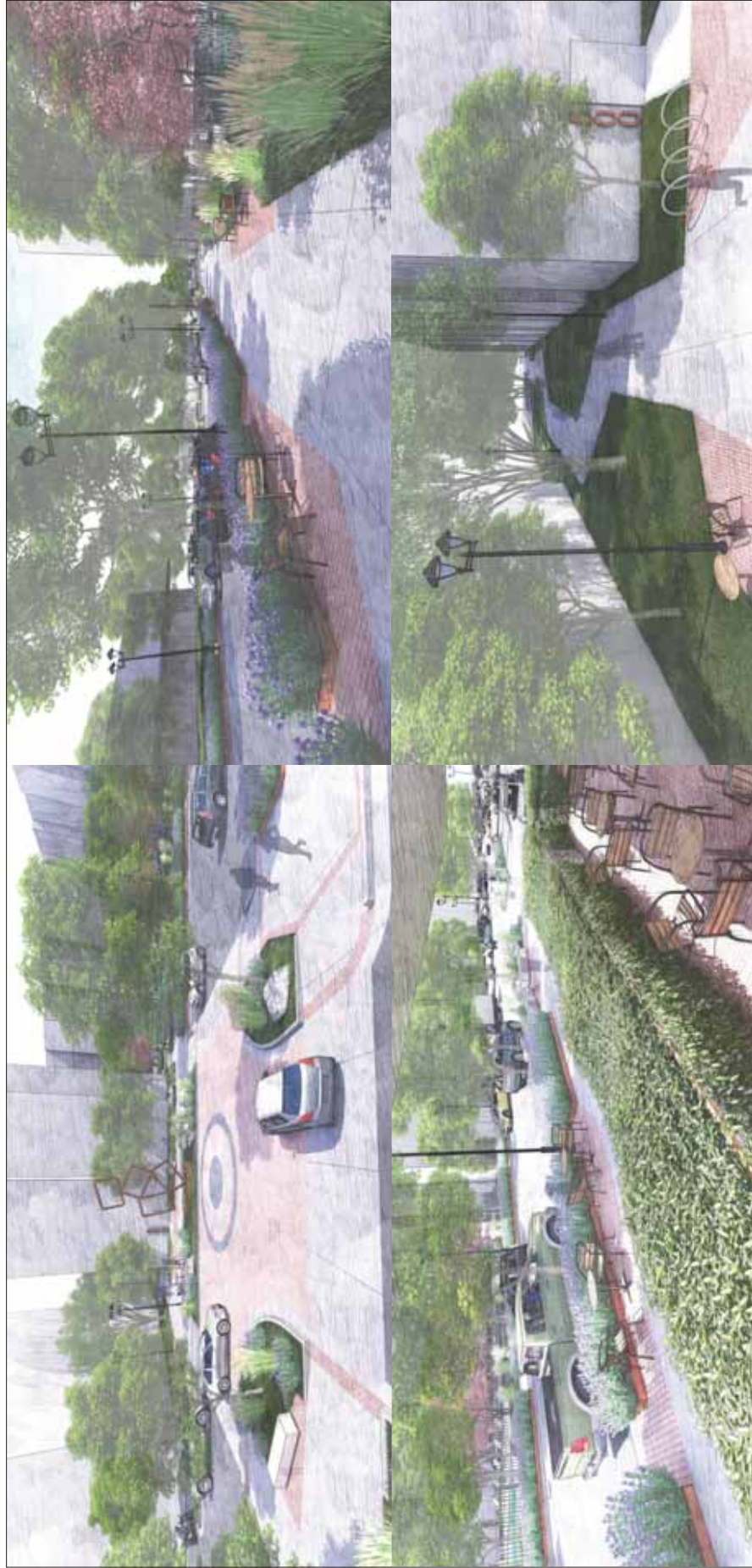


**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

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

## Conceptual Landscaping

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



**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



# Conceptual Landscaping

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



**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

# Site Lighting and Signage Plan

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

## 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:

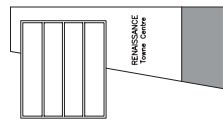
Lighting along roads, sidewalks and parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community. Fixture finish is Matte Black with 277V power supply, CCT 4,000K LED Lamp with 36,000 Lumen Metal Halide Lamp equivalent.

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 FC maintained in traffic areas and 1.0 FC in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.



**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



## Site Utilities

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

### 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

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

### 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



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

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

## Parking Impact

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

### Parking and Access

1. Parking stalls may be shared among all 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 and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least 10 (ten) feet from a public street, or immediately adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
3. Residential Units: 1 (one) dedicated, covered parking stall per unit located within the footprint of the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
4. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, or as may be modified by an approved parking study prepared by a licensed traffic engineer.
5. Parking along Main Street, 1500 South and 1800 South streets will not be counted toward the minimum parking requirements for the site.

Lot #1	Building Use	# of floors	Required Parking	Surface	Structure	Garage
Lot #6	Professional Office	5	352	18	18	334
Lot #7	Professional Office	2	40	40	40	40
Lot #8	Professional Office	2	45	45	45	45
Lot #9	Professional Office	2	40	40	40	40
Lot #10	Office/Residential	5	64	64	24	40
Lot #11	Office/Residential	4	125	125	125	125
Lot #13	Commercial	8	161	15	15	146
Lot #14	Residential	1	86	86	86	168
Lot #15a	Commercial	5	267	27	27	168
Lot #15b	Commercial	2	27	32	32	20
Lot #16	Residential	2	32	32	32	20
Lot #17	Commercial	3	25	25	5	20
Lot #18	Commercial	1	65	65	65	46
Lot #19	Professional Office	1	46	46	46	51
		2	51	51	51	159
			<b>1,426</b>		<b>470</b>	<b>797</b>

Available Parking Stalls	
North East Surface	41
North West Surface	128
South East Surface	68
South West Surface	191
Lot #9 Garage	40
Lot #14 Garage	99
Lot #10 Garage	20
Phase 1 Parking - Lot #1	489
Phase 2 Parking - Lot #12	362
	<b>1,438</b>



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



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

**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

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



**MEMORANDUM**

Date: March 18, 2019

To: Broadhead & Company  
Ray Bryson

From: Hales Engineering

**Subject: Bountiful Renaissance Center Parking Study Update**



UT19-1390

This memorandum discusses the parking study completed for the proposed Renaissance Center project located in Bountiful, Utah. The study identifies the Bountiful City parking rates, the parking demand rates identified by the Institute of Transportation Engineers (ITE), and parking demand observed by Hales Engineering in Bountiful. Shared use and time-of-day parking distributions are also discussed. This study serves as an update to a previous parking study that was completed by Hales Engineering for the Renaissance Center project in March 2015.

**Project Description**

The proposed Renaissance Center project is bordered by 300 West (SR-68), 1500 South, Main Street, and 1800 South in Bountiful, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The previous parking study also included a previous project area north of 1500 South. However, this parking study update focuses on the project area south of 1500 South. 1,449 total parking stalls are being planned for the project.

The proposed development is a mixed-use development that consists of medical office, general office, restaurant, commercial and apartment land uses. Some project buildings and parking structures are already built. The following are the proposed intensities of these land uses:

- Medical Office: 89,800 square feet
- General Office: 166,900 square feet
- Restaurant: 18,500 square feet
- Commercial: 20,000 square feet
- Apartments: 327 dwelling units
  - 50% are 1-bedroom units, and 50% are 2-bedroom units



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

**Bountiful City Parking Code**

The Bountiful City code specifies parking rates for various land use types. According to section 14-18-107 of the code, the City requires the following parking rates for the various land uses:

- Medical Office: 4.00 stalls per 1,000 square feet
- Professional Office: 3.33 stalls per 1,000 square feet
- Restaurant: 10.00 stalls per 1,000 square feet
- Commercial: 5.00 stalls per 1,000 square feet
- Apartments: 1.75 stalls per 1-bedroom unit  
2.25 stalls per 2-bedroom unit

With half of the apartments being 1-bedroom units and the other half being 2-bedroom units, a flat rate of 2.00 stalls per apartment was assumed to simplify the calculations. Hales Engineering calculated the required parking for each lot based on these rates, as shown in Table 1. The lot numbers shown correspond with those on the site plan shown in Appendix A. As shown, the City would require 1,858 parking stalls for the proposed Renaissance Center development.

**Table 1: Required Parking – Bountiful City Rates**

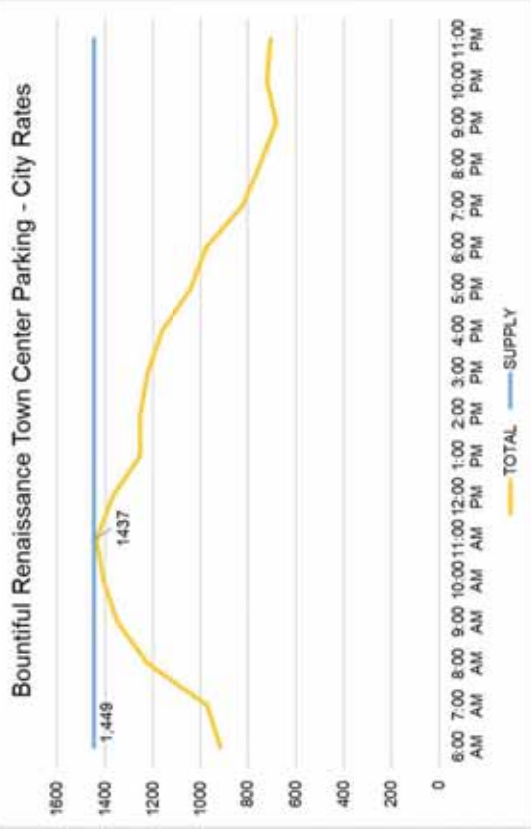
Lot #	Building #	Land Use	Intensity	Rate	Stalls
1	1551	Medical Office	89.8 1,000 sq. ft.	4.00	360
1	1551	Professional Office	22.4 1,000 sq. ft.	3.33	75
6	1512	Professional Office	14 1,000 sq. ft.	3.33	47
7	1560	Professional Office	15.6 1,000 sq. ft.	3.33	52
8	1580	Professional Office	13.8 1,000 sq. ft.	3.33	46
9	1509	Professional Office	4.7 1,000 sq. ft.	3.33	16
9	1509	Apartments	40 dwelling units	2.00	80
10	1500	Professional Office	44 1,000 sq. ft.	3.33	147
11	1581	Professional Office	34.6 1,000 sq. ft.	3.33	116
11	1581	Apartments	50 dwelling units	2.00	100
13	TBD	Restaurant	8.1 1,000 sq. ft.	10.00	81
14	TBD	Apartments	217 dwelling units	2.00	434
15	TBD	Commercial	20 1,000 sq. ft.	5.00	100
16	TBD	Apartments	20 dwelling units	2.00	40
17	TBD	Restaurant	6.1 1,000 sq. ft.	10.00	61
18	TBD	Restaurant	4.3 1,000 sq. ft.	10.00	43
19	TBD	Professional Office	17.8 1,000 sq. ft.	3.33	60
<b>TOTAL</b>					<b>1,858</b>

**Time-of-Day Distribution**

Mixed-use projects tend to have shared parking use depending on the type and intensity of its land uses. The Renaissance Center project, in particular, is an appropriate site for shared parking use because of the high amount of both office and residential uses. Office space requires parking during the day while residential space primarily requires parking overnight.

Hales Engineering applied time-of-day distributions to the require City parking rates to determine the maximum anticipated demand when considering shared parking use. Varying parking demands for each land use were obtained from the Institute of Transportation Engineers (ITE), *Parking Generation*, 4<sup>th</sup> Edition, 2010.

A chart showing the overall time-of-day distribution of the parking on-site is shown in Figure 2. As shown, when considering time-of-day parking distribution, it is anticipated that a maximum demand of 1,437 stalls will be required based on City rates. With a planned supply of 1,449 stalls, it is anticipated that there will be sufficient stalls.



**Figure 2: Time-of-day distribution by lot**

**ITE Parking Demand Rates**

According to the ITE, *Parking Generation*, 4<sup>th</sup> Edition, 2010, the following are the average parking rates for the study land uses:

- Medical Office: 3.20 stalls per 1,000 square feet
- Professional Office: 2.84 stalls per 1,000 square feet
- Restaurant: 10.60 stalls per 1,000 square feet
- Commercial: 2.94 stalls per 1,000 square feet
- Apartments: 1.23 stalls per unit

Based on ITE average rates, the site would require a total of 1,426 stalls. A detailed trip generation table based on these ITE rates is provided in Appendix B. With a supply of 1,449 stalls, there would be sufficient and excess stalls.

**Local Parking Demand Rates**

In order to evaluate the specific local parking demand, Hales Engineering completed parking demand counts on January 27, 2015 as part of the original study. Counts were collected at a peak time of 10:00 a.m. on this day to estimate maximum demand. Data were collected at existing buildings on the Renaissance Center site. The following were the observed parking demand rates:

- Medical Office:  
3.10 stalls per 1,000 square feet
- Professional Office:  
1.00 stalls per 1,000 square feet
- Commercial:  
1.44 stalls per 1,000 square feet

Using these local parking demand rates, Hales Engineering recalculated the required parking stalls based on City rates and replacing the City office and commercial rates with the observed. As shown in Table 2, based on this methodology, 1,316 parking stalls would be required for the site. The rates highlighted in yellow represent those observed on-site. With a supply of 1,449 stalls, there would be sufficient and excess stalls.

**Table 2: Required Parking – Bountiful City and Observed Rates**

Lot #	Building #	Land Use	Intensity	Rate	Stalls	
1	1551	Medical Office	89.8	1,000 sq. ft.	3.10	279
1	1551	Professional Office	22.4	1,000 sq. ft.	1.00	23
6	1512	Professional Office	14	1,000 sq. ft.	1.00	14
7	1560	Professional Office	15.6	1,000 sq. ft.	1.00	16
8	1580	Professional Office	13.8	1,000 sq. ft.	1.00	14
9	1509	Professional Office	4.7	1,000 sq. ft.	1.00	5
9	1509	Apartments	40	dwelling units	2.00	80
10	1500	Professional Office	44	1,000 sq. ft.	1.00	44
11	1581	Professional Office	34.6	1,000 sq. ft.	1.00	35
11	1581	Apartments	50	dwelling units	2.00	100
13	TBD	Restaurant	8.1	1,000 sq. ft.	10.00	81
14	TBD	Apartments	217	dwelling units	2.00	434
15	TBD	Commercial	20	1,000 sq. ft.	1.44	29
16	TBD	Apartments	20	dwelling units	2.00	40
17	TBD	Restaurant	6.1	1,000 sq. ft.	10.00	61
18	TBD	Restaurant	4.3	1,000 sq. ft.	10.00	43
19	TBD	Professional Office	17.8	1,000 sq. ft.	1.00	18
<b>TOTAL</b>						<b>1,316</b>

**Conclusions and Recommendations**

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Renaissance Center in Bountiful, Utah:

- The proposed mixed-use development will consist of medical office, professional office, apartments, and restaurants. **1,449** total parking stalls will be constructed (supplied) on the site.
- Without reductions, Bountiful City code requires **1,858** parking stalls for the proposed development.
  - When considering shared parking and time-of-day distributions, it is anticipated that at least **1,437** stalls will be required (demand), with the conclusion that supply will be sufficient for the demand.
- Based on average ITE parking rates, it is anticipated that **1,426** stalls are needed, with the conclusion that supply will be sufficient for the demand.
- Based on local office parking data collection, it is anticipated that **1,316** stalls would be required, with the conclusion that supply will be sufficient for the demand.
- *Based on potential shared parking, national ITE average rates, and local data collection, it is anticipated that 1,449 stalls will be sufficient for the anticipated demand of the land uses in the Renaissance Center project.*



**Traffic Impact Study  
EXECUTIVE SUMMARY**

This study addresses the traffic impacts associated with the proposed Renaissance Towne Centre development located in Bountiful, Utah. The proposed project is located in between 1500 South and 1800 South and Main Street and SR-68.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1.

Intersection	Level of Service (Sec/Veh) <sup>1</sup>					
	Existing (2019) Background	Existing (2019) Plus Project	Future (2024) Background	Future (2024) Plus Project	Future (2040) Background	Future (2040) Plus Project
1500 South / 300 West	B (10.7)	B (11.0)	B (11.5)	B (12.8)	B (12.1)	B (14.0)
Renaissance Towne Drive / 1500 South	A (8.5) / NB	A (9.5) / NB	A (9.9) / NB	B (13.7) / NB	B (11.0) / NB	C (17.2) / NB
1500 South / 200 West / Main Street	A (6.2)	A (6.2)	A (6.0)	A (6.9)	A (6.8)	A (7.6)
Parking Access / Main Street	A (4.6) / EB	A (4.8) / EB	A (4.9) / EB	A (5.9) / EB	A (5.3) / EB	A (5.4) / EB
East Access / Main Street	A (9.5) / EB	A (3.7) / EB	A (4.4) / EB	A (5.2) / EB	A (4.2) / EB	A (5.4) / EB
1800 South / Main Street	B (10.7)	B (11.1)	B (12.1)	B (14.4)	C (15.2)	C (18.4)
1800 South / 400 West	A (9.3)	A (9.2)	A (9.8)	B (10.5)	B (11.3)	B (12.0)
West Access / 400 West	A (4.2) / WB	A (4.2) / WB	A (0.7) / WB	A (0.8) / WB	A (0.7) / WB	A (0.8) / WB
South Access / 1800 South	-	-	-	B (12.7) / SB	-	D (25.3) / SB
SW Access / 1800 South	-	-	-	A (7.0) / SB	-	B (14.2) / SB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.

2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, April 2019

**SUMMARY OF KEY FINDINGS/RECOMMENDATIONS**

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
  - A portion of the overall project is currently built and occupied.
- The development will consist of office space, medical office space, shopping center space, restaurants, and apartment units.
  - The project is planned to be built over the next few years and has been phased into the analysis.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
- For the future (2024) background conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2024) plus project conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2040) background conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2040) plus project conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.

## Design Guidelines

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

### 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 facade. 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 facade, 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.

**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

**Bountiful City  
Ordinance No. 2019-03**

**An ordinance amending the Bountiful City Zoning Map  
to change the zoning designation of several properties (totaling approximately 15.5 acres)  
from C-G/PUD (General Commercial/Planned Unit Development) and MXD-PO (Mixed Use-Professional Office)  
to MXD-R (Mixed Use-Residential) and adopting standards.**

**It is the finding of the Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The zoning change request has been made by the owners of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map and ordinance amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map and ordinance amendment on May 21, 2019.
5. The Bountiful City Council held a public hearing on this proposal on May 28, 2019.

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

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

*Legal Description Inserted*

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

**PERMITTED USES**

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums. Other uses permitted in the Renaissance Towne Centre MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.
2. Underlined uses in Section 14-10-105a of the Bountiful City Code are permitted to be located on individual pad sites or parcels.
3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.

**LOT AREA**

1. Residential units may be developed as either apartments or condominiums, rental or for sale dwellings. Commercial units and professional offices within the Mixed Use-Residential Zone 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 as approved by the City Council.

#### **LOT FRONTAGE AND ACCESS**

1. Any freestanding lot shall have a minimum frontage of 90 feet on a public street.
2. 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.

#### **BUILDING HEIGHT**

1. Enumerated stories do not include rooms, barriers or stories designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.
2. Commercial story heights may vary between 14 and 18 feet with additional height allowed for some restaurants or recreational spaces.
3. Residential story heights may vary between 11 and 14 feet with additional height allowed for lofts and mezzanines.
4. Building heights within Renaissance Centre vary depending upon location and use. The following criteria shall be used to determine the maximum building height permitted:
  - a. Buildings along Main Street will be limited to a height of 65 feet. For every additional 1 foot of set back from the right of way the height may increase by 1 foot. This height standard will be limited to buildings east of the centerline of Renaissance Towne Drive. The maximum height for the Renaissance Centre development shall be 110 feet.
  - b. Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35 feet. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings west of the centerline of Renaissance Towne Drive.
  - c. Lot 10 will be limited to a height of 35 feet unless setback an additional 1 foot as measured from the average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

#### **MINIMUM BUILDING SETBACKS**

1. Public right-of-way: 5 feet.
2. Spacing between buildings as required by the International Building Code.
3. With the exception of parking structures, buildings along Main Street 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.

#### **PEDESTRIAN 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 pedestrian travel to all locations on the site from the parking structure, bus stop, and residential neighborhood. These paths are shown on the adopted Development Plan for the site.
2. Buildings up to 3 stories 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 stories 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 stories tall or to less than 7 feet for buildings taller than 3 stories.

## **TRAFFIC PLAN**

Renaissance Towne Drive has been designed to accommodate 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 Renaissance Towne Drive is 30 feet wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several 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 in order to reduce the speed of traffic and increase the open landscape area and pedestrian accessibility.
3. Intersections along the road have a 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.

## **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.

## **LANDSCAPE**

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.

1. 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.
2. 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.

## **SIGN STANDARDS**

Signs approved for construction shall meet the standards of the DN – Downtown Zone and the CH – Heavy Commercial Zone, whichever 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 CH 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 (one) temporary development sign for up to 40,000 square feet of building floor area, 2 (two) signs for up to 80,000 square feet of floor area and 3 (three) signs above 80,000 square feet of floor area. Temporary 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 (six) 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**

1. 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. Fixture finish is Matte Black with 277V power supply, CCT 4,000K LED Lamp with 36,000 Lumen Metal Halide Lamp equivalents. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.
2. 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.
3. 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.
4. General lighting levels should be a 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.

## **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.

## **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 of the site 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.

## **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.
2. Reciprocal/shared parking is encouraged and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carports are not allowed without City Council approval.
3. Setbacks: All surface parking areas shall be setback at least 10 feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall shall be provided per residential unit located within the footprint of the building or immediately adjacent in a parking garage or covered structure. Additional required stalls shall be allowed along interior public and private streets, public parking garages and driveways.
5. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as or as may be modified by an approved parking study prepared by a licensed traffic engineer.
6. Parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirements for the site.

## **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 at the 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 façades 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.

## **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 the Land Use Ordinance 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 which 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.