

NOTICE AND AGENDA

SOUTH OGDEN CITY COUNCIL MEETING

Tuesday, July 1, 2014 – 6:00 p.m.

Notice is hereby given that the South Ogden City Council will hold their regular City Council Meeting, Tuesday, July 1, 2014, beginning at 6:00 p.m. in the amphitheater located at the South Ogden Nature Park, 5875 S 1175 E, South Ogden, Utah.

I. OPENING CEREMONY

- A. **Call to Order** – Mayor James F. Minster
- B. **Prayer/Moment of Silence** -
- C. **Pledge of Allegiance** – Council Member Brent Strate

II. PUBLIC COMMENTS – This is an opportunity for the public to address council members regarding issues or concerns that are not on the agenda for public discussion.

Please limit your comments to three minutes. No action can or will be taken on comments.

III. RECOGNITION OF SCOUTS/STUDENTS

IV. CONSENT AGENDA

- A. Approval of June 17, 2014 Council Minutes

V. DISCUSSION / ACTION ITEMS

- A. Discussion on Nature Park

VI. DEPARTMENT DIRECTOR REPORTS

- A. Parks and Public Works Director Jon Andersen – Project Updates

VII. REPORTS

- A.** Mayor
- B.** City Council Members
- C.** City Manager
- D.** City Attorney

VIII. ADJOURN

Posted and emailed to the State of Utah Website June 27, 2014

The undersigned, duly appointed City Recorder, does hereby certify that a copy of the above notice and agenda was posted at the Municipal Center (1st and 2nd floors), on the City's website (southogdencity.com) and emailed to the Standard Examiner on June 27, 2014. Copies were also delivered to each member of the governing body.


Leesa Kapetanov, City Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during the meeting should notify the City Recorder at 801-622-2709 at least 48 hours in advance.

FINAL ACTION MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

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**MINUTES OF THE
SOUTH OGDEN CITY COUNCIL MEETING
Tuesday, June 17, 2014 – 6:00 p.m.
Council Chambers, City Hall**

COUNCIL MEMBERS PRESENT

Mayor James F. Minster, Council Members Sallee Orr, Russell Porter, Wayne Smith, Bryan Benard and Brent Strate

STAFF MEMBERS PRESENT

City Manager Matthew Dixon, City Attorney Ken Bradshaw, Parks and Public Works Director Jon Andersen, Chief of Police Darin Parke, Fire Chief Cameron West, Good Landlord Program Coordinator Ben Robbins and Recorder Leesa Kapetanov

CITIZENS PRESENT

Jim Pearce, Jesse Straube, Heidi Straube, Gary Boyer, Sloney Bowden, Bonnie Bowden, Mitch Bowden, Jerry Cottrell, Kim Didier, Norb Didier, Walt Bausman, Patti Johnson Smith, Stephen Smith, Tracie Davies, Tom Davies, Cindy Carty, Aaron Carty, Johnny Cammark, Greg Pack, Jared Wayment, James McGregor, Luke Amsden, Chad Walton, Paxton Ronnow, Lucas Walton, Colby Fugate, Carter Miller, Vance Miller, DeeAnn C ??field?, Michael Canfield?, Nancy Gibson-Fagg, Laurel DeGroot, Tyler DeGroot, Delores Miller, Makenna Dillingham, Ami Dillingham, Margo Milianta, Breeann Duran, Cassandra Graham, Stephen Hensley, Cynthia Johnston

I. OPENING CEREMONY

A. Call to Order

Mayor James F. Minster called the meeting to order at 6:00 pm and asked for a motion to convene.

Council Member Smith moved to convene as the South Ogden City Council, with a second from Council Member Benard. The vote was unanimous to convene the meeting.

B. Prayer/Moment of Silence

The mayor led those present in a moment of silence.

C. Pledge of Allegiance

Council Member Strate directed everyone in the Pledge of Allegiance.

Mayor Minster indicated it was time for public comments and invited anyone who wished to speak to the council concerning issues not on the agenda, to come forward. He reminded them to keep their comments to three minutes, and no action would be taken that evening on comments.

50 **II. PUBLIC COMMENTS**

51 **Gerald Cottrell, 5765 S 1075 E** – Expressed his concern over zoning issues in his neighborhood and
52 said he was frustrated as a resident. He felt there had been a breakthrough with the city on June
53 11th, when members of his neighborhood and city staff had met. At the meeting it had been
54 suggested an ad hoc committee be formed to look at some of the zoning issues in the
55 neighborhood. It was also suggested that a moratorium for development be placed in the area.
56 Mr. Cottrell stated he wished to go on record to strongly endorse the city’s proposal that a
57 committee be formed and the moratorium be passed.

58
59 **Gary Boyer, 5925 S 1075 E** – Mr. Boyer said he was there representing the Northern Wasatch
60 Homebuilders Foundation. He had brought with him the last donation check for \$15,000 to go
61 towards a restroom facility for Nature Park. He asked if at a later time he could have a status
62 report on the facility so he could report to the foundation.

63
64 There were no more comments from the public.

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66
67 **III. RECOGNITION OF SCOUTS/STUDENTS PRESENT**

68 Mayor Minster then invited the scouts present to come forward. Council Member Benard
69 presented each scout with a South Ogden pin as they introduced themselves. Scouts present from
70 Troop 251, who were there to earn their Citizenship in the Community merit badge were: Jared
71 Wayment, Johnnick Mack, Chad Walton (Scoutmaster), Carter Miller, Colby Fugate, Eric Carty, Paxton
72 Ronnow, Luke Amsden, Lucas Walton, and Thomas Davies.

73 Amy Dillingham, a student present to earn service hours, also came forward.

74
75
76 **IV. CONSENT AGENDA**

- 77 **A. Approval of June 3, 2014 Council Minutes**
78 **B. Award of Bid to Granite Construction for Chambers Road Project**
79 **C. Award of Bid to Advanced Paving & Construction for 1075 East Street Project**
80 **D. Award of Bid to Ormond Construction for Willow Wood Waterline Project**
81 **E. Advice and Consent of the Appointment of Bonnie Bowden to the Urban Forestry**
82 **Commission**

83
84 The mayor read through the items on the consent agenda. He thanked Bonnie Bowden
85 for being present and asked that she stand so people could acknowledge her.
86 Mayor Minster asked if there were questions or comments concerning the consent
87 agenda. Council Member Strate, referring to the street projects, asked why one street
88 would have three inches of asphalt and the other four. Parks and Public Works Director
89 Jon Andersen indicated one street had more traffic and therefore needed thicker asphalt.
90 Council Member Strate then asked if the newer roads were slated for chip-seal this
91 construction year. Mr. Andersen indicated they were; it was customary to wait a full
92 year after completion of a new road to come back and do a slurry or chip seal on it.
93 There were no more questions. The mayor called for a motion concerning the consent
94 agenda.

95
96 **Council Member Porter moved to approve the consent agenda, items A thru E. The**
97 **motion was seconded by Council Member Benard. The mayor then called a voice vote.**
98 **Council Members Porter, Orr, Strate, Benard and Smith all voted aye.**
99

100 **All items on the consent agenda were approved.**

101 The mayor then indicated it was time to move into a public hearing concerning the three
102 items listed on the agenda.

103
104 **Council Member Benard moved to adjourn city council meeting and enter into a public**
105 **hearing for the items listed. Council Member Porter seconded the motion. The vote**
106 **was unanimous to enter into a public hearing.**

107
108

109 **V. PUBLIC HEARING**

110 **A. City's Intent To Continue Its Practice Of Not Charging Itself For Water, Sewer, Storm**
111 **Drain And Garbage During the 2014 Fiscal Year**

112 Mayor Minster invited anyone who wished to come forward to comment on this item.

113 **Tracie Davies, 4175 Jefferson** – Ms. Davies asked what roads the city was planning on
114 working on. She had noticed the street to South Ogden Junior High as well as Adams
115 Avenue was very rough. There were many roads in disrepair.

116 The mayor indicated there was a list available and Ms. Davies should contact Parks and
117 Public Works Director Jon Andersen. Council Member Benard also pointed out Adams
118 Avenue belonged to Washington Terrace, but was slated for work in the near future.
119 Council Member Strate also commented the city's focus was on maintaining roads before
120 they fell apart.

121 Mayor Minster then clarified that at this point they were accepting comments for item A,
122 the city's intent to continue its practice of not charging itself for water, sewer, storm drain
123 and garbage during the 2014 fiscal year. He asked if there were any comments on this
124 item.

125 **James McGregor, 975 E 5900 S** – he asked what the impact of the city not charging itself
126 was on the citizens in the city. City Manager Dixon explained the public hearing was in
127 response to the city auditor's interpretation of some accounting requirements.
128 Informing rate payers of the fact the city was not charging itself for services and what
129 estimated amounts of the non-charged services were, satisfied the auditor as far as
130 meeting the requirements. If the city metered and charged itself for the public services
131 it provided, it would mean less money in the part of the budget the city was able to use
132 for things like street repairs, public safety, etc.

133 City Attorney Bradshaw added there had been no change made; the city had been in the
134 practice of not charging itself for public services forever. There had only been a change
135 in state law requiring cities to inform their residents concerning the practice.

136 Council Member Benard also added if the city did not inform its residents and hold a
137 public hearing, the only other option would be to have meters installed at all its facilities,
138 which would be very costly.

139 There were no more comments concerning the city's practice of not charging itself for
140 water, sewer, storm drain and garbage during the 2014 fiscal year. The mayor then
141 invited comments concerning item B., the transfer of enterprise funds to the general fund
142 for the purpose of street improvements.

143

144 **B. The Transfer of Enterprise Funds to the General Fund For the Purpose of Street**
145 **Improvements**

146 **James McGregor, 975 E 5900 S** – Mr. McGregor asked if the excess funds in the enterprise
147 funds were earmarked for maintenance of the infrastructure of the city, and would the
148 general fund reimburse the enterprise fund later for what was taken out. He also asked
149 how it would affect citizens in the community.

150 City Manager Dixon explained the enterprise funds were allowed to build up funds for the
151 purpose of maintaining infrastructure and unforeseen emergencies. The water, sewer,
152 and storm sewer facilities all had impacts on the city roads, so the council directed staff to
153 review each fund to determine how much could safely be transferred out of the various
154 enterprise funds to go to much needed road repairs, but still leave very healthy and
155 financially stable funds. Mr. Dixon also explained this would be a one-time transfer of
156 money, but not a loan that would be paid back to the enterprise fund.
157 Mr. McGregor raised the question as to whether residents were being overcharged for the
158 various services, specifically the garbage service, which was contracted to an outside
159 vendor. Since there was no garbage infrastructure, he felt there should not have been a
160 \$425,000 excess in the garbage fund, and it would indicate the city was charging too much
161 for garbage service. Mr. McGregor also asked if the city's audit report was available to
162 the public. Mr. Dixon indicated it was. Council Member Strate suggested it may be
163 helpful for Mr. McGregor to review the past month's council minutes, as many of Mr.
164 McGregor's questions had been asked and discussed by the council. Council Member
165 Smith also pointed out that at certain times in the past, there had been gas surcharges,
166 due to the high cost of gas, levied by the company providing garbage service. Extra
167 funds needed to be available to cover such unforeseen costs.

168
169 **Gregory Pack, 1085 E 5850 S** – said he saw the issue as a zero sum difference issue; no
170 matter which fund the money was taken from, it did not make a difference. His only
171 concern was if there was interest income lost. Otherwise, he saw a very wise city that
172 had built a buffer in case of a catastrophic event. He did not object to the transfer of
173 funds.

174 There were no more comments concerning the transfer of funds.

175 The mayor then invited anyone who wished to comment on item C, amendments to the
176 FY2014 budget to come forward. There were no comments on this item.

177 Mayor Minster called for a motion to leave the public hearing.

178
179 **Council Member Smith moved to close the public hearing and reconvene as the South**
180 **Ogden City Council. The motion was followed by a second from Council Member**
181 **Strate. In a voice vote, Council Members Smith, Porter, Benard, Orr and Strate all**
182 **voted aye.**

183

184

185 **VI. ACTION ON PUBLIC HEARING**

186 **A. Consideration of Ordinance 14-09 – Amending the FY2014 Budget**

187 City Manager Dixon told the council that Finance Director Steve Liebersbach was out of
188 town for the week and was not available to answer whether a JAG Grant had been
189 accounted for in the budget amendments. Consequently, Mr. Dixon asked the council to
190 include as part of their motion in approving the amendments, the ability of staff to make
191 any non-substantive changes regarding the JAG grant.

192 Council Member Strate asked if the wording changes involving "committed" and
193 "restricted" funds, as discussed in a previous meeting, had been included in the
194 amendment. Mr. Dixon referred Council Member Strate to the first four lines of the
195 amendments where the changes had been made. There were no more questions
196 concerning the FY2014 budget amendments.

197 The mayor entertained a motion concerning Ordinance 14-09.

198

199

200 Council Member Orr moved to adopt Ordinance 14-09, amending the FY2014 budget,
201 including any non-substantive changes. Council Member Strate seconded the motion.
202 The mayor called for further discussion, and seeing none, he made a roll call vote.

203		
204	Council Member Orr-	Yes
205	Council Member Strate-	Yes
206	Council Member Smith-	Yes
207	Council Member Benard-	Yes
208	Council Member Porter-	Yes
209		

210 The FY2014 budget amendments were approved.

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213 VII. **DISCUSSION / ACTION ITEMS**

214 A. **Consideration of Ordinance 14-10 – Adopting the FY2015 Budget**

215 The mayor asked City Manager Dixon to comment on this item. Mr. Dixon said he was
216 happy to present a balanced budget to the council. This budget did not anticipate any
217 rate increases, property tax increases or similar changes. It did anticipate the approval
218 of the transfer of funds from the enterprise fund to the general fund for the purpose of
219 road improvements. There were also no new full time positions being considered for the
220 budget. The total operating budget came to 10.6 million dollars.
221 Mr. Dixon then pointed out the police department received funds from the state based on
222 liquor taxes. These funds had to be used for things like DUI enforcement and
223 equipment. Chief Parke had chosen to hold back part of last year’s money to combine
224 with this fiscal year’s money in order to purchase a new vehicle for the LPR machine. He
225 referred the council to line item 10-55-132, explaining that it was his understanding that
226 the line amount should read \$39,000 and not \$32,000; however he was unable to verify it
227 with Finance Director Liebersbach. Mr. Dixon again asked the council to include a phrase
228 in their motion which would allow staff to address line item 10-55-132.
229 The mayor asked if there were questions concerning the budget, and seeing none, he
230 called for a motion.

231
232 Council Member Porter moved to adopt Ordinance 14-10, including the alcohol fund
233 carry-over. The motion was seconded by Council Member Benard. After determining
234 there was no further discussion, the mayor made a roll call vote.

235		
236	Council Member Porter-	Yes
237	Council Member Benard-	Yes
238	Council Member Orr-	Yes
239	Council Member Strate-	Yes
240	Council Member Smith-	Yes
241		

242 The FY2015 budget was approved.

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245 B. **Consideration of Resolution 14-18 – Approving an Agreement With Second District**
246 **Juvenile Court for Graffiti Removal**

247 The mayor asked City Manager Dixon to comment concerning this item. Mr. Dixon
248 explained the city entered into this agreement with the Second District Juvenile Court on a
249 yearly basis. The service of graffiti removal in the city was well worth the cost. He
250 recommended approval.
251 There were no questions from the council concerning the agreement. Mayor Minster
252 entertained a motion from the council.

253 Council Member Smith moved to approve Resolution 14-18, approving an agreement
254 with the Second District Juvenile Court for graffiti removal. Council Member Orr
255 seconded the motion. After calling for further discussion and seeing none, the mayor
256 called the vote.

257		
258	Council Member Smith-	Yes
259	Council Member Orr-	Yes
260	Council Member Porter-	Yes
261	Council Member Benard-	Yes
262	Council Member Strate-	Yes
263		

264 Resolution 14-18 was approved.

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266
267 C. **Consideration of Resolution 14-19 – Ratifying a Moratorium on Receiving or Processing**
268 **Development or Building Applications for the Area of the City Generally Defined as East**
269 **of Adams Ave., West of 1550 East and South of Highway 89 Extending to the**
270 **Southernmost Boundary of the City**

271 Mayor Minster announced the council would then consider Resolution 14-19. City
272 Recorder Leesa Kapetanov pointed out to the mayor that the defining area in the original
273 resolution had been changed from “west of 1550 East” to “west of 1225 East”, but she
274 had failed to make the change on the agenda. She wanted everyone to be aware of it so
275 there would not be confusion. Council Member Benard also pointed out that the fifth
276 “Whereas” on the resolution also needed the address changed. Ms. Kapetanov said she
277 would make the change, but also asked that the correction be mentioned in the motion.
278 City Manager Dixon explained the area description had been changed due to an
279 impending application for a building permit for a project that had already been approved,
280 and which would not violate the intent of the moratorium.

281 Council Member Smith asked if there were other areas of the city staff should be looking
282 at targeting as well as this area. City Attorney Bradshaw recommended only this area be
283 looked at now.

284 Council Member Strate said other cities were facing similar challenges, and also needed to
285 become compliant with the Americans With Disabilities Act as well as the Fair Housing
286 Act. The city also needed to learn what it could and could not regulate based on federal
287 and state legislation.

288 The mayor then called for a motion.

289
290 **Council Member Strate moved to adopt Resolution 14-19, ratifying a moratorium, and**
291 **making the changes necessary to define the area as “east of Adams Ave., west of 1225**
292 **East and south of Highway 89”. Council Member Benard seconded the motion.**
293 **Mayor Minster asked if there were any further discussion.**

294 Council Member Benard said he was in favor of the moratorium and appreciated the open
295 dialogue between city staff and the neighborhood in question. He emphasized that the
296 city needed to tread lightly in such situations as it involved two parties that each had
297 rights. He felt the moratorium was the right move, but the task ahead to determine
298 what would be right for the area would not be an easy one. Council Member Orr agreed
299 with Council Member Benard.

300 Council Member Strate added the city must be diligent in holding to state and federal laws
301 regarding group homes, however, he felt that the city could delay action on the
302 application since the process of determining the proper zoning for the property had been

303 under process for the last year. Mr. Strate also said the discussion concerning the
 304 moratorium had been put forward before the application had been received.
 305 Mayor Minster expressed his concern that the moratorium seemed to have grown and
 306 changed since his initial suggestion for one. City Manager Dixon pointed out that all
 307 though the moratorium lists R-1 zones, the moratorium had geographically defined the
 308 area so as to not be too broad. Council Member Smith again asked if other areas in the
 309 city should be defined and considered also. City Attorney Bradshaw responded that
 310 because there was an issue currently alive in a certain geographical area, the city should
 311 not ignore this particular issue in this area of the city nor should it launch itself into other
 312 areas of the city where there is no problem. He said there was no fundamental problem
 313 with the zoning ordinance, and placing a moratorium on all R-1 zones in the city was not
 314 necessary and would hold back development.
 315 City Manager Dixon said the before mentioned ad hoc committee would look at the
 316 neighborhood in question and determine whether all R-1-10 zones in the city should be
 317 changed or whether a new zone should be created that was unique. There were many
 318 options to look at.
 319 Council Member Porter remarked that any references to hidden agendas by the city and
 320 conspiracy theories could not be further from the truth in this matter.
 321 Council Member Benard added that in defining the affected area of the moratorium, it
 322 would not be good to be too general nor too specific. He felt the city was correctly
 323 handling it.

324 **There was no more discussion. Mayor Minster called the vote:**

325		
326	Council Member Strate-	Yes
327	Council Member Benard-	Yes
328	Council Member Orr-	Yes
329	Council Member Porter-	Yes
330	Council Member Smith-	Yes

331
 332 **The moratorium was approved.**

333
 334 **D. Discussion on Community Committees**

335 Council Member Orr had requested this item be placed on the agenda. She proposed
 336 that three committees be formed: 1)a committee to look at working with the Weber
 337 School District to get safe routes for children to what will be the new Mar Lon Hills
 338 Elementary. This committee would look at seeing that sidewalks were put in place and a
 339 SNAP plan created; 2) a committee to look at the proposed phases of the Nature Park
 340 and see if the city could possibly add a pond since the DWR had expressed interest in
 341 helping with it. This committee would also look at soliciting donations to finish things like
 342 the amphitheater. Council Member Smith suggested the committee not only look at the
 343 Nature Park but all parks in the city; 3) a community garden committee to see if there
 344 was enough interest by the residents to have a community garden and determine where
 345 the best location or locations for a garden might be.
 346 Council Member Strate suggested that the Urban Forestry Commission could take a more
 347 active role by getting involved with the parks and community garden committees. He
 348 said he would be willing to help on any of the committees himself.
 349 Council Member Benard thought the Mar Lon Hills Committee might also look at the land
 350 that would be available where the old Mar Lon Hills School was located and what
 351 potential uses the city would have for it.
 352 Mayor Minster asked the council members to write their ideas down so they could
 353 present them at a future work session.
 354

355 The mayor then indicated it was time to recess into a Community Development and
356 Renewal Agency Board Meeting. He entertained a motion to do so.

357
358 **Council Member Benard moved to recess from city council meeting into a Community**
359 **Development and Renewal Agency Board meeting. The motion was seconded by**
360 **Council Member Porter. Council Members Orr, Porter, Benard, Strate and Smith all**
361 **voted aye.**
362
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364 **III. RECESS INTO COMMUNITY DEVELOPMENT RENEWAL AGENCY BOARD MEETING**

365 See separate minutes.

366

367 (Motion from CDRA Board Meeting to enter city council meeting):

368 **At 7:17 pm, Board Member Smith moved to adjourn the CDRA Board Meeting and reconvene as**
369 **the South Ogden City Council. The motion was seconded by Board Member Benard. All**
370 **present voted aye.**

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373 **IX. DEPARTMENT DIRECTOR REPORTS**

374 **A. Parks and Public Works Director Jon Andersen – Project Updates**

375 Mr. Andersen reported the 3 on 3 basketball tournament, which was part of South
376 Ogden Days, was underway at the gym and appeared to be running smoothly. He
377 then reported on several projects:

378

379 **City Hall HVAC** – the replacement parts had been installed earlier in the day.

380 **Friendship Park Tennis Court Resurfacing** – the contractor would start work the week of
381 July 7th.

382 **Chambers Road Project** – projected to begin the first week of July.

383 **Restroom at Nature Park** – the county had rejected the first proposed location of the
384 restroom and the city was waiting for approval of the second location. Public works
385 had received the building and the rock for the building and were just waiting for
386 approval to install it.

387 **Willow Wood and 1075 East Road Projects** – Mr. Andersen estimated these projects
388 would begin sometime in July.

389

390 **X. REPORTS**

391 **A. Mayor** – welcomed everyone to South Ogden Days and encouraged everyone to
392 participate in the various activities.

393

394 **B. City Council Members**

395 **Council Member Porter** – invited everyone to South Ogden’s Got Talent on Thursday
396 evening.

397 **Council Member Orr** – reported she had attended the budget hearing on the increase
398 for Pine View Water. She said the increase would be used to replace the pipe that
399 hung over the entrance to Ogden Canyon. The proposed increase would be 12% for
400 this year.

401 **Council Member Benard** – thanked staff for putting together another great South
402 Ogden Days. Advertising for the event had been great. He requested that staff be
403 thanked in advance for all their hard work.

404
405 **Council Member Strate** – thanked Council Member Orr for bringing up the idea of
406 committees and spearheading the discussion. He also thanked her for attending the
407 Pine View Water meeting. Mr. Strate then thanked his neighbors for attending the
408 meeting.

409 **Council Member Smith** – was concerned that the businesses along Chambers be
410 notified as far in advance as possible that their road would be worked on. Mr.
411 Andersen said the businesses would be notified next Monday.

412
413
414 C. **City Manager** – Thanked the department heads and council for their work on the
415 budget. He acknowledged that it was not easy to balance the budget and still meet
416 the needs of the city. He felt the process had been productive.

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419 D. **City Attorney Ken Bradshaw** – nothing to report.

420
421 City Recorder Leesa Kapetanov reported the next council meeting would take place at
422 the Nature Park as per the council's request.

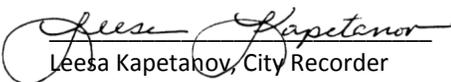
423
424 XI. **ADJOURN**

425 Mayor Minster then called for a motion to adjourn the meeting.

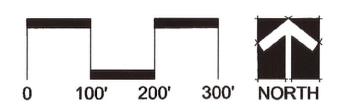
426
427 **Council Member Smith moved to adjourn, followed by a second from Council Member Strate.**
428 **The vote to adjourn was unanimous.**

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431 **The meeting ended at 7:28 pm.**

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441 I hereby certify that the foregoing is a true, accurate and complete record of the South Ogden City
442 Council Meeting held Tuesday, June 17, 2014.

443
444 
445 Leesa Kapetanov, City Recorder

446
447 Date Approved by the City Council _____
448




Stantec Consulting Inc.
 3006 S. 700 East, Ste. 300
 Salt Lake City, Utah 84107-2540
 Phone: (801) 261-0200
 Fax: (801) 266-1671
 www.stantec.com

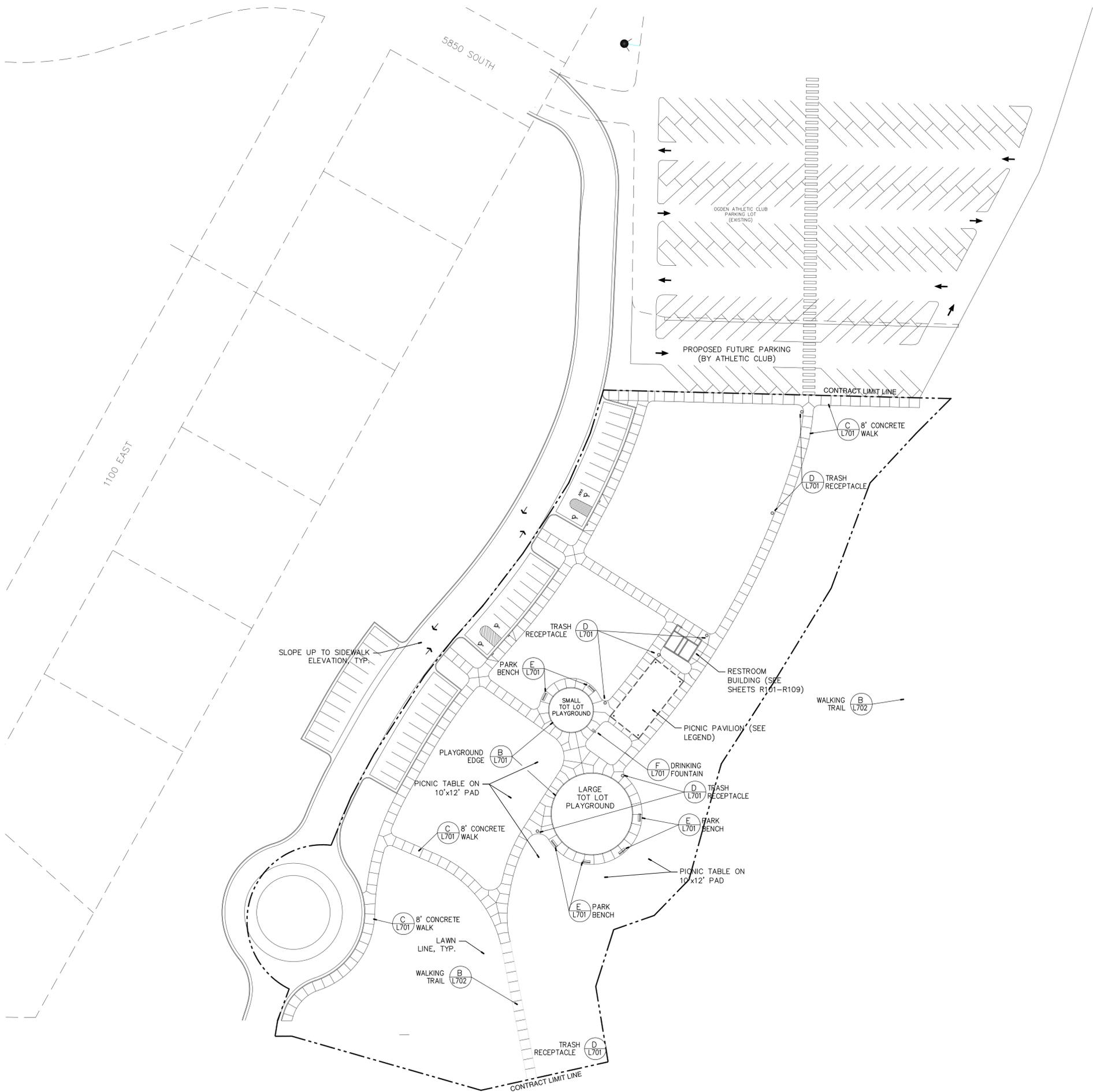
Preliminary Site Design South Ogden Park

Brier Pointe

Brier Pointe

Pleasant Valley
Estates Phase 3

Outlook Point
8 Subdivision



LAYOUT PLAN

NOTES

1. All dimensions are at 90° to each other unless otherwise noted.
2. All corners are at 5' radius unless otherwise noted.
3. All walks are located from centerline of walk unless otherwise noted.
4. All walks and site features to be approved by landscape architect and city representative prior to any construction.

SITE FURNISHING SCHEDULE

SYMBOL	MODEL	MANUFACTURER	CONTACT
	PARK PAVILION Mesa Model, 30' x 60' R-Panel Roof, Surface Mount Roof Color: Forest Green Post Color: Terra Cotta Powder Coat finish by manufacturer	Classic Recreation Systems	Alpine Recreation & Sports Attn: Sonny Jckowski 801-561-3622
	PICNIC TABLE (on 10' x 12' concrete pad, surface mount) 8' Perforated Steel Model # 10P08PT Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sonny Jckowski 801-561-3622
	PARK BENCH 6' Perforated Steel (In-Ground Mount) Model # 40P06 Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sonny Jckowski 801-561-3622
	TRASH RECEPTACLE Perforated Can w/ Flat Top Model # 70P3GPT Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sonny Jckowski 801-561-3622
	DRINKING FOUNTAIN Pedestal Mount Model # 3500 Color: Green	Haws Corporation	Alpine Recreation & Sports Attn: Sonny Jckowski 801-561-3622
	AMPHITHEATER FABRIC COVERED SHADE STRUCTURE Custom FSL 20x20 Model # Shade Sail w/ 5 columns Column Color: White	Parasol	PlaySpace Designs Inc. Attn: Diana Ross 801-274-0212
	SMALL PLAYGROUND PLAY STRUCTURE	--	--
	LARGE PLAYGROUND PLAY STRUCTURE	--	--

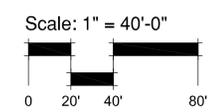


SOUTH OGDEN PARK

PHASE I

SOUTH OGDEN, UTAH

As Built

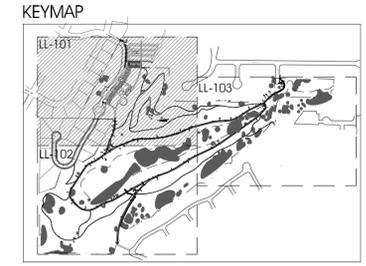
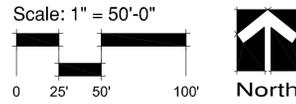


Drawing Date: August 13, 2008
Scale: 1" = 40'-0"
Drawn: DL Checked: LG
Project #: 03-169
Revisions:

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Sheet Name:
LAYOUT
PLAN

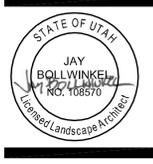
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MGB+A
The Grassli Group

Urban Designers
Land Planners
Landscape Architects

145 West 200 South
Salt Lake City, Utah 84101
Tel (801) 364-9696
Fax (801) 364-9719
www.grassligroup.com

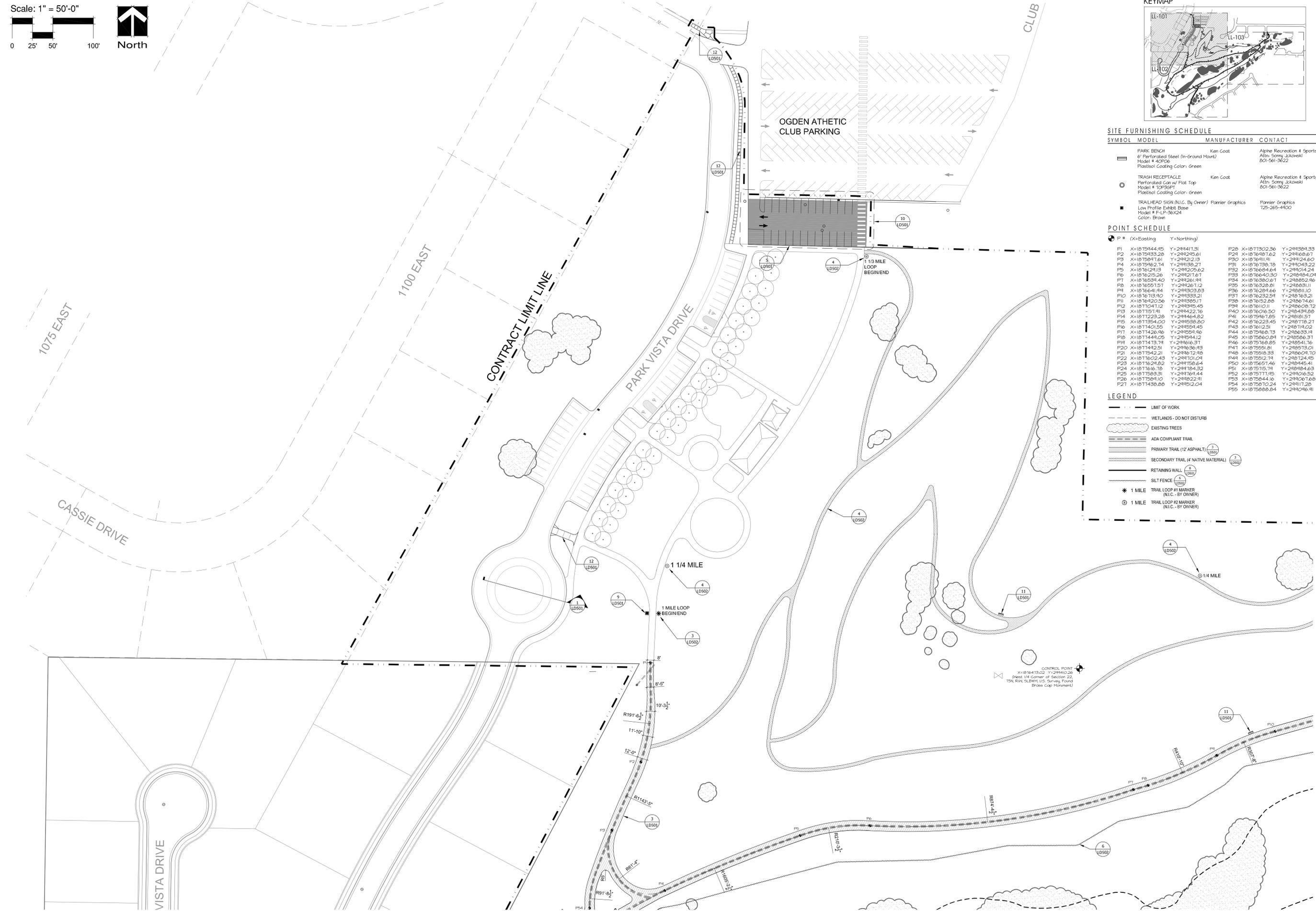
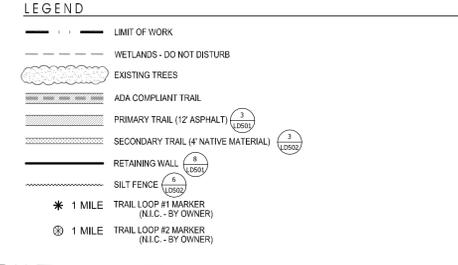


SITE FURNISHING SCHEDULE

SYMBOL	MODEL	MANUFACTURER	CONTACT
▬	PARK BENCH 6" Perforated Steel (In-Ground Mount) Model # 40P06 Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sony Lskonek 801-561-3622
○	TRASH RECEPTACLE Perforated Can w/ Flat Top Model # 10756T Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sony Lskonek 801-561-3622
■	TRAILHEAD SIGN (N.I.C. By Owner) Low Profile Exhibit Base Model # F-LP-36X24 Color: Brown	Frontier Graphics	Frontier Graphics 725-265-4400

POINT SCHEDULE

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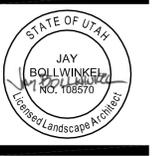
South Ogden Nature Park - Phase II
5874 S. Park Vista Drive (1175 East)
South Ogden City, Utah

Submittal: CONSTRUCTION DOCUMENTS
Drawing Date: 5/9/08
Scale: 1"=50'
Drawn: KW Checked: GB
Project #: 07-148
Revisions:

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SITE LAYOUT PLAN

Sheet Number:
LL101



South Ogden Nature Park - Phase II

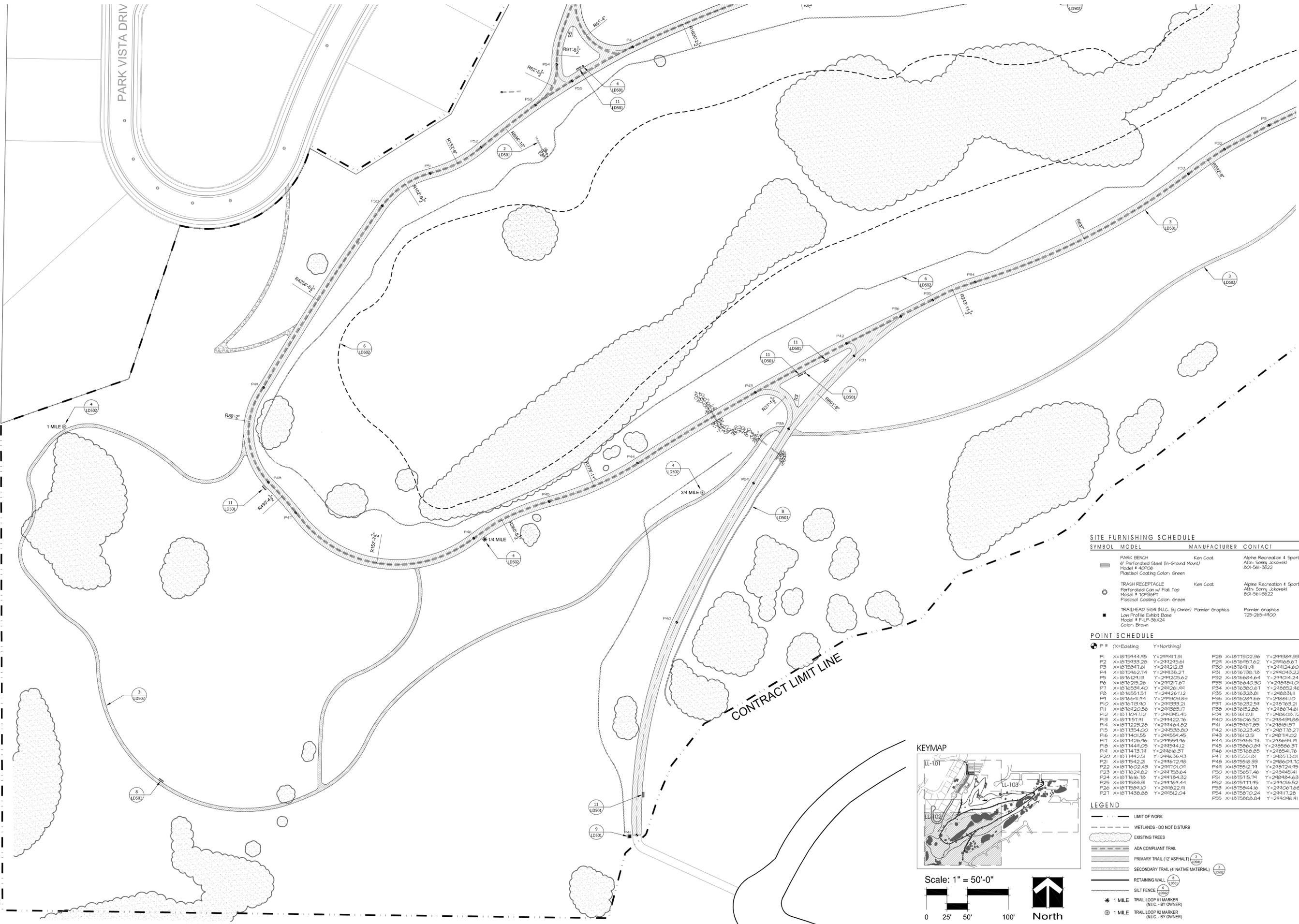
5874 S. Park Vista Drive (1175 East)
South Ogden City, Utah

Submit: CONSTRUCTION DOCUMENTS
Drawing Date: 5/9/08
Scale: 1"=50'
Drawn: KW Checked: GB
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Sheet Name:
SITE LAYOUT PLAN

Sheet Number:
LL102

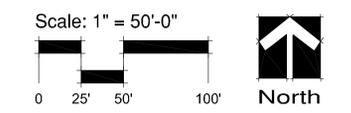
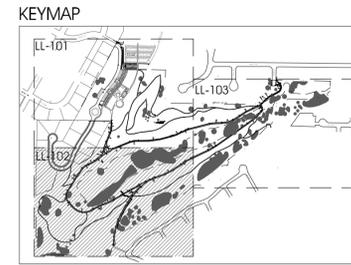


SITE FURNISHING SCHEDULE

SYMBOL	MODEL	MANUFACTURER	CONTACT
▬	PARK BENCH Ø Perforated Steel (In-ground Mount) Model # 40706 Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sony Jckowski 801-561-5622
○	TRASH RECEPTACLE Perforated Can w/ Flat Top Model # TOP3597T Plastisol Coating Color: Green	Ken Coat	Alpine Recreation & Sports Attn: Sony Jckowski 801-561-5622
■	TRAILHEAD SIGN (N.I.C. BY OWNER) Low Profile Exhibit Base Model # F-LP-36X24 Color: Brown	Panier Graphics	Panier Graphics 725-265-4100

POINT SCHEDULE

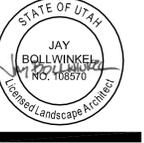
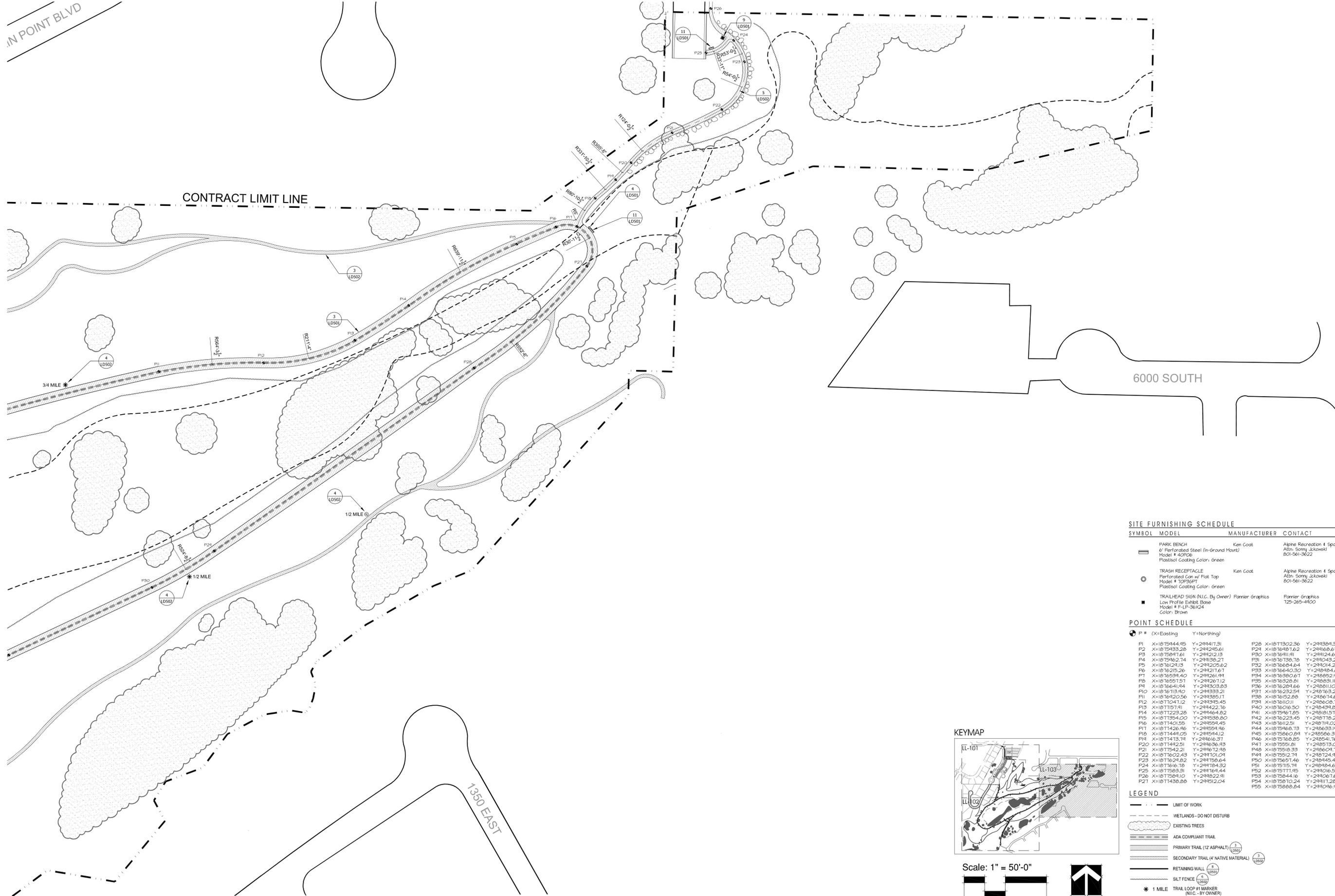
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P27	X=1877438.88	Y=244912.04	P54	X=1875910.24	Y=244111.28
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LEGEND

- LIMIT OF WORK
- WETLANDS - DO NOT DISTURB
- EXISTING TREES
- ADA COMPLIANT TRAIL
- PRIMARY TRAIL (12 ASPHALT) (LD501)
- SECONDARY TRAIL (4" NATIVE MATERIAL) (LD502)
- RETAINING WALL (LD503)
- SILT FENCE (LD504)
- * 1 MILE TRAIL LOOP #1 MARKER (N.I.C. - BY OWNER)
- ⊙ 1 MILE TRAIL LOOP #2 MARKER (N.I.C. - BY OWNER)

IN POINT BLVD



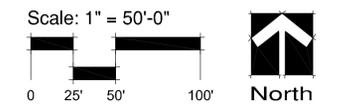
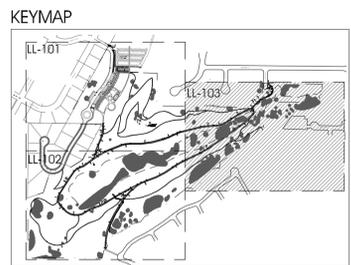
South Ogden Nature Park - Phase II
5874 S. Park Vista Drive (1175 East)
South Ogden City, Utah

SITE FURNISHING SCHEDULE

SYMBOL	MODEL	MANUFACTURER	CONTACT
▬	PARK BENCH 6' Perforated Steel (In-Ground Mount) Model # 40PC6 Plastisol Coating Color: Green	Ken Coat	Alpine Recreation 4 Sports Attn: Sonja Jukowski 801-561-3622
○	TRASH RECEPTACLE Perforated Can w/ Flat Top Model # 1025677 Plastisol Coating Color: Green	Ken Coat	Alpine Recreation 4 Sports Attn: Sonja Jukowski 801-561-3622
■	TRAILHEAD SIGN (N.G. BY OWNER) Low Profile Exhibit Base Model # LP-36X24 Color: Brown	Panier Graphics	Panier Graphics 125-265-4100

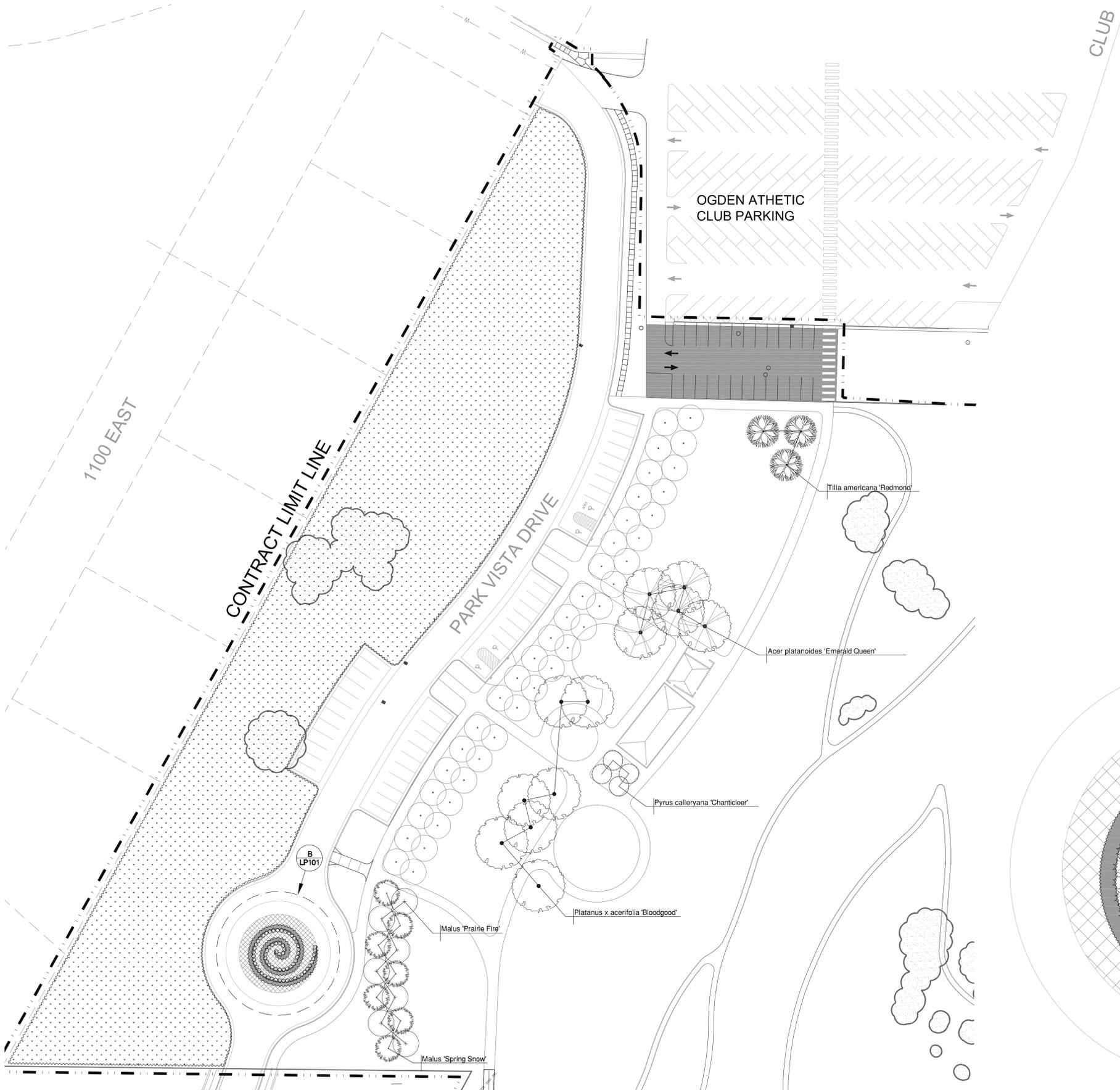
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LEGEND

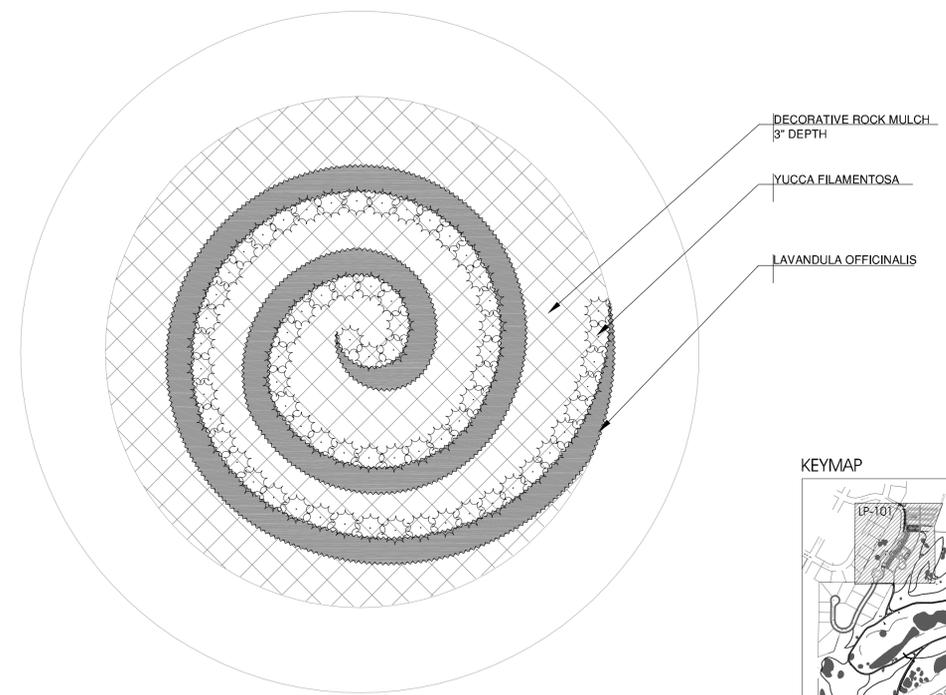
- LIMIT OF WORK
- WETLANDS - DO NOT DISTURB
- EXISTING TREES
- ▬ ADA COMPLIANT TRAIL
- ▬ PRIMARY TRAIL (12 ASPHALT) (1) (LD501)
- ▬ SECONDARY TRAIL (4 NATIVE MATERIAL) (1) (LD502)
- ▬ RETAINING WALL (1) (LD53)
- ▬ SILT FENCE (1) (LD54)
- * 1 MILE TRAIL LOOP #1 MARKER (N.I.C. - BY OWNER)
- ⊙ 1 MILE TRAIL LOOP #2 MARKER (N.I.C. - BY OWNER)



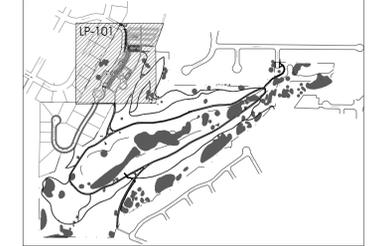
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY.	MATURE SIZE
DECIDUOUS TREES						
	<i>Acer platanoides</i> 'Emerald Queen'	EMERALD QUEEN NORWAY MAPLE	2 1/2" cal.	—	5	H 50' W 40'
	<i>Malus</i> 'Prairie Fire'	PRAIRIE FIRE CRABAPPLE	2 1/2" cal.	—	7	H 20' W 20'
	<i>Malus</i> 'Spring Snow'	SPRING SNOW CRABAPPLE	2 1/2" cal.	—	7	H 25' W 22'
	<i>Platanus x acerifolia</i> 'Bloodgood'	BLOODGOOD LONDON PLANE TREE	2 1/2" cal.	—	7	H 50' W 40'
	<i>Pyrus calleryana</i> 'Chanticleer'	CHANTICLEER FLOWERING PEAR	2 1/2" cal.	—	4	H 35' W 15'
	<i>Tilia americana</i> 'Redmond'	REDMOND LINDEN	2 1/2" cal.	—	3	H 35' W 25'
PERENNIALS & GRASSES						
	<i>Lavandula officinalis</i>	LAVENDER	1 gallon	18" o.c. (between plants)	349	H 12-18" W 12-18"
	<i>Yucca filamentosa</i>	YUCCA	5 gallon	36" o.c.	67	H 3-4' W 3-4'
NATIVE GRASS & WILDFLOWER MIX (ALSO TO BE USED IN DISTURBED AREAS ALONG ASPHALT AND NATURAL TRAILS)						
	<i>Achillea millefolium</i>	WHITE YARROW	seed	—	0.07 lbs/acre	—
	<i>Achnatherum hymenoides</i>	INDIAN RICEGRASS	seed	—	2.77 lbs/acre	—
	<i>Bromus marginatus</i>	MOUNTAIN BROME	seed	—	4.15 lbs/acre	—
	<i>Elymus trachycaulus</i> ssp. <i>trachycaulus</i>	SLENDER WHEATGRASS	seed	—	2.77 lbs/acre	—
	<i>Eschscholzia californica</i>	CALIFORNIA POPPY	seed	—	1.39 lbs/acre	—
	<i>Elymus lanceolatus</i> ssp. <i>psammophilus</i>	STREAMBANK WHEATGRASS	seed	—	2.77 lbs/acre	—
	<i>Festuca ovina</i>	SHEEP FESCUE	seed	—	0.55 lbs/acre	—
	<i>Linum lewisii</i>	BLUE FLAX	seed	—	1.38 lbs/acre	—
	<i>Pascopyrum smithii</i>	WESTERN WHEATGRASS	seed	—	4.15 lbs/acre	—

NOTE:
 • PLANT QUANTITIES ARE PROVIDED FOR INFORMATION ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.



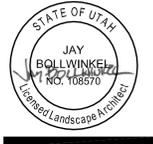
KEYMAP



A SITE PLANTING PLAN
 SCALE: 1" = 40'



B ENLARGED PLANTING PLAN
 SCALE: 1" = 10'

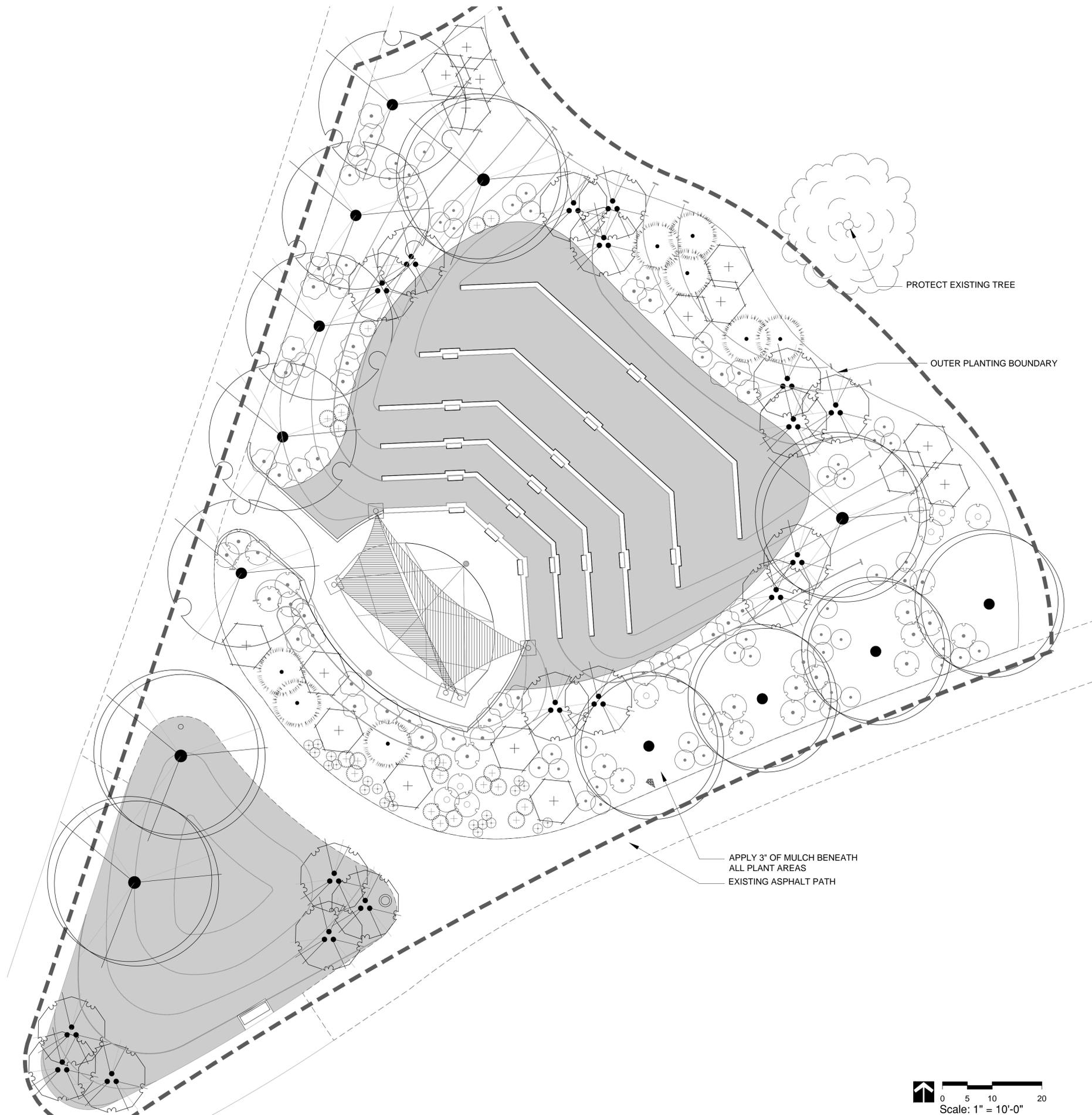


Submittal: CONSTRUCTION DOCUMENTS
 Drawing Date: 5/9/08
 Scale: VARIES
 Drawn: KW Checked: GB
 Project #: 07-148
 Revisions:

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Sheet Name:
 SITE PLANTING PLAN

Sheet Number:
LP101



PLANTING SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	ACER GINNALA 'FLAME'	FLAME AMUR MAPLE	B & B	1.25' CAL	18
	ACER RUBRUM 'BURGUNDY BELLE'	RED MAPLE	B & B	2.5' CAL	4
	FRAXINUS PENNSYLVANICA 'PATMORE'	'PATMORE' ASH	B & B	2.5' CAL	5
	GLEDITSIA TRIACANTHOS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2.5' CAL	4
	PRUNUS VIRGINIANA MELANOCARPA	WESTERN CHOKEBERRY	15 GAL		16
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	QTY
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	15 GAL		8
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	5 GAL	22	
	PRUNUS BESSEYI 'PAWNEE BUTTES'	SAND CHERRY	5 GAL	53	
	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	39	
	RIBES ALPINUM 'AUREUM'	DWARF GOLDEN ALPINE CURRANT	5 GAL	24	
	SYMPHORICARPOS ALBUS	COMMON WHITE SNOWBERRY	5 GAL	20	
	SYMPHORICARPOS ORBICULATUS	INDIAN CURRANT	5 GAL	8	
SOD/SEED	BOTANICAL NAME	COMMON NAME	CONT	QTY	
	POA PRATENSIS	BELLA-BLUE AVAILABLE FROM BIOGRASS SOD FARMS	SOD	8,346 SF	
	SEED MIX (SEE ALTERNATES)	NATIVE GRASSES & WILDFLOWER MIX	SEED	12,120 SF	

LANDSCAPE PLANTING NOTES:

1. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS. IF ANY PART OF THE PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITION, CONTACT LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
2. EXACT LOCATIONS OF PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATIONS IN FIELD.
3. VERIFY PLANT COUNTS: QUANTITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUANTITIES ON PLANT LIST DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND.
4. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. TREES SHALL BE PLANTED A MINIMUM OF 4 FEET FROM EDGE OF WALLS, OR PAVEMENT, EXCEPT AS APPROVED BY LANDSCAPE ARCHITECT.
6. PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE AS DESIGNATED ON THE DRAWINGS.
7. PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
8. ALIGN AND EQUALLY SPACE, IN ALL DIRECTIONS, ALL PLANT MATERIAL AS DESIGNATED PER THE DRAWINGS.
9. PROVIDE CLEAN, SHOVEL CUT EDGE AS DIVIDER BETWEEN PLANTING BEDS AND LAWN AREAS.
10. LANDSCAPE ARCHITECT WILL REVIEW PLANT MATERIALS BY PHOTOGRAPHS FURNISHED BY CONTRACTOR PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIAL.

BIDDING INSTRUCTIONS

TO PROVIDE THE CLIENT WITH OPTIONS THAT WILL REFLECT THE POTENTIAL BUDGET THE CONTRACTOR SHALL PROVIDE LINE ITEM COST INFORMATION FOR THE FOLLOWING VARIATIONS TO THE PLAN. ITEMS IN PLAN NOT LISTED BELOW ARE CONSIDERED PART OF THE BASE BID AND SHALL BE INCLUDED IN EACH VARIATION

PLANTING AREAS ADJACENT TO THE TURF AMPHITHEATER BOWL (PROVIDE COST DATA FOR THE FOLLOWING ITEMS INDIVIDUALLY)

BASE BID: INCLUDE LAWN AMPHITHEATER, TREES IN AREA OUTSIDE OF AMPHITHEATER. OMIT SHRUBS AND INCLUDE NATIVE GRASS & WILDFLOWER SEED MIX IN AREA OUTSIDE OF AMPHITHEATER AND LANDSCAPE ISLAND.

ALT 7: TREES AND SHRUBS AS SHOWN ON PLAN.

LANDSCAPE ISLAND (PROVIDE COST DATA FOR THE FOLLOWING ITEMS INDIVIDUALLY)

ALT 8: TREES AS SHOWN ON PLAN

ALT 9: TREES AS SHOWN ON PLAN WITH SOD.

