BOUNTIFUL CITY COUNCIL MEETING
TUESDAY, May 14, 2019
6:30 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

6:30 p.m. - Work Session

1. Downtown Plaza naming process discussion – Mr. Gary Hill p. 3

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:
   a. April 11, 2019 - Parks, Recreation and Arts Budget Committee p. 5
   b. April 23, 2019 – City Council p. 9
4. Council Reports
5. Consider approval of:
   a. Weekly expenditures > $1,000 paid April 15, 22 & 29, 2019 p. 13
   b. March 2019 Financial Report p. 17
6. Consider adoption of the Fiscal Year 2020 Tentative Budget – Mr. Galen Rasmussen p. 31
7. Consider final approval of the Joe and Bette Eggett Phase 6 subdivision located at 1400 East 1800 South – Mr. Lloyd Cheney p. 35
8. Consider approval of the bid from C.T. Davis Excavation in the amount of $382,696 for 2019 Storm Drain Projects – Mr. Lloyd Cheney p. 39
9. Consider approval of a payment to M.C. Green and Sons in the amount of $31,033 for the repair of the storm drain repair on Southview Circle – Mr. Lloyd Cheney p. 43
10. Consider approval of the extension of the deadline to construct all public improvements for the Kathryn Lane PUD located at approximately 160 West 1000 North– Mr. Lloyd Cheney p. 45
11. Consider preliminary site plan approval of a building for construction material and supplies without outside storage for Jim Miller Plumbing and Heating located at 220 W Center St, Randy Lewis representing Jim Miller, applicant –Mr. Clinton Drake p. 47
12. Consider preliminary site plan approval for a 14 unit multi-family dwelling located at 33 and 55 West 400 South, Brian Knowlton, applicant – Clint p. 63
13. Adjourn

Shawna Andrus
City Recorder

City Council Staff Report

Subject: Downtown Plaza Naming Process
Author: Gary Hill
Department: Administration
Date: May 14, 2019

Background

At the City Council retreat in February the Council gave direction to begin a process of naming the new Downtown Plaza. A few guiding principles were discussed, but not necessarily formalized. These included:

- Use the name of the Plaza to promote Bountiful and Main Street by incorporating one or both into the name, if possible.
- Avoid the mistake of naming the Plaza one thing, but having the public refer to it as something else (ex: Station Park vs. Farmington Station)

At the end of the productive discussion, the Council provided the following additional direction:

- Invite the public to suggest names, but do not publicize the process as a contest.
- Use Qualtrics as a method for soliciting public input.
- The ultimate name decision would be made by the City Council.

Analysis

The timing of the naming process was not discussed, so the purpose of the work session is to decide on a timeline for naming the Plaza.

Option 1 – Begin the Process Now

The advantage of this option is that the Plaza could be named at the time it opens in late fall/early winter. Resident input would come from prospective users via all current means (website, Qualtrics, social media, etc). As yet, relatively few people know about the Plaza, so participation in the naming process will be limited. It will also be limited by the fact that all impressions of the Plaza will be based on plans, and not on what is actually there.

Option 2 – Wait Until after the Plaza is Open

The primary advantage of this option is that the physical space will be built and those involved in the naming process (either making suggestions or actually making the decision) will have a full view of what the property is. In addition, we can solicit input from park users directly.

Department Review

This report was prepared by the City Manager

Significant Impacts

The Plaza will be called something by everyone who uses it. If what people call it matches what its actual name is, so much the better.

Recommendation

Staff would like the City Council to provide direction on the timing of the naming process.

Attachments

None

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

Bountiful City Hall Planning Conference Room
April 11, 2019 (4:00 p.m.)

Present:

Committee Members:	Kate Bradshaw (chair), Kendalyn Harris, John Marc Knight
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Lloyd Cheney, Brock Hill, Kent McComb, Thomas Rhoades, Bruce Sweeten, Paul (Geno) Flanary

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

Committee chair Kate Bradshaw called the meeting to order at 4:00 p.m., and welcomed those in attendance.

PRESENTATION OF BUDGET

Recreation Arts & Parks (RAP) Tax Grant Applications

Committee chair Kate Bradshaw noted the presence of several representatives in the audience from local arts and non-profit groups. These individuals were welcomed and identified as having submitted applications for consideration of the City issuing grants from RAP Tax funding. Through a request of the Committee chair for volunteers to start their introductions, the following groups made comments on their applications:

CenterPoint Legacy Theatre

Jansen Davis, Lowell Leishman and Ken Cutler attended representing the Theatre Board. Mr. Davis noted that the application made this funding cycle is for lighting improvements in the amount of $14,299 (contractor proposal included with application). Mr. Davis also noted that the Theatre's request inadvertently omitted the $250 cost of freight which they would like to append to the application, if possible. A question was asked by the Committee as to how many patrons of the Theatre are Bountiful residents. Mr. Davis noted that approximately 11% of all patrons are Bountiful residents. The representatives of the Theatre were thanked for their application and the next group was asked to come forward.

Joy Foundation

Jeremy Holt, representing the Joy Foundation attended to review the Foundation's grant application. It was noted by Jeremy that Jane Joy was unable to attend due to a prior commitment in leading a youth based class. The Foundation's application for $10,000 related to the same programs as have been funded in prior years. These programs included Chalk Art Festival; Open Mic Night; and programs in support of children. Jeremy was thanked for the application and the next group was invited to present.

Bountiful Historical Preservation Foundation

Sandy Inman and Tom Tolman attended in representing the Historical Preservation Foundation. Sandy noted that the application for $7,940 this funding cycle is for a Bamberger Train display and exhibit at the History Museum. The contributions of those involved in preparing the exhibit were recognized. Committee chair Bradshaw thanked the group for their application.

Designation of a RAP Tax Grant Subcommittee

Committee chair Bradshaw noted that she was aware from past years that a subcommittee was formed to evaluate and recommend RAP Tax Grant applications for funding by the full City Council. The recommendation for designation of a subcommittee was again supported by the Committee members present. With this support, Committee chair Bradshaw recommended the subcommittee be comprised of herself, Committee member John Marc Knight, with Galen Rasmussen, Assistant City Manager, and Brock Hill, Parks Director. The subcommittee will set a meeting in the near future to complete the evaluations and form a recommendation for action by the City Council.

Golf Fund Budget

Brock Hill, Parks Director, Kent McComb, Golf Professional, and Thomas Rhoades, Golf Course Superintendent, presented the budget for the Bountiful Ridge Golf Course (Golf Fund). Focus was put on the capital requests of the golf course including equipment planned and remodeling of restrooms on the course. Discussion was also pointed toward the Strategic Plan developed for the Golf Course and key points from the document were noted including a budget for marketing. Brock Hill asked Galen Rasmussen to insert a budget line-item for Golf Course marketing in the amount of $10,000 for the Fiscal Year 2020 budget. A copy of the Strategic Plan will be sent to each committee member for their reference.

Cemetery Fund Budget

Brock Hill and Paul (Geno) Flanary, Cemetery Sexton, reviewed the budget request for the Cemetery Fund. Questions from the Committee were focused on the condition of the Cemetery offices and plans for updates to improve the look and feel of the facility for patrons. Both Brock and Geno

provided comments on renovations completed to-date which include a new water line to the building; updates to the bathroom and also to the bedroom. Future plans include renovation of an additional room to be outfitted with a television and comfortable furniture to be used by patrons waiting for service.

New to the budget for Fiscal Year 2020 is a request for a Columbarium (Urn) area. It was noted that in 2017 there were 34 urn burials and in 2018 there were 62 burials. This trend indicates a need for a dedicated area for burials of this type to meet customer demand. The capital request for the Cemetery includes a utility cart.

Government Buildings Department Budget

Brock Hill and Bruce Sweeten, Building Maintenance Supervisor, provided a brief overview of the budget request for the Government Buildings Department. The staff is small but is in charge of the maintenance of all City buildings including City Hall, Golf Course, and all other facilities owned by Bountiful City. Major work projects for Fiscal Year 2020 include work to remodel bathrooms in many of the City Parks and work to restart the two fountains maintained in the City (one at the Public Safety Building and the other at the Post Office location).

Parks Department Budget

Brock Hill and Lloyd Cheney, City Engineer & Public Works Director, introduced the budget request of the Parks Department for Fiscal Year 2020. Discussion ensued on the topic of the number of personnel needed to supervise and maintain City park locations. This work includes additional staff that have been needed for the Creekside Park on Mill Street as well as the new Plaza under construction in the downtown area of the City. The staffing plan for maintenance and care of the Plaza area will include additional seasonal employees. There will also be additional budgeted funds to cover other related operations and maintenance costs for the Plaza and other park areas.

A question was asked in regards to progress on construction of the Plaza. Lloyd Cheney responded on the matter noting steady progress but somewhat weather dependent in speed of the project completion. Additional comments and questions followed on other Parks related projects and plans for Fiscal Year 2020. These projects include a new Dog Park (which will include some donated materials and fixtures) along with a new “Single Track” trail addition in the east side of the City.

With no further comments or questions on any of the budgets, Committee member Kendalyn Harris made a motion to accept the tentative budget of the Golf and Cemetery funds, and the Government Buildings and Parks departments in addition to designating a subcommittee for evaluation and review of the RAP Tax Grant applications received, all as presented, and Committee member John Marc Knight seconded the motion. Voting was unanimous with Committee members Bradshaw, Harris and Knight voting “aye”.

The meeting adjourned at 5:35 p.m. on a motion made by Committee member Harris and seconded by Committee member Knight. Voting was unanimous with Committee members Bradshaw, Harris and Knight voting “aye”.

Minutes of the
BOUNTIFUL CITY COUNCIL
April 23, 2019 – 6:30 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight, Chris Simonsen
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Finance Director	Tyson Beck
	Water Director	Mark Slagowski
	Recording Secretary	Maranda Hilton
Excused:		
	City Manager	Gary Hill

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) 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 Lewis called the meeting to order at 6:31 p.m. and welcomed those in attendance.

400 NORTH BOOSTER STATION PRESENTATION – MR. LLOYD CHENEY

Mr. Lloyd Cheney gave a presentation about an upcoming project for the Water Department. He started by showing a diagram of the City's water system, pointing out that Bountiful is lucky to control so many reliable sources of water. There are about nine wells and 13 reservoirs, with most of the water sources in the northern part of Bountiful. This presents a unique situation because there is a higher demand for water in the sandy parts of southern Bountiful especially above Bountiful Boulevard. The City has been working on several projects in the last few years to help solve water distribution issues throughout the City. The 400 North Reservoir and the Booster Station at the Holbrook Reservoir are two of those key projects that allow more water to be pushed to the south. The time has come to talk about placing a booster station at the 400 North Reservoir. The Engineering Department has talked extensively with EFI (Engineered Fluids, Inc.) and has received a quote for a pre-manufactured booster station unit that would sit underground. The cost would be quite similar to what the Holbrook Booster Station cost (around $400,000). Mr. Cheney showed videos and photos of the pre-fabricated stations being placed and installed, demonstrating how quickly the entire process happens. If this model is used and installation is scheduled for fall, it would need to be ordered soon. However, there are still other options to explore, and when all the research is done, it will be brought back to the Council for final approval.

The work session of the City Council was adjourned at 6:57 p.m.

Regular Meeting – 7:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance. Mr. Clinton Drake, City Attorney, led the Pledge of Allegiance; Rev. Jason Krause, Cross of Christ Lutheran Church, offered a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:08 pm.

The public comment section was closed at 7:08 pm.

APPROVE MINUTES OF PREVIOUS MEETINGS:

a. **April 9, 2019 – City Council**
b. **April 8, 2019 – Public Safety Budget Committee**
c. **April 9, 2019 – Joint Power Commission and Power Budget Committee**
d. **April 9, 2019 – Streets and Sanitation Budget Committee**
e. **April 10, 2019 – Finance and Administration Budget Committee**

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

COUNCIL REPORTS

Councilwoman Bradshaw reported that the Mosquito Abatement District is hiring for the summer and encouraged the high school students in attendance to apply. Information is on the District's website.

Councilman Simonsen reported that this Saturday is the Bountiful City Day of Service, from 9:00 to 11:00 a.m., meeting at City Hall. He also cautioned that the creeks are very full and rapid right now, so please keep an eye on your children when playing near the water.

Councilwoman Harris added that if you participate in the Day of Service, you'll get a free t-shirt and a ticket to the Salt Lake Bees baseball game for that evening.

Councilman Knight reported that he is excited by the progress being made on the new downtown ("fire & ice") plaza and the Bountiful dog park. He also reported that he attended the Coats for Kids Car Show kickoff event last Thursday and it was wonderful to see all the volunteers and sponsors coming together to serve the children in our community. The car show takes place Father's Day weekend, and First National Bank on Main Street has car registration information for the show.

Councilman Higginson did not have a report.

CONSIDER APPROVAL OF WEEKLY EXPENDITURES >$1,000 PAID APRIL 8, 2019

Councilwoman Harris made a motion to approve the weekly expenditures and Councilman Simonsen seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".

OUTSTANDING HIGH SCHOOL STUDENT RECOGNITION – MAYOR LEWIS

Mayor Lewis expressed how glad he was to have so many outstanding students attending the meeting tonight. This meeting is his favorite each year. He turned the time over to the Principal of Viewmont High School, Mr. Jason Smith, to highlight some of Viewmont's best students.

Mr. Smith began by noting that Viewmont High School was recently voted Best School in the State by KSL and encouraged the Council and Mayor to come see the recent remodel of the school as he would be happy to give a tour at any time. He then presented 15 students from Viewmont who represent the very best. Twelve were Sterling Scholars (in math, vocal performance, business & marketing, science, computer tech, instrumental performance, visual arts, family & consumer studies, social science, speech & theater arts, English and dance), two were valedictorians, two were highly ranked athletes (wrestling state champion and MVP in football), and two are students who have received prestigious scholarships for athletics and community service. The Mayor shook each student's hand and congratulated them on being outstanding and for representing Bountiful in such a wonderful way with each of their achievements.

Mr. Aaron Hogge, the Principal of Bountiful High School, was then given time to present his outstanding students. He called up six different groups to be presented; Cheerleaders (State and National Champions), Drill Team (3x State Champions), Academic Olympiad Team (BHS received 18 of 32 awards given to 30 schools at the competition), National Merit Scholars (four from the same school is very rare), Sterling Scholars (in math, foreign language, visual arts), and Academic All State Recipients. The Mayor shook each student's hand and thanked them once again for how well they represent our beautiful city.

Councilwoman Harris pointed out that two of the students there tonight, Lucy Ward (BHS) and Brandon Titensor (VHS), also serve on the BCYC and thanked them for their service.

LOCAL CONSENT – SPECIAL EVENT LIQUOR/BEER – MR. CLINTON DRAKE

Councilman Knight made a motion to approve the consent for a liquor/beer permit, and Councilman Higginson seconded the motion. Councilman Simonsen stated that he felt it inappropriate for an event about child abuse to serve alcohol, and therefore could not vote in favor of the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson and Knight voting "aye", and Councilman Simonsen voting "nay".

SUMMER CONCERT SERIES PRESENTATION – MR. RICHARD WATSON

Mr. Richard Watson of the Bountiful Community Service Council presented the lineup for the upcoming Summer Concert Series (11th annual). All concerts are on Fridays at 7:00 p.m., at Bountiful City Park.

1. June 21 - Bountiful's Got Talent
2. July 5 - Patriotic Concert w/ Utah Voices
3. July 12 - Roy Rivers (John Denver tribute)
4. July 26 - Peter Breinholt
5. August 2 - Red Desert Ramblers
6. August 9 - Toast (Bread tribute band)
7. August 16 - Vision Band
8. August 23 - Endless Summer (Beach Boys and Oldies)

Auditions for Bountiful's Got Talent will be held May 8 and May 15 (6:00-9:00 p.m.), and

May 18 (2:00-5:00 p.m.) at the Joy Foundation Studio, 55 N. Main Street. This year they have been working with the Parks Department are working on making improvements to the stage. They are also going to have food trucks at the concerts this year because residents have shown interest in that.

ADJOURN

Councilman Higginson made a motion to adjourn the regular session and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".

The regular session of City Council was adjourned at 7:42 pm.

_____

Mayor Randy Lewis

_____

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid
April 15, 22 & 29, 2019
Author: Tyson Beck, Finance Director
Department: Finance
Date: May 14, 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 April 15, 22 & 29, 2019.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 15, 2019

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT			AMOUNT	CHECK NO	INVOICE	DESCRIPTION
7666	AMERICAN CHILLER MEC	Bldg & Grnd Suppl & Maint	104210	426000	Bldg & Grnd Suppl & Maint	2,759.93	208412	16354	Repair to the Condenser & Replaced both Filters
1212	ASPLUNDH TREE EXPERT	Distribution	535300	448632	Distribution	4,626.08	208415	60O28419	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300	448632	Distribution	5,268.80	208415	60F50019	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300	448632	Distribution	5,268.80	208415	60F50119	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300	448632	Distribution	5,268.80	208415	60O28519	Tree Trimming
1393	BTS LANDSCAPING PROD	Contract Equipment	575700	462400	Contract Equipment	20,102.50	208423	112980	Green Waste Grinding
1716	CMT ENGINEERING LABO	Special Projects	737300	426100	Special Projects	1,512.80	208431	78596	Project # 012346 Bountiful Plaza
1767	CONTEMPORARY IMAGE P	Safety Equipment	535300	445201	Safety Equipment	3,651.00	208434	36327	FR Clothing
10714	CUBES SELF STORAGE	Buildings	454110	472100	Buildings	1,050.27	208435	17804	Unit # 3312 & Tenant #234738
2875	CURTIS BLUE LINE	Public Safety Supplies	104210	445100	Public Safety Supplies	3,267.00	208436	INV271221	Entry FR-X Type Shield w/ 3 position Handle
1889	DAVIS COUNTY GOVERNM	Animal Control Services	104210	431600	Animal Control Services	7,960.87	208438	94219	March 2019 Animaml Control Services
5281	DOMINION ENERGY UTAH	Utilities	104210	427000	Utilities	4,223.58	208443	04022019M	Acct # 3401140000
10255	ELECTRICAL RELIABILI	138KV Trans Substation	535300	474710	CIP 01 138KV Trans Substation	3,740.00	208448	51031772	#2 Accepting Testing
9275	ENVIRONMENTAL PLANN	Special Projects	737300	426100	Special Projects	5,963.71	208450	9474	Project Bountiful 0003 Downtown Plaza Phase 2
9275	ENVIRONMENTAL PLANN	Improv Other Than Bldgs	454110	473100	Improv Other Than Bldgs	17,593.20	208450	9475	Project Bountiful 0004 Downtown Plaza
2501	HOGAN & ASSOCIATES C	Special Projects	737300	426100	Special Projects	271,391.19	208462	3	Project Bountful Downtown Plaza
2727	JOHNSON, ALLEN R	Travel & Training	535300	423000	Travel & Training	1,606.40	208472	04162019	Travel&Training Expense for APPA Nat'l Conf.
2727	JOHNSON, ALLEN R	Travel & Training	535300	423000	Travel & Training	2,101.64	208472	04152019	Travel&Training Expense for APPA E&O DEED Mtg
2896	LARRY H. MILLER	Vehicles	535300	448635	Vehicles	6,542.96	208475	512208	Parts & Service
2896	LARRY H. MILLER	Machinery & Equipment	454450	474500	Machinery & Equipment	29,933.64	208476	121218-01	Vehicle Purchase SuperCrew Cab
2932	LES SCHWAB TIRE CENT	Equip Supplies & Maint	515100	425000	Equip Supplies & Maint	1,015.88	208477	50200192917	Tire Service
3195	MOUNTAINLAND SUPPLY	Dist Systm Repair & Maint	515100	448400	Dist Systm Repair & Maint	1,992.00	208485	S103008383.002	8" Tee
10586	ROCKY MOUNTAIN RECYC	Recycling Collectn Service	484800	431550	Recycling Collectn Service	10,922.38	208511	956377	Recycling Charges
3812	SAFETY SUPPLY & SIGN	Operating Supplies	515100	448000	Operating Supplies	4,344.00	208512	168273	Safety Cones
3835	SALT LAKE WHOLESALE	Public Safety Supplies	104210	445100	Public Safety Supplies	1,260.00	208513	52887	Mag G17/G34 17rd LE
3972	SOLAR TURBINES, INC.	Plant Equipment Repairs	535300	448614	Plant Equipment Repairs	26,901.90	208519	135 10002900	Partial Payment Exhaust Stack Turbine
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	19,653.00	208527	0289175	Fuel Purchased
5442	TRAVISMATHEW, LLC	Items Purchased - Resale	555500	448240	Items Purchased - Resale	2,039.59	208529	3613920	Men's Golf Wear
4450	VERIZON WIRELESS	Telephone Expense	515100	428000	Telephone Expense	1,028.39	208534	9827232545	Acct # 442080322-00001
4450	VERIZON WIRELESS	Comm Equip Maint	104210	425200	Communication Equip Maint	1,480.67	208534	9826731978	Service for Acct # 771440923-00001
4450	VERIZON WIRELESS	Comm Equipment	535300	448641	Communication Equipment	2,287.52	208534	9827220750	Acct # 371517689-00001
5224	WATCH GUARD VIDEO	Public Safety Supplies	104218	445100	Public Safety Supplies	1,515.00	208535	BCMINV0007184	Alcohol Account
4815	WESTERN STATES CIRCU	Substation	535300	448639	Substation	3,950.00	208537	1968-19RA	Complete teardown & Rebuild VCP Breaker
9363	WIGEN WATER TECH	Buildings	515100	472100	Buildings	29,947.67	208538	20933B	Final Payment
7732	WINGFOOT CORP	Bldg & Grnd Suppl & Maint	104210	426000	Bldg & Grnd Suppl & Maint	1,895.00	208539	102726	Janitorial Services for March 2019
					TOTAL:	$ 514,066.17			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 22, 2019

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT			AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1164	ANIXTER, INC.	Special Equipment	535300	448636	Special Equipment	1,287.70	208548	4200272-00	Trans Super Squeeze
1164	ANIXTER, INC.	Special Equipment	535300	448636	Special Equipment	4,179.65	208548	4201852-00	Climbing Belt, OxBlock, & Volt Detector
1555	CALLAWAY GOLF	Pro Shop Misc Supplies	555500	448220	Pro Shop Misc Supplies	1,939.49	208561	930139795	Rental Sets (Clubs)
10717	CLASSIC HELICOPTER	Hyrdo Transmission	535300	448631	Hyrdo Transmission	5,250.00	208571	1289	Repair Echo Line
5933	CONSOLIDATED ELECTRI	Blue Stake & Location	535300	431001	Blue Stake & Location	5,980.00	208576	6701-750787	Blue Stakes Locator
1845	D & L SUPPLY	Dist Systm Repair & Maint	515100	448400	Dist Systm Repair & Maint	5,600.00	208578	0000087104	Meter Rings
2223	FREEDOM TRUCK & TRAI	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	1,181.59	208587	184008	Misc.Parts
2598	INDUSTRIAL SUPPLY CO	Vehicles	515100	474600	Vehicles	1,575.04	208601	1243101-01	Tool Boxes Approved by Council
2719	JMR CONSTRUCTION INC	Buildings	515100	472100	Buildings	10,942.99	208607	2	Final Billing for finished electrical
2896	LARRY H. MILLER	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	1,139.61	208618	201870	Parts & Service
3259	NELSON, ANNETTE	Bldg & Grnd Suppl & Maint	595900	426000	Bldg & Grnd Suppl & Maint	1,748.62	208629	04232019	Reimburse for Cemetery Bathroom Remodel
3365	OLD DOMINION BRUSH	Equip Supplies & Maint	494900	425000	Equip Supplies & Maint	3,135.56	208633	6555804	Brooms for Storm Water Sweepers
5429	PERFORMANCE FORD LIN	Machinery & Equipment	454210	474500	Machinery & Equipment	29,760.00	208638	KGB54502F	2019 Ford Explorer Vin# 1FM5K8AR0KGB54502
5553	PURCELL TIRE AND SER	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	1,386.60	208644	2881437	Tires & Service
10586	ROCKY MOUNTAIN RECYC	Recycling Collectn Service	484800	431550	Recycling Collectn Service	12,953.70	208654	959608	Recycling Fees
4118	SURVALENT TECHNOLOGY	SCADA	535300	448640	SCADA	13,385.00	208674	U17862	SCADA Annual Renewal
4217	TITLEIST	Items Purchased - Resale	555500	448240	Items Purchased - Resale	7,384.03	208678	907032038	Golf Balls
5000	U.S. BANK CORPORATE	Public Safety Supplies	104210	445100	Public Safety Supplies	1,036.00	208681	04102019DE	E-Prep,Dispatch Recog.//Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Employee Wellness & Recognit'n	104110	461750	Employee Wellness & Recognit'n	1,820.82	208681	04102019GH	Trvl&Train Expense//Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Travel & Training	104136	423000	Travel & Training	2,260.00	208681	04102019AW	Trvl&Train,Mbership,PC//Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Travel & Training	104210	423000	Travel & Training	2,327.70	208681	04102019TK	Uniforms,Training,etc//Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Travel & Training	535300	423000	Travel & Training	2,349.61	208681	04102019AJ	Trvl&Training //Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Travel & Training	104110	423000	Travel & Training	5,275.00	208681	04102019GH	Trvl&Train Expense//Acct# 4246-0445-5571-8851
5396	VEIGEL, LUKE	Travel & Training	535300	423000	Travel & Training	1,467.34	208687	03302019	Travel&Training Reimbursement APPA E & O Conf.
10777	WAGNER GOLF WORKS	Special Projects	555500	426100	Special Projects	19,934.00	208688	1001-2019	Bunker Golf Course Supplies
4535	WEBER RIVER WATER US	Echo Hyrdo	535300	448627	Echo Hyrdo	2,401.85	208692	04192019	Pay Credit Taken 2x
10488	YOUNG FORD	Vehicles	515100	474600	Vehicles	43,261.00	208699	92SF1838	2019 F450 Truck
					TOTAL:	$ 190,962.90			

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

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT			AMOUNT	CHECK NO	INVOICE	DESCRIPTION
9366	ADIDAS AMERICA INC	Items Purchased - Resale	555500	448240	Items Purchased - Resale	2,231.41	208701	6177446372	Golf Shoes
1211	ASPHALT MATERIALS IN	Road Matl Patch/ Class C	104410	441200	Road Matl Patch/ Class C	1,469.00	208704	85202	Patching
6652	BALLINGHAM GOLF & TU	Bldg & Grnd Suppl & Maint	555500	426000	Bldg & Grnd Suppl & Maint	2,578.80	208706	21022	Golf Equipment
1615	CENTURYLINK	Telephone Expense	104219	428000	Telephone Expense	3,522.28	208719	04222019	Acct # 801-578-0401 452B
2534	HORNE, JAMES M.	Easements	535300	448643	Easements	1,800.00	208741	04252019	Easement Carrington Apts.
2642	INTERWEST SUPPLY COM	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	6,003.00	208746	IN0076258	Snowplow Blades
8901	KB WELDING LLC	Plant Equipment Repairs	535300	448614	Plant Equipment Repairs	2,900.00	208748	19166	Repair Taurus Exhust
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410	441200	Road Matl Patch/ Class C	3,576.69	208749	3601	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410	441200	Road Matl Patch/ Class C	4,925.70	208749	3594	Patching
2886	LAKEVIEW ROCK PRODUC	Street Opening Expense	515100	461300	Street Opening Expense	2,317.82	208751	368650	Road Base
6326	LEXIPOL, LLC	Public Safety Supplies	104210	445100	Public Safety Supplies	8,250.00	208753	28708	1 Year Law Enforcement Policy Manual Subscription
3032	MAXWELL PRODUCTS INC	Road Matl Patch/ Class C	104410	441200	Road Matl Patch/ Class C	13,988.57	208756	14456	Gap Patches, Patching & Crack in Roads
3195	MOUNTAINLAND SUPPLY	Dist Systm Repair & Maint	515100	448400	Dist Systm Repair & Maint	1,512.00	208758	S103041827.001	Mechanical Joints
3348	OFFICE DEPOT	Office Supplies	104210	424000	Office Supplies	1,858.58	208763	306877188001	Office Supplies
3985	SOUTH DAVIS SEWER DI	Miscellaneous Expense	515100	461000	Miscellaneous Expense	1,656.00	208782	04292019	Sewer Lateral Impave Fee
4051	STATE OF UTAH	Environmental Monitoring	575700	431300	Environmental Monitoring	3,106.52	208786	04252019	Landfill Solid Waste Quarterly Fee- 1Q19
4143	TAYLOR MADE-ADIDAS G	Items Purchased - Resale	555500	448240	Items Purchased - Resale	2,203.63	208788	33613911	Golf Clubs
4143	TAYLOR MADE-ADIDAS G	Items Purchased - Resale	555500	448240	Items Purchased - Resale	2,329.26	208788	33613870	Golf Balls
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	104410	425000	Equip Supplies & Maint	22,865.44	208792	0289862	Fuel
4341	UTAH ASSOCIATED MUNI	Power Purch IPP	535300	448621	Power Purch IPP	1,232.07	208796	04252019	April 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Pineview Hydro	535300	448628	Pineview Hydro	3,110.59	208796	04252019	April 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Power Purch San Juan	535300	448622	Power Purch San Juan	146,449.70	208796	04252019	April 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Power Purch CRSP	535300	448620	Power Purch CRSP	350,830.56	208796	04252019	April 2019 payment for Power Resources
4341	UTAH ASSOCIATED MUNI	Power Purch UAMPS (Pool etc)	535300	448626	Power Purch UAMPS (Pool etc)	451,999.38	208796	04252019	April 2019 payment for Power Resources
					TOTAL:	$ 1,042,717.00			

City Council Staff Report

Subject: March 2019 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: May 14, 2019

Background

These reports include summary revenue, expense, and budget information for all of the City's funds. Both revenues and expenses, including capital outlay, have been included. These financials are presented to the City Council for review.

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expenditure reports are provided that give comparative revenue and expenditure data for March 2019 compared to the past three fiscal YTD periods through each respective March.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

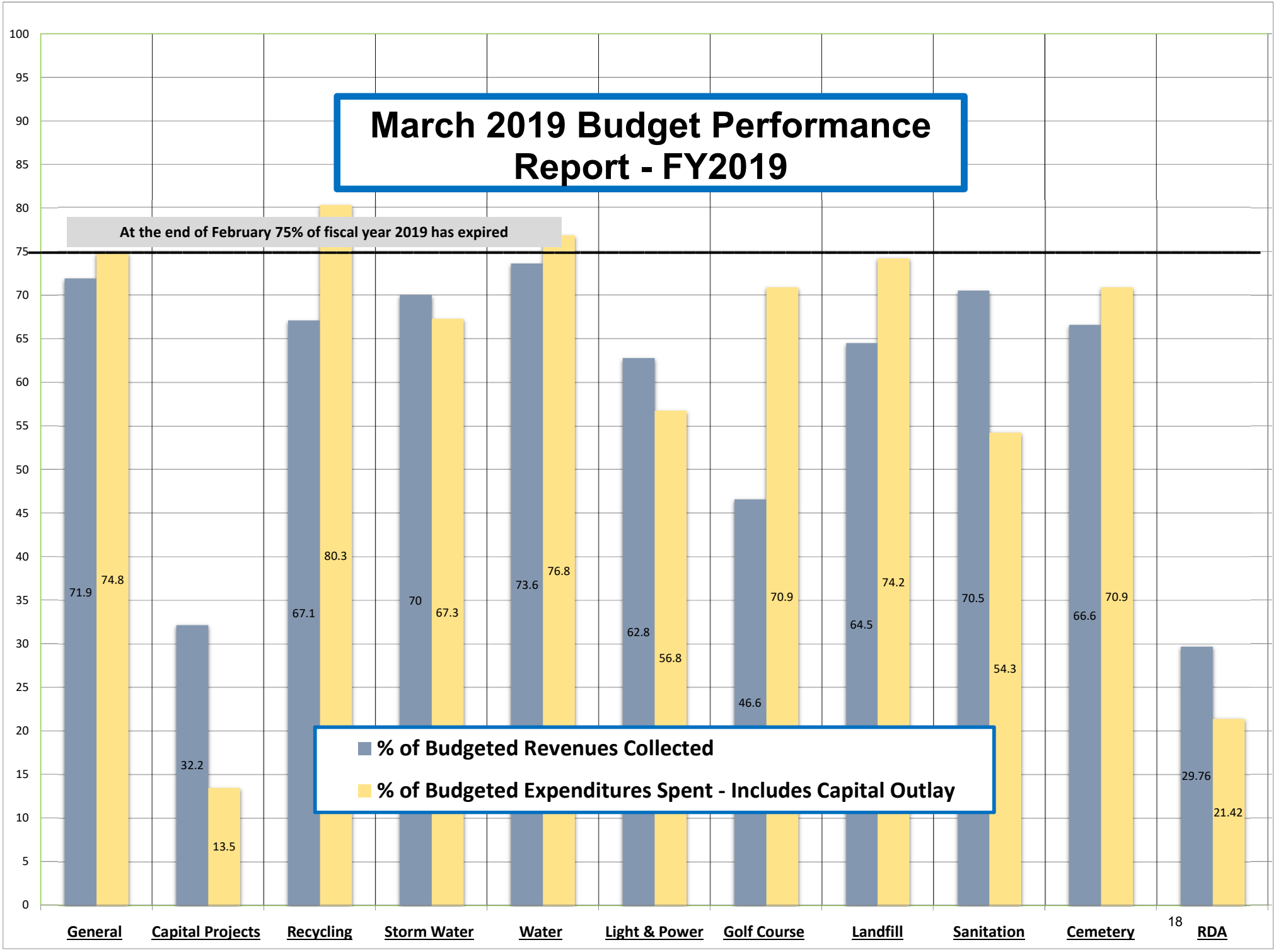
The FY2019 budget portion of these reports is the originally adopted FY2019 budget approved by the City Council in August of 2018.

Recommendation

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

Attachments

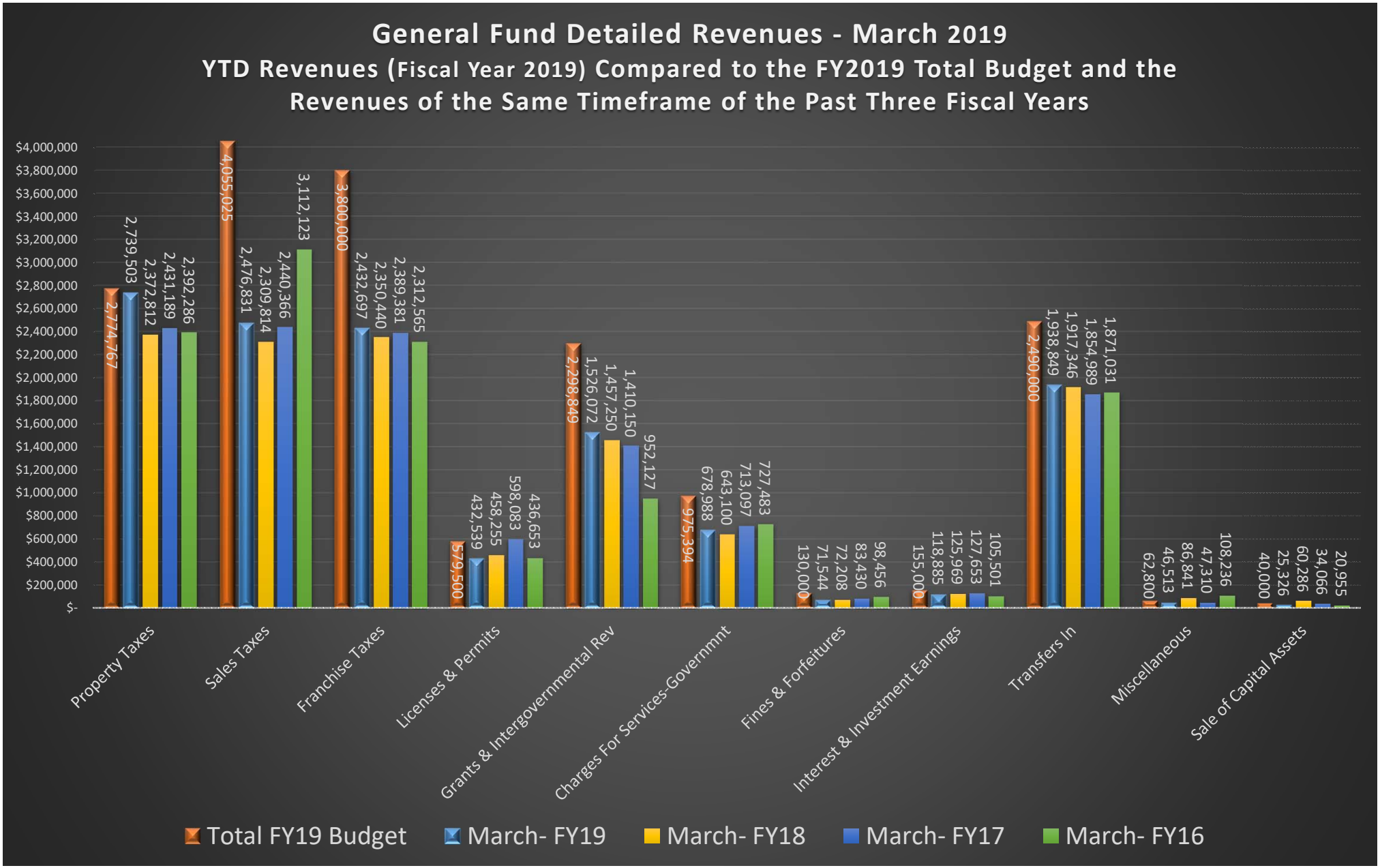
- March 2019 Revenue & Expense Report – Fiscal 2019 YTD

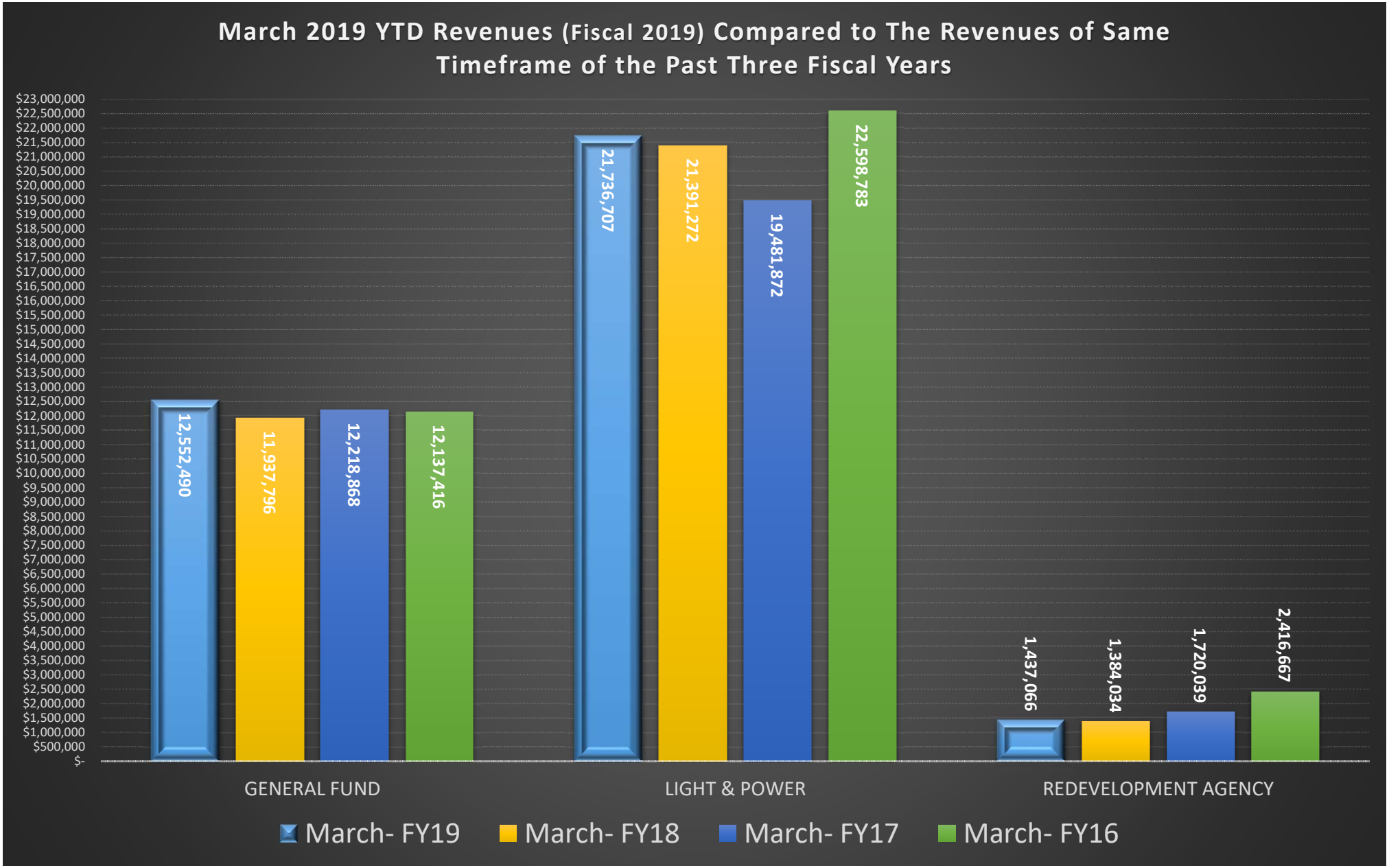

March 2019 Budget Performance Report - FY2019
At the end of February 75% of fiscal year 2019 has expired
100
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5
0
71.9
74.8
32.2
13.5
67.1
80.3
70
67.3
73.6
76.8
62.8
56.8
46.6
70.9
64.5
74.2
70.5
54.3
66.6
70.9
29.76
21.42
% of Budgeted Revenues Collected
% of Budgeted Expenditures Spent - Includes Capital Outlay
General
Capital Projects
Recycling
Storm Water
Water
Light & Power
Golf Course
Landfill
Sanitation
Cemetery
RDA

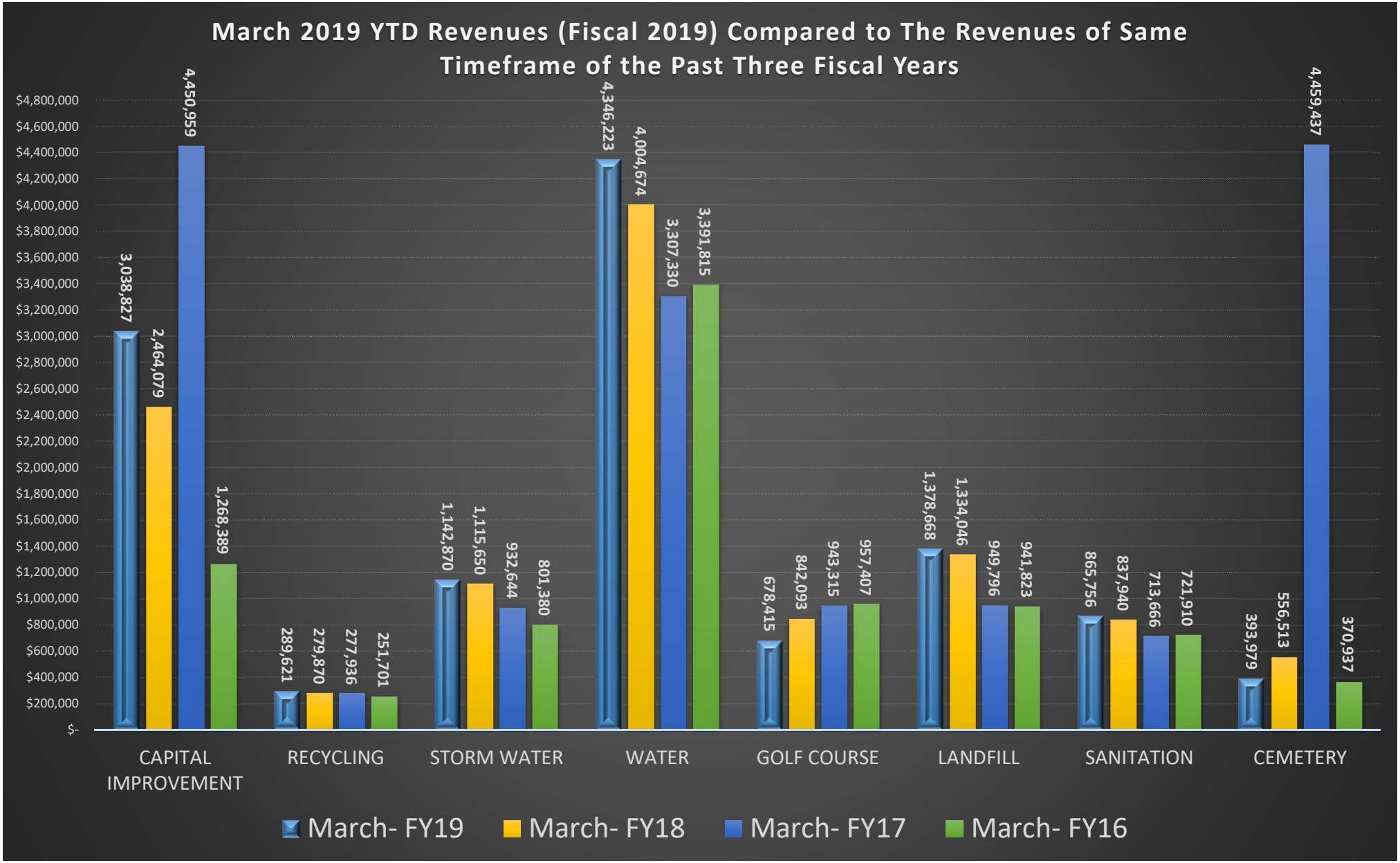
FOR 2019 09

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-17,451,335	-17,451,335	-12,552,490.14	-1,738,636.06	.00	-4,898,844.86	71.9%
30 DEBT SERVICE	-300	-300	-329.08	-53.10	.00	29.08	109.7%
44 MUNICIPAL BUILDING AUTHORITY	-171,875	-171,875	-5,735.58	-925.53	.00	-166,139.42	3.3%
45 CAPITAL IMPROVEMENT	-9,430,400	-9,430,400	-3,038,826.82	-768,892.47	.00	-6,391,573.18	32.2%
48 RECYCLING	-431,628	-431,628	-289,621.05	-41,820.58	.00	-142,006.95	67.1%
49 STORM WATER	-1,632,804	-1,632,804	-1,142,869.97	-141,839.40	.00	-489,934.03	70.0%
51 WATER	-5,905,000	-5,905,000	-4,346,223.39	-413,456.53	.00	-1,558,776.61	73.6%
53 LIGHT & POWER	-34,638,387	-34,638,387	-21,736,707.26	-3,061,600.15	.00	-12,901,679.74	62.8%
55 GOLF COURSE	-1,455,500	-1,455,500	-678,415.42	-13,742.44	.00	-777,084.58	46.6%
57 LANDFILL	-2,139,102	-2,139,102	-1,378,668.18	-153,633.38	.00	-760,433.82	64.5%
58 SANITATION	-1,227,682	-1,227,682	-865,755.78	-107,899.29	.00	-361,926.22	70.5%
59 CEMETERY	-591,400	-591,400	-393,979.03	-56,852.63	.00	-197,420.97	66.6%
61 COMPUTER MAINTENANCE	-42,583	-42,583	-42,874.68	-156.33	.00	291.68	100.7%
63 LIABILITY INSURANCE	-561,712	-561,712	-400,815.97	-5,075.95	.00	-160,896.03	71.4%
64 WORKERS' COMP INSURANCE	-304,550	-304,550	-219,628.38	-33,379.07	.00	-84,921.62	72.1%
72 RDA REVOLVING LOAN FUND	-502,600	-502,600	-227,844.42	-17,283.53	.00	-274,755.58	45.3%
73 REDEVELOPMENT AGENCY	-4,326,545	-4,326,545	-1,209,221.70	-637,364.55	.00	-3,117,323.30	27.9%
74 CEMETERY PERPETUAL CARE	-87,000	-87,000	-74,667.33	-10,141.72	.00	-12,332.67	85.8%
78 LANDFILL CLOSURE	-12,400	-12,400	-17,593.56	-2,182.38	.00	5,193.56	141.9%
83 RAP TAX	-548,000	-548,000	-330,269.53	-42,789.23	.00	-217,730.47	60.3%
91 GFAAG	0	0	-95,657.63	.00	.00	95,657.63	100.0%
92 OPEB TRUST	0	0	-14,117.51	-1,798.27	.00	14,117.51	100.0%
99 INVESTMENT	0	0	-467,016.33	-164,950.05	.00	467,016.33	100.0%
GRAND TOTAL	-81,460,803	-81,460,803	-49,529,328.74	-7,414,472.64	.00	-31,931,474.26	60.8%

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


General Fund Detailed Revenues - March 2019
YTD Revenues (Fiscal Year 2019) Compared to the FY2019 Total Budget and the Revenues of the Same Timeframe of the Past Three Fiscal Years
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Property Taxes
2,774,767
2,739,503
2,372,812
2,431,189
2,392,286
Sales Taxes
4,055,025
2,476,831
2,309,814
2,440,366
3,112,123
Franchise Taxes
3,800,000
2,432,697
2,350,440
2,389,381
2,312,565
Licenses & Permits
579,500
432,539
458,255
598,083
436,653
Grants & Intergovernmental Rev
2,298,849
1,526,072
1,457,250
1,410,150
952,127
Charges For Services-Governmnt
975,394
678,988
643,100
713,097
727,483
Fines & Forfeitures
130,000
71,544
72,208
83,430
98,456
Interest & Investment Earnings
155,000
118,885
125,969
127,653
105,501
Transfers In
2,490,000
1,938,849
1,917,346
1,854,989
1,871,031
Miscellaneous
62,800
46,513
86,841
47,310
108,236
Sale of Capital Assets
40,000
25,326
60,286
34,066
20,955
Total FY19 Budget
March- FY19
March- FY18
March- FY17
March- FY16


March 2019 YTD Revenues (Fiscal 2019) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years
$23,000,000
$22,500,000
$22,000,000
$21,500,000
$21,000,000
$20,500,000
$20,000,000
$19,500,000
$19,000,000
$18,500,000
$18,000,000
$17,500,000
$17,000,000
$16,500,000
$16,000,000
$15,500,000
$15,000,000
$14,500,000
$14,000,000
$13,500,000
$13,000,000
$12,500,000
$12,000,000
$11,500,000
$11,000,000
$10,500,000
$10,000,000
$9,500,000
$9,000,000
$8,500,000
$8,000,000
$7,500,000
$7,000,000
$6,500,000
$6,000,000
$5,500,000
$5,000,000
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
12,552,490
11,937,796
12,218,868
12,137,416
21,736,707
21,391,272
19,481,872
22,598,783
1,437,066
1,384,034
1,720,039
2,416,667
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
March- FY19
March- FY18
March- FY17
March- FY16


March 2019 YTD Revenues (Fiscal 2019) Compared to The Revenues of Same Timeframe of the Past Three Fiscal Years
$4,800,000
$4,600,000
$4,400,000
$4,200,000
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
3,038,827
2,464,079
4,450,959
1,268,389
289,621
279,870
277,936
251,701
1,142,870
1,115,650
932,644
801,380
4,346,223
4,004,674
3,307,330
3,391,815
678,415
842,093
943,315
957,407
1,378,668
1,334,046
949,796
941,823
865,756
837,940
713,666
721,910
393,979
556,513
4,459,437
370,937
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
March- FY19
March- FY18
March- FY17
March- FY16

FOR 2019 09

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4110 Legislative	740,766	740,766	433,361.02	93,709.31	.00	307,404.98	58.5%
4120 Legal	330,355	330,355	215,237.52	21,110.84	.00	115,117.48	65.2%
4130 Executive	191,265	191,265	112,854.85	21,461.10	.00	78,410.15	59.0%
4134 Human Resources	149,963	149,963	105,510.77	14,745.96	.00	44,452.23	70.4%
4136 Information Technology	415,833	415,833	278,516.25	44,878.59	.00	137,316.75	67.0%
4140 Finance	428,798	428,798	278,077.91	39,147.51	.00	150,720.09	64.9%
4143 Treasury	148,986	148,986	54,190.11	5,285.33	.00	94,795.89	36.4%
4160 Government Buildings	120,447	120,447	79,924.74	11,847.28	.00	40,522.26	66.4%
4210 Police	6,573,099	6,573,099	4,419,592.07	652,251.72	.00	2,153,506.93	67.2%
4215 Reserve Officers	10,000	10,000	1,674.39	48.33	.00	8,325.61	16.7%
4216 Crossing Guards	147,350	147,350	103,306.47	21,538.16	.00	44,043.53	70.1%
4217 PROS	345,277	345,277	258,477.62	38,630.14	.00	86,799.38	74.9%
4218 Liquor Control	43,358	43,358	37,261.37	919.48	.00	6,096.63	85.9%
4219 Enhanced 911	595,000	595,000	418,711.82	44,427.08	.00	176,288.18	70.4%
4220 Fire	2,049,347	2,049,347	2,073,923.00	518,480.75	.00	-24,576.00	101.2%
4410 Streets	3,239,743	3,239,743	2,811,183.32	255,444.17	.00	428,559.68	86.8%
4450 Engineering	705,686	705,686	486,047.62	61,319.65	.00	219,638.38	68.9%
4510 Parks	927,154	927,154	705,721.28	62,821.24	.00	221,432.72	76.1%
4610 Planning	288,910	288,910	178,562.14	26,887.90	.00	110,347.86	61.8%
TOTAL GENERAL FUND	17,451,337	17,451,337	13,052,134.27	1,934,954.54	.00	4,399,202.73	74.8%
30 DEBT SERVICE							
4710 Debt Sevice	300	300	10.75	.94	.00	289.25	3.6%
TOTAL DEBT SERVICE	300	300	10.75	.94	.00	289.25	3.6%
44 MUNICIPAL BUILDING AUTHORITY							
4110 Legislative	171,875	171,875	255.49	16.36	.00	171,619.51	.1%
TOTAL MUNICIPAL BUILDING AUTHORIT	171,875	171,875	255.49	16.36	.00	171,619.51	.1%
45 CAPITAL IMPROVEMENT							

FOR 2019 09

45 CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110 Legislative	7,035,000	7,035,000	615,446.35	49,707.25	.00	6,419,553.65	8.7%
4140 Finance	17,900	17,900	15,776.16	1,424.34	.00	2,123.84	88.1%
4210 Police	443,000	443,000	334,548.87	89.94	.00	108,451.13	75.5%
4410 Streets	1,792,000	1,792,000	204,096.78	.00	.00	1,587,903.22	11.4%
4450 Engineering	38,500	38,500	3,065.32	2,987.82	.00	35,434.68	8.0%
4510 Parks	104,000	104,000	101,065.06	.00	.00	2,934.94	97.2%
TOTAL CAPITAL IMPROVEMENT	9,430,400	9,430,400	1,273,998.54	54,209.35	.00	8,156,401.46	13.5%
48 RECYCLING							
4800 Recycling	431,628	431,628	346,662.26	41,642.95	.00	84,965.74	80.3%
TOTAL RECYCLING	431,628	431,628	346,662.26	41,642.95	.00	84,965.74	80.3%
49 STORM WATER							
4900 Storm Water	1,632,803	1,632,803	1,098,419.70	105,390.26	.00	534,383.30	67.3%
TOTAL STORM WATER	1,632,803	1,632,803	1,098,419.70	105,390.26	.00	534,383.30	67.3%
51 WATER							
5100 Water	5,905,000	5,905,000	4,536,119.28	554,543.49	.00	1,368,880.72	76.8%
TOTAL WATER	5,905,000	5,905,000	4,536,119.28	554,543.49	.00	1,368,880.72	76.8%
53 LIGHT & POWER							
5300 Light & Power	34,638,387	34,638,387	19,666,459.58	2,818,393.92	.00	14,971,927.42	56.8%
TOTAL LIGHT & POWER	34,638,387	34,638,387	19,666,459.58	2,818,393.92	.00	14,971,927.42	56.8%
55 GOLF COURSE							

FOR 2019 09

55 GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500 Golf Course	1,455,500	1,455,500	1,032,349.24	90,819.16	.00	423,150.76	70.9%
TOTAL GOLF COURSE	1,455,500	1,455,500	1,032,349.24	90,819.16	.00	423,150.76	70.9%
57 LANDFILL							
5700 Landfill	2,139,102	2,139,102	1,586,266.49	168,630.38	.00	552,835.51	74.2%
TOTAL LANDFILL	2,139,102	2,139,102	1,586,266.49	168,630.38	.00	552,835.51	74.2%
58 SANITATION							
5800 Sanitation	1,227,681	1,227,681	667,004.18	75,975.66	.00	560,676.82	54.3%
TOTAL SANITATION	1,227,681	1,227,681	667,004.18	75,975.66	.00	560,676.82	54.3%
59 CEMETERY							
5900 Cemetery	591,400	591,400	419,149.81	42,874.75	.00	172,250.19	70.9%
TOTAL CEMETERY	591,400	591,400	419,149.81	42,874.75	.00	172,250.19	70.9%
61 COMPUTER MAINTENANCE							
6100 Computer Maintenance	42,583	42,583	20,762.90	2,937.10	.00	21,820.10	48.8%
TOTAL COMPUTER MAINTENANCE	42,583	42,583	20,762.90	2,937.10	.00	21,820.10	48.8%
63 LIABILITY INSURANCE							
6300 Liability Insurance	561,711	561,711	480,141.22	9,758.68	.00	81,569.78	85.5%
TOTAL LIABILITY INSURANCE	561,711	561,711	480,141.22	9,758.68	.00	81,569.78	85.5%
64 WORKERS' COMP INSURANCE							

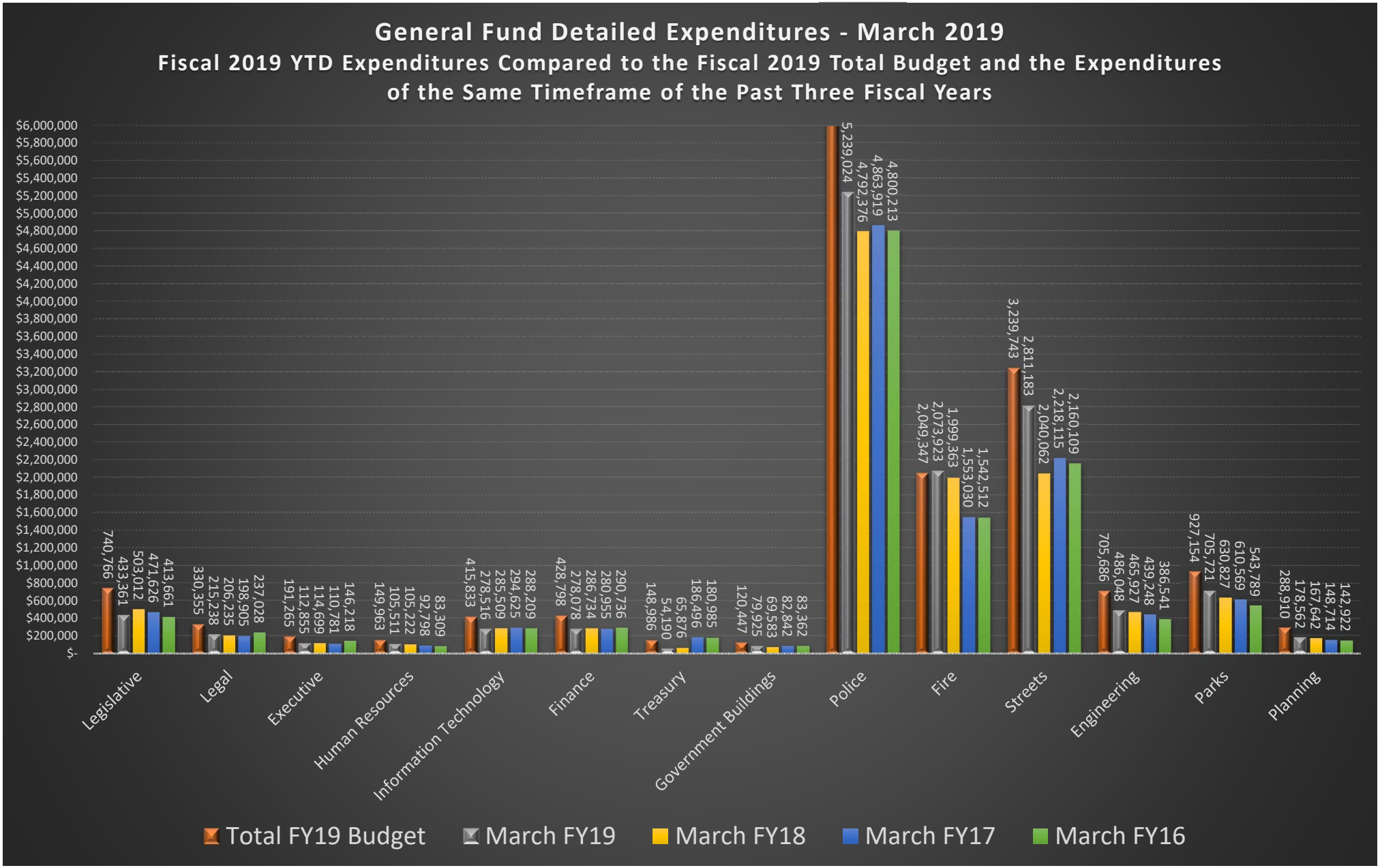
FOR 2019 09

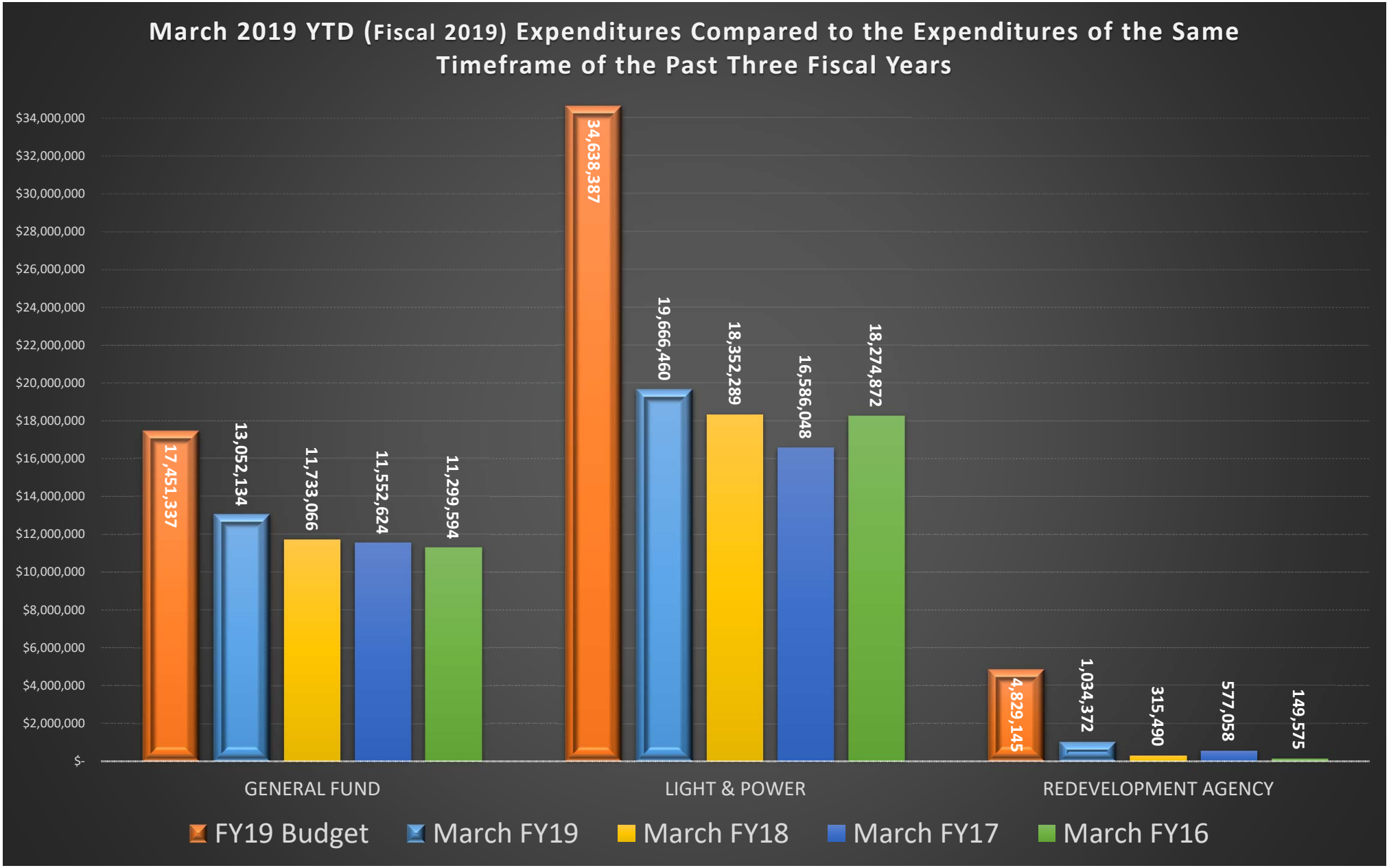
64 WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400 Workers' Comp Insurance	304,550	304,550	221,501.36	32,537.77	.00	83,048.64	72.7%
TOTAL WORKERS' COMP INSURANCE	304,550	304,550	221,501.36	32,537.77	.00	83,048.64	72.7%
72 RDA REVOLVING LOAN FUND							
7200 RDA Revolving Loans	502,600	502,600	551,718.57	139.18	.00	-49,118.57	109.8%
TOTAL RDA REVOLVING LOAN FUND	502,600	502,600	551,718.57	139.18	.00	-49,118.57	109.8%
73 REDEVELOPMENT AGENCY							
7300 Redevelopment Agency	4,326,545	4,326,545	482,653.60	165,415.70	.00	3,843,891.40	11.2%
TOTAL REDEVELOPMENT AGENCY	4,326,545	4,326,545	482,653.60	165,415.70	.00	3,843,891.40	11.2%
74 CEMETERY PERPETUAL CARE							
7400 Cemetery Perpetual Care	87,000	87,000	1,027.08	90.54	.00	85,972.92	1.2%
TOTAL CEMETERY PERPETUAL CARE	87,000	87,000	1,027.08	90.54	.00	85,972.92	1.2%
78 LANDFILL CLOSURE							
7800 Landfill Closure	12,400	12,400	.00	.00	.00	12,400.00	.0%
TOTAL LANDFILL CLOSURE	12,400	12,400	.00	.00	.00	12,400.00	.0%
83 RAP TAX							
8300 RAP Tax	548,000	548,000	466,946.98	411,824.09	.00	81,053.02	85.2%
TOTAL RAP TAX	548,000	548,000	466,946.98	411,824.09	.00	81,053.02	85.2%
92 OPEB TRUST							

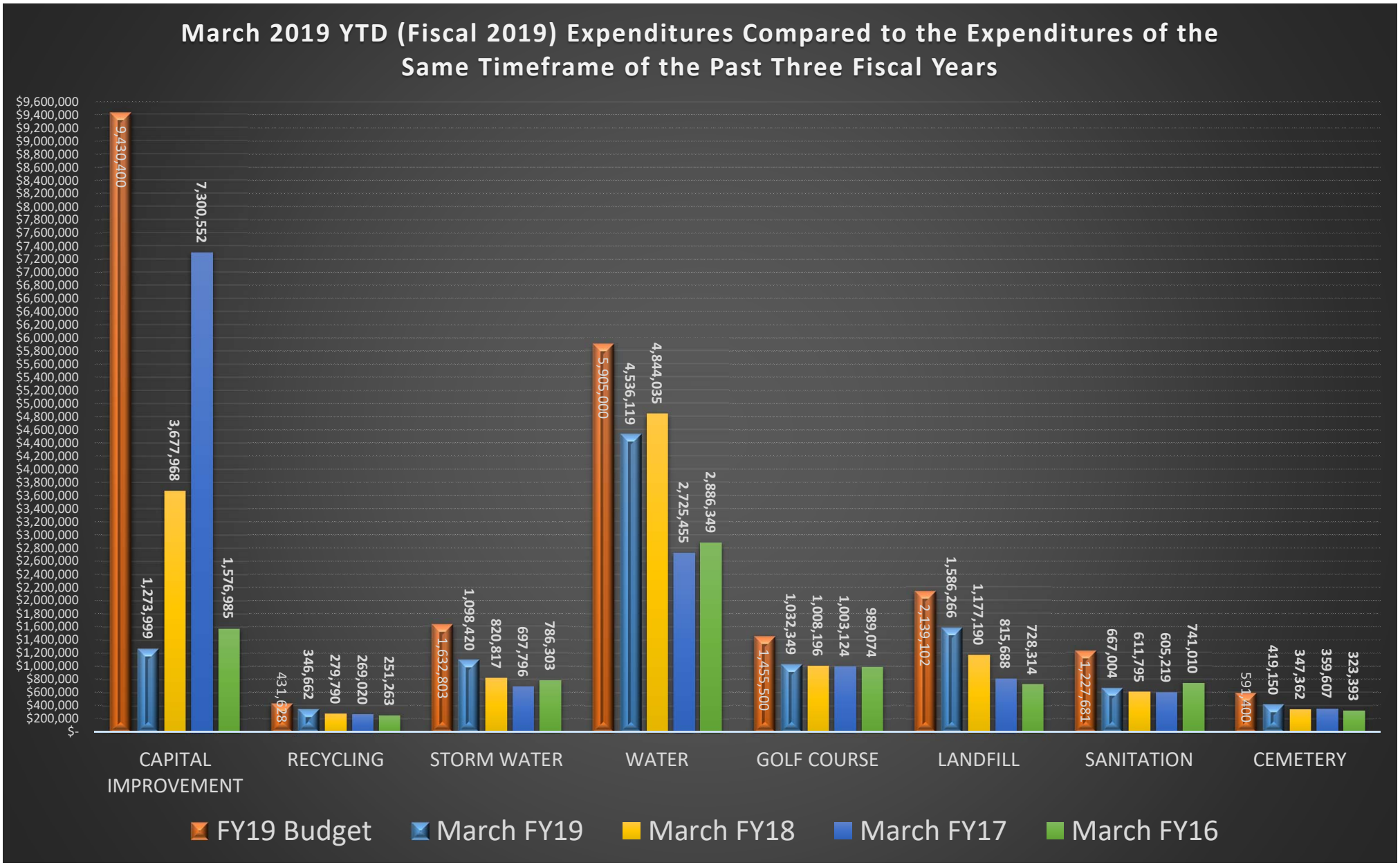
FOR 2019 09

92 OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9200 OPEB Trust	0	0	24,575.56	2,224.77	.00	-24,575.56	100.0%
TOTAL OPEB TRUST	0	0	24,575.56	2,224.77	.00	-24,575.56	100.0%
GRAND TOTAL	81,460,802	81,460,802	45,928,156.86	6,512,379.59	.00	35,532,645.14	56.4%

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


General Fund Detailed Expenditures - March 2019
Fiscal 2019 YTD Expenditures Compared to the Fiscal 2019 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$6,000,000
$5,800,000
$5,600,000
$5,400,000
$5,200,000
$5,000,000
$4,800,000
$4,600,000
$4,400,000
$4,200,000
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
740,766
433,361
503,012
471,626
413,661
330,355
215,238
206,235
198,905
237,028
191,265
112,855
114,699
110,781
146,218
149,963
105,511
105,222
92,798
83,309
415,833
278,516
285,509
294,625
288,209
428,798
278,078
286,734
280,955
290,736
148,986
54,190
65,876
186,496
180,985
120,447
79,925
69,583
82,842
83,362
5,239,024
4,792,376
4,863,919
4,800,213
2,049,347
2,073,923
1,999,363
1,553,030
1,542,512
3,239,743
2,811,183
2,040,062
2,218,115
2,160,109
705,686
486,048
465,927
439,248
386,541
927,154
705,721
630,827
610,569
543,789
288,910
178,562
167,642
148,714
142,922
Legislative
Legal
Executive
Human Resources
Information Technology
Finance
Treasury
Government Buildings
Police
Fire
Streets
Engineering
Parks
Planning
Total FY19 Budget
March FY19
March FY18
March FY17
March FY16


March 2019 YTD (Fiscal 2019) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$34,000,000
$32,000,000
$30,000,000
$28,000,000
$26,000,000
$24,000,000
$22,000,000
$20,000,000
$18,000,000
$16,000,000
$14,000,000
$12,000,000
$10,000,000
$8,000,000
$6,000,000
$4,000,000
$2,000,000
$-
17,451,337
13,052,134
11,733,066
11,552,624
11,299,594
34,638,387
19,666,460
18,352,289
16,586,048
18,274,872
4,829,145
1,034,372
315,490
577,058
149,575
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
FY19 Budget
March FY19
March FY18
March FY17
March FY16


March 2019 YTD (Fiscal 2019) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$9,600,000
$9,400,000
$9,200,000
$9,000,000
$8,800,000
$8,600,000
$8,400,000
$8,200,000
$8,000,000
$7,800,000
$7,600,000
$7,400,000
$7,200,000
$7,000,000
$6,800,000
$6,600,000
$6,400,000
$6,200,000
$6,000,000
$5,800,000
$5,600,000
$5,400,000
$5,200,000
$5,000,000
$4,800,000
$4,600,000
$4,400,000
$4,200,000
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
9,430,400
1,273,999
3,677,968
7,300,552
1,576,985
431,628
346,662
279,790
269,020
251,263
1,632,803
1,098,420
820,817
697,796
786,303
5,905,000
4,536,119
4,844,035
2,725,455
2,886,349
1,455,500
1,032,349
1,008,196
1,003,124
989,074
2,139,102
1,586,266
1,177,190
815,688
728,314
1,227,681
667,004
611,795
605,219
741,010
591,400
419,150
347,362
359,607
323,393
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
FY19 Budget
March FY19
March FY18
March FY17
March FY16

City Council Staff Report

Subject: Budget Overview and Tentative Budget Adoption
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: May 14, 2019

Background

As required by State law (Utah Code Sections 10-6-109 to 10-6-113), a budget has been prepared by management and staff for consideration as Bountiful City's Tentative Budget for Fiscal Year 2019-2020. State law requires adoption of a tentative budget at the first regular meeting in May of each year along with the setting of a time and place for a public hearing on that Tentative Budget.

Analysis

The document, "**City of Bountiful, Utah Operating & Capital Budgets (Including Long-Term Capital Plan; Rates and Fees) Fiscal Year 2019-2020**" was distributed previously to each of you for use in conducting Council Budget Committee Meetings with every department and fund of the City and the Bountiful Redevelopment Agency (RDA). Development of the budget began in early January within each department of the City. The City Manager, Assistant City Manager, HR Manager and others prepared projections and various analyses to arrive at the budget document you received.

This budget document is presented tonight for adoption by the Mayor and City Council as the "Tentative Budget" of the City for Fiscal Year 2019-2020 which begins on July 1, 2019 and ends on June 30, 2020. The budget document contains a summary of the budget process, Council priorities, a variety of narrative descriptions, and quantitative measures. This collection of data provides documentation for results of past operations, projected results for the current fiscal year, and the request for Fiscal Year 2019-2020. There are also sections for fees and charges and a long-term capital plan. Submitted also for adoption, by reference, along with the budget document are:

1. Compensation schedules which were used to develop the personnel services sections of the budget document.
2. A certification of participation in the Public Employees Contributory Retirement System and the Public Safety Contributory Retirement System of the Utah Retirement Systems (URS) for fiscal year 2019-2020.
3. Recommendations from the subcommittee designated by the Parks, Recreation and Arts Budget Committee for recommending funding of grants from the Recreation Arts and Parks (RAP) Tax revenues in Fiscal Year 2019-2020. The subcommittee was comprised of Councilwoman Kate Bradshaw, Councilman John Marc Knight, Brock Hill, Parks Director, and Galen Rasmussen, Assistant City Manager. The subcommittee is designated as an advisory body to the City Council under state law. A summary of grants applied for, and recommended funding amounts, are shown in the table on the following page.

RAP TAX GRANT APPLICATIONS SUMMARY

Applicant	Project Summary	Requested Funding Amount	Subcommittee Recommended Funding Amount
Bountiful Davis Arts Center (BDAC)	Events support for Summerfest; other events and exhibitions; building upgrades	$33,760	$20,000
Bountiful Historical Preservation Foundation	Rails through Bountiful exhibit	$7,940	$5,000
Centerpoint Legacy Theatre	Improvements to the lighting of the Barlow Main Stage	$14,549	$7,500
Joy Foundation	Chalk Art Festival; Open Mic Night	$10,000	$10,000
Wasatch & District Pipe Band	Instrument Finance Project	$2,500	$2,000
Totals		**$68,749**	**$44,500**

AVAILABLE FUNDING ANALYSIS

FY2019-2020 Budget Amount	Total Requests	Shortfall of Available Revenue versus Grant Requests	Funds Available for Future Appropriation following Subcommittee Review
$61,000	$68,749	<$7,749>	$16,500

This combined budget document with fees, charges, long-term capital plan, referenced compensation schedules, and URS certifications are presented for consideration of adoption as the Tentative Budget of the City. The budget document itself is prepared in accordance with the State Uniform Fiscal Procedures Act and is balanced with regard to revenues and expenditures/expenses.

Department Reviews

The referenced budget document for Fiscal Year 2019-2020 has been reviewed by every department manager in the City; Council Budget Committees; and the City Manager for concurrence. During the Council Budget Committee Meetings there were some changes recommended to the tentative budget document for updated information related to health insurance rates and some other technical corrections. The Tentative Budget presented tonight will therefore be revised to incorporate those recommended changes to arrive at a final budget that will be presented for review by the Mayor and City Council on June 11, 2019 after a public hearing process. A final budget adoption is scheduled for August 6, 2019 following a public hearing regarding Truth-in-Taxation.

Significant Impacts
None.

Recommendation
Based on the analysis provided, and the Operating & Capital Budget document referenced, it is recommended that the Mayor and City Council adopt the "**City of Bountiful, Utah Operating & Capital Budgets (Including Long-Term Capital Plan; Rates and Fees) Fiscal Year 2019-2020**" document as the City's Tentative Budget.

Attachments
Document is available at City Hall and will be posted at www.BountifulUtah.gov following approval.

Council Staff Report

Subject: Final Subdivision Approval for the Joe and Bette Eggett Subdivision, Phase 6
Address: 1400 East 1800 South
Author: City Engineer, City Planner/City Attorney
Department: Engineering, Planning
Date: May 14, 2019

Background
Construction plans and the plat for the Joe and Bette Eggett Subdivision, Phase 6 have been submitted and reviewed by the Engineering Department. The applicants, Terry Eggett and Connie Woolley, are now requesting final approval of the subdivision. This subdivision was granted preliminary approval by the City Council on January 8, 2019. The Planning Commission reviewed this item at is meeting on May 7, 2019 and has passed along a favorable recommendation for approval to the City Council.

Analysis
By way of a brief review, this 6 lot subdivision is proposed in the R-3 zone near 1400 East on the north side 1800 South/Mueller Park Rd. This subdivision will leave a remainder parcel along the Mill Creek canyon, which will serve as the new pasture for the llamas. In order to locate the cul-de-sac intersection at the optimal location, it was necessary to modify the west end of Lot 1 of the East Peterson Subdivision by the Planning Commission's action which approved a variance to the frontage requirement for this corner lot. This parcel, along with the modification, has been included as Lot 606 in the new subdivision.

All lots meet the minimum requirements for size and frontage. As part of the preliminary approval, it was recommended by staff that access to Lot 601 be limited to the cul-de-sac frontage. On the 1800 South frontage, much of the existing curb and gutter is in poor condition, and needs to be replaced. This will also necessitate the replacement of the sidewalk where it has been constructed directly behind the curb. This issue was identified in the preliminary report to the Planning Commission and City Council, and is recommended to be included as a condition of final approval.

Planned improvements for curb, gutter and sidewalk have been reviewed by the Engineering Department. There are some minor grading issues to be resolved on the east side of cul-de-sac, but all other design elements are acceptable and meet the City's requirements.

Department Review

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

Recommendation

Recommend final approval of the Joe and Bette Eggett Subdivision, Phase 6 with the following conditions:

1. Limit the primary access of Lot 601 to the cul-de-sac frontage.
2. Replace the existing curb, gutter and sidewalk along 1800 S from the west side of the subdivision to the end of the east curb radius of 1450 East.
3. Make all necessary red line corrections to the final plat and the construction drawings.
4. Provide a current title report.
5. Sign a Development Agreement.
6. Post an acceptable form of bond for the construction of the subdivision improvements.
7. Pay all required fees.

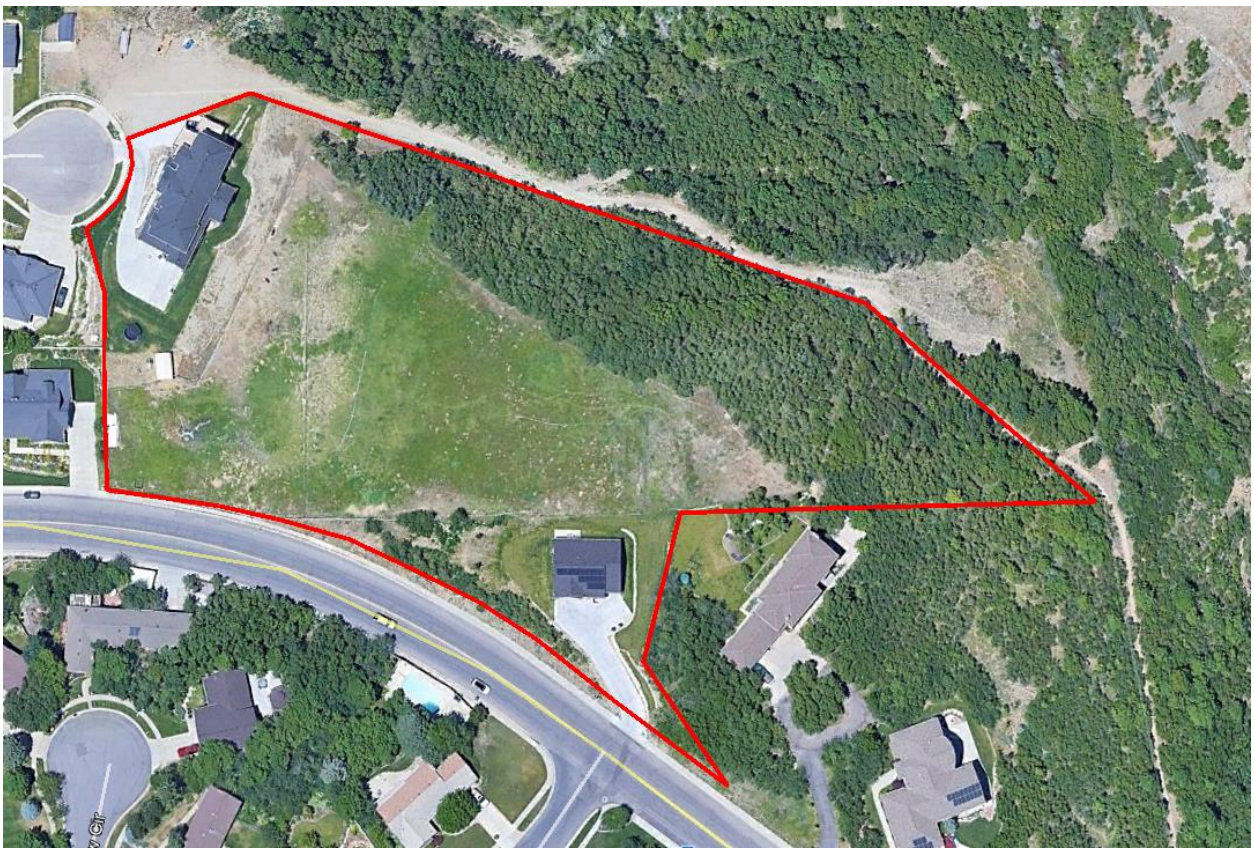
Significant Impacts

None

Attachments

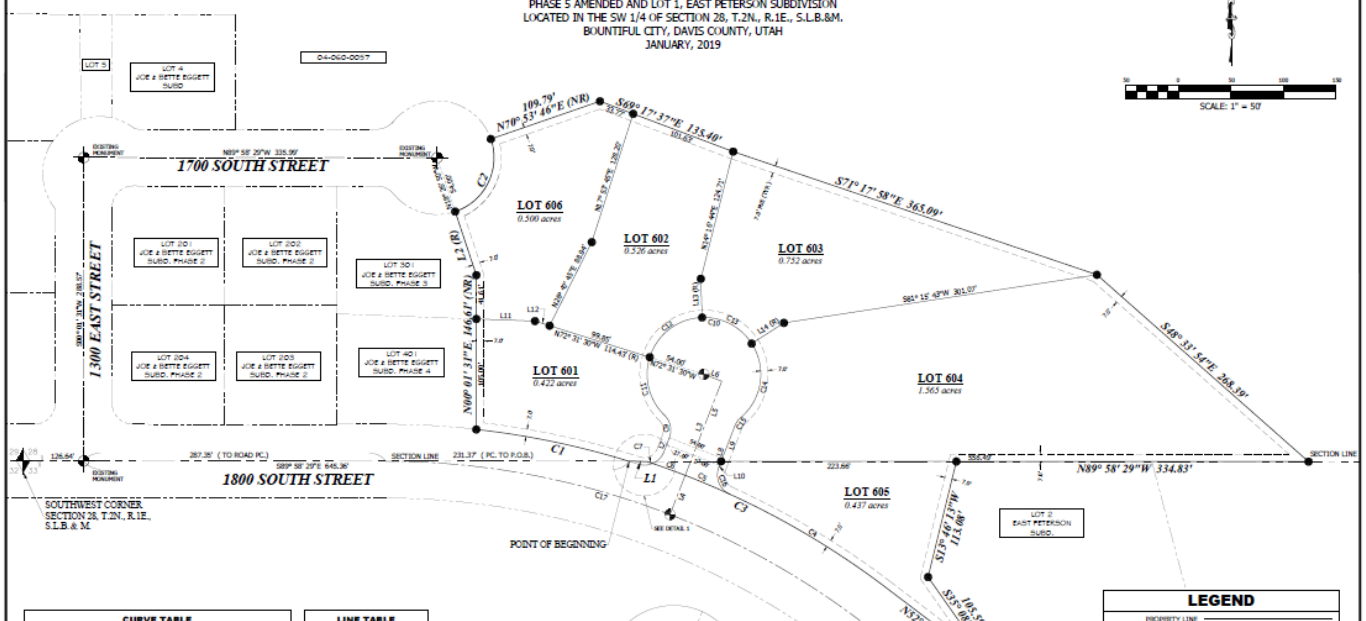
1. Aerial photo showing the proposed location
2. A copy of the preliminary plat.

Aerial Photo of the Proposed Joe and Bette Eggett Subdivision, Phase 6



JOE AND BETTE EGGETT SUBDIVISION, PHASE 6

INCLUDING LOT 502, JOE & BETTE EGGETT SUBDIVISION
PHASE 5 AMENDED AND LOT 1, EAST PETERSON SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 28, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JANUARY, 2019



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	148.77'	782.26'	010°53'40"	N 70°13'08" W	148.55'
C2	85.48'	54.00'	090°39'53"	N 26°13'41" E	76.81'
C3	258.14'	787.26'	018°47'13"	N 62°14'15" W	256.98'
C4	173.08'	787.26'	012°35'49"	N 59°08'33" W	172.74'
C5	45.86'	787.26'	003°20'16"	N 67°06'36" W	45.85'
C6	33.05'	787.26'	002°24'19"	N 69°58'53" W	33.05'
C7	6.15'	787.26'	000°26'51"	N 71°24'27" W	6.15'
C8	15.96'	20.00'	045°42'44"	N 44°04'31" E	15.54'
C9	23.42'	20.00'	067°05'32"	N 12°19'34" W	22.10'
C10	259.49'	54.00'	275°19'35"	N 88°12'32" W	72.74'
C11	59.70'	54.00'	063°20'49"	S 14°11'55" E	56.71'
C12	66.60'	54.00'	070°39'52"	S 52°48'25" W	62.46'
C13	55.74'	54.00'	059°08'36"	N 62°17'20" W	53.30'
C14	77.48'	54.00'	082°10'37"	N 08°21'57" E	70.98'
C15	9.86'	20.00'	028°14'03"	S 39°20'14" W	9.76'
C16	30.25'	20.00'	086°39'40"	S 22°06'38" E	27.45'
C17	484.26'	747.26'	037°07'50"	N 71°24'33" W	475.83'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°58'29" W	16.38'
L2	N 18°26'50" W	63.76'
L3	N 21°13'12" E	135.93'
L4	N 21°13'12" E	40.00'
L5	N 21°13'12" E	95.93'
L6	N 68°46'48" W	18.20'
L7	S 21°13'12" W	14.14'
L8	S 21°13'12" W	42.29'
L9	N 21°13'12" E	36.24'
L10	N 21°13'12" E	6.08'
L11	N 87°55'38" W	55.78'
L12	S 72°31'30" E	14.58'
L13	N 01°51'38" W	36.84'
L14	S 57°16'59" W	36.39'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- NEW STREET MONUMENT
- RECORD CALLS ( )
- SET 5/8" REBAR WITH HBA ENTELLUS CAP, LS #196385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

UTILITY APPROVAL

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

SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 196385 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS JOE AND BETTE EGGETT SUBDIVISION, PHASE 6, AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. UT #196385 DATE

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH89°58'29"EAST 646.36 FEET ALONG THE SECTION LINE FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE ALONG THE ARC OF A 782.26-FOOT RADIUS CURVE TO THE LEFT 148.77 FEET, (CENTRAL ANGLE = 10°53'40", CHORD BEARING AND DISTANCE = NORTH70°13'08"WEST 148.55 FEET) TO THE SOUTHEAST CORNER OF LOT 401, JOE AND BETTE EGGETT SUBDIVISION, PHASE 4; THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION AND BOUNDARY OF JOE & BETTE EGGETT SUBDIVISION, PHASE 5 AMENDED, NORTH0°01'31"EAST 146.61 FEET; THENCE NORTH89°58'29"WEST 63.76 FEET TO A POINT ON A 54.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 85.45 FEET, (CENTRAL ANGLE = 90°39'53", CHORD BEARING AND DISTANCE = NORTH26°13'41"EAST 76.81 FEET); THENCE NORTH 70°53'46"EAST 109.79 FEET; THENCE LEAVING SAID SUBDIVISION BOUNDARY SOUTH69°17'37"EAST 135.40 FEET; THENCE SOUTH71°17'58"EAST 365.09 FEET; THENCE SOUTH48°33'54"EAST 268.19 FEET TO THE SECTION LINE NORTH89°58'29"WEST 334.83 FEET ALONG THE SECTION LINE TO THE NORTHEAST CORNER OF LOT 1, EAST PETERSON SUBDIVISION; THENCE SOUTH13°46'13"WEST 113.08 FEET ALONG THE BOUNDARY OF SAID LOT; THENCE SOUTH35°08'00"EAST 105.59 FEET TO THE NORTHERLY LINE OF MULLER PARK ROAD; THENCE NORTH52°50'23"WEST 126.84 FEET TO A POINT ON THE ARC OF A 787.26-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 258.13 FEET, (CENTRAL ANGLE = 18°47'12", CHORD BEARING AND DISTANCE = NORTH62°14'15"WEST 256.98 FEET TO THE SECTION LINE; THENCE NORTH89°58'29"WEST 16.38 FEET TO THE POINT OF BEGINNING,

CONTAINING 4.477 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS JOE AND BETTE EGGETT SUBDIVISION, PHASE 6, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20_____

XXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20_____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXXXXXXXXXXX WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #153001 1/17/2019, RNH
SURVEYED, JH

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20_____.

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20_____.

_____
BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20_____.

_____
PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20_____.

_____
BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

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

City Council Staff Report

Subject: 2019 Storm Drain Projects
Author: City Engineer
Department: Engineering
Date: May 14, 2019

Background

The Engineering Department has prepared plans and specifications for four locations where storm drain improvements are needed. The highest priority project, located in the Stone Ridge Subdivision, will extend the existing storm drain to an area where natural springs are affecting the roadway. This work needs to be completed so the asphalt overlay can occur as planned in FY21. Two other projects will replace an existing storm drain pipe on 100 North (in poor condition, also in preparation for a reconstruction project) and on 950 East (in poor condition, located in a side yard easement with very poor access). The final project is also an extension of the existing storm drain system on Mueller Park Road which will direct flows from the Maple Hills Condominiums to the storm drain system, instead of discharging into the street.

Analysis

A Bid Opening was held on May 7, and proposals were received from 7 companies. The Engineer's Estimate and three lowest cost proposals are:

Engineer's Estimate	$389,934.00
C.T. Davis Excavation	$382,695.64
Nezhoni Construction	$389,819.97
Craig F. Sorenson Const.	$396,270.48

The pricing submitted by the contractors was very competitive. C.T. Davis is smaller contractor, and is a new participant to our usual cast of contractors. They have provided a list of references and project experience which demonstrates that they have experience with is type of work, but at the time this memo was written we have been unable to speak with the references. Any additional information obtained before the City Council's meeting will be shared at that time. The Engineering Department feels that with the appropriate supervision the projects can be completed as planned.

Department Review

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

Significant Impacts

The planned projects will span the current and upcoming budget year, where funding has been allocated in the Operations and Capital accounts of the Storm Water Budget.

Recommendation

- It is recommended that the Bid of C.T. Davis Excavation be accepted at the unit prices noted in the Bid Tabulation for the 2019 Storm Drain Projects.

Attachments

Bid Tabulation

Bountiful City Corporation
2019 Storm Drain Projects
Bid Tabulation

7 May, 2019

Schedule 1: Ridge Point Drive Storm Drain				Engineer's Estimate		CT Davis		Nezhoni		Sorenson		Toncco		MC Green		Beck		Strong		Corrio	
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	1	LS	15,000.00	15,000.00	10000	10000	29000	29000	7130	7130	11200	11200	7500	7500	12500	12500	6500	6500	1539	1539
2	Remove Curb and Gutter	40	LFt	10.00	400.00	14	560	20	800	12	480	3.6	144	17.84	713.6	14	560	10	400	50.73	2029.2
3	Construct New Type E Curb and Gutter	40	LFt	30.00	1,200.00	35.03	1401.2	21	840	45	1800	35	1400	42.68	1707.2	46	1840	31	1240	68.55	2742
4	Connect to Exist. Inlet Box	1	LS	2,500.00	2,500.00	500	500	2500	2500	876	876	1600	1600	1347.94	1347.94	1000	1000	2200	2200	1049	1049
5	12" Class III RCP	30	LFt	49.00	1,470.00	38.17	1145.1	34.43	1032.9	49	1470	66.55	1996.5	85.96	2578.8	97	2910	66	1980	181.87	5456.1
6	15" Class III RCP	1175	LFt	54.00	63,450.00	45.49	53450.8	36.49	42875.8	61.9	72732.5	62.35	73261.3	59.62	70053.5	80	94000	67	78725	103.15	121201
7	Type A Inlet Box	3	Ea.	2,300.00	6,900.00	2802	8406	1663.45	4990.35	1780	5340	1965	5895	2947.88	8843.64	2800	8400	3658	10974	1970.67	5912.01
8	48" Storm Drain Manhole	7	Ea.	2,400.00	16,800.00	2498	17486	2772.42	19406.9	3500	24500	2600	18200	2820.93	19746.5	3000	21000	3700	25900	2196.71	15377
9	Waterway Remove and Replace	40	Sqft	15.00	600.00	28.38	1135.2	8	320	65	2600	31	1240	17.87	714.8	55	2200	44	1760	165.1	6604
10	Saw Cut Asphalt	2400	LFt	1.30	3,120.00	2.6	6240	2	4800	0.82	1968	1	2400	0.98	2352	1.5	3600	2.45	5880	1.4	3360
11	Remove Asphalt Pavement	6025	Sqft	1.30	7,832.50	0.57	3434.25	1	6025	0.73	4398.25	0.85	5121.25	1.46	8796.5	1.15	6928.75	1.3	7832.5	2.1	12652.5
12	Asphalt Patch	156	Ton	125.00	19,456.00	100.8	15724.8	111	17316	115	17940	115.5	18018	114.98	17936.9	105	16380	258	40248	143.51	22387.6
13	Road Base	514	Ton	21.00	10,786.00	20.89	10737.5	20.75	10665.5	14	7196	14	7196	18.68	9601.52	38	19532	54	27756	55.97	28768.6
SUBTOTAL, Schedule 1					149,514.50		130,220.76		140,572.44		148,430.75		147,672.00		151,892.89		190,850.75		211,395.50		229,078.17
Schedule 2: Mueller Park Road Storm Drain																					
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	1	LS	10,000.00	10,000.00	10000	10000	26000	26000	7130	7130	2200	2200	7500	7500	10000	10000	4700	4700	1399	1399
2	Remove Dipstone Outlet	1	Ea.	2,500.00	2,500.00	1012	1012	300	300	380	380	560	560	714.68	714.68	2275	2275	2500	2500	1049	1049
3	Remove Curb and Gutter	75	LFt	10.00	750.00	14	1050	20	1500	25	1875	3.6	270	11.43	857.25	14	1050	10	750	32.09	2406.75
4	Remove Concrete Sidewalk	150	Sqft	1.75	262.50	3.74	561	20	3000	3	450	1.1	165	5.72	858	5.25	787.5	2.1	315	19.41	2911.5
5	Construct New Type E Curb and Gutter	125	LFt	30.00	3,750.00	30.6	3825	21	2625	45	5625	35	4375	33.21	4151.25	46	5750	31	3875	65.26	8157.5
6	Construct New 4" Sidewalk	150	Sqft	6.00	900.00	8.59	1288.5	6.5	975	8.25	1237.5	9.15	1372.5	9.59	1438.5	9	1350	11.25	1687.5	14.83	2224.5
7	2' x 2' Cast Iron Detectable Warning Panel	2	Ea.	300.00	600.00	194.25	388.5	250.11	500.22	805	1610	1800	3600	250	500	325	650	750	1500	461.5	923
8	Connect to Exist. Storm Drain Inlet Box	1	LS	2,500.00	2,500.00	1000	1000	2500	2500	3310	3310	1100	1100	1510.42	1510.42	1000	1000	2500	2500	839	839
9	12" Class III RCP	36	LFt	49.00	1,764.00	38.17	1374.12	34.43	1239.48	60	2160	64	2304	87.32	3143.52	88	3168	68	2448	115.94	4173.84
10	15" Class III RCP	547	LFt	54.00	29,538.00	45.49	24883	36.49	19960	63.2	34570.4	65	35555	59.79	32705.1	80	43760	72	39384	130.66	71471
11	3'x3' Precast Box	2	Ea.	2,500.00	5,000.00	2572	5144	1431.03	2862.06	2530	5060	2300	4600	3158.57	6317.14	3150	6300	5600	11200	2336.5	4673
12	48" Storm Drain Manhole	3	Ea.	2,400.00	7,200.00	2543	7629	2772.42	8317.26	3430	10290	2850	8550	3204.85	9614.55	3125	9375	4900	14700	2347.33	7041.99
13	Saw Cut Asphalt	629	LFt	1.30	818.00	2.6	1635.4	2	1258	0.82	515.78	1.45	912.05	0.98	616.42	1.5	943.5	2.35	1478.15	1.4	880.6
14	Remove Asphalt Pavement	2915	Sqft	1.30	3,789.50	0.57	1661.55	1	2915	0.75	2186.25	0.85	2477.75	1.12	3264.8	1.15	3352.25	1.6	4664	2.78	8103.7
15	Asphalt Patch	75	Ton	125.00	9,413.00	110.25	8268.75	111	8325	114	8550	126.5	9487.5	129.97	9747.75	114	8550	258	19350	167.91	12593.3
16	Road Base	258	Ton	21.00	5,419.00	20.89	5389.62	20.75	5353.5	8.85	2283.3	14	3612	18.69	4822.02	38	9804	54	13932	55.97	14440.3
17	Remove and Replace Bountiful Type B Drive Approach	96	Sqft	8.00	768.00	20.74	1991.04	8	768	12.8	1228.8	17	1632	19.04	1827.84	11	1056	16.25	1560	66.75	6408
SUBTOTAL, Schedule 2					84,972.00		77,101.51		88,398.55		88,462.03		82,772.80		89,589.27		109,171.25		126,543.65		149,695.91
Schedule 3: Miscellaneous Storm Drain Work																					
Item No.	Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	1	LS	5,000.00	5,000.00	12500	12500	30000	30000	6940	6940	900	900	7500	7500	14250	14250	7500	7500	1679	1679
2	Remove Storm Drain Inlet Box	4	Ea.	500.00	2,000.00	250	1000	300	1200	341	1364	300	1200	257.32	1029.28	950	3800	2500	10000	839.75	3359
3	Combination Type A Inlet with Side Box	2	Ea.	3,000.00	6,000.00	4433	8866	3468.47	6936.94	1380	2760	2600	5200	3744.75	7489.5	3650	7300	5600	11200	2798	5596
4	Remove Storm Drain Pipe	6	LFt	12.50	75.00	145.84	875.04	50	300	31.7	190.2	35	210	34.31	205.86	85	510	75	450	69.83	418.98
5	Remove Curb and Gutter	300	LFt	10.00	3,000.00	14	4200	20	6000	25	7500	3.6	1080	15.38	4614	14	4200	10	3000	18.84	5652
6	Remove Concrete Sidewalk	750	Sqft	1.75	1,312.50	3.74	2805	20	15000	3	2250	1.1	825	3.81	2857.5	5.25	3937.5	2.1	1575	12.83	9622.5
7	Construct New Type E Curb and Gutter	300	LFt	25.00	7,500.00	29.1	8730	21	6300	45	13500	37	11100	30.64	9192	46	13800	31	9300	74.62	22386
8	Construct New 4" Sidewalk	750	Sqft	6.00	4,500.00	7.6	5700	7	5250	8.5	6375	9	6750	10.65	7987.5	8	6000	11.25	8437.5	11.9	8925
9	Construct Dipstone Outlet	3	Sqft	2,000.00	6,000.00	4733	14199	2837.42	8512.26	374	1122	2285	6855	7000	21000	2200	6600	2500	7500	3567.67	10703
10	12" Class III RCP	610	LFt	50.00	30,500.00	38.17	23283.7	34.43	21002.3	60	36600	64	39040	56.99	34763.9	74	45140	68	41480	72.14	44005.4
11	15" Class III RCP	300	LFt	55.00	16,500.00	45.49	13647	36.49	10947	62	18600	65	19500	61.82	18546	84	25200	72	21600	79.05	23715
12	4" HDPE Drain Pipe	1000	LFt	18.00	18,000.00	35	35000	1	1000	10.2	10200	17.5	17500	36.53	36530	19	19000	22	22000	29.8	29800
13	2' x 2' Cast Iron Detectable Warning Panel	6	Ea.	300.00	1,800.00	194.25	1165.5	250.11	1500.66	805	4830	1800	10800	250	1500	325	1950	750	4500	454.67	2728.02
14	48" Storm Drain Manhole	1	Ea.	2,400.00	2,400.00	2543	2543	2772.42	2772.42	3530	3530	2165	2165	3003.67	3003.67	3250	3250	4900	4900	3079	3079
15	Type A Inlet Box	7	Ea.	2,300.00	16,100.00	1436	10052	1663.45	11644.2	1750	12250	2080	14560	2859.52	20016.6	2800	19600	3658	25606	2098.96	14692.7
16	Connect to Exist. Storm Drain Inlet Box	1	Ea.	2,500.00	2,500.00	1500	1500	2500	2500	2660	2660	1100	1100	1589.62	1589.62	1000	1000	2200	2200	839	839
17	Saw Cut Conc.	70	LFt	1.30	91.00	8.5	595	3.5	245	8.2	574	4.35	304.5	5.25	367.5	2.5	175	3	210	5.6	392
18	Saw Cut Asphalt	1350	LFt	1.30	1,755.00	2.6	3510	2	2700	1.05	1417.5	1.45	1957.5	0.98	1323	1.5	2025	2.45	3307.5	1.4	1890
19	Remove Asphalt Pavement	4550	Sqft	1.30	5,915.00	0.57	2593.5	1	4550	1.5	6825	0.85	3867.5	1.12	5096	1.15	5232.5	1.3	5915	1.83	8326.5
20	Asphalt Patch	118	Ton	125.00	14,693.00	110.25	13009.5	111	13098	114	13452	126.5	14927	129.97	15336.5	117	13806	258	30444	166.01	19589.2
21	Road Base	417	Ton	21.00	8,756.00	20.89	8711.13	20.75	8652.75	14	5838	14	5838	18.68	7789.56	38	15846	54	22518	55.97	23339.5
22	Granular Backfill	50	Ton	21.00	1,050.00	17.76	888	14.75	737.5	12	600	14	700	23.89	1194.5	35	1750	56	2800	55.96	2798
SUBTOTAL, Schedule 3					155,447.50		175,373.37		160,848.98		159,377.70		166,379.50		208,932.49		214,372.00		246,443.00		243,535.80
TOTAL, All Schedules					389,934.00		382,695.64		389,819.97		396,270.48		396,824.30		450,414.65		514,394.00		584,382.15		622,309.88

Council Staff Report

Subject: Southview Circle Storm Drain Repair
Address: 2800 South Orchard Dr.
Author: City Engineer
Department: Engineering, Storm Water
Date: May 14, 2019

Background
The corrugated metal pipe which carries storm water from a small area east of Orchard Dr. just north of 3100 S, and bounded by 300 W and 400 W streets (on the east and west sides) suffered a major structural failure in early April of this year. This system was installed in the early 1950's while under the area was under the jurisdiction of Davis County.

Analysis
A sinkhole in Southview Circle was identified and monitored by the Storm Water Department, and a video inspection of the pipe showed that the pipe was in extremely poor condition due to corrosion and areas of structural collapse. After discussion between the Engineering and Storm Water Departments, it was determined that the best solution would be the replacement of the segment of pipe between the detention basin in Southview Circle and the storm drain manhole on the west side of Orchard Drive – a distance of approximately 250 feet. Because of the increasing size of the sinkhole, authorization to contact a local contractor to remove the old metal pipe and install a new concrete storm drain pipe was given by the City Manager.

M.C. Green & Sons was able to mobilize some equipment to the site on the same day, and started replacing the pipe on May 3. The pipe installation and curb replacement was completed at a cost of $31,032.74.

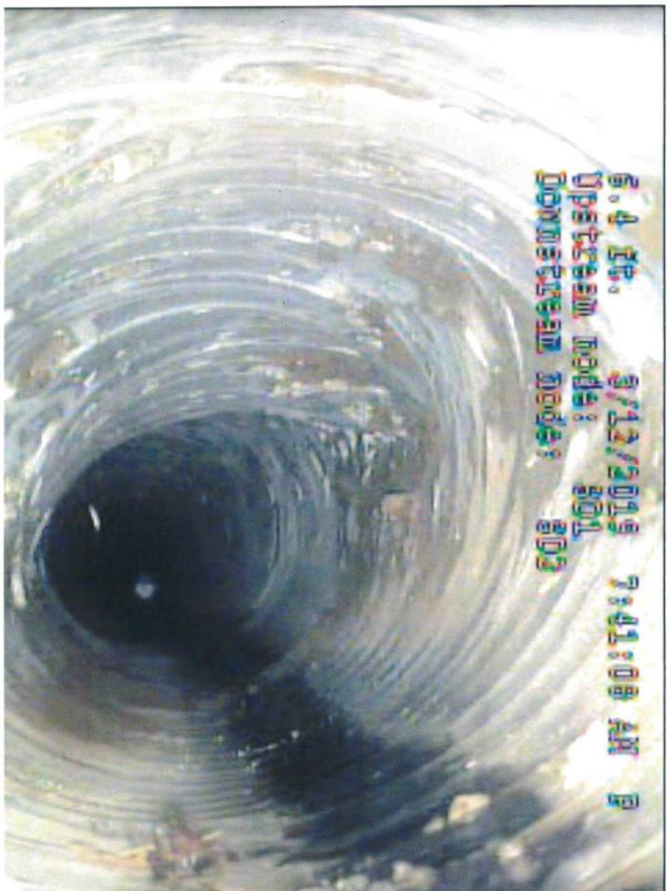
Department Review
This memo has been reviewed by the City Engineer, Street Department Director and the City Manager.

Recommendation
I recommend that the City Council authorize payment to M.C. Green and Sons in the amount of $31,032.74.

Significant Impacts
Funding for the replacement will be charged to the Storm Drain Maintenance account. It may be necessary to amend the Storm Water budget due to this unanticipated expense.

A**ttachments**

1. Photos!



Photos of the Deteriorated Pipe

Council Staff Report

Subject: Extension of Deadline for Construction
Kathryn Lane PUD,
Address: approx. 160 W. 1000 N.
Author: City Engineer
Department: Engineering
Date: May 14, 2019

Background
The Kathryn Lane PUD was originally approved in 2007 as a 4 unit addition (in 2 separate buildings) to the existing multi-family development located at approximately 160 W 1000 N. Due to the downturn in the economy which followed shortly thereafter, the project was not completed. In July, 2015 the owners once again positioned themselves to begin construction, but as in 2007, no improvements were completed.

Analysis
The project documents from 2015 include a letter from Paul Rowland in which the developer was required to meet several conditions: posting a bond for the value of the improvements, pay the fees as specified, sign a development agreement, prepare a SWPPP, and submit as-built drawings after construction was complete. Shortly thereafter the development agreement was signed, but the fees were never paid, nor was a bond posted. An additional requirement of the development agreement specified that the developer must "Completely install all public improvements…no later than the 1st day of August, 2017. Any extension of this deadline must be approved by the Bountiful City Council."

As we fast forward to 2019, the developer is requesting an extension to the deadline for construction and has committed to installing the utilities by September 15, 2019 and completing the project by July 1, 2020.

Department Review

The proposed preliminary and final plat has been reviewed by the City Attorney/Acting Planning Director and the City Manager.

Recommendation

Recommend extension of the deadline to construct all public improvements for the Kathryn Lane P.U.D. with the following conditions:

1. Sign a Development Agreement with the City.
2. Post a bond for the required improvements.
3. Pay all required fees.

Significant Impacts
None

Attachments

Aerial photo showing the proposed location

Aerial Photo of the Kathryn Lane P.U.D.

City Council Staff Report

Subject: Preliminary site plan approval of a building for construction material and supplies without outside storage for Jim Miller Plumbing
Author: Curtis Poole, Assistant City Planner
Address: 220 West Center Street
Date: May 14, 2019

Description of Request:

The applicant, Jim Miller, requests preliminary site plan approval for an expansion of his existing business located along 200 west. The proposal will provide additional office and storage space for Jim Miller Plumbing near the existing business.

Background and Analysis:

The property is zoned C-G (General Commercial) and is bordered on the east and north by commercial development and on the south and west by residential uses. The proposed development is approximately 0.129 acres (5,619 square feet). Various businesses have tried to develop this property; however, the lot size and setback standards placed constraints difficult to meet.

The proposed building meets all the required setback, height and parking standards of the Commercial zone. In addition the proposal shows a landscape buffer of 10 feet against the residential property to the west. The overall landscape exceeds the 15 percent as required by code. A detention basin will be located on the south western portion of the lot and will be part of the overall landscaping. Prior to final site approval a detailed landscaping plan will need to be submitted which would meet the standards found in sections14-16-104 and 14-16-109.

The main floor of the proposed building will have a standard and larger overhead garage door to accommodate vehicle storage and loading in addition to an office space. There will be a stairwell entrance accessed on the west of the building leading to a storage area under the office and one of the garage bays. The main floor office will be accessed by a sidewalk on the west of the building leading to an exterior door or from the front exterior man door.

The existing drive approach will be removed and replaced with curb and gutter and a new 24 foot drive access will be added.

As the proposed use of this property requires a Conditional Use the applicant will need to file for approval of the Conditional Use with their final site plan approval.

Department Review

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

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property will be minimal.

Recommended Action

The Planning Commission reviewed this proposal at their May 7, 2019 meeting and forwarded a recommendation of approval to the City Council for preliminary site plan approval for site plan approval of a building for construction material and supplies without outside storage subject to the following conditions:

1. Complete any and all redline corrections.

2. Prior to final site plan approval applicant shall apply for approval of a Conditional Use Permit.

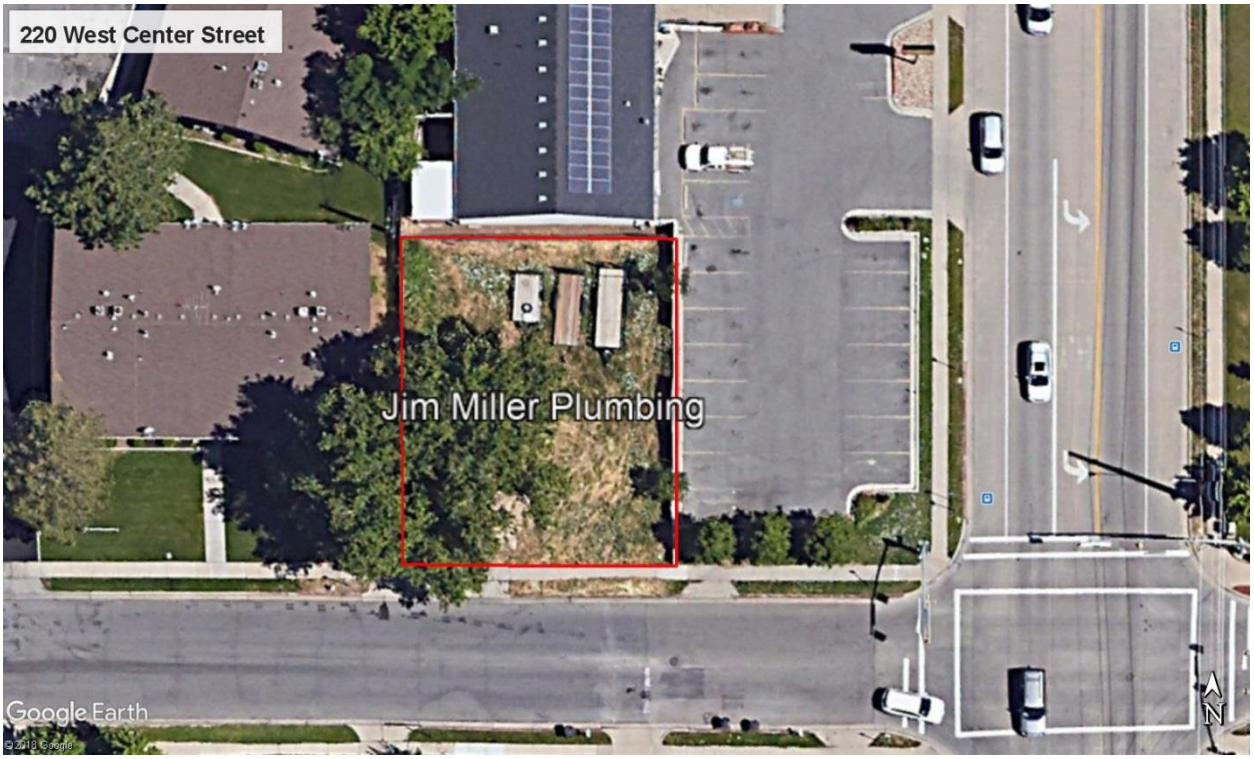
Attachments

1. Aerial photo

2. Site plan

3. Building elevations

Aerial Photo



A NEW BUILDING FOR JIM MILLER

220 WEST CENTER STREET
BOUNTIFUL CITY, UTAH

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE. SEE UTILITY NOTE 10.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' AOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 10.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN APPENDIX K 2003 INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN APPENDIX K 2003 INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURES RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE OPTIONS SHALL CONSIST IF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, ASTM C507, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTEROR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DESCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIUM LIFT 8 INCHES.

UTILITY NOTES:

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
3. SEWER LATERALS WILL REQUIRE 8" X 4" PVC (4).
4. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
5. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
6. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
7. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
10. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE HILL & ARGYLE, INC. 48 HOURS PRIOR NOTICE SO HILL & ARGYLE CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF HILL & ARGYLE IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
11. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH QWEST. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH QWEST.
12. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO QUESTAR GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH QUESTAR GAS FOR CONTRACTOR LIMITS OF WORK VERSES QUESTAR GAS LIMITS.
13. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS. REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ENGINEERING DRAWING INDEX

C1 ———— COVER SHEET
C2 ———— SITE PLAN
C3 ———— GRADING PLAN
C4 ———— EROSION CONTROL PLAN

TOTAL SHEETS ———— 4

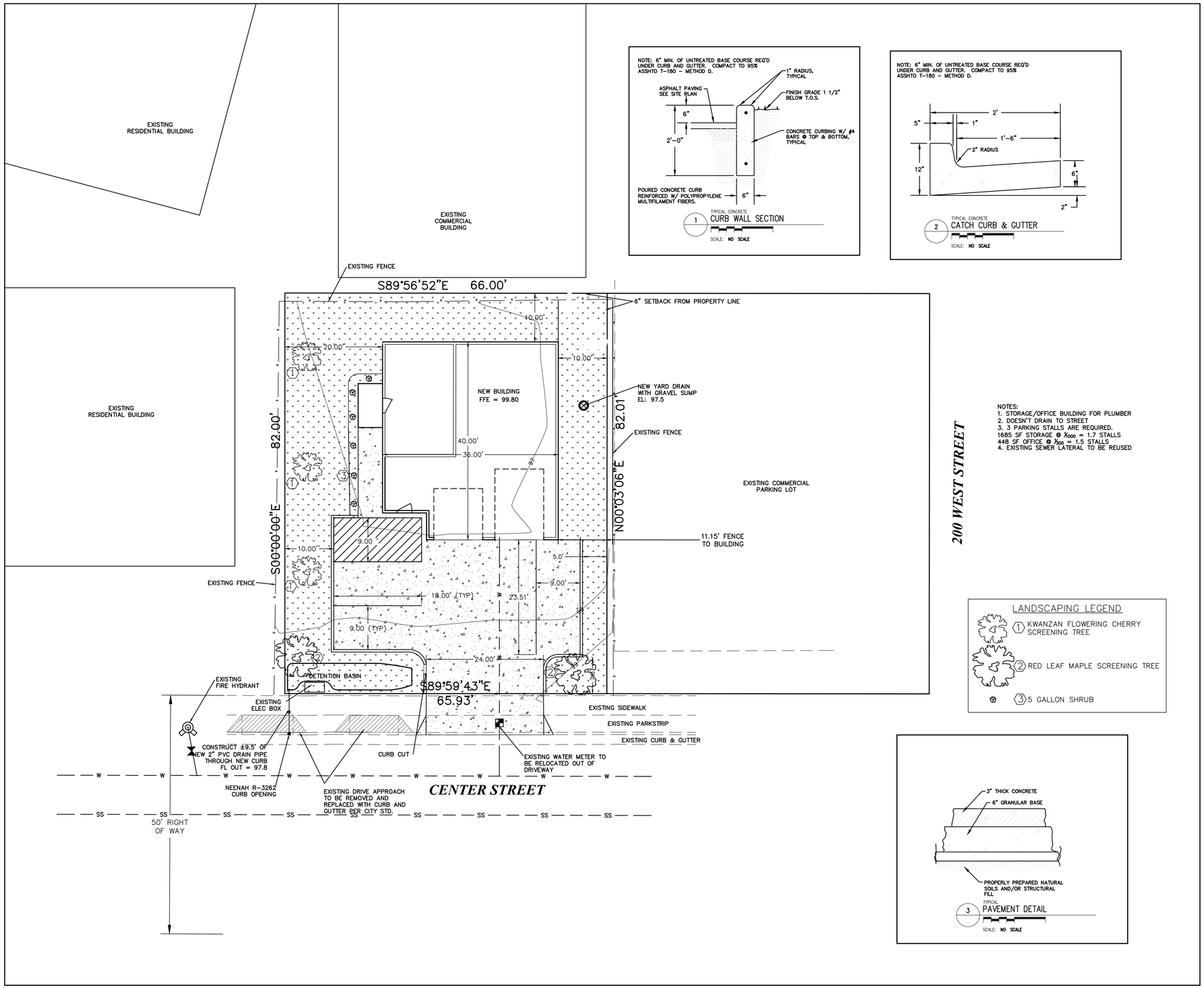
LEGEND

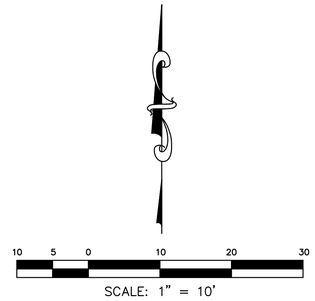
- SECTION CORNER
- NEW MONUMENT
- PUBLIC UTILITY EASEMENT
- 508.99 NG — EXISTING SPOT ELEVATION
- 0000.00 — PROPOSED TOP OF ASPHALT SPOT ELEVATION
- 0000.00 — PROPOSED TOP BACK OF CURB SPOT ELEVATION
- 2.00% — DOWNWARD GRADE
- 4258 — EXISTING INDEX' CONTOUR
- EXISTING 2' CONTOUR
- 4258 — PROPOSED 2 FOOT CONTOUR
- LOT OR BOUNDARY LINE
- CENTER LINE OF ROAD
- EXISTING WATER LINE
- NEW WATER LINE
- NEW GATE VALVE
- NEW WATER METER
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- W W — EXISTING 48" OR 60" CULINARY WATER MANHOLE
- W W — NEW 48" OR 60" DIA. CULINARY WATER MANHOLE
- EXISTING SEWER LINE
- NEW SEWER LINE
- SS SS — EXISTING 48" OR 60" DIA. SEWER MANHOLE
- SS SS — NEW 48" OR 60" DIA. SEWER MANHOLE
- EXISTING STORM DRAIN
- NEW STORM DRAIN
- SD SD — EXISTING 48" OR 60" DIA. STORM DRAIN MANHOLE
- SD SD — NEW 48" OR 60" DIA. STORM DRAIN MANHOLE
- 2'x4' STORM DRAIN CURB INLET
- 2'x2' STORM DRAIN INLET
- 4'x4' STORM DRAIN INLET
- EXISTING 2'x4' STORM DRAIN CURB INLET
- EXISTING 2'x2' STORM DRAIN INLET
- EXISTING 4'x4' STORM DRAIN INLET
- NEW IRRIGATION LINE
- EXISTING IRRIGATION LINE
- IRR RR — EXISTING 48" OR 60" DIA. IRRIGATION MANHOLE
- IRR RR — NEW 48" OR 60" DIA. IRRIGATION MANHOLE
- EXISTING LAND DRAIN
- NEW LAND DRAIN
- LD LD — EXISTING 48" OR 60" DIA. LAND DRAIN MANHOLE
- LD LD — NEW 48" OR 60" DIA. LAND DRAIN MANHOLE
- SILT FENCE
- FENCE
- FENCE
- OR — NEW LIGHT POLE

- EXISTING ASPHALT TO BE REMOVED
- EXISTING ASPHALT TO REMAIN
- NEW ASPHALT
- NEW BUILDING
- NEW CONCRETE
- EXISTING 2.5' CURB & GUTTER TO REMAIN
- EXISTING 2.5' CURB & GUTTER TO BE REMOVED
- NEW CURB & GUTTER
- ROCK WALL

		REV	BY	DATE
SHEET	C1	X	XXX	XX/XX/XX
SHEET NAME	COVER SHEET			
DRAWING NAME	SITEPLAN.DWG			
PROJECT NO.	08-141			
DRAWN DRA	DATE 2/12/09			
APPROVED STA	DATE 2/12/09			

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





DESCRIPTION	ACREAGE	SQ. FT.	%
LOT AREA	0.12	5411	–
LANDSCAPE AREA	0.05	2361	44%
BUILDING AREA	0.03	1457	27%
ASPHALT/CONCRETE AREA	0.04	1323	29%

NOTES:
1. STORAGE/OFFICE BUILDING FOR PLUMBER
2. DOESN'T DRAIN TO STREET
3. 3 PARKING STALLS ARE REQUIRED.
1685 SF STORAGE @ 1/1000 = 1.7 STALLS
448 SF OFFICE @ 1/300 = 1.5 STALLS
4. EXISTING SEWER LATERAL TO BE REUSED

NOTE:
PARKING REQUIRED: – 3 STALLS
PARKING PROVIDED: – 6 STALLS (4 INTERIOR)

LANDSCAPING LEGEND

1 KWANZAN FLOWERING CHERRY SCREENING TREE

2 RED LEAF MAPLE SCREENING TREE

3 5 GALLON SHRUB

SITE PLAN GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF FARMINGTON CITY IMPROVEMENT DISTRICT. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES. UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. CURB AND GUTTER SHALL BE APWA STANDARD DWG. NO 205 TYPE A.
5. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN APPENDIX K 2003 INTERNATIONAL BUILDING CODE.
6. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN APPENDIX K 2003 INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
7. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
8. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
9. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
10. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE. USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACK FILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT IS 8 INCHES.
11. DUST, MUD, AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
12. BUILDER/OWNER SHALL SECURE AN EXCAVATION PERMIT PRIOR TO DOING ANY WORK IN THE PUBLIC RIGHT-OF-WAY. TRAFFIC PLANS, BONDING, AND INSURANCE WILL BE REQUIRED.
13. PROVIDE FINISH GRADING AWAY FROM HE HOUSE ON ALL SIDES AT A MINIMUM OF 6" IN FIRST 10'-0" HORIZONTAL SLOPE IN LANDSCAPE AREAS. THEN MAINTAIN 2% MINIMUM HORIZONTAL SLOPE IN GRADE THEREAFTER APPROVED DRAINAGE AREAS.
14. PROVIDE ON SITE RETENTION OF ALL STORM RUN OFF, BY WHATEVER MEANS NECESSARY DURING CONSTRUCTION.
15. SHOULD GROUND WATER BE INCURRED DURING EXCAVATION, A QUALIFIED SOILS ENGINEER SHALL BE RETAINED TO DESIGN AND APPROVE A CONTINUOS TRENCH DRAIN AT FOUNDATION, ON SITE.
16 CONTRACTOR VERIFY THE DEPTH OF THE EXISTING SEWER LATERAL BEFORE CONSTRUCTION TO VERIFY THAT CONNECTION IS POSSIBLE WITH HOUSE ELEVATIONS SHOWN.

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

REGISTERED PROFESSIONAL ENGINEER
3/27/19
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

SITE PLAN REQUESTED BY
JIM MILLER

220 WEST CENTER STREET
SECTION TIE, TXX, RXX, SLB&M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

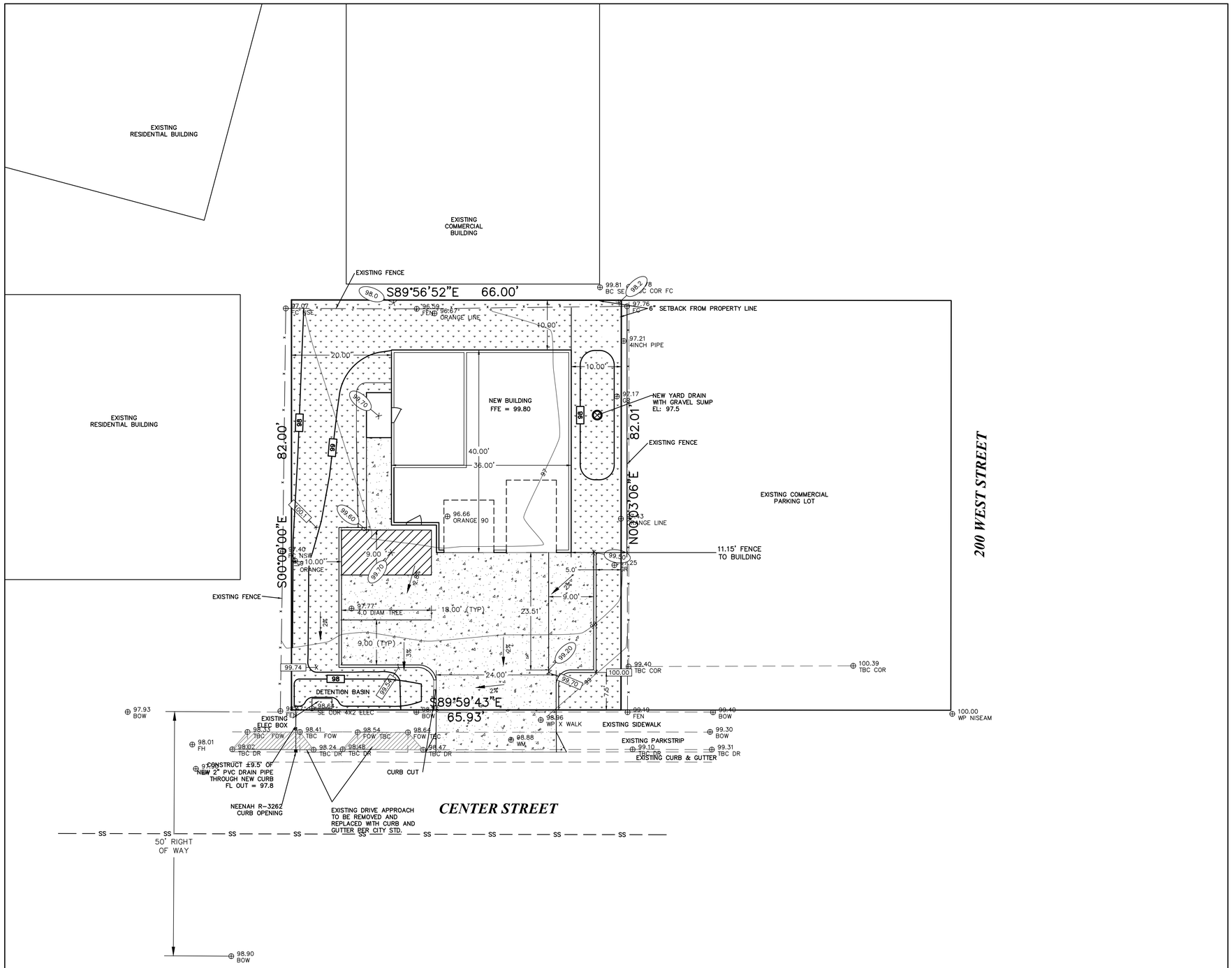
DRAWN	CAW	DATE 4/09/08
APPROVED	STA	DATE 4/09/08
REVISED	CAW	DATE 4/30/08
	DRA	2/12/09
	CSA	2/4/19

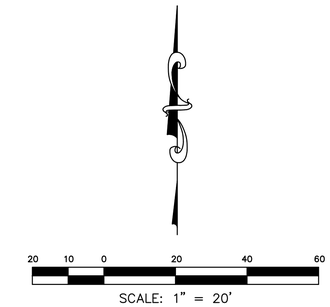
SHEET C2

SHEET NAME
SITE PLAN

DRAWING NAME
1769001 SitePlan.dwg

PROJECT NO.
1769001





DETENTION REQUIRED: 295 CU FT.
DETENTION PROVIDED: 311 CU FT.

DETENTION ANALYSIS

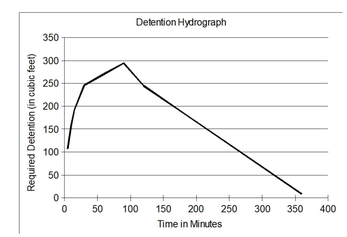
Rain Fall Intensity from NATIONAL CLIMATIC DATA CENTER Fall Intensity Curve

Time (min)	10 yr Intensity (in/hr)
5	4.5
10	3.43
15	2.83
20	2.37
30	1.91
60	1.18
90	0.94
120	0.69
180	0.49
360	0.29
720	0.18
1440	0.11

Area Analysis:		
Total Area=	0.12	Acres
Asph/Bld Area=	0.09	AC. C=0.85
Gravel Area=	0	AC. C=0.25
Landscape=	0.03	AC. C=0.25
C (Weghted Avg)=	0.70	
Length of Reach =	N/A	ft
Time of Conc	N/A	min
allowable outflow variable=	0.2 CFS per Acre	
allowable outflow rate=	0.02 CFS	
	10.8 GPM	
C*A = 0.71*0.4296 =	0.08	

Storage Hydrograph

Time (min)	Time (sec)	Acc. Vol (cu ft)	Runoff Vol (cu ft)		Acc. Storage (cuft)
5	300	113	7.2	106	0
10	600	173	14.4	158	0
15	900	214	21.6	192	0
30	1800	289	43.2	246	0
60	3600	357	86.4	270	0
90	5400	424	129.6	295 <——Max	
120	7200	417	172.8	245	0
180	10800	445	259.2	185	0
360	21600	526	518.4	8	0
720	43200	653	1036.8	-384	0
1440	86400	798	2073.6	-1,275	0



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

REGISTERED PROFESSIONAL ENGINEER
3/27/19
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

GRADING PLAN
JIM MILLER
220 WEST CENTER STREET
SECTION TIE, TXX, RXX, SLB&M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

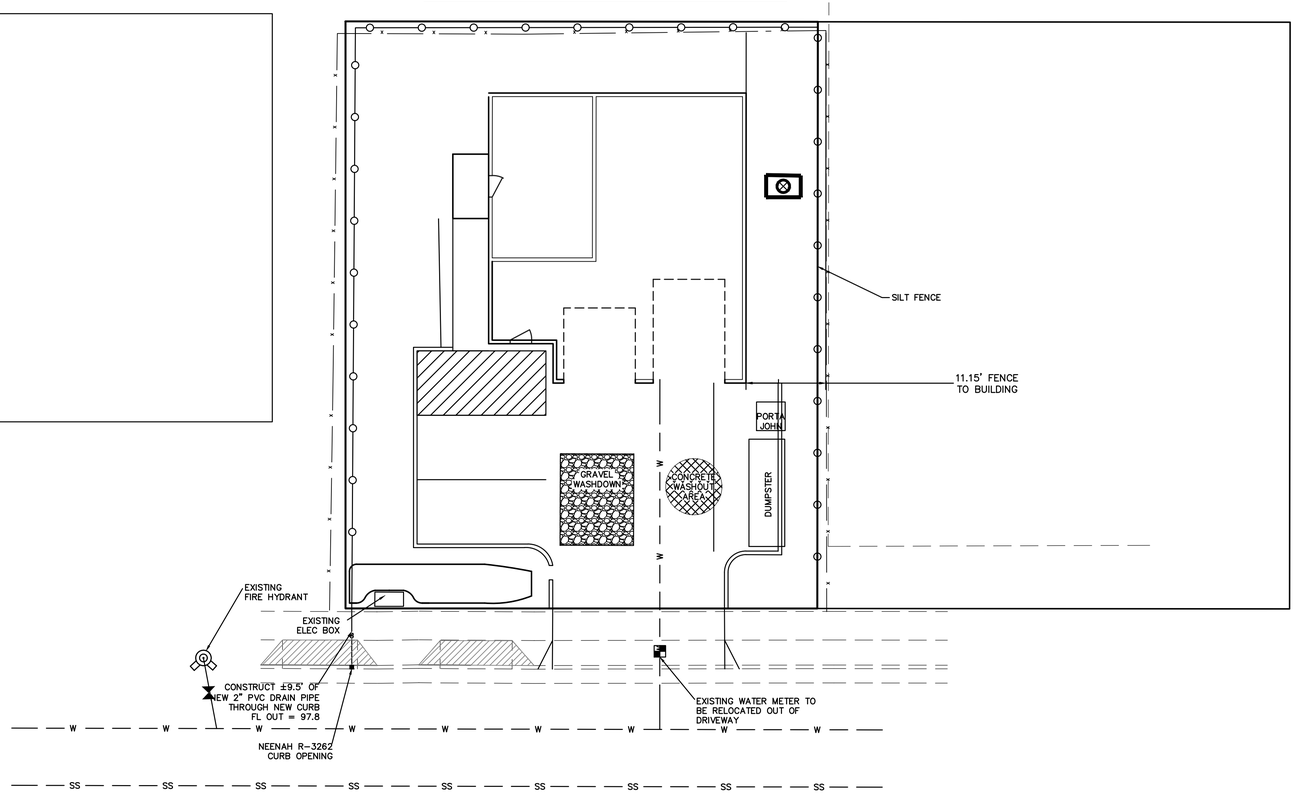
DRAWN CAW	DATE 4/09/08	
APPROVED STA	DATE 4/09/08	
REVISED DRA	DATE 2/12/09	

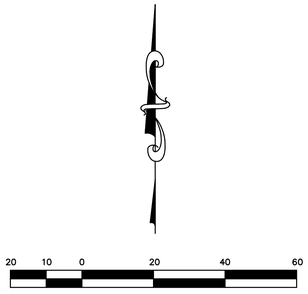
SHEET C3

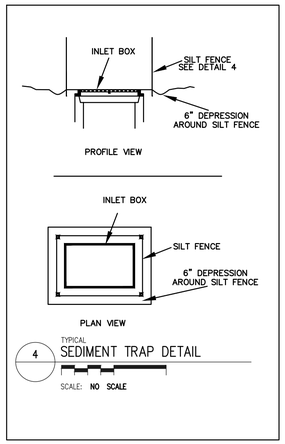
SHEET NAME
GRADING PLAN

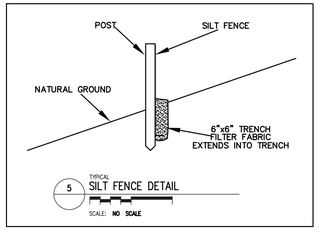
DRAWING NAME
SitePlan.dwg

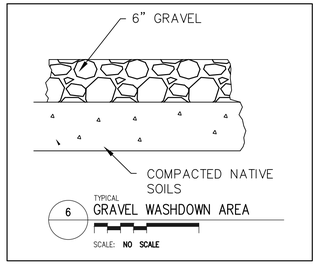
PROJECT NO.
1769001











LEGEND

- INLET PROJECT
- SILT FENCE
- 4223 — PROPOSED 2' CONTOUR
- EXISTING CURB
- NEW CURB
- SD — NEW 15" RCP STORM DRAIN
- SD — EXIST. STORM DRAIN

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

REGISTERED PROFESSIONAL ENGINEER
3/27/19
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

EROSION CONTROL
JIM MILLER

220 WEST CENTER STREET
SECTION TIE, TXX, RXX, SLB&M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN	CAW	DATE 4/09/08
APPROVED	STA	DATE 4/09/08
REVISED	DRA	DATE 2/12/09

SHEET C4

SHEET NAME
EROSION

DRAWING NAME
SitePlan.dwg

PROJECT NO.
08-141

DEFINITIONS

1. "BEST MANAGEMENT PRACTICES" ("BMP'S") MEANS SCHEDULES OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, AND OTHER MANAGEMENT PRACTICES TO PREVENT OR REDUCE THE POLLUTION OF WATERS OF THE UNITED STATES. BMP'S ALSO INCLUDE TREATMENT REQUIREMENTS, OPERATING PROCEDURES, AND PRACTICES TO CONTROL SITE RUNOFF, SPILLAGE OR LEAKS, WASTE DISPOSAL, OR DRAINAGE FROM RAW MATERIAL STORAGE.

2. "CLEAN WATER ACT" ("CWA") MEANS THE FEDERAL WATER POLLUTION CONTROL ACT ENACTED BY PUBLIC LAW 92-500 AS AMENDED BY PUBLIC LAWS 95-217, 95-576, 96-483, AND 97-111; 33 USC 1251 ET SEQ.

3. "CONSTRUCTION SITE" IS THE LOCATION OF THE CONSTRUCTION ACTIVITY.

4. "NON-STORM WATER DISCHARGE" MEANS ANY DISCHARGE TO STORM DRAIN SYSTEMS THAT IS NOT COMPOSED ENTIRELY OF STORM WATER EXCEPT DISCHARGE PURSUANT TO AN NPDES PERMIT AND DISCHARGES RESULTING FROM FIRE FIGHTING ACTIVITIES.

5. "SIGNIFICANT MATERIAL" INCLUDES, BUT IS NOT LIMITED TO RAW MATERIALS; FUELS; MATERIALS SUCH AS SOLVENTS, DETERGENTS, AND PLASTIC PELLETS; FINISHED MATERIALS SUCH AS METALLIC PRODUCTS; RAW MATERIALS USED IN FOOD PROCESSING OR PRODUCTION HAZARDOUS SUBSTANCES DESIGNATED UNDER SECTION 101(14) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERLCA); ANY CHEMICAL THE FACILITY IS REQUIRED TO REPORT PURSUANT TO SECTION 313 OF TITLE III OF SUPER FUND AMENDMENTS AND REAUTHORIZATION ACT (SARA); FERTILIZERS; PESTICIDES; AND WASTE PRODUCTS SUCH AS ASHES, SLAG, AND SLUDGE THAT HAVE THE POTENTIAL TO BE RELEASED WITH STORM WATER DISCHARGES.

6. "SIGNIFICANT QUANTITIES" IS THE VOLUME, CONCENTRATIONS, OR MASS OF A POLLUTANT IN STORM WATER DISCHARGE THAT CAN CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; ADVERSELY IMPACT HUMAN HEALTH OR THE ENVIRONMENT; AND CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARDS FOR THE RECEIVING WATER.

7. "STORM WATER" MEANS STORM WATER RUNOFF, SNOW MELT RUNOFF, SURFACE RUNOFF AND DRAINAGE. IT EXCLUDES INFILTRATION AND RUNOFF FROM AGRICULTURAL LAND.

8. "POLLUTION" MEANS THE "MAN-MADE OR MAN-INDUCED ALTERATION OF THE CHEMICAL, PHYSICAL, BIOLOGICAL, AND RADIOLOGICAL INTEGRITY OF WATER" [CLEAN WATER ACT SECTION 502(19)]. POLLUTION ALSO MEANS "AN ALTERATION OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH UNREASONABLY AFFECTS EITHER… THE WATERS FOR BENEFICIAL USES… OR FACILITIES WHICH SERVE THESE BENEFICIAL USES." [CALIFORNIA WATER CODE SECTION 13050(1)].

9. "CONTAMINATION" MEANS "AN IMPAIRMENT OF THE QUALITY OF THE WATERS OF THE STATE BY WASTE TO A DEGREE WHICH CREATES A HAZARD TO THE PUBLIC HEALTH THROUGH POISONING OR THROUGH THE SPREAD OF DISEASE…INCLUDING ANY EQUIVALENT EFFECT RESULTING FROM THE DISPOSAL OF WASTE, WHETHER OR NOT WATERS OF THE STATE ARE AFFECTED."

10. "NUISANCE" MEANS "ANYTHING WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS: (1) IS INJURIOUS TO HEALTH, OR IS INDECENT OR OFFENSIVE TO THE SENSES, OR AN OBSTRUCTION TO THE FREE USE OF PROPERTY, SO AS TO INTERFERE WITH THE COMFORTABLE ENJOYMENT OF LIFE AND PROPERTY; (2) AFFECTS AT THE SAME TIME AN ENTIRE COMMUNITY OR NEIGHBORHOOD, OR ANY CONSIDERABLE NUMBER OF PERSONS, ALTHOUGH THE EXTENT OF THE ANNOYANCE OR DAMAGE INFLICTED UPON INDIVIDUALS MAY BE UNEQUAL; (3) OCCURS DURING OR AS A RESULT OF THE TREATMENT OR DISPOSAL OF WASTES."

11. "LOCAL AGENCY" MEANS ANY AGENCY THAT IS INVOLVED WITH REVIEW, APPROVAL, OR OVERSIGHT OF THE CONSTRUCTION SITES' (a) CONSTRUCTION ACTIVITY, (b) EROSION AND SEDIMENT CONTROLS, (c) STORM WATER DISCHARGE.

STORM WATER POLLUTION PREVENTION PLAN SPECIFIC NOTES

1. THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WAS DEVELOPED AT THE REQUEST OF THE OWNER, DAVE CABLE, FOR THE CONSTRUCTION OF A NEW STORAGE/OFFICE BUILDING, LOCATED IN THE CITY OF BOUNTIFUL, COUNTY OF DAVIS, STATE OF UTAH.

THIS PLAN IDENTIFIES POTENTIAL SOURCES OF POLLUTANTS OF STORM WATER, PRESENTS POLLUTION CONTROL MEASURES, AND ASSISTS IN INSURING IMPLEMENTATION AND MAINTENANCE OF THE BEST MANAGEMENT PRACTICES (BMP'S) INDICATED HEREIN.

2. A NOTICE OF INTENT HAS BEEN FILED WITH THE STATE OF UTAH WATER RESOURCES CONTROL BOARD BY THE OWNER SO THAT THIS CONSTRUCTION PROJECT MAY BE COVERED UNDER THE STATE GENERAL PERMIT. THE PERMIT IS NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (NO. UTR 620000) FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

3. IN THE EVENT OF A CHANGE OF OWNERSHIP, A NEW NOTICE OF INTENT SHALL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD.

4. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER, DAVIS COUNTY, BOUNTIFUL CITY, AND HILL & ARGYLE, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY 40 CODE OF FEDERAL REGULATIONS (CFR) 117.3 OR 40 CFR 302.4.

5. ALL CONTRACTORS AND THEIR PERSONNEL WHOSE WORK CAN CONTRIBUTE TO OR CAUSE POLLUTION OF STORM WATER SHOULD BE MADE FAMILIAR WITH THIS POLLUTION PREVENTION PLAN. ADEQUATE TRAINING FOR IMPLEMENTATION OF THE MEASURES PRESENTED HEREIN SHALL BE PROVIDED TO THE CONTRACTORS AND THEIR PERSONNEL.

6. CHANGES ON CONSTRUCTION OR IN CONDITIONS WHICH ARE NOT COVERED BY THIS PLAN SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER, DAVE CABLE, AND HILL & ARGYLE, INC. IF NECESSARY, THIS POLLUTION PREVENTION PLAN WILL BE REVISED TO REFLECT THE CHANGE IN CONSTRUCTION OR IN CONDITIONS.

7. ALL PREVENTION AND CLEAN UP MEASURES SHOULD BE CONDUCTED IN ACCORDANCE WITH BOUNTIFUL CITY ORDINANCES, AS WELL AS STATE AND FEDERAL REGULATIONS. WASTE MATERIALS SHOULD BE DISPOSED OF IN A LEGAL MANNER.

ALL DISCHARGERS OF STORM WATER MUST COMPLY WITH THE LAWFUL REQUIREMENTS OF DAVIS COUNTY AND OTHER LOCAL AGENCIES REGARDING THE DISCHARGES OF STORM WATER TO STORM DRAINS.

8. THIS PLAN DOES NOT COVER THE REMOVAL OF HAZARDOUS OR TOXIC WASTE. IN THE EVENT OF A DISCHARGE OR RELEASE OF A REPORTABLE QUANTITY OF TOXIC WASTE, WORK SHOULD BE STOPPED UNTIL THE SPILL CAN BE ASSESSED AND A MITIGATION REPORT PREPARED BY A QUALIFIED ENVIRONMENTAL CONSULTANT, AND IF NECESSARY, REVIEWED BY DAVIS COUNTY AND ANY OTHER AGENCY HAVING JURISDICTION.

9. THIS SWPP PLAN SHALL BE MADE AVAILABLE TO THE PUBLIC UNDER SECTION 308(B) OF THE CLEAN WATER ACT. UPON REQUEST BY MEMBERS OF THE PUBLIC, THE DISCHARGER SHALL MAKE AVAILABLE FOR REVIEW A COPY OF THIS SWPPP EITHER TO THE REGIONAL WATER BOARD OR DIRECTLY TO THE REQUESTER.

THIS SWPP PLAN MUST BE KEPT ON SITE DURING CONSTRUCTION ACTIVITY AND MADE AVAILABLE UPON REQUEST OF A REPRESENTATIVE OF THE REGIONAL WATER BOARD AND/OR THE LOCAL AGENCY.

10. CONTACTS

CIVIL ENGINEER:
SCOTT ARGYLE
HILL & ARGYLE, INC.
181 NORTH 200 WEST
SUITE #4
BOUNTIFUL, UTAH 84010
(801) 298-2236

STATE OF UTAH
DEPARTMENT OF ENVIRONMENTAL QUALITY:
DIVISION OF WATER QUALITY - ENVIRONMENTAL ENGINEER
299 NORTH 1460 WEST
P.O. BOX 144870
SALT LAKE CITY, UTAH 84114
(801) 538-6146

U.S. EPA:
ENVIRONMENTAL PROTECTION AGENCY
REGION VIII
DENVER, COLORADO
800-759-4372

ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460
202-475-9518

11. REFERENCES

A. UTILITY & STREET IMPROVEMENT PLANS PER HILL & ARGYLE, INC. DATED FEBRUARY 2009.
B. STORM WATER POLLUTION PREVENTION PLAN PREPARED BY HILL & ARGYLE, INC. DATED FEB. 2009.
12. THE PROPOSED CONSTRUCTION ACTIVITY IS A NEW STORAGE/OFFICE BUILDING.
13. LOCATION OF THE SITE: BOUNTIFUL, UTAH
14. SITE SPECIFIC NOTES -

STORM WATER POLLUTION PREVENTION PLAN GENERAL NOTES

A. PROHIBITION ON MOST NON-STORM WATER DISCHARGES

ONLY STORM WATER FROM THE PROJECT SITE SHALL BE ALLOWED TO FLOW INTO THE ON-SITE STORM DRAIN SYSTEM. CLEAN, NON-CHLORINATED WATER FROM THE FLUSHING OF FIRE HYDRANTS, WATER MAINS, AND STORM DRAINS MAY BE DISCHARGED TO THE STORM DRAIN IF IT IS NOT ALLOWED TO COLLECT DIRT, DEBRIS, AND TRASH WHILE FLOWING TO A STORM DRAIN INLET.

B. SOURCES OF STORM WATER POLLUTANTS

STORM WATER POLLUTANTS INCLUDE SOIL SEDIMENT AND NUTRIENTS, OIL, GREASE, TOXIC POLLUTANTS, AND HEAVY METALS. SOURCES OF STORM WATER POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO SOIL EROSION BY WATER AND/OR WIND; CLEARING OF VEGETATION; GRADING; VEHICLE AND EQUIPMENT REFUELING AND MAINTENANCE; WASHING OF CONCRETE TRUCKS, MIXERS AND HANDLING EQUIPMENT; PAINTS, SOLVENTS AND ADHESIVES; AND LANDSCAPING WORK.

C. EROSION AND SEDIMENT CONTROLS

1- COVER EXPOSED STOCKPILES OF SOILS, CONSTRUCTION AND LANDSCAPING MATERIAL WITH HEAVY PLASTIC SHEETING.

2- IN LANDSCAPING AREAS WHERE THE VEGETATION HAS NOT ESTABLISHED GROWTH AND TAKEN HOLD, CONSTRUCT SANDBAG OR DIRT BERMS AROUND THEIR PERIMETER TO INSURE THAT WATER WILL BE CONTAINED INSIDE THE LANDSCAPING AREA AND THAT IT WILL NOT BE CONVEYED TO A STORM DRAIN INLET.

3- RE-VEGETATE AREAS WHERE LANDSCAPING HAS DIED OR NOT TAKEN HOLD.

4- DIVERT STORM WATER RUNOFF AROUND DISTURBED SOILS WITH BERMS OR DIRT SWALES.

D. OTHER CONTROLS

1- WASTE DISPOSAL

A. KEEP WASTE DISPOSAL CONTAINERS COVERED.
B. PROVIDE FOR THE WEEKLY (OR MORE FREQUENT, IF NECESSARY) DISPOSAL OF WASTE CONTAINERS.
C. PROVIDE CONTAINERS AT CONVENIENT LOCATIONS AROUND THE SITE.

2- SWEEPING OF SITE

A. PROVIDE WEEKLY SWEEPING BY HAND OR MECHANICAL MEANS TO KEEP THE PAVED AREAS OF THE SITE FREE OF DUST, DIRT, AND DEBRIS.

B. DISPOSE OF ACCUMULATED DIRT IN WASTE CONTAINERS, OR HAUL IT OFF THE SITE TO A LANDFILL.

3- SANITARY/SEPTIC DISPOSAL

PORTABLE TOILETS AND OTHER SANITARY FACILITIES SHALL BE SERVICED WEEKLY AND PUMPED CLEAN BY A WASTE DISPOSAL COMPANY. NO TOXIC OR HAZARDOUS WASTE SHALL BE DISPOSED IN A PORTABLE TOILET OR IN THE ON-SITE SANITARY SEWER.

4- SPILLS

A. STORE ADEQUATE ABSORBENT MATERIALS, RAGS, BROOMS, SHOVELS, AND WASTE CONTAINERS ON THE SITE TO CLEAN-UP SPILLS OF MATERIALS SUCH AS FUEL, PAINT, SOLVENTS, OR CLEANERS. CLEAN UP MINOR SPILLS IMMEDIATELY.

B. FOR REPORTABLE QUANTITY OF HAZARDOUS OR TOXIC SUBSTANCE, SECURE THE SERVICES OF QUALIFIED PERSONNEL FOR CLEAN-UP AND DISPOSAL.

5- CONTROL OF ALLOWABLE NON-STORM WATER DISCHARGES

LANDSCAPING IRRIGATION, EROSION CONTROL MEASURES, PIPE FLUSHING AND TESTING, AND PAVEMENT WASHING ARE ALLOWED IF THEY CANNOT FEASIBLY BE ELIMINATED, COMPLY WITH THIS PLAN, DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS, AND ARE NOT REQUIRED TO BE PERMITTED BY THE LOCAL REGIONAL WATER QUALITY CONTROL BOARD.

6- VEHICLES AND EQUIPMENT

A. FIX LEAKS OF FUEL, OIL AND OTHER SUBSTANCES IMMEDIATELY.

B. PERFORM REFUELING AND SERVICE OF VEHICLES OR EQUIPMENT OFF-SITE WHEN POSSIBLE. IF REFUELING OR SERVICE OF EQUIPMENT IS PERFORMED ON-SITE, THEN PROVIDE AN IMPERVIOUS, CONTAINED AREA WHERE ANY SPILLS CAN BE CONTAINED WITHOUT FLOWING TO A STORM WATER INLET OR INTO THE GROUND.

C. USE DRIP PANS TO CATCH LEAKS AND SMALL SPILLS.

DEVELOPER:

DAVE CABLE PLUMBING INC.
3434 W 6800 S
WELLSVILLE, UTAH

PHONE 801 557-9334

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

REGISTERED PROFESSIONAL ENGINEER
3/27/19
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

SWPPP NOTES
JIM MILLER
220 WEST CENTER STREET
SECTION TIE, TXX, RXX, SLB&M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

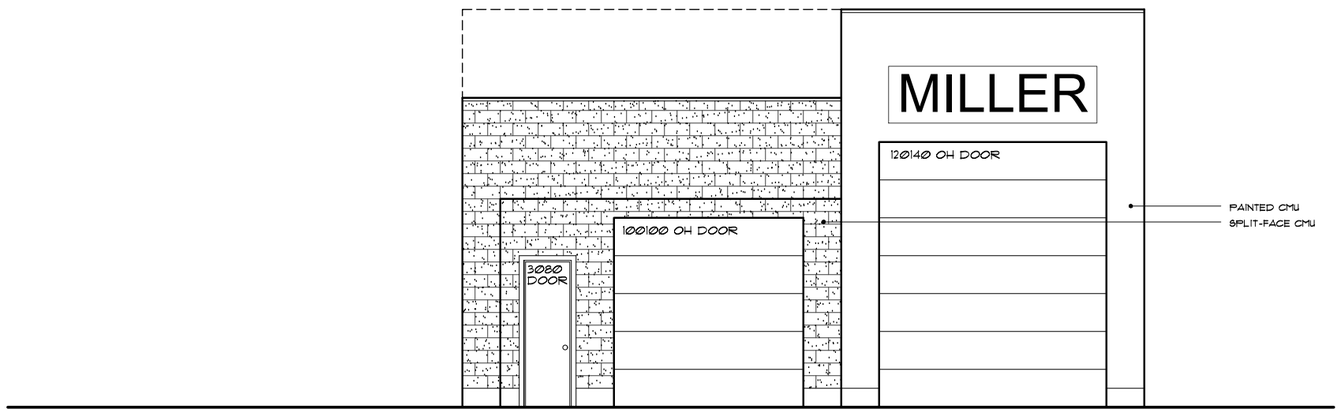
DRAWN	CAW	DATE 4/09/08
APPROVED	STA	DATE 4/09/08
REVISED	DRA	DATE 2/12/09

SHEET C5

SHEET NAME
SWPPP NOTES

DRAWING NAME
SitePlan.dwg

PROJECT NO.
08-141



A FRONT ELEVATION

SCALE: 1/8" = 1'-0"

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLANNAME

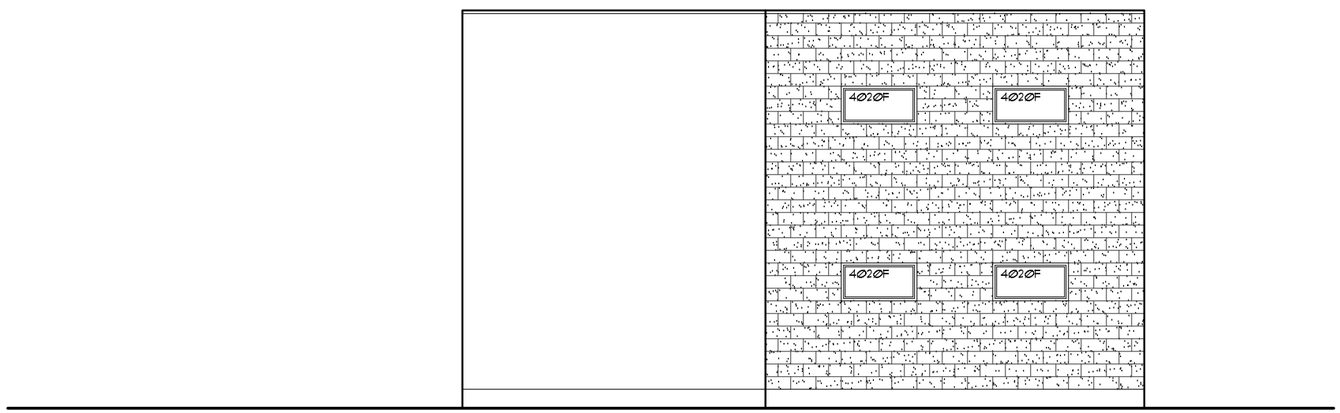
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-1-19-15

FRONT
REAR
ELEVATIONS

A2 | 1



A REAR ELEVATION

SCALE: 1/8" = 1'-0"

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLANNAME

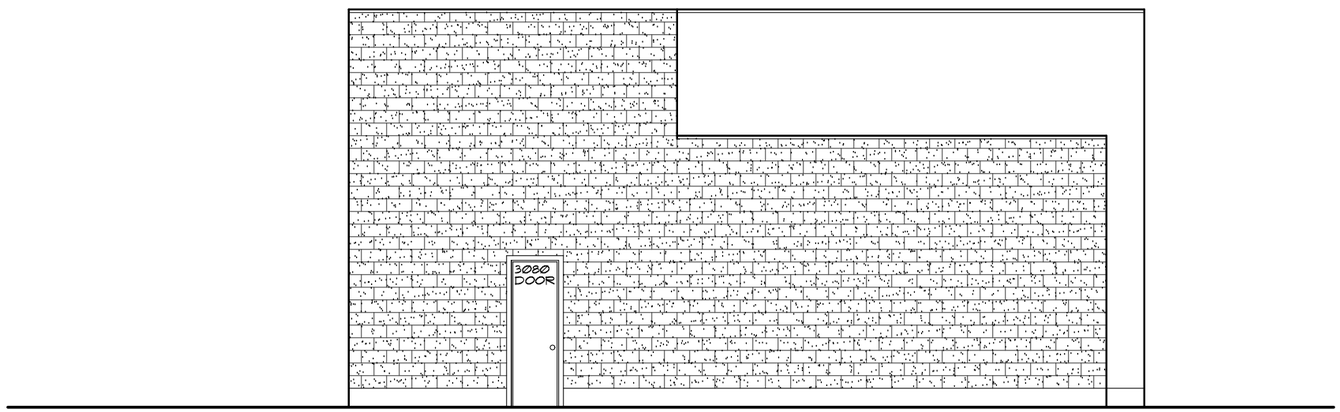
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-1-19-15

REAR ELEVATION

A2 | 2



A

LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLANNAME

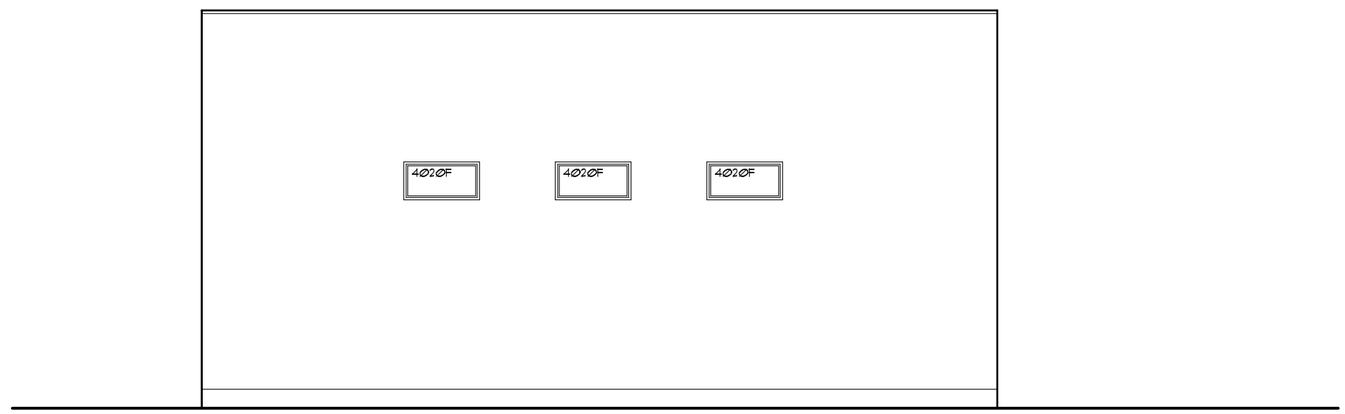
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-1-19-15

LEFT
ELEVATION

A2 | 3



A RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLANNAME

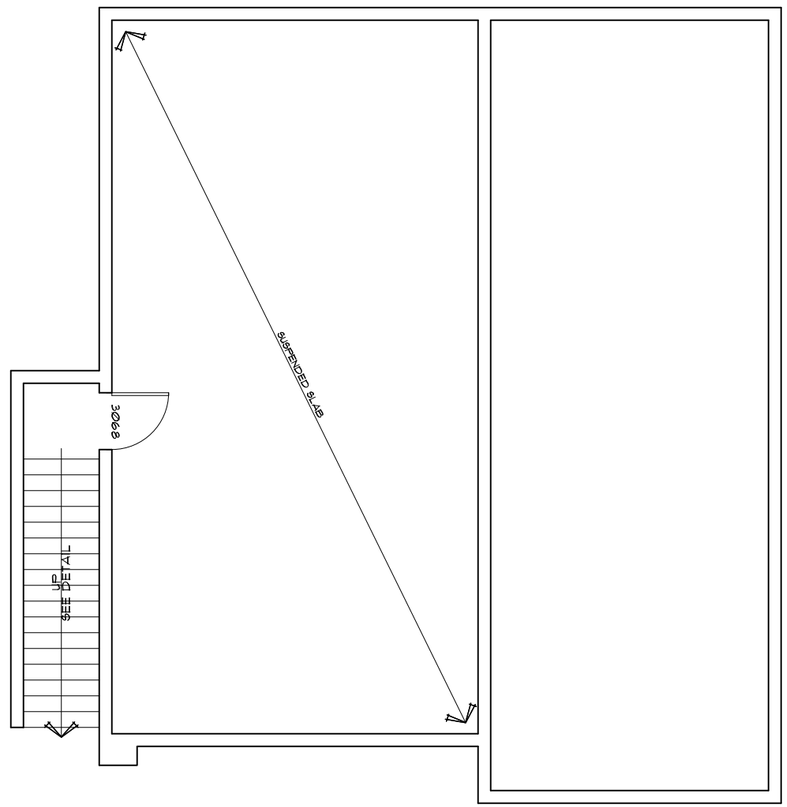
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-1-18-18

RIGHT ELEVATION

A2 | 4



A

BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF, IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
P.C.	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
220	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
P	PHONE JACK
TV	TELEVISION CABLE JACK
M	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE

SH	-SINGLE HUNG	S	-SLIDER
C	-CASEMENT	F	-FIXED
AW	-AWNING		

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS.
CLIENT

PLAN NAME:
PLAN NAME

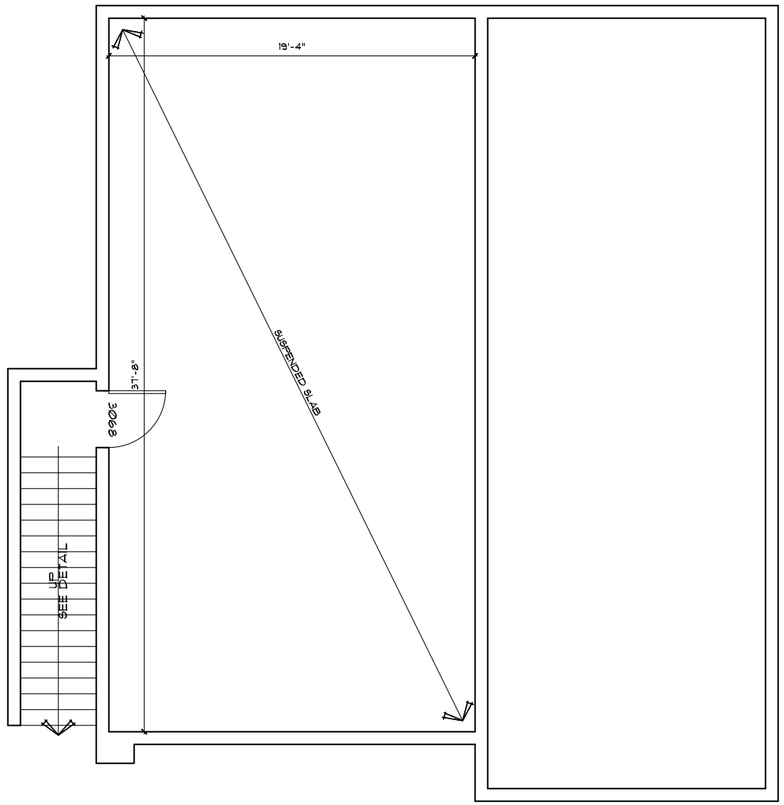
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-2-18-A

BASEMENT
FLOOR
PLAN

A3 | 1



A BASEMENT WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A.F.F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLAN NAME

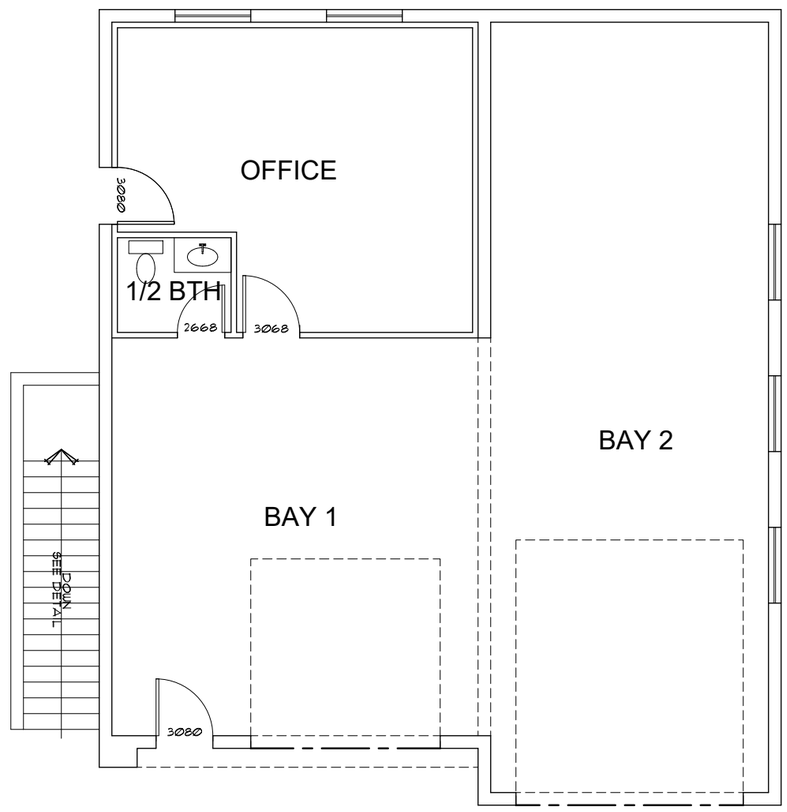
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-2-19-A

BASEMENT WALL FRAMING PLAN

A3 | 2



1452 SQ. FT. ON 3/11/19

A MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

AFF, IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.

ELECTRICAL SCHEDULE

	CEILING MOUNTED INCANDESCENT
	WALL MOUNTED INCANDESCENT
P.C.	INCANDESCENT PULL CORD LIGHT
	SMALL APERATURE RECESSED LIGHT
	LARGE APERATURE RECESSED LIGHT
	EXTERIOR RATED FLOOD LIGHT
SCONCE	SCONCE AS PER OWNER
	FLOURESCENT LIGHT
	FLOOR HALL OR STAIR LIGHT
	TRACK LIGHTS
	CEILING FAN W/ LIGHT
	CEILING FAN
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEATER
SD	SMOKE DETECTOR W/BATT BACKUP
CO	CARBON MONOXIDE DETECTOR
	110 VOLT DUPLEX OUTLET
220	220 VOLT OUTLET
GFI	110 VOLT GROUND FAULT INTERRUPTER
WPGFI	110 VOLT WATERPROOF GFI OUTLET
	PHONE JACK
	TELEVISION CABLE JACK
	MULTI-MEDIA OUTLET (CAT 5E WIRING W/ 4 PORT OUTLET)
S	NORMAL SWITCH

WINDOW TYPE NOTE

ALL SLIDERS AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS OTHERWISE INDICATED

KEY TO TYPE

SH -SINGLE HUNG
S -SLIDER
C -CASEMENT
F -FIXED
AW -AWNING

SHEETROCK NOTE

BECAUSE OF THE STYLE AND SPECIFIC ARCHITECTURE DO NOT USE ANY ROUNDED CORNERS IN THE FINISH OF ANY OF THE SHEETROCK IN THIS PROJECT UNLESS SPECIFICALLY INSTRUCTED BY THE HOMEOWNER. UNLESS OTHERWISE INSTRUCTED, USE ONLY SHARP CORNER TRIM IN THE COMPLETION OF THE SHEETROCK OF THIS PROJECT.

rml DESIGN

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLAN NAME

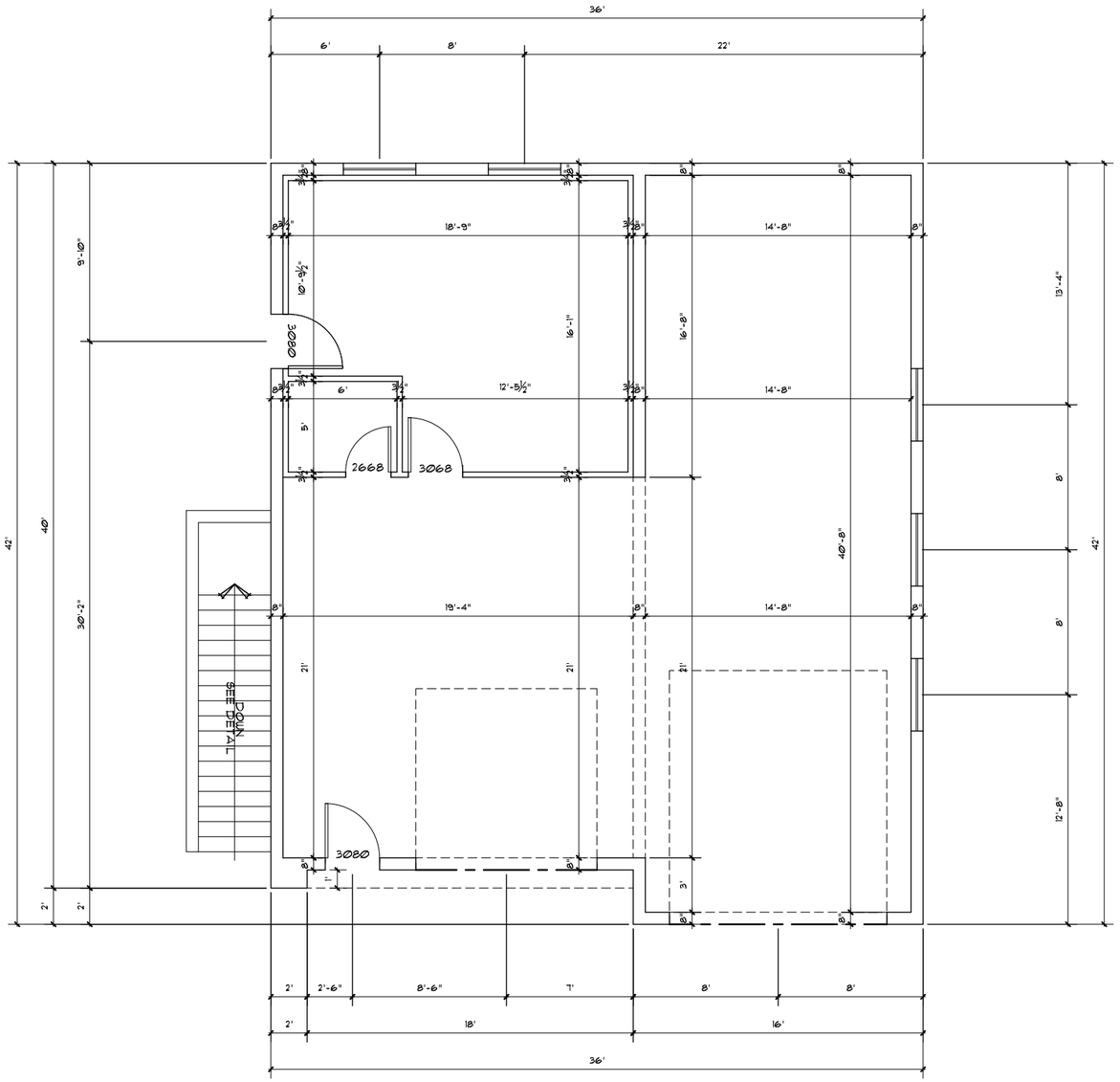
ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-2-19-A

MAIN FLOOR PLAN

A3 | 3



A MAIN FLOOR WALL FRAMING PLAN

SCALE: 1/8" = 1'-0"

VERTICAL REFERENCE NOTE

IN THESE PLANS THE POSITION OF THE FINISHED MAIN FLOOR IS DETERMINED TO BE 100'-0" AS A BASE REFERENCE.

FROM THAT POSITION THESE PLANS WILL INDICATE ANY FEATURE ABOVE THE MAIN FLOOR AS A NUMBER HIGHER THAN 100'-0". THESE FEATURES INCLUDE BUT ARE NOT LIMITED TO CEILINGS, FLOORS, WINDOW POSITIONS, ETC.

THE BOTTOM OF THE FLOOR FRAMING SYSTEM OF THE MAIN FLOOR (INCLUDING ANY AND ALL SILL PLATES) SHALL BE REFERENCED AT 99'-0". IT IS UNDERSTOOD THAT IT IS LIKELY THAT THE DISTANCE BETWEEN THE MAIN FLOOR AND THE BOTTOM OF THE FLOOR FRAMING SYSTEM INCLUDING THE SILL PLATE WOULD BE A DIFFERENT DIMENSION THAN 1'-0". THESE PLANS, HOWEVER, DETERMINE THAT POSITION TO BE 99'-0" TO SIMPLIFY THE MATH OF THE PROJECT AND MAKE IT EASIER TO DETERMINE FEATURES THAT EXIST LOWER THAN THE FINISHED MAIN FLOOR.

THEREFORE, FEATURES OF THIS BUILDING ARE CALLED OUT IN REFERENCE TO TWO POSITIONS, THE FINISHED MAIN FLOOR AND THE BOTTOM OF THE MAIN FLOOR FRAMING SYSTEM. NUMBERS ABOVE 100'-0" INDICATE FEATURES ABOVE FINISHED FLOOR AND NUMBERS 99'-0" AND BELOW INDICATE FEATURES BELOW THE FLOOR FRAMING SYSTEM.

A.F.F. IS AN INDICATION OF A FEATURE THAT EXISTS IN RELATION TO ITS DISTANCE ABOVE THE FINNISHED FLOOR.

D E S I G N

1436 S. LEGEND HILLS DR. #320
CLEARFIELD, UTAH 84015
801. 217. 3727

ATTENTION

RML DESIGN MAINTAINS THE INTELLECTUAL RIGHTS TO THIS PROPERTY. ALL RIGHTS ARE RESERVED, AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF RML DESIGN, UNDER PENALTY OF PROSECUTION

THESE PLANS MAY NOT BE USED FOR THE CONSTRUCTION OF ANY BUILDING EXCEPT THE ONE FOR WHICH THESE PLANS WERE ORIGINALLY ISSUED. SUCH USE WILL INDICATE AN UNAUTHORIZED USE OF COPYRIGHTED MATERIAL

© ALL RIGHTS RESERVED

PROJECT NAME:
MILLER SHOP

LOCATION INFO:
LOT #
101
SUBDIVISION
SUBNAME
SUBNAME
CITY
CITYNAME
STATE
UTAH

CLIENT NAME:
MR. AND MRS. CLIENT

PLAN NAME:
PLAN NAME

ORIGINAL RELEASE:
JAN 1, 2007

REVISION DATES
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX
XX/XX/XXXX

MILLER-COM-LEWIS-2-19-A

MAIN FLOOR WALL FRAMING PLAN

A3 | 4

City Council Staff Report

Subject: Preliminary Site Plan for a 14 unit Multi-family development
Author: Curtis Poole, Assistant City Planner
Address: 33 and 55 West 400 South
Date: May 14, 2019

Description of Request:

The applicant, Knowlton General, requests preliminary site plan approval for a 14 unit multifamily development located at 33 and 55 West 400 South. The property is located within the DN (Downtown) zone.

Background and Analysis:

The applicant submitted a prior proposal to develop 6 multifamily units on the property of 55 West; however, the applicant has since acquired additional property to the east. The current proposal consists of two lots, 33 and 55 West, one which has been vacant for many years and the other recently acquired by the applicant. Both properties are located in the DN (Downtown) zone. The site is surrounded by single family residential use on the west, mixed use and commercial to the north, and commercial property to the south and east.

The parcel at 55 W is .25 acres (approximately 10,933 square feet) and 33 W is .207 acres (approximately 9,016 square feet); although this parcel will have an additional .04 acres (approximately 1,917 square feet) conveyed to it from the property immediately to the east, which will bring its total to .25 acres. Prior to the issuance of a building permit the lot lines will need to be adjusted and consolidated into one lot to meet the building standards of the code.

By combining the lots the new development will meet the required setback, height and parking standards for the DN zone. Based upon the location of these lots within the DN zone, the ordinance allows for a maximum building height of 55 feet. The proposal shows two three (3) story buildings, with an approximate height of 36 feet, which mirror each other in their design. All parking will be contained in the back of the properties or in covered parking areas. The proposed buildings meet the required articulation standards of the DN zone and comply with the maximum 2:1 height to width ratio requirements. The ground floor units have entrances facing 400 South and are wheelchair accessible. All units have either patios or balconies which are required in the DN zone. The primary entrances for both buildings show architectural prominence from 400 South with design features of glass entryways and canopies.

The plan shows the development will meet the minimum 10 percent of landscaping and per unit additional landscaping required by code for multifamily developments; however, a detailed landscaping plan will need to be submitted prior to final site plan approval. There will be a 10 feet landscaping buffer between the proposed development and the single-family residential property to the west.

Access to the site will be via a 24 foot wide driveway between the two buildings. Water and sewer will be provided by connections to existing lines in 400 South.

Department Review

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

Significant Impacts

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will need to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

Recommended Action

The Planning Commission reviewed and approved an application for Conditional Use at their May 7, 2019 meeting and forwarded a recommendation of approval to the City Council for preliminary site plan approval for the proposed 14 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.

2. Prior to the issuance of a building permit the two parcels shall be consolidated, the portion of the property to the east shall be conveyed and all lot lines adjusted to properly show the new parcel. Complete any revisions to the site necessary based on the size of the new parcel.

3. Submit a landscape plan meeting the minimum requirements of Sections 14-16-104 and 14-16-109.

4. All damaged curb and gutter and sidewalk along 400 S. shall be replaced.

Attachments

1. Aerial photo

2. Site plan

3. Building elevations

Aerial Photo

DOUBLE TAKE *[TWIN APARTMENTS]*

33/55 WEST 400 SOUTH, BOUNTIFUL UT 84010

OWNERS: HEPWORTH INVESTMENT GROUP LLC

PRELIMINARY SITE PLAN|03.27.2019

STREET FRONT COVER A4 GI001

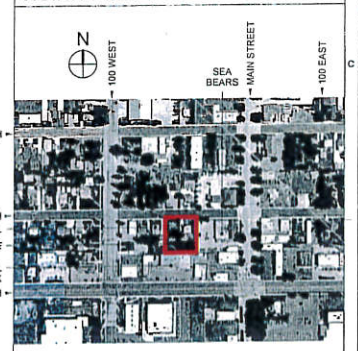
DRAWING LIST:

SHEET #	SHEET NAME
GENERAL	
GI001	COVER SHEET
ARCHITECTURAL	
AE101	SITE PLAN AND FLOOR PLANS
AE200	EXTERIOR VIEWS
AE201	EXTERIOR ELEVATIONS

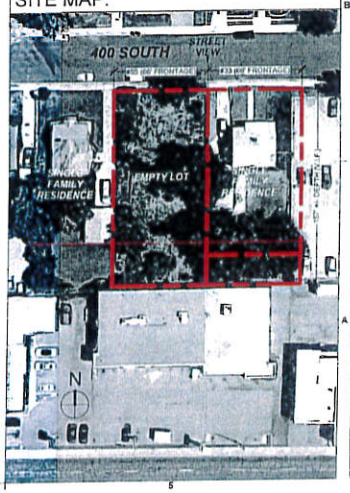
PROJECT INFORMATION:

PROJECT TYPE:	RESIDENTIAL MULTI-FAMILY	
BUILDING USE:	RESIDENTIAL APARTMENTS	
OCCUPANCY:	R-2 (RESIDENTIAL)	
AREA TABULATIONS: (EACH BUILDING)	GROUND FLOOR (FLEX APARTMENT/ENTRY) =	2,420 SF +/-
	SECOND FLOOR (APARTMENTS) =	3,840 SF +/-
	THIRD FLOOR (APARTMENTS) =	3,840 SF +/-
	TOTAL PER BUILDING =	10,100 SF +/-
UNIT COUNTS: (BOTH BUILDINGS)	1-BEDROOM =	4 UNITS
	1-BEDROOM + DEN =	4 UNITS
	2-BEDROOM =	6 UNITS
	TOTAL FOR PROJECT =	14 UNITS
PARKING COUNTS: (BOTH BUILDINGS)	1-BEDROOMS: 8 UNITS x 1.75 STALLS/UNIT =	14.0 STALLS
	2-BEDROOMS: 6 UNIT x 2.25 STALLS/UNIT =	13.5 STALLS
	TOTAL FOR PROJECT REQUIRED =	27.5 STALLS
	TOTAL FOR PROJECT PROVIDED =	25.0 STALLS*
	*INCLUDES (2) ADA VAN ACCESSIBLE STALLS	
LANDSCAPE TABULATION: (BOTH BUILDINGS)	PROPERTY AREA = 132' X 157' =	20,724 SF
	LANDSCAPE AREA REQUIRED	
	10% OF PROPERTY =	2,072 SF
	+ 50 SF/UNIT = 50 SF X 14 =	700 SF
	TOTAL =	2,772 SF
	LANDSCAPE AREA PROVIDED =	4,179 SF +/-
BUILDING HEIGHT	MAXIMUM =	55'-0"
	ACTUAL =	35'-0" +/-
BUILDING LENGTH	MAXIMUM = 2x MAXIMUM HEIGHT = 2 X 55' =	110'-0"
	ACTUAL =	100'-0" +/-

VICINITY MAP:



SITE MAP:



P R O C E S S

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

received 3-28-19

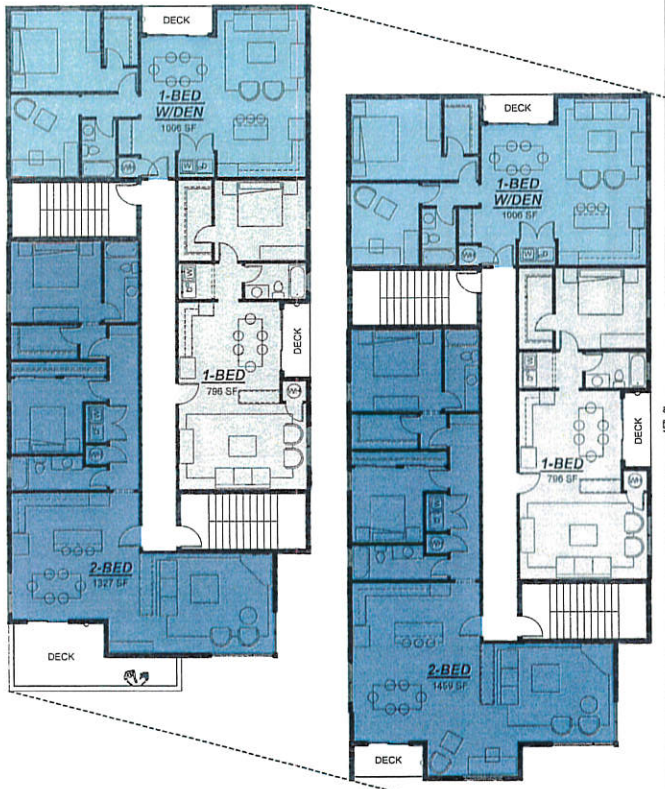
No.	Description	Date

DOUBLE TAKE
COVER SHEET

Project Status	PRELIMINARY SITE PLAN
Project Number	18_0046
Date	03.27.2019
Drawn by	EGE
Checked by	DJY
Scale	

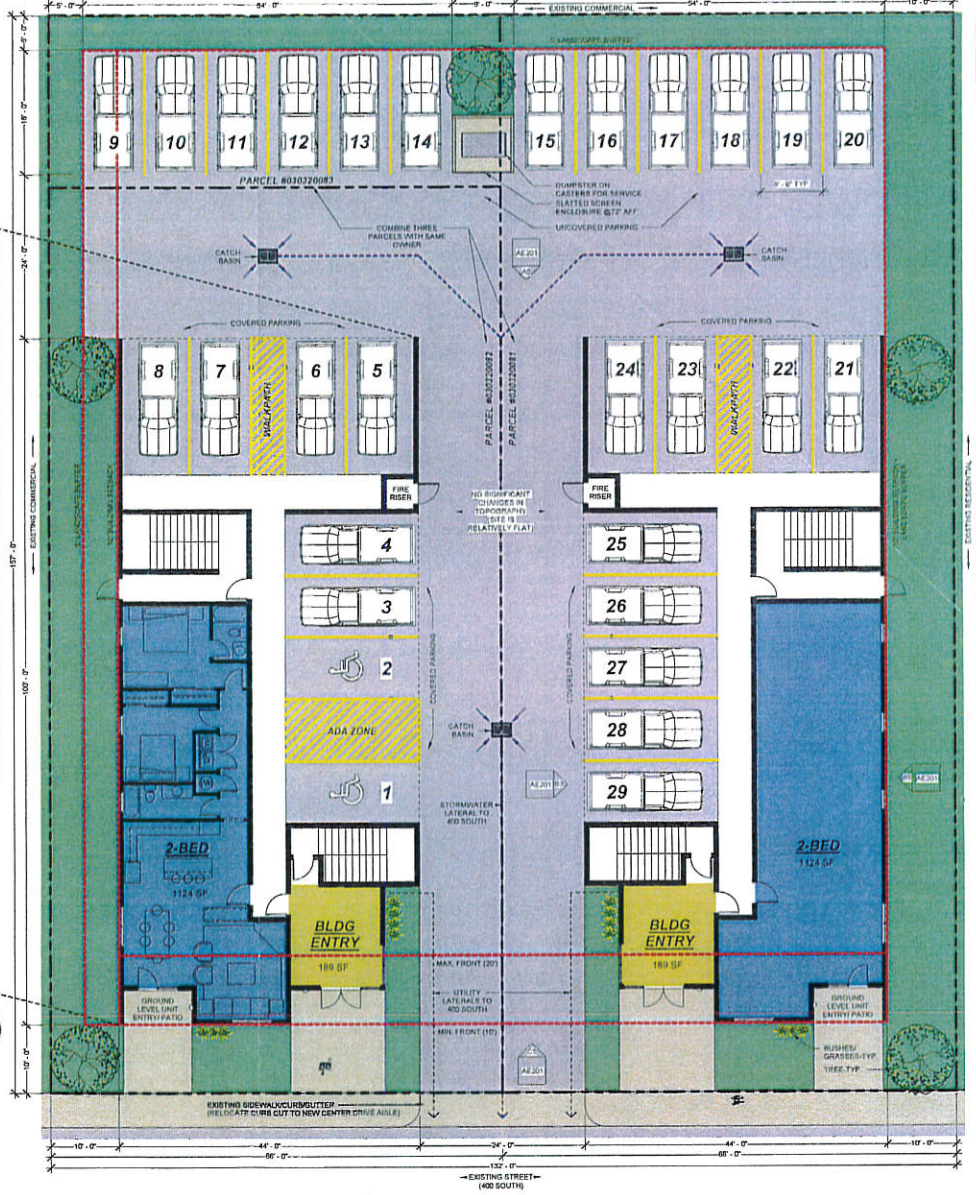
GI001

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



PARTIAL LEVEL 03 PLAN (A1 \AE101)
1/8" = 1'-0"

PARTIAL LEVEL 02 PLAN (A3 \AE101)
1/8" = 1'-0"



SITE PLAN + GROUND LEVEL FLOOR PLAN (A5 \AE101)
1/8" = 1'-0"

N
0' 4' 8' 16' 32'

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.

P R O C E S S
3802 s. green street
salt lake city, utah 84107
p: 801.906.0366
www.processstudio.com

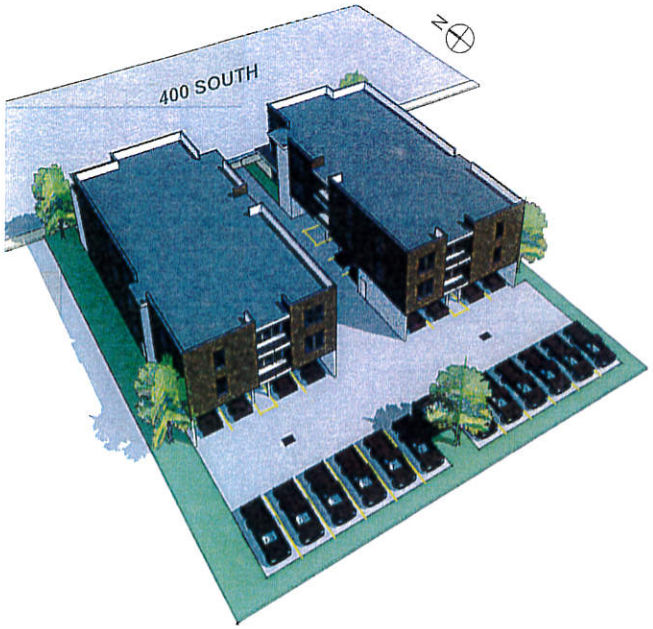
No.	Description	Date

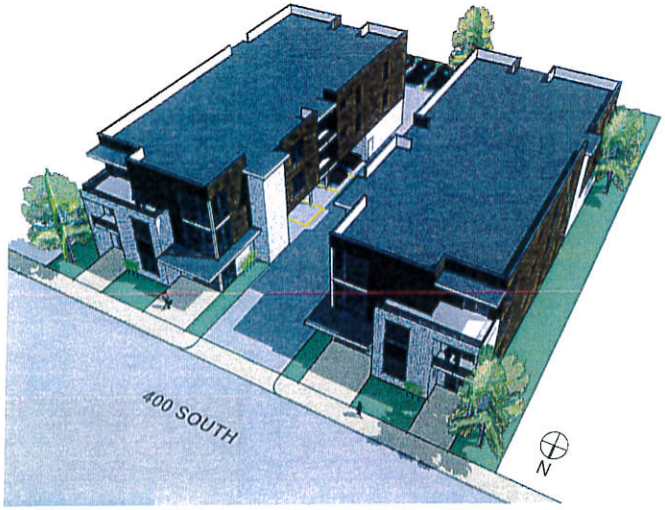
DOUBLE TAKE
SITE PLAN AND FLOOR PLANS

Project Status	PRELIMINARY SITE PLAN
Project Number	18_0046
Date	03.27.2019
Drawn by	EGE
Checked by	DJY
Scale	1/8" = 1'-0"

AE101

3/27/2019 11:34:10 AM





ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE OR PROJECT WITHOUT THE WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE IS NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.

P R O C E S S
3055 s grace street
salt lake city, utah 84109
p 801.906.0346
www.processpllc.com

No.	Description	Date

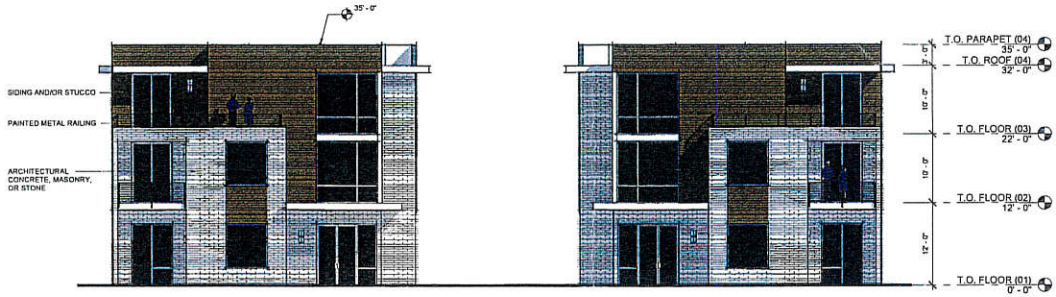
DOUBLE TAKE
EXTERIOR VIEWS

Project Status	PRELIMINARY SITE PLAN
Project Number	18_0046
Date	03.27.2019
Drawn by	EGE
Checked by	DJY

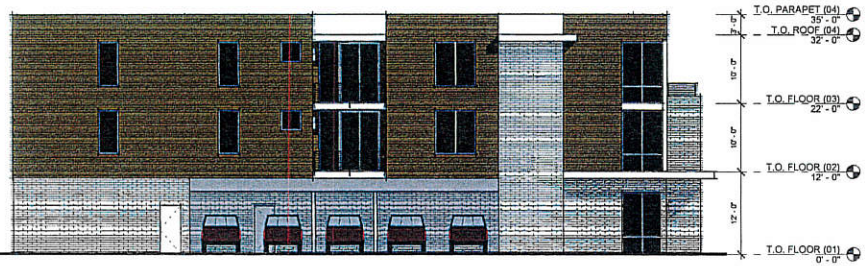
AE200

Scale

10/2/2019 11:24:25 AM

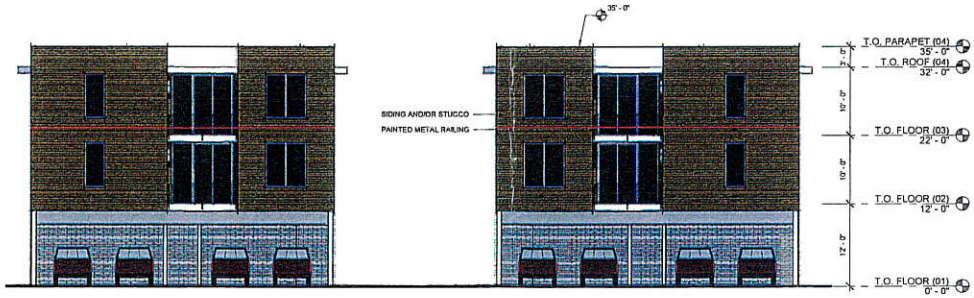


NORTH (STREET) ELEVATION C5
1/8" = 1'-0" \AE201



EAST (DRIVEWAY) ELEVATION B3
1/8" = 1'-0" \AE201

WEST (SIDE) ELEVATION B5
1/8" = 1'-0" \AE201



SOUTH (REAR) ELEVATION A5
1/8" = 1'-0" \AE201

0' 4' 8' 16' 32'

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DRAWINGS AND CONDITIONS SHOWN BY THESE DATA. WRITTEN DIMENSIONS ON THESE DRAWINGS WILL CONSTITUTE FINAL SITE VERIFICATION AND APPROVAL FOR ALL DIMENSIONS. WARNING: REPRODUCTION HERE OF IS A CRIMINAL OFFENSE.

P R O C E S S
3033 s. grant street
salt lake city, utah 84107
p 801.906.0256
www.processplic.com

No.	Description	Date

DOUBLE TAKE
EXTERIOR ELEVATIONS

Project Status	PRELIMINARY SITE PLAN
Project Number	18_0046
Date	03.27.2019
Drawn by	EGE
Checked by	DJY

AE201

Scale 1/8" = 1'-0"

3/27/2019 11:24:41 AM