BOUNTIFUL CITY COUNCIL MEETING
TUESDAY, March 17, 2020
6:00 p.m. - Work Session
7:00 p.m. – Regular Session

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

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

AGENDA

6:00 p.m. – Work Session

1. Discussion of Hospital Zone – Mr. Francisco Astorga & Mr. Curtis Poole p. 3
2. BDAC Update – Ms. Alysa Revell

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 February 25, 2020 p. 9
4. Council Reports
5. BCYC Report
6. Consider approval of:
    a. Expenditures greater than $1,000 paid February 17, 24 & March 2, 2020 p. 15
    b. January 2020 Financial Report p. 19
7. Consider approval of the proposal from Black Forest Paving for the 100 North reconstruction project – Mr. Lloyd Cheney p. 33
8. Consider preliminary and final approval of the Evans subdivision – Mr. Lloyd Cheney p. 37
    a. Public Hearing
    b. Action
9. Consider preliminary approval of the Towns at Orchard & 500 South P.U.D. – Mr. Lloyd Cheney p. 45
    a. Public Hearing
    b. Action
10. Consider approval of the preliminary site plan for Orchard Drive Townhomes – Mr. Curtis Poole p. 51
11. Consider approval of a Single Event Alcohol Permit for St. Olaf Catholic Church – Mr. Francisco Astorga p. 65
12. Consider approval of a Beer License for EMSG Food Services at Bountiful Ridge Golf Course beer license – Mr. Francisco Astorga p. 71
13. Consider approval of adopting the Planning Commission Rules of Order and Procedures – Mr. Curtis Poole p. 77
14. Adjourn

Shawna Andrus
City Recorder

City Council Analysis Report

Subject: Hospital Zone Analysis
Author: Curtis Poole, Assistant City Planner
Department: Planning
Date: March 17, 2020

Background

The Hospital Zone was created to "provide an area for medical uses, professional offices, and professional services within close proximity to one another." In late 1976 a planning consultant was retained by the City to perform a citywide zoning analysis. Over a year's time the consultant presented findings in stages to both the Planning Commission and City Council. One of the findings presented was how the City could better manage traffic in the area around the hospital by adopting some growth and development standards. In February of 1977, the City established the Hospital Zone.

The development plan adopted "showed medical clinics on Medical Drive and 500 South," with "no direct access to 500 South." This design was recommended to mitigate traffic along 500 South. In addition, there was a greenbelt proposed along Medical Drive with space for additional parking as the hospital expanded in the future. Ordinances defining setbacks, building height, signage and landscaping were adopted with minimal changes over the years. Although there are a few non-medical offices in the Zone, through the years permitted and conditional uses have been interpreted as relating only to medical and healthcare uses.

In 2004, the boundaries of the Hospital Zone were expanded by adoption of the City Council to include a property of a little more than an acre at 633 East Medical Drive. The Hospital Zone currently totals 53.08 acres, covering an area from 500 South to Medical Drive and 300 East to 750 East. The Zone is home to Lakeview Hospital and South Davis Community Hospital (to be referred as the two hospitals in this report), four assisted living centers, medical clinics, treatment facilities and doctor and dental offices.

Purpose and Scope

In August of last year, City Staff were approached by a concerned property owner in the Hospital Zone regarding tenant vacancy within their medical-office buildings. The concern was over trying to compete with similar properties in the City in other zones having different development standards, such as signage. City Staff reviewed the concern and upon an initial inspection of the Hospital Zone found vacant office spaces and buildings.

This analysis focuses on properties within the Hospital Zone, comparisons to other cities in Utah and other zones within Bountiful, and interviews with property owners. A comparison was made between Bountiful and the cities of Logan, Layton, Murray and Provo. These cities were chosen because they were either similar in size to Bountiful, in the same county or had a zone dedicated to medical and healthcare uses. This comparison reviewed the differences in development standards, uses permitted and the location of hospitals within the City.

There was also a need to compare the standards of the Hospital Zone to the Commercial Zones in Bountiful to locate possible standards which would present development challenges to property owners. Interviews with hospital administrators and property owners were also conducted to discuss their views and any challenges or opportunities they were facing. This analysis does not include overall public input from citizens; however, an analysis which seeks to learn how individuals choose their medical providers may help in determining the best locations for these offices. The analysis also will not address areas such as parking, traffic or landscaping.

Analysis

The analysis began with a listing of current businesses operating in the Hospital Zone and a walk-through of the zone. Initial findings revealed empty office spaces for lease in almost all office buildings, a vacant office building (425 East Medical Drive) and a nearly vacant office building (425 South Medical Drive), which by the end of the analysis of the zone became completely vacant. The inventory included the two regional hospitals (Lakeview Hospital and South Davis Hospital), four assisted living centers, a number of dental and medical offices, a couple of single-family homes, and several non-medical professional offices, such as legal and accounting offices.

As part of the analysis it was important to receive comments from property owners and tenants. On-site discussions were held with administrators of both hospitals. Each administration explained they were in the process of expanding their services and in their opinion business models were solid. One hospital was limited in its expansion because of lack in nursing and the other hospital felt they could develop a better partnership with the surrounding office buildings to attract those doctors which were compatible with their services. Both hospitals have plans for future expansions.

Discussions with owners and tenants of the medical-office buildings exposed an opposite reaction, with worries of filling vacancies at the top of the list. A range of reasons exist for the vacancies throughout the Zone, some of the answers ranged from standards more conducive to development in other zones throughout the City compared to those within the Hospital Zone, newer office spaces outside the Hospital Zone, and offices closer to retail and transportation corridors.

Comparisons to other cities and their hospitals and zoning revealed most cities in the state of Utah do not have a medical or healthcare related zone. Of the four cities that were chosen for a more detailed comparison, only Provo City has a Healthcare Facilities Zone. Despite having a larger city and hospital, Utah Valley Medical Center; Bountiful City's Hospital Zone is larger than Provo's Healthcare Facilities Zone.

Most hospitals in the State of Utah are located in their city's Commercial Zones, as is the case for Logan City, Murray City and Layton City. Logan City created a Hospital Overlay District for the Logan Regional Hospital. The underlying zone is Commercial; however, the overlay district provides additional standards in the development of medical facilities. Even with most medical offices in other cities located in commercial zones they tend to naturally cluster around the hospitals. It also gives other business and property owners the ability to locate uses such as fast food dining, banks, or retail space close to the high traffic areas hospitals provide.

Bountiful is unique as compared to the cities used for the comparison, in the fact the vast majority of the Hospital Zone is surrounded by the R-4 (Single Family) Zone; whereas, most city's hospitals and medical offices are nearly surrounded by commercial or multifamily uses. Bountiful City's Hospital Zone presents a different set of challenges in how it can expand and develop. The high vacancy and empty medical-office buildings throughout the Hospital Zone, despite the expanding services of the hospitals, is of concern and gives the appearance the Zone is struggling.

Possible Options

There are four possible options for the City to consider: 1) make no change, 2) keep the zone and boundaries, but make changes to the uses and standards, 3) eliminate the Hospital Zone designation and 4) a combination of the first two options.

The first option is to make no changes to the Zone or to the design and development standards. The City would allow the Zone to develop according to current and future market trends. The hospitals would be allowed to expand services and the medical offices would continue to find tenants who need or may benefit from proximity to the hospitals. By not making any changes however, there may be the consequence of having empty medical-office spaces which may create a further loss of potential foot traffic to the area and a potential decrease in tax revenue for the City.

The second option would be to keep the Hospital Zone boundaries intact with some modifications to permitted and conditional uses, and development standards, etc. These modifications would include adding uses such as non-medical professional offices and other uses which would be compatible with the current uses in the Zone. Additional

modifications would be to allow signage similar to the C-G (General Commercial) Zone and consider potential changes to setback, height, landscaping and other design standards.

By making some modifications to the Zone standards, property owners would be given additional choices of how to market their property based upon current and future economic conditions. It would also level some of the standards creating competitive variation among property uses and standards in the Commercial and Hospital Zones.

The third option is more drastic. The Hospital Zone would be eliminated from ordinance and replaced with a Commercial designation, most likely N-C (Neighborhood Commercial) or C-G (General Commercial). The medical uses would still be permitted to continue; however, uses such as gas stations, retail stores, restaurants, and other commercial uses may also be permitted. Removing the Hospital Zone designation would create some non-conforming issues for the two hospitals, such as height standards because both structures are taller than the maximum height permitted in any Commercial Zone; however, language could also be added to allow current height standards, etc., for specific uses only.

The fourth option is a combination of options one and two. This option would leave the Hospital Zone and boundaries intact; however, a subzone would be created within the Hospital Zone. The central core of the Hospital Zone, where the two hospitals and offices along 500 South are located, would remain unchanged. The perimeter of the Hospital Zone, which would be properties north and east of Medical Drive and west of 400 East, would see changes to both uses and development standards.

This combination would give the property owners of office buildings on the perimeter of the Hospital Zone additional options to fill current and future vacancies without changing the core uses of the zone.

Department Review

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

Significant Impacts

Findings indicate the Hospital Zone appears to have two personalities. The hospitals and the office buildings. The hospitals are growing their services, and both have future plans for expansion; however, the perimeter of the zone has many office spaces which are vacant giving the appearance the zone is struggling.

To promote economic development the City has the ability to create and change zoning. Vacant buildings and spaces spread throughout a city can be managed through market conditions and trends; however, when vacant spaces seem to be concentrated within a zone, the City may benefit in making adjustments.

Recommendation

Staff recommends moving forward with the fourth option which would leave the Hospital Zone and boundaries intact, with the incorporation of a subzone within the district that would allow the central core of the two hospitals and offices along 500 South to remain unchanged; however, the perimeter would see changes to both uses and development standards.

If the City Council agrees with this recommendation, the next steps would be further research, analysis, and starting the process to amend Bountiful City's Zoning Map as well as the Land Use Code with the Planning Commission.

Attachments

Planning Department Staff will provide a presentation.

Minutes of the
BOUNTIFUL CITY COUNCIL
February 25, 2020 – 5:45 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie S. Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	City Attorney	Clinton Drake
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Police Chief	Tom Ross
	Water Crew Leader	Kraig Christensen
	Water Maintenance Supervisor	Tracy Hatch
	Golf Professional	Kent McComb
	Recording Secretary	Maranda Hilton
Excused:	Councilman	Chris R. Simonsen

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 – 5:45 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 5:53 p.m. He welcomed those in attendance and excused Councilman Simonsen who is sick.

JOINT BCYC DISCUSSION

The Mayor welcomed the BCYC students and turned the time over to Councilwoman Bahr to lead the discussion. Councilwoman Bahr asked each BCYC member present to introduce themselves.

Members of the BCYC present: Marshall Nelson (9th Grade, Mueller Park), Leena Rucker (12th Grade, Woods Cross), Josh Eddings (9th Grade, Millcreek), Josh Green (9th Grade, South Davis), Kip Smith (11th Grade, Bountiful), Cora Wadsworth (11th Grade, Bountiful), Kara Hughes (11th Grade, Viewmont), Emily Stewart (10th Grade, Bountiful), Halley Robinson (11th Grade, Bountiful).

Councilwoman Harris encouraged the students to know what is happening in Bountiful so that they can be a resource for their friends and families. She mentioned a few topics that affect their everyday lives such as the development of the new Bountiful Town Square and the approval of the Trails Master Plan.

Councilwoman Bradshaw asked the students about the deer problem in Bountiful and how they feel it should be solved. They discussed the current issues with relocation and if they felt a lethal program was a good way to solve the problem. The students brainstormed ideas about increasing

food supply on the mountain in order to keep deer from wandering into the City and the possibility of sterilization of the deer. The Council thanked them for their input and ideas.

Councilwoman Bradshaw asked the students about the likelihood of them using the brand new ice ribbon at the Town Square as a date activity for school dances. The students liked the idea and answered they were excited about being able to skate outdoors, provided it is not too expensive.

Mayor Lewis asked them to share their favorite thing about Bountiful with the Council. Many of them said they love the many recreation opportunities nearby with the South Davis Rec center and so many mountain trails. Others said they enjoy the sense of safety here and the freedom it provides them to hang out with friends and not be scared. Some said their favorite thing is all the events that happen in Bountiful every year, like the "Coats for Kids Car Show", "Summerfest" and the "Chalk Art Festival". Many also love the wonderful sense of community they feel here from everyone; they feel this is a place where people care about one another and what happens in their City. The Mayor shared a bit of information from a study done by the Utah Foundation that showed that Bountiful ranks highest out of all other Utah cities for quality of life.

Councilwoman Bradshaw asked what the students' favorite places to eat lunch and to get dessert were. The overwhelming majority for lunch was Cutlers on 500 South; other popular places for lunch were Great Harvest/Keva Juice, Mo' Bettahs, Kneaders and Taco Bell. For dessert the popular choice was Mrs. Cavanaugh's, with others saying Crumbl, Fiiz, and Nielsen's Frozen Custard.

Councilwoman Bahr thanked the students for being there and commended them for how well they represent our City as they serve on the BCYC. She has been very impressed with them in the short time she has been appointed to the BCYC.

RAP TAX DISCUSSION – MR. GARY HILL

Mr. Gary Hill explained that Staff has researched a question previously asked by Councilwoman Bradshaw about the history of the RAP Tax for Bountiful and how it complies with the State RAP Tax regulations. Mr. Hill said it was a good opportunity to try and find out more about the original intent of our agreement with Centerville City regarding funds given to help construct and support the Centerpointe Legacy Theater (CLT).

He explained that legally we cannot give RAP Tax funds to organizations that are located outside of Bountiful City limits unless an interlocal agreement is created to that effect. We created an interlocal agreement with Centerville for that very purpose; however the agreement expressly states that funds may only be given for the construction of the CLT. So to continue awarding RAP Tax funds to the CLT in order to aid with their programs and events, the current interlocal agreement would need to be amended to include that permission. He explained that the wording used on the original ballot makes it seem as though the Council at the time was in favor of being able to help fund organizations that benefit the residents of Bountiful even if they are not located in Bountiful.

He reminded the Council that at the last meeting they were concerned with organizations feeling entitled to the RAP Tax grants and suggested amending the interlocal agreement with Centerville. This would enable the CLT to continue to apply for grants and would help keep the yearly grant allocation process competitive by including more potential applicants instead of fewer. The Council would still have final say in who receives money each year, but this way more organizations could participate and they will not feel entitled to receive a grant every year that they apply.

Councilmembers Higginson, Bahr and Harris said they were in favor of keeping the option open of funding organizations in other cities.

Councilwoman Harris mentioned the 50 year term of the interlocal agreement and said it seems that the intent was to be able to keep funding the CLT even after construction.

Councilwoman Bradshaw explained her concern that the interlocal agreement is a one-way street with Centerville and there are many worthy organizations in Bountiful who need funding who are not currently able to reach out to nearby cities for grants. She feels this is a disservice to Bountiful's organizations and residents.

Mr. Hill suggested talking to Centerville City staff to see if they would be willing to change the interlocal agreement to make it a two-way street, allowing our eligible organizations to apply for their RAP Tax grants in the future. The Council liked that idea and felt that the conversation was worth having.

Councilman Higginson explained that when the interlocal agreement was created there was never the intent that we would be funding the CLT for 50 years. He feels that although the CLT is a good resource for the residents of Bountiful, the residents must purchase tickets in order to enjoy the theater. He would rather the RAP Tax funds go to organizations who are non-profit and that everyone can enjoy equally.

Mr. Clint Drake explained that the he researched the agreement and believes the reason for the 50 year term is to ensure the City maintains a presence on the Board as Bountiful City has made significant investment toward the facility and it makes sense that the City would want to maintain some degree of control and involvement.

Councilwoman Bradshaw asked how common it is for cities to have interlocal agreements concerning their RAP Tax grants. Mr. Drake answered that he does not know of the existence of any others, although he has not researched it.

Mr. Hill made sure the Council still wanted him to ask Centerville about amending the agreement to be mutually beneficial, and that it was not a deal-breaker if they said no. The Council majority agreed.

The meeting was closed at 6:50 p.m.

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

Mayor Pro Tem Richard Higginson called the meeting to order at 7:00 p.m., welcomed those in attendance and excused Mayor Lewis for a few minutes. Mr. Tyson Beck led the Pledge of Allegiance and Councilwoman Kendalyn Harris offered a prayer.

PUBLIC COMMENT

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

Mark Green (1248 East Briggs Drive) asked the Council to reconsider accepting the bid from Black Sheep Oilfield Services for the upcoming water line projects in the City. He feels that the bid is too low to be trusted and that they should choose a contractor who has more experience in this field.

The public comment section was closed at 7:06 p.m.

APPROVE MINUTES OF PREVIOUS MEETING HELD ON FEBRUARY 11, 2020

PENDING

Councilwoman Harris made a motion to approve the minutes from February 11, 2020 and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye".

COUNCIL REPORTS

Councilwoman Bradshaw reported that the Bountiful Rotary Club is holding a dinner on March 12 for anyone interested in learning more about becoming a Rotarian.

Councilwoman Harris thanked Councilmembers Bradshaw and Bahr for hosting the BCYC students at the State Capitol.

Councilwoman Bahr did not have a report.

Councilman Higginson commented that their work session with the BCYC was great. He liked the wonderful comments the students made about the quality of the Bountiful community.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN $1,000 PAID FEBRUARY 3 & 10, 2020

Councilwoman Bradshaw made a motion to approve the expenditures paid February 3 & 10, 2020 and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye".

CONSIDER PRELIMINARY AND FINAL APPROVAL OF THE PUD PLAT AMENDMENT FOR THE DOMAINE AT HIGHLAND OAKS, UNIT 7, 3865 HIGHLAND COURT – MR. FRANCISCO ASTORGA

Mr. Lloyd Cheney presented an amendment to a PUD plat for approval. He explained that this amendment is for unit 7, the final unit to be built in an 11-unit PUD. Due to the narrow frontage for this remaining lot in the cul-de-sac, and other topographical considerations that have arisen now that the other units have been constructed, Mr. Cheney feels it would be appropriate to move the plat back farther onto the lot. The change to the placement of the plat will only slightly affect the main floor elevation and a few other things. The surrounding land is owned by the HOA for the PUD and they have also approved the changes recommended for unit 7. The Planning Commission forwards a positive recommendation for approval of the amendment after reviewing it as well.

a. **Public Hearing**

Public Hearing was opened at 7:19 p.m.

Public Hearing was closed at 7:19 p.m.

b. **Action**

Councilwoman Bradshaw made a motion to approve the preliminary and final approval of the PUD plat amendment for the Domaine at Highland Oaks and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye".

CONSIDER APPROVAL OF A CONCESSIONAIRE CONTRACT WITH EMSG FOOD SERVICES, INC. FOR BOUNTIFUL RIDGE GOLF COURSE – MR. BROCK HILL

Mr. Brock Hill presented a few minor changes to the contract with the new concessionaire for Bountiful Ridge Golf Course. The changes made to this contract are:

PENDING

- Name of party changed from FundRacer Events Management to their parent company, EMSG Food Services, Inc.
- The signee will now be the CEO of EMSG Food Services, Inc.
- Clarifications were made to the responsibilities of each party regarding equipment maintenance
- It has been specified that new equipment will be purchased by Bountiful City if existing equipment is unsuitable
- It has been specified that any additional equipment required will be purchased by EMSG
- It has been specified that EMSG will be in charge of employee management
- A list of all provided equipment has been included in the contract as an exhibit

Mr. Hill explained that these changes are good for both parties and it is good to have these things specified and in writing. He recommends that the Council accept the changes and enter into the contract with EMSG Food Service, Inc. for three years with the option of an additional two years.

Councilwoman Harris made a motion to approve the contract with EMSG Food Services Inc. as concessionaire for the Golf Course and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson and voting "aye".

CONSIDER APPROVAL OF BLACK SHEEP OILFIELD SERVICES' PROPOSAL FOR 2020 WATER LINE PROJECTS AT THE UNIT PRICES SUBMITTED – MR. LLOYD CHENEY

Mr. Cheney explained that the City delayed completing these projects last year because all of the bids came back unreasonably high. So they have re-bid the three projects and are ready to accept a bid and get it done. These are high-priority projects that will help ensure there is adequate water flow in case of fires. He said they have followed all standard procedures for getting and evaluating the bids that were received and they have chosen to accept the lowest bidder, Black Sheep Oilfield Services. He explained that they are an unknown entity in this field, so he talked with them and made sure they knew the requirements of the project and the City's expectations and if they still felt comfortable with their bid. Their main experience is in oilfield projects but they do have some recent limited experience with municipal projects similar to this one. He talked to some of their references and they received very good reviews especially about how quickly they worked and their ability to problem-solve. Mr. Cheney gave his full recommendation to the Council that he felt confident using this company and asked for their approval.

The Councilmembers asked to make sure there wouldn't be any settled trenches at the end of project, and Mr. Cheney explained that he talked with the contractors exclusively about that and that they know the expectation.

Mr. Drake added that they researched the company and found they are an organization in good standing with the State and a search of public records shows no active lawsuits or liens against them.

Councilwoman Bahr made a motion to approve the proposal from Black Sheep Oilfield Services and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye".

CONSIDER APPROVAL OF THE PURCHASE OF PIPE REPLACEMENT MATERIAL FROM WESTERN WATER WORKS IN THE AMOUNT OF $73,053 – MR. KRAIG CHRISTENSEN

Mr. Kraig Christensen explained that at this time of year they actively try to get all of their materials lined up for upcoming in-house projects. The Water Department received three bids for new pipe replacement materials and have chosen to accept the bid from Western Water Works Co.

Councilwoman Harris made a motion to approve the purchase of pipe replacement material from Western Water Works and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris and Higginson voting "aye".

ADJOURN

Councilwoman Bradshaw made a motion to adjourn and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw and Harris voting "aye" and Councilman Higginson voting "nay".

The regular session of City Council was adjourned at 7:43 p.m.

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Mayor Randy Lewis

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City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid February 17 & 24, and March 2, 2020
Author: Tyson Beck, Finance Director
Department: Finance
Date: March 17, 2020

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 February 17 & 24, and March 2, 2020.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid February 17, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	3,697.85	213859	50535005	Repairs
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,009.68	213862	55T45520	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	213862	55T45420	Tree Trimming
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	10,063.44	213867	32827	Road Salt
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	30,465.92	213867	32874	Road Salt
9275	ENVIRONMENTAL PLANN	Legislative	454110 473100	Improv Other Than Bldgs	8,922.38	213882	10347	Project Bountiful 0003 Downtown Plaza-Phase 2
2537	HOSE & RUBBER SUPPLY	Streets	104410 425000	Equip Supplies & Maint	1,032.74	213893	01399990	Misc.Parts
11293	RETEGO	Water	515100 431000	Profess & Tech Services	4,350.00	213923	20200214-01	Sampling
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	14,223.50	213925	1014141	Recycling Fees
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	1,727.80	213926	3018154640	Misc.Auto Parts
3835	SALT LAKE WHOLESALE	Police	104210 445100	Public Safety Supplies	1,344.00	213927	57617	Mag G1 7Gen
3835	SALT LAKE WHOLESALE	Police	104210 445100	Public Safety Supplies	7,099.91	213927	3059	Police Gun and Ammo
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	2,715.00	213937	1488064	Fluoride
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	15,628.64	213938	0303248	Fuel Purchased
5396	VEIGEL, LUKE	Light & Power	535300 423000	Travel & Training	1,747.20	213944	02132020	Reimbursed for Travel&Training APPA E&O Conf.
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,487.99	213945	9847400989	Acct # 371517689-00001
4450	VERIZON WIRELESS	Water	515100 428000	Telephone Expense	1,830.20	213945	9847412143	Acct # 442080322-0001
4460	VLCM	Enhanced 911	104219 423000	Travel & Training	1,050.00	213946	643153	Software Support
				TOTAL:	117,871.05			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid February 24, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1395	BODY WORKS UNLIMITED	Liability Insurance	636300 451150	Liability Claims/Deductible	3,602.34	213953	1116	Police Vehicle Body Repair
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	14,973.75	213955	112989	landfill green waste grinding
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	32,833.20	213955	112988	landfill green waste grinding
11527	JONES AND ASSOCIATES	Legislative	104110 461000	Miscellaneous Expense	2,195.50	213983	19421	Consulting Engineering Services
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,724.65	213985	5129	Patching
3032	MAXWELL PRODUCTS INC	Streets	104410 441200	Road Matl Patch/ Class C	14,344.02	213992	16669	Patching-GAP Patch Material
3345	OBERG, LANE	Police	104210 415000	Employee Education Reimb	1,366.46	213998	02182020	Reimbursed for Fall Semester
5000	U.S. BANK CORPORATE	Water	515100 425000	Equip Supplies & Maint	1,013.00	214013	2-10-2020 17	p card m slagowski
5000	U.S. BANK CORPORATE	Parks	104510 423000	Travel & Training	1,625.50	214013	2-10-2020 6	p card b hill
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	2,240.00	214013	2-10-2020 4	p card e. biehler
5000	U.S. BANK CORPORATE	Water	515100 448000	Operating Supplies	2,611.93	214013	2-10-2020 10	p card b eggett
5000	U.S. BANK CORPORATE	Light & Power	535300 445201	Safety Equipment	2,689.28	214013	2-10-2020 18	p card a johnson
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	4,288.58	214013	2-10-2020 13	p card g hill
5000	U.S. BANK CORPORATE	Water	515100 448000	Operating Supplies	4,293.52	214013	2-10-2020 17	p card m slagowski
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448621	Power Purch IPP	1,420.00	214015	2.25.2020	UAMPS Feb 20 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448622	Power Purch San Juan	166,769.89	214015	2.25.2020	UAMPS Feb 20 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448620	Power Purch CRSP	374,452.01	214015	2.25.2020	UAMPS Feb 20 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300 448626	Power Purch UAMPS (Pool etc)	502,039.46	214015	2.25.2020	UAMPS Feb 20 payment for power
4415	UTAH STATE UNIVERSIT	Legislative	104110 492050	Bntfl City Youth Council	3,694.00	214017	325359	Youth City Council 2020 #2-Powerful (22394)
				TOTAL:	1,140,177.09			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid March 2, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1105	ALTEC INDUSTRIES, IN	Light & Power	535300	448635	Vehicles	1,078.53	214026	50543868	Repairs
1105	ALTEC INDUSTRIES, IN	Light & Power	535300	448635	Vehicles	4,137.56	214026	50539372	Repairs and Inspection for Double Bucket Truck
1211	ASPHALT MATERIALS IN	Streets	104410	441200	Road Matl Patch/ Class C	1,546.00	214028	94882	Patching
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	4,953.12	214029	56I35320	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,330.24	214029	56I35220	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,445.73	214029	56V75620	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214029	56V75520	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214029	57M08520	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214029	57M08620	Tree Trimming
1615	CENTURYLINK	Enhanced 911	104219	428000	Telephone Expense	3,522.28	214042	02222020	Acct # 801-578-0401 452B
7212	ENTELLUS INC	Light & Power	535300	472100	Buildings	1,171.25	214053	50221	Survey Yard for Upgrades
2349	GREEN LIGHT BOOKING	Legislative	104110	492080	Community Events-BntflComServC	1,000.00	214065	03032020	Deposit for Concerts in the Park for Aug.7th 2020
11555	IG SIGN & CONSTRUCTI	Redevelopment Agency	737300	426100	Special Projects	7,169.00	214075	650	50% Deposit to begin Project
2642	INTERWEST SUPPLY COM	Streets	104410	425000	Equip Supplies & Maint	1,207.18	214079	IN0082237	Loader Cutting Edge
2727	JOHNSON, ALLEN R	Light & Power	535300	448626	Power Purch UAMPS (Pool etc)	3,121.20	214081	03022020	Travel&Train Expense APPA E&O,NuScale Tour
2882	LAKE WELDING SERVICE	Landfill	575700	425000	Equip Supplies & Maint	25,200.00	214085	2796	Landfill Aljon Computor Wheels Cleff Welding
8404	MAIN STREET INVESTME	Legislative	454110	472100	Buildings	8,779.50	214091	03022020	April 2020 Rent for City Hall
4844	OWEN EQUIPMENT	Storm Water	494900	425000	Equip Supplies & Maint	2,253.06	214101	00096450	Misc.Parts
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	54,363.29	214105	021462	Resurfaced Endplates for Turbines at Echo Hydro
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	64,872.08	214105	021456	Repairs Turbine at Echo Hydro
4051	STATE OF UTAH	Water	515100	431000	Profess & Tech Services	1,017.00	214118	20L0000972	Lab Fees
5358	STOTZ EQUIPMENT	Landfill	575700	425000	Equip Supplies & Maint	1,055.19	214120	W21664	A1 John Repairs
4229	TOM RANDALL DIST. CO	Landfill	575700	425000	Equip Supplies & Maint	1,300.45	214125	0303634	Bulk Oil
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	18,248.84	214125	0304034	Fuel
4451	VERMEER ROCKY MOUNTA	Light & Power	535300	474600	Vehicles	97,984.90	214132	E01409	Trailer Mounted Vacuum Excavation
4815	WESTERN STATES CIRCU	Light & Power	535300	448639	Substation	3,950.00	214135	2575-19RA	Recon Air Frame Westinghouse
					TOTAL:	335,130.80			

City Council Staff Report

Subject: January 2020 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: March 17, 2020

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 January 2020 compared to the past three fiscal YTD periods through each respective January.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

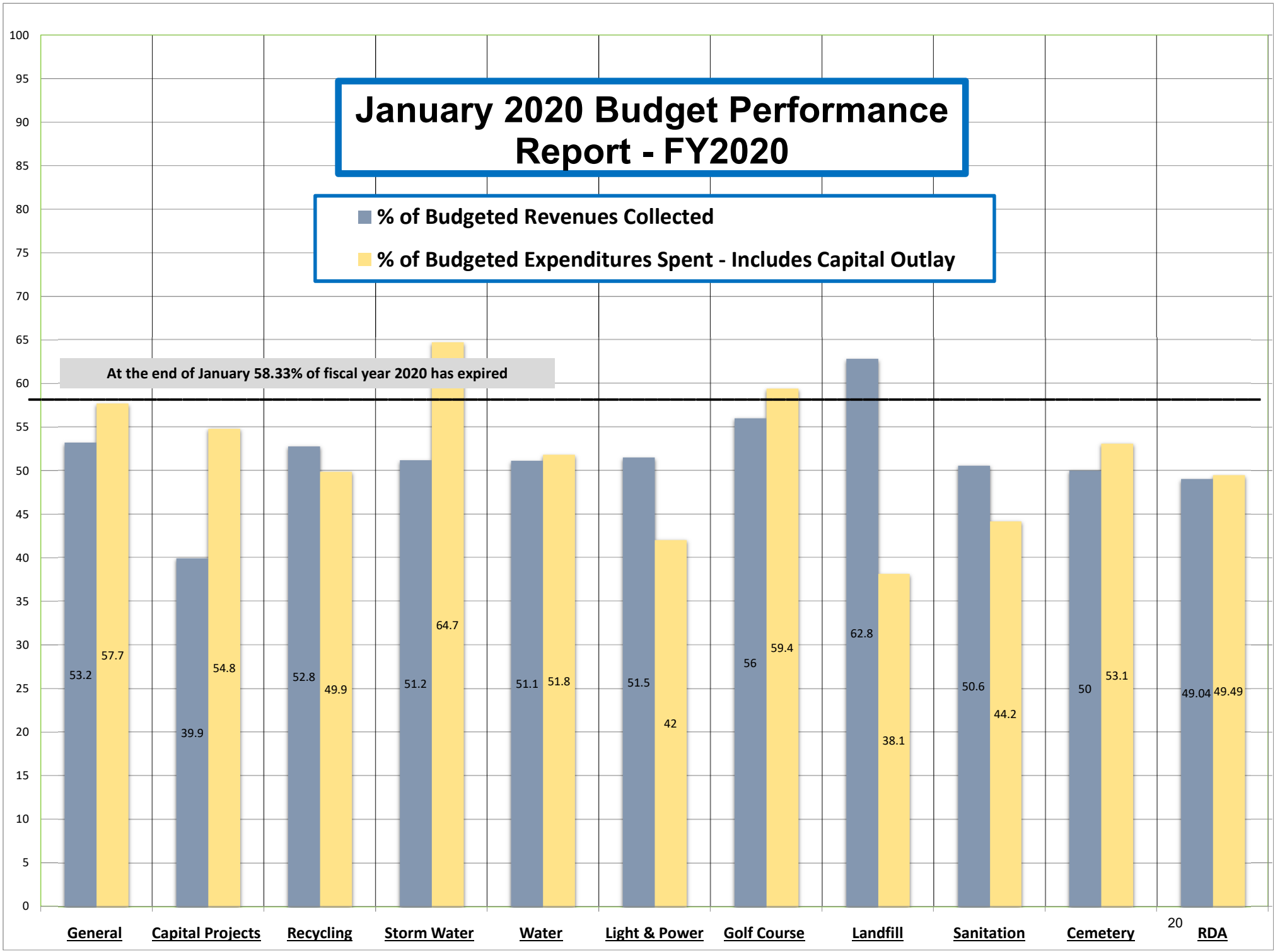
The FY2020 budget portion of these reports is the originally adopted FY2020 budget approved by the City Council in June of 2019.

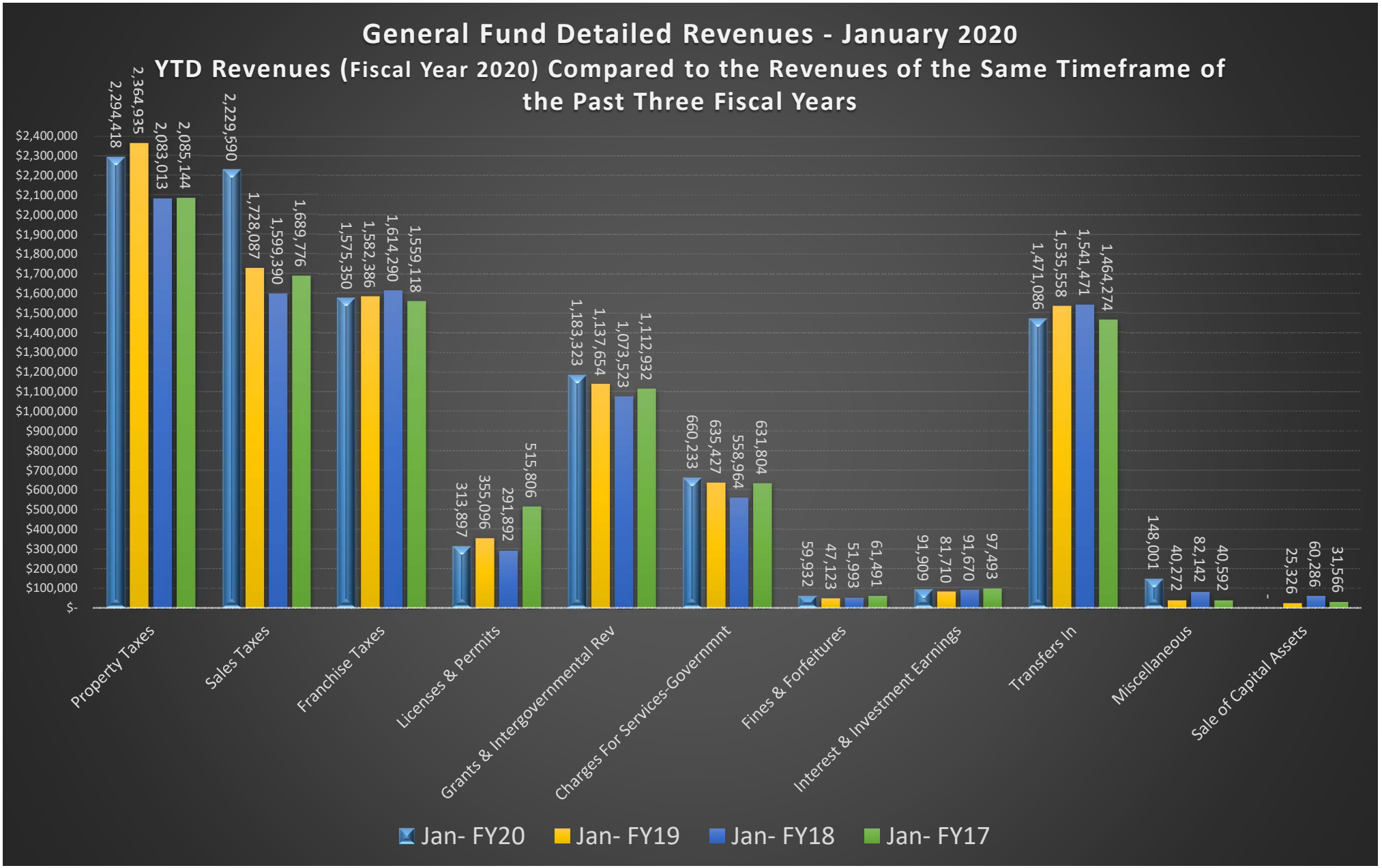
Recommendation

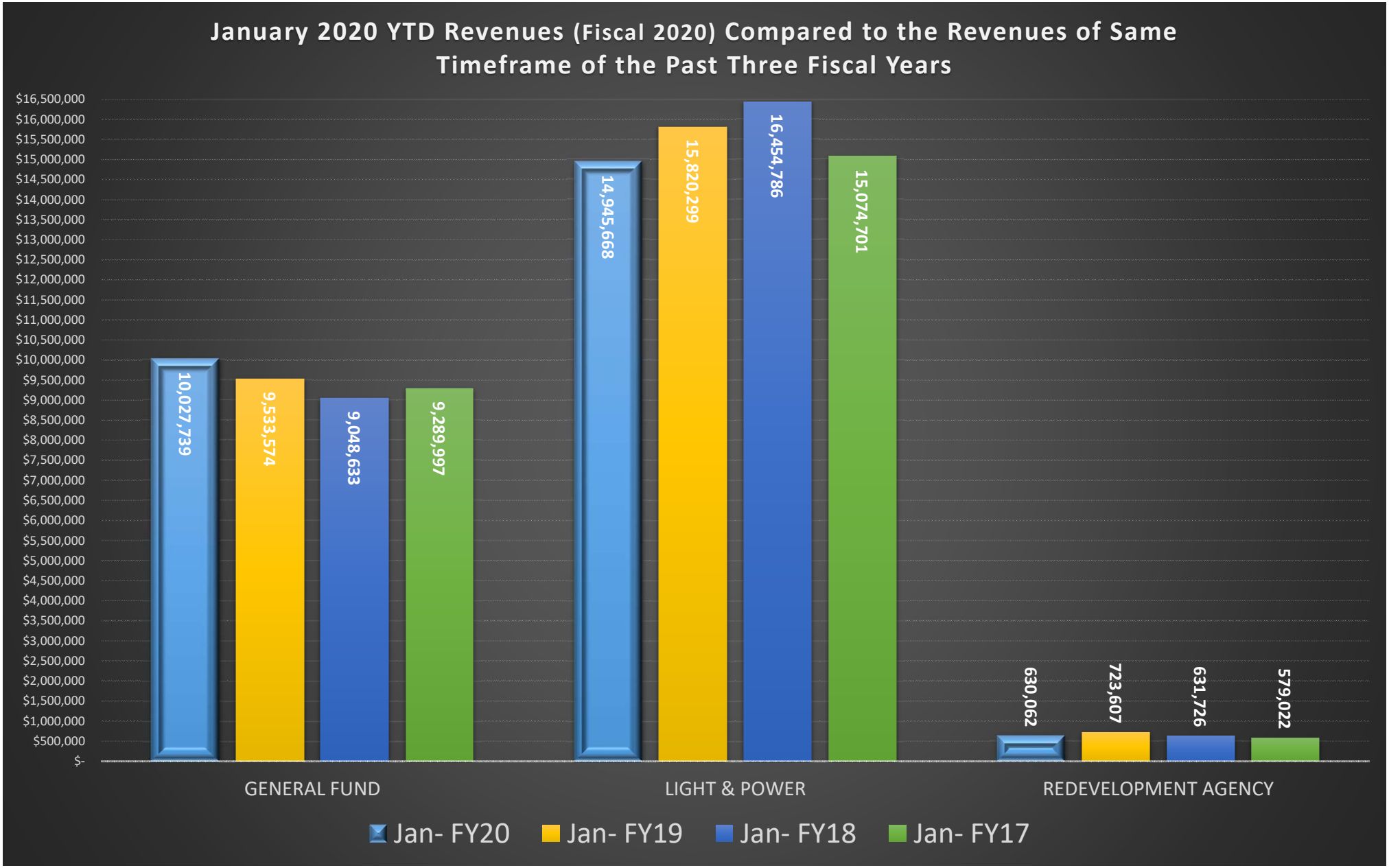
Council should review the attached revenue, expense, and budget reports.

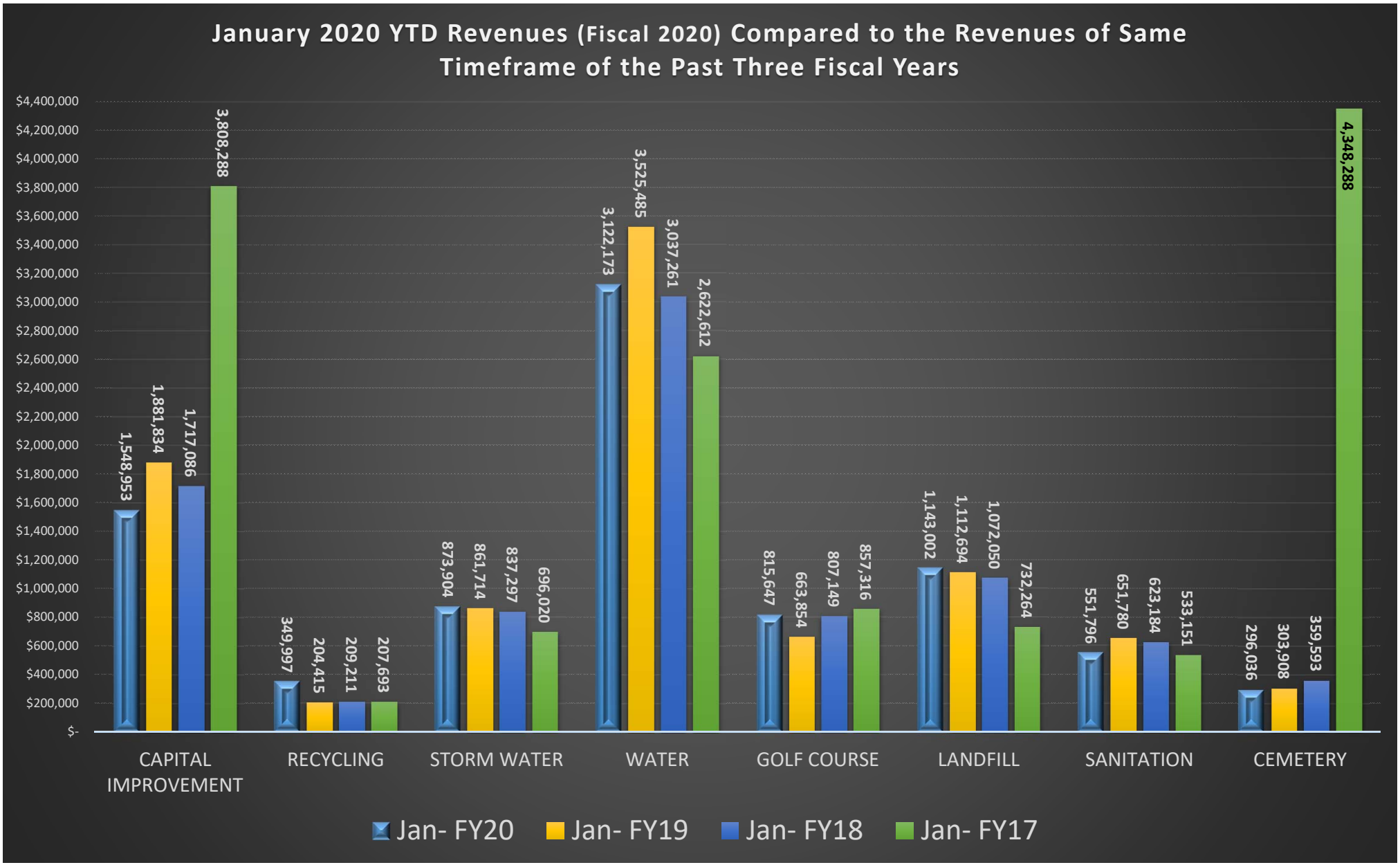
Attachments

- January 2020 Revenue & Expense Report – Fiscal 2020 YTD


January 2020 Budget Performance Report - FY2020
% of Budgeted Revenues Collected
% of Budgeted Expenditures Spent - Includes Capital Outlay
At the end of January 58.33% of fiscal year 2020 has expired
100
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5
0
53.2
57.7
39.9
54.8
52.8
49.9
51.2
64.7
51.1
51.8
51.5
42
56
59.4
62.8
38.1
50.6
44.2
50
53.1
49.04
49.49
General
Capital Projects
Recycling
Storm Water
Water
Light & Power
Golf Course
Landfill
Sanitation
Cemetery
RDA


General Fund Detailed Revenues - January 2020
YTD Revenues (Fiscal Year 2020) Compared to the Revenues of the Same Timeframe of the Past Three Fiscal Years
$2,400,000
$2,300,000
$2,200,000
$2,100,000
$2,000,000
$1,900,000
$1,800,000
$1,700,000
$1,600,000
$1,500,000
$1,400,000
$1,300,000
$1,200,000
$1,100,000
$1,000,000
$900,000
$800,000
$700,000
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
2,294,418
2,364,935
2,083,013
2,085,144
2,229,590
1,728,087
1,599,390
1,689,776
1,575,350
1,582,386
1,614,290
1,559,118
313,897
355,096
291,892
515,806
1,183,323
1,137,654
1,073,523
1,112,932
660,233
635,427
558,964
631,804
59,932
47,123
51,993
61,491
91,909
81,710
91,670
97,493
1,471,086
1,535,558
1,541,471
1,464,274
148,001
40,272
82,142
40,592
-
25,326
60,286
31,566
Property Taxes
Sales Taxes
Franchise Taxes
Licenses & Permits
Grants & Intergovernmental Rev
Charges For Services-Governmnt
Fines & Forfeitures
Interest & Investment Earnings
Transfers In
Miscellaneous
Sale of Capital Assets
Jan- FY20
Jan- FY19
Jan- FY18
Jan- FY17

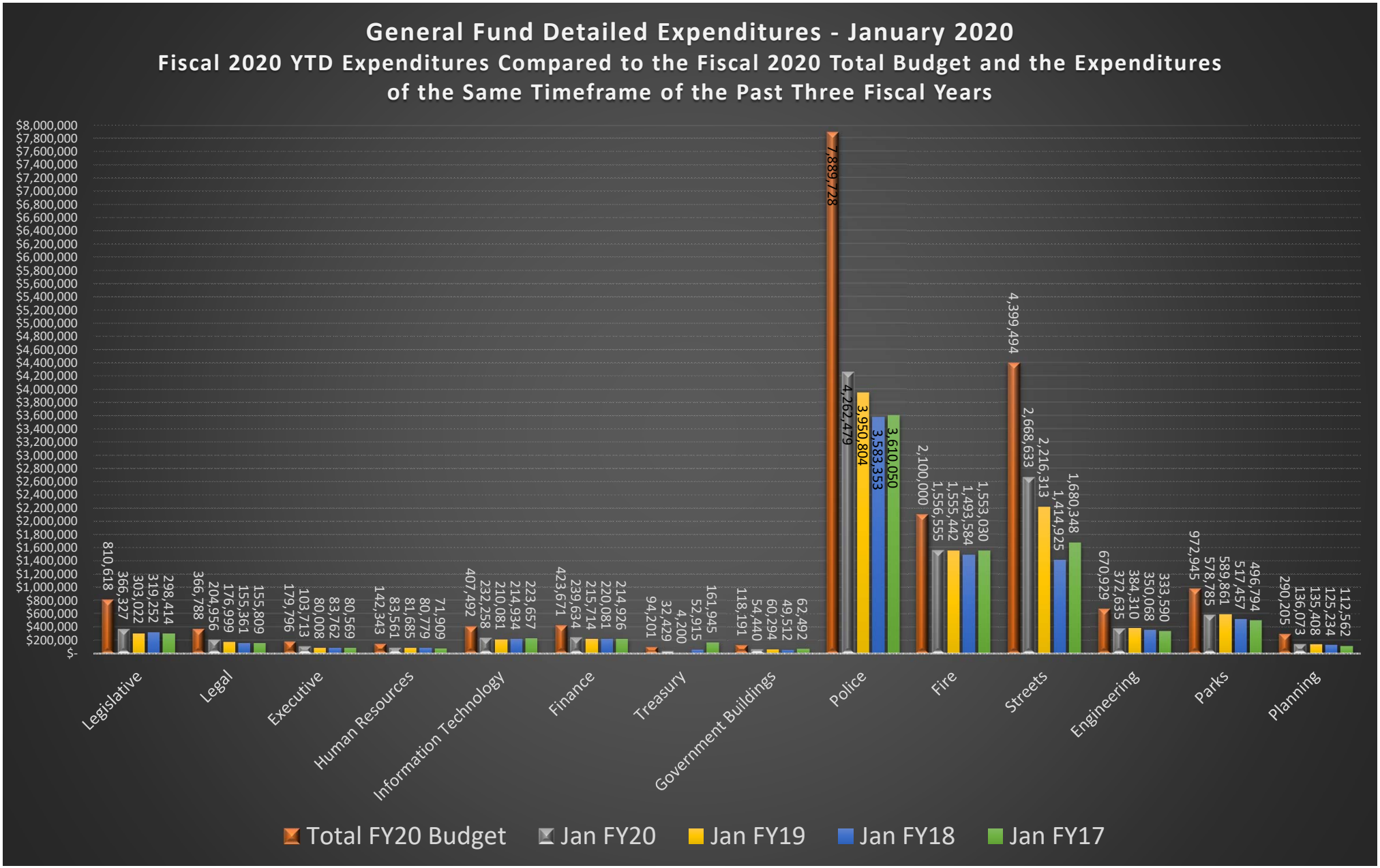

January 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years
$16,500,000
$16,000,000
$15,500,000
$15,000,000
$14,500,000
$14,000,000
$13,500,000
$13,000,000
$12,500,000
$12,000,000
$11,500,000
$11,000,000
$10,500,000
$10,000,000
$9,500,000
$9,000,000
$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
$-
10,027,739
9,533,574
9,048,633
9,289,997
14,945,668
15,820,299
16,454,786
15,074,701
630,062
723,607
631,726
579,022
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
Jan- FY20
Jan- FY19
Jan- FY18
Jan- FY17

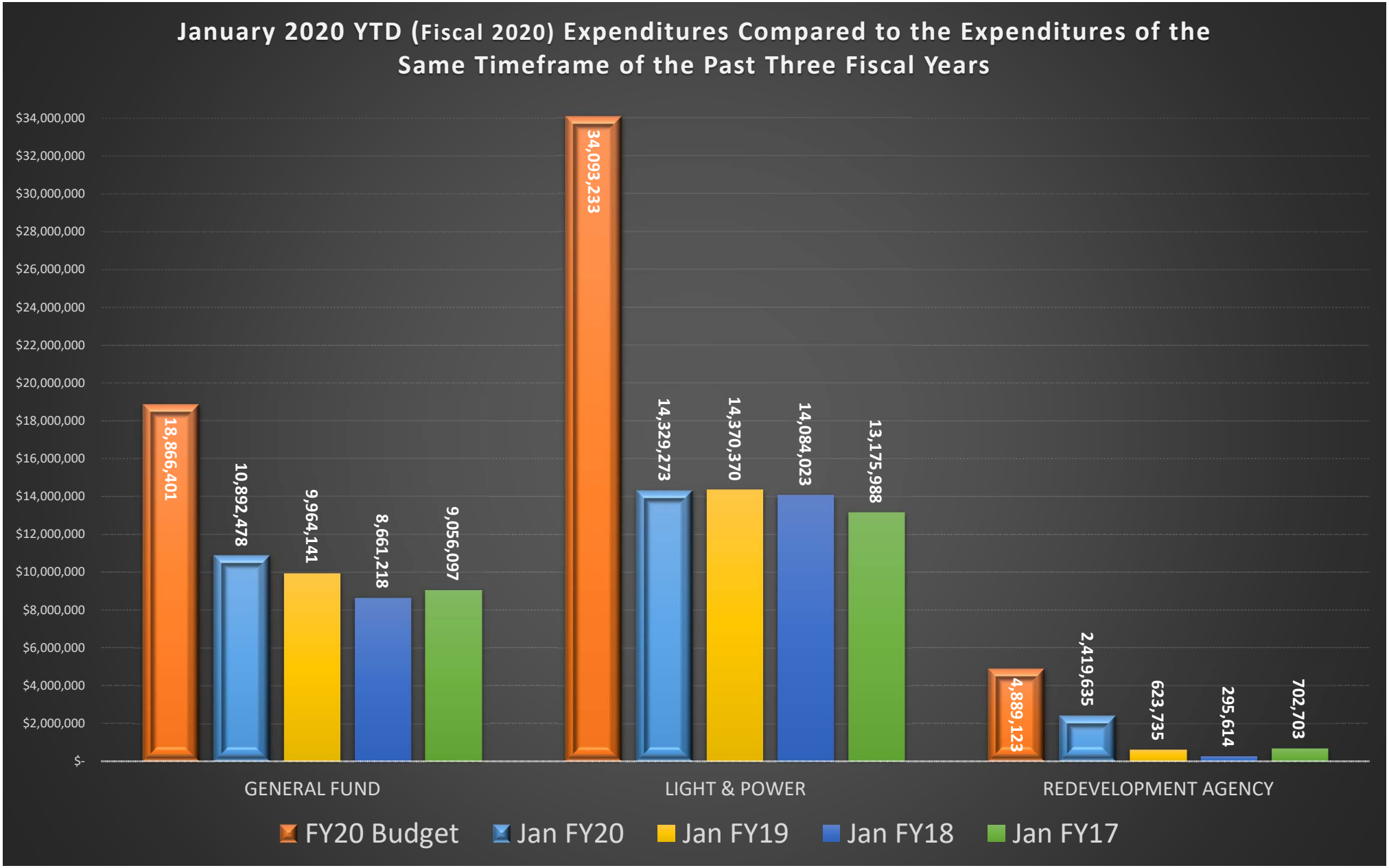

January 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years
$4,400,000
$4,200,000
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
1,548,953
1,881,834
1,717,086
3,808,288
349,997
204,415
209,211
207,693
873,904
861,714
837,297
696,020
3,122,173
3,525,485
3,037,261
2,622,612
815,647
663,854
807,149
857,316
1,143,002
1,112,694
1,072,050
732,264
551,796
651,780
623,184
533,151
296,036
303,908
359,593
4,348,288
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
Jan- FY20
Jan- FY19
Jan- FY18
Jan- FY17

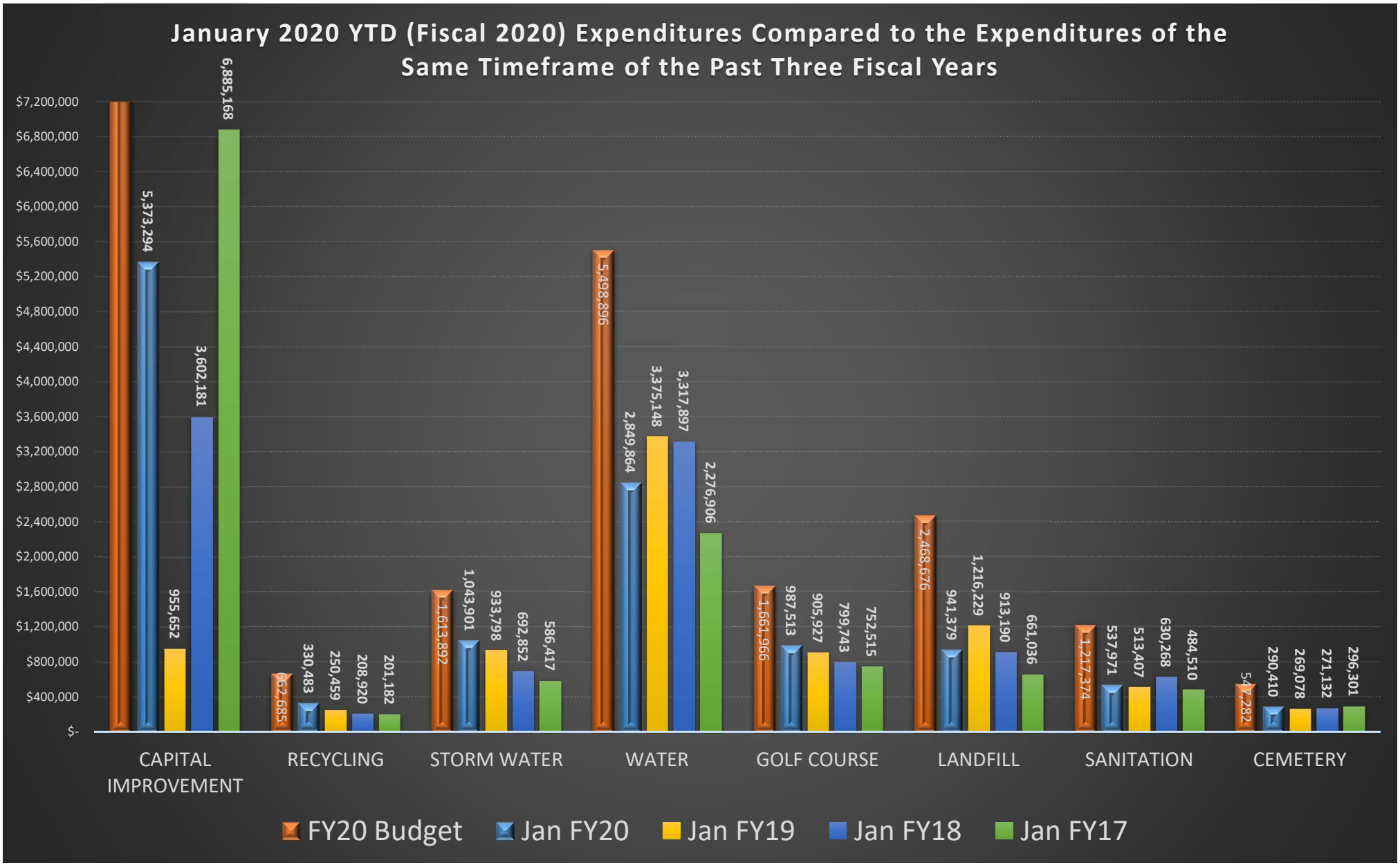
FOR 2020 07 JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-18,866,401	-18,866,401	-10,027,738.85	-2,097,546.15	.00	-8,838,662.15	53.2%
30 DEBT SERVICE	-400	-400	-265.19	-33.25	.00	-134.81	66.3%
44 MUNICIPAL BUILDING AUTHORITY	-6,000	-6,000	-4,621.24	-579.36	.00	-1,378.76	77.0%
45 CAPITAL IMPROVEMENT	-9,797,800	-3,879,175	-1,548,952.71	-281,998.78	.00	-2,330,222.29	39.9%
48 RECYCLING	-662,685	-662,685	-349,997.14	-54,988.70	.00	-312,687.86	52.8%
49 STORM WATER	-1,707,000	-1,707,000	-873,903.93	-144,473.77	.00	-833,096.07	51.2%
51 WATER	-6,115,000	-6,115,000	-3,122,172.65	-416,705.74	.00	-2,992,827.35	51.1%
53 LIGHT & POWER	-34,204,247	-29,011,011	-14,945,668.19	-2,307,991.29	.00	-14,065,342.81	51.5%
55 GOLF COURSE	-1,661,966	-1,455,500	-815,646.50	-2,543.63	.00	-639,853.50	56.0%
57 LANDFILL	-2,468,676	-1,818,645	-1,143,002.37	-129,280.73	.00	-675,642.63	62.8%
58 SANITATION	-1,217,374	-1,090,000	-551,796.31	-91,729.38	.00	-538,203.69	50.6%
59 CEMETERY	-592,200	-592,200	-296,035.78	-33,131.03	.00	-296,164.22	50.0%
61 COMPUTER MAINTENANCE	-61,730	-44,758	-44,744.96	-91.59	.00	-13.04	100.0%
63 LIABILITY INSURANCE	-578,137	-403,300	-396,490.48	-3,040.98	.00	-6,809.52	98.3%
64 WORKERS' COMP INSURANCE	-304,550	-304,550	-182,845.68	-33,693.60	.00	-121,704.32	60.0%
72 RDA REVOLVING LOAN FUND	-502,600	-224,729	-179,586.73	-23,970.75	.00	-45,142.27	79.9%
73 REDEVELOPMENT AGENCY	-4,386,523	-1,060,008	-450,474.99	-5,742.41	.00	-609,533.01	42.5%
74 CEMETERY PERPETUAL CARE	-95,000	-95,000	-66,909.08	-8,782.82	.00	-28,090.92	70.4%
78 LANDFILL CLOSURE	-18,000	-18,000	-12,915.09	-1,639.34	.00	-5,084.91	71.8%
83 RAP TAX	-797,734	-561,000	-267,845.41	-54,062.43	.00	-293,154.59	47.7%
92 OPEB TRUST	0	0	-9,826.29	-1,304.80	.00	9,826.29	100.0%
99 INVESTMENT	0	0	-113,809.25	-54,508.75	.00	113,809.25	100.0%
GRAND TOTAL	-84,044,023	-67,915,362	-35,405,248.82	-5,747,839.28	.00	-32,510,113.18	52.1%

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


General Fund Detailed Expenditures - January 2020
Fiscal 2020 YTD Expenditures Compared to the Fiscal 2020 Total Budget and the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$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
$-
810,618
366,327
303,022
319,252
298,414
366,788
204,956
176,999
155,361
155,809
179,796
103,713
80,008
83,762
80,569
142,343
83,561
81,685
80,779
71,909
407,492
232,258
210,081
214,934
223,657
423,671
239,634
215,714
220,081
214,926
94,201
32,429
4,200
52,915
161,945
118,191
54,440
60,294
49,512
62,492
7,889,728
4,262,479
3,950,804
3,583,353
3,610,050
2,100,000
1,556,555
1,555,442
1,493,584
1,553,030
4,399,494
2,668,633
2,216,313
1,414,925
1,680,348
670,929
372,635
384,310
350,068
333,590
972,945
578,785
589,861
517,457
496,794
290,205
136,073
135,408
125,234
112,562
Legislative
Legal
Executive
Human Resources
Information Technology
Finance
Treasury
Government Buildings
Police
Fire
Streets
Engineering
Parks
Planning
Total FY20 Budget
Jan FY20
Jan FY19
Jan FY18
Jan FY17


January 2020 YTD (Fiscal 2020) 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
$-
18,866,401
10,892,478
9,964,141
8,661,218
9,056,097
34,093,233
14,329,273
14,370,370
14,084,023
13,175,988
4,889,123
2,419,635
623,735
295,614
702,703
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
FY20 Budget
Jan FY20
Jan FY19
Jan FY18
Jan FY17


January 2020 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$7,200,000
$6,800,000
$6,400,000
$6,000,000
$5,600,000
$5,200,000
$4,800,000
$4,400,000
$4,000,000
$3,600,000
$3,200,000
$2,800,000
$2,400,000
$2,000,000
$1,600,000
$1,200,000
$800,000
$400,000
$-
6,885,168
5,373,294
955,652
3,602,181
662,685
330,483
250,459
208,920
201,182
1,613,892
1,043,901
933,798
692,852
586,417
5,498,896
2,849,864
3,375,148
3,317,897
2,276,906
1,661,966
987,513
905,927
799,743
752,515
2,468,676
941,379
1,216,229
913,190
661,036
1,217,374
537,971
513,407
630,268
484,510
547,282
290,410
269,078
271,132
296,301
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
FY20 Budget
Jan FY20
Jan FY19
Jan FY18
Jan FY17

FOR 2020 07 JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4110 Legislative	810,618	810,618	366,326.58	67,102.20	.00	444,291.42	45.2%
4120 Legal	366,788	366,788	204,955.91	37,610.24	.00	161,832.09	55.9%
4130 Executive	179,796	179,796	103,712.95	24,020.06	.00	76,083.05	57.7%
4134 Human Resources	142,343	142,343	83,561.00	16,501.67	.00	58,782.00	58.7%
4136 Information Technology	407,492	407,492	232,257.60	43,638.00	.00	175,234.40	57.0%
4140 Finance	423,671	423,671	239,634.04	48,233.01	.00	184,036.96	56.6%
4143 Treasury	94,201	94,201	32,429.00	6,158.62	.00	61,772.00	34.4%
4160 Government Buildings	118,191	118,191	54,440.44	9,776.91	.00	63,750.56	46.1%
4210 Police	6,740,767	6,740,767	3,664,056.84	668,925.14	.00	3,076,710.16	54.4%
4215 Reserve Officers	10,000	10,000	595.97	129.32	.00	9,404.03	6.0%
4216 Crossing Guards	151,049	151,049	71,526.03	13,630.95	.00	79,522.97	47.4%
4217 PROS	353,770	353,770	181,325.25	34,649.28	.00	172,444.75	51.3%
4218 Liquor Control	39,142	39,142	12,657.24	3,478.65	.00	26,484.76	32.3%
4219 Enhanced 911	595,000	595,000	332,317.83	42,005.12	.00	262,682.17	55.9%
4220 Fire	2,100,000	2,100,000	1,556,555.25	.00	.00	543,444.75	74.1%
4410 Streets	4,399,494	4,399,494	2,668,632.61	264,157.15	.00	1,730,861.39	60.7%
4450 Engineering	670,929	670,929	372,635.08	69,247.68	.00	298,293.92	55.5%
4510 Parks	972,945	972,945	578,785.31	74,140.36	.00	394,159.69	59.5%
4610 Planning	290,205	290,205	136,072.77	25,376.45	.00	154,132.23	46.9%
TOTAL GENERAL FUND	18,866,401	18,866,401	10,892,477.70	1,448,780.81	.00	7,973,923.30	57.7%
30 DEBT SERVICE							
4710 Debt Sevice	400	25	6.47	.95	.00	18.53	25.9%
TOTAL DEBT SERVICE	400	25	6.47	.95	.00	18.53	25.9%
44 MUNICIPAL BUILDING AUTHORITY							
4110 Legislative	6,000	372	184.70	16.63	.00	187.30	49.7%
TOTAL MUNICIPAL BUILDING AUTHORIT	6,000	372	184.70	16.63	.00	187.30	49.7%
45 CAPITAL IMPROVEMENT							

FOR 2020 07 JOURNAL DETAIL 2019 1 TO 2019 12

45 CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110 Legislative	7,880,800	7,880,800	4,470,748.21	962,096.93	.00	3,410,051.79	56.7%
4136 Information Technology	25,000	25,000	.00	.00	.00	25,000.00	.0%
4140 Finance	45,000	45,000	9,459.44	1,286.20	.00	35,540.56	21.0%
4210 Police	737,000	737,000	47,755.86	25,419.39	.00	689,244.14	6.5%
4410 Streets	995,000	995,000	828,477.50	.00	.00	166,522.50	83.3%
4510 Parks	115,000	115,000	16,852.77	.00	.00	98,147.23	14.7%
TOTAL CAPITAL IMPROVEMENT	9,797,800	9,797,800	5,373,293.78	988,802.52	.00	4,424,506.22	54.8%
48 RECYCLING							
4800 Recycling	662,685	662,685	330,483.35	56,401.06	.00	332,201.65	49.9%
TOTAL RECYCLING	662,685	662,685	330,483.35	56,401.06	.00	332,201.65	49.9%
49 STORM WATER							
4900 Storm Water	1,707,000	1,613,892	1,043,900.71	60,648.61	.00	569,991.29	64.7%
TOTAL STORM WATER	1,707,000	1,613,892	1,043,900.71	60,648.61	.00	569,991.29	64.7%
51 WATER							
5100 Water	6,115,000	5,498,896	2,849,864.36	285,914.35	.00	2,649,031.64	51.8%
TOTAL WATER	6,115,000	5,498,896	2,849,864.36	285,914.35	.00	2,649,031.64	51.8%
53 LIGHT & POWER							
5300 Light & Power	34,204,247	34,093,233	14,329,272.81	2,316,333.18	.00	19,763,960.19	42.0%
TOTAL LIGHT & POWER	34,204,247	34,093,233	14,329,272.81	2,316,333.18	.00	19,763,960.19	42.0%
55 GOLF COURSE							

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55 GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500 Golf Course	1,661,966	1,661,966	987,513.21	121,880.50	.00	674,452.79	59.4%
TOTAL GOLF COURSE	1,661,966	1,661,966	987,513.21	121,880.50	.00	674,452.79	59.4%
57 LANDFILL							
5700 Landfill	2,468,676	2,468,676	941,379.20	128,070.23	.00	1,527,296.80	38.1%
TOTAL LANDFILL	2,468,676	2,468,676	941,379.20	128,070.23	.00	1,527,296.80	38.1%
58 SANITATION							
5800 Sanitation	1,217,374	1,217,374	537,970.61	77,004.46	.00	679,403.39	44.2%
TOTAL SANITATION	1,217,374	1,217,374	537,970.61	77,004.46	.00	679,403.39	44.2%
59 CEMETERY							
5900 Cemetery	592,200	547,282	290,409.84	46,348.91	.00	256,872.16	53.1%
TOTAL CEMETERY	592,200	547,282	290,409.84	46,348.91	.00	256,872.16	53.1%
61 COMPUTER MAINTENANCE							
6100 Computer Maintenance	61,730	61,730	42,244.56	767.34	.00	19,485.44	68.4%
TOTAL COMPUTER MAINTENANCE	61,730	61,730	42,244.56	767.34	.00	19,485.44	68.4%
63 LIABILITY INSURANCE							
6300 Liability Insurance	578,137	578,137	445,651.06	10,043.94	.00	132,485.94	77.1%
TOTAL LIABILITY INSURANCE	578,137	578,137	445,651.06	10,043.94	.00	132,485.94	77.1%
64 WORKERS' COMP INSURANCE							

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64 WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400 Workers' Comp Insurance	304,550	295,511	237,241.30	48,846.22	.00	58,269.70	80.3%
TOTAL WORKERS' COMP INSURANCE	304,550	295,511	237,241.30	48,846.22	.00	58,269.70	80.3%
72 RDA REVOLVING LOAN FUND							
7200 RDA Revolving Loans	502,600	502,600	1,003.86	150.49	.00	501,596.14	.2%
TOTAL RDA REVOLVING LOAN FUND	502,600	502,600	1,003.86	150.49	.00	501,596.14	.2%
73 REDEVELOPMENT AGENCY							
7300 Redevelopment Agency	4,386,523	4,386,523	2,418,631.34	23,436.70	.00	1,967,891.66	55.1%
TOTAL REDEVELOPMENT AGENCY	4,386,523	4,386,523	2,418,631.34	23,436.70	.00	1,967,891.66	55.1%
74 CEMETERY PERPETUAL CARE							
7400 Cemetery Perpetual Care	95,000	1,500	674.15	94.80	.00	825.85	44.9%
TOTAL CEMETERY PERPETUAL CARE	95,000	1,500	674.15	94.80	.00	825.85	44.9%
78 LANDFILL CLOSURE							
7800 Landfill Closure	18,000	0	.00	.00	.00	.00	.0%
TOTAL LANDFILL CLOSURE	18,000	0	.00	.00	.00	.00	.0%
83 RAP TAX							
8300 RAP Tax	797,734	797,734	45,304.52	27.57	.00	752,429.48	5.7%
TOTAL RAP TAX	797,734	797,734	45,304.52	27.57	.00	752,429.48	5.7%
92 OPEB TRUST							

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92 OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9200 OPEB Trust	0	0	17,868.04	2,928.87	.00	-17,868.04	100.0%
TOTAL OPEB TRUST	0	0	17,868.04	2,928.87	.00	-17,868.04	100.0%
GRAND TOTAL	84,044,023	83,052,337	40,785,375.57	5,616,498.14	.00	42,266,961.43	49.1%

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

City Council Staff Report

Subject: 100 N Reconstruction Project
Author: Lloyd Cheney, City Engineer
Department: Engineering
Date: March 17, 2020

Background

100 North Street, from Main Street to 400 East is the next street to be reconstructed in Plat A. In preparation for this year's project, the irrigation and the culinary water systems will be replaced. Replacement of the irrigation system is expected to start immediately. In addition to the poor pavement condition, this reconstruction project includes the replacement of a significant amount of curb, gutter, sidewalk and drive approaches. The Engineering Department will monitor expenditures and modify the scope of work to maximize the amount of repair work that can be completed within the project budget.

Analysis

A Bid Opening for the reconstruction project was held on March , 2020 and proposals were received from **8** companies. The prices received from all Bidders is included on the attached Bid Tabulation. The 4 lowest cost proposals are as follows:

Engineer's Estimate	$491,613.50
Black Forest Paving	$379,150.00
Advanced Paving	$379,637.10
Consolidated Paving	$409,950.53
Staker Parson	$436,000.00

Black Forest Paving is a newcomer to Bountiful City's Capital Improvement program. They have completed recent projects for Woods Cross, West Bountiful, Kaysville. We have contacted references on their projects (Woods Cross, West Bountiful, and South Jordan) and each has provided positive comments about their abilities and work products.

Department Review

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

Significant Impacts

Funding for this work has been included in the Street Department's Capital Road Reconstruction Budget. This expense will be funded by B&C money and Transportation tax revenues.

The Street Department has allocated $400,000 for the project in the FY20 budget, but because of the un anticipated overlap of the 200 N Reconstruction project from the FY19 budget to the current year (FY20), it will be necessary to amend the FY20 Budget.

Recommendation

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

Attachments

Bid Tabulation

Bountiful City Corporation
100 North Reconstruction Project
Main St to 400 E
Bid Tabulation
Bid Opening 3 Mar 2020 2:00 PM

Item No.	Description	Unit	Qty	Engineer's Estimate		Black Forest		Advanced		Consolidated		Staker Parson	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	15,000.00	15,000.00	19,000.00	19,000.00	13,400.00	13,400.00	12,995.00	12,995.00	101,925.30	101,925.30
2	Lower Valve	Ea	16	325.00	5,200.00	200.00	3,200.00	295.00	4,720.00	287.50	4,600.00	236.25	3,780.00
3	Lower Manhole	Ea	10	425.00	4,250.00	200.00	2,000.00	355.00	3,550.00	345.00	3,450.00	315.00	3,150.00
4	Remove Curb & Gutter	LFt	718	10.00	7,180.00	8.00	5,744.00	5.65	4,056.70	7.75	5,564.50	5.30	3,805.40
5	Remove Concrete Slabs	SqFt	5318	2.00	10,636.00	1.50	7,977.00	1.10	5,849.80	1.20	6,381.60	2.60	13,826.80
6	Construct 24" Curb and Gutter	LFt	287	26.00	7,462.00	36.00	10,332.00	30.00	8,610.00	21.89	6,282.43	26.30	7,548.10
7	Construct 4" Flatwork	SqFt	3160	7.50	23,700.00	8.30	26,228.00	6.30	19,908.00	5.20	16,432.00	8.40	26,544.00
8	Type B Drive Approach	LFt	432	50.00	21,600.00	67.00	28,944.00	73.50	31,752.00	57.45	24,818.40	63.00	27,216.00
9	Sawcut Asphalt	LFt	234	1.50	351.00	2.50	585.00	1.20	280.80	2.30	538.20	1.30	304.20
10	Sawcut Concrete	LFt	18	2.75	49.50	22.00	396.00	2.40	43.20	12.78	230.04	10.50	189.00
11	8" Roadway Excavation	CYd	2000	17.00	34,000.00	16.50	33,000.00	16.20	32,400.00	27.02	54,040.00	16.15	32,300.00
12	Pulverize or Remove Existing Asphalt	SqYd	8850	3.00	26,550.00	1.50	13,275.00	1.90	16,815.00	1.00	8,850.00	0.85	7,522.50
13	Rough Grading	SqYd	8850	7.00	61,950.00	6.80	60,180.00	7.00	61,950.00	10.26	90,801.00	5.40	47,790.00
14	Finish Grading	SqYd	8850	2.50	22,125.00	0.78	6,903.00	1.10	9,735.00	1.30	11,505.00	0.95	8,407.50
15	4" Asphalt Pavement	Ton	2038	70.00	142,660.00	62.00	126,356.00	65.70	133,896.60	64.47	131,389.86	59.90	122,076.20
16	Road Base	Ton	1000	24.00	24,000.00	23.00	23,000.00	21.00	21,000.00	22.47	22,470.00	18.80	18,800.00
17	Raise Valve to Finish Grade	Ea	16	400.00	6,400.00	370.00	5,920.00	325.00	5,200.00	287.50	4,600.00	315.00	5,040.00
18	Raise Manhole - Metal Riser	Ea	10	500.00	5,000.00	500.00	5,000.00	470.00	4,700.00	345.00	3,450.00	420.00	4,200.00
19	Raise Monument to Finish Grade	Ea	3	500.00	1,500.00	370.00	1,110.00	590.00	1,770.00	517.50	1,552.50	525.00	1,575.00
Total					419,613.50		379,150.00		379,637.10		409,950.53		436,000.00

Item No.	Description	Unit	Qty	Engineer's Estimate		Post		Kilgore		Ridge Rock Inc.		Acme	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	15,000.00	15,000.00	30,000.00	30,000.00	72,000.00	72,000.00	25,000.00	25,000.00	62,500.00	62,500.00
2	Lower Valve	Ea	16	325.00	5,200.00	225.00	3,600.00	175.00	2,800.00	125.00	2,000.00	377.00	6,032.00
3	Lower Manhole	Ea	10	425.00	4,250.00	250.00	2,500.00	275.00	2,750.00	125.00	1,250.00	465.00	4,650.00
4	Remove Curb & Gutter	LFt	718	10.00	7,180.00	14.75	10,590.50	8.50	6,103.00	6.54	4,695.72	12.45	8,939.10
5	Remove Concrete Slabs	SqFt	5318	2.00	10,636.00	2.95	15,688.10	3.00	15,954.00	1.75	9,306.50	2.85	15,156.30
6	Construct 24" Curb and Gutter	LFt	287	26.00	7,462.00	31.75	9,112.25	50.00	14,350.00	39.26	11,267.62	42.75	12,269.25
7	Construct 4" Flatwork	SqFt	3160	7.50	23,700.00	7.50	23,700.00	12.00	37,920.00	8.30	26,228.00	8.45	26,702.00
8	Type B Drive Approach	LFt	432	50.00	21,600.00	61.00	26,352.00	83.00	35,856.00	96.68	41,765.76	92.40	39,916.80
9	Sawcut Asphalt	LFt	234	1.50	351.00	1.50	351.00	2.75	643.50	2.00	468.00	1.15	269.10
10	Sawcut Concrete	LFt	18	2.75	49.50	28.00	504.00	11.00	198.00	10.00	180.00	14.55	261.90
11	8" Roadway Excavation	CYd	2000	17.00	34,000.00	22.00	44,000.00	22.00	44,000.00	68.00	136,000.00	41.85	83,700.00
12	Pulverize or Remove Existing Asphalt	SqYd	8850	3.00	26,550.00	1.05	9,292.50	0.97	8,584.50	3.42	30,267.00	7.05	62,392.50
13	Rough Grading	SqYd	8850	7.00	61,950.00	12.00	106,200.00	10.00	88,500.00	7.20	63,720.00	12.90	114,165.00
14	Finish Grading	SqYd	8850	2.50	22,125.00	1.00	8,850.00	0.99	8,761.50	1.08	9,558.00	1.05	9,292.50
15	4" Asphalt Pavement	Ton	2038	70.00	142,660.00	64.50	131,451.00	57.00	116,166.00	65.79	134,080.02	59.75	121,770.50
16	Road Base	Ton	1000	24.00	24,000.00	26.75	26,750.00	19.00	19,000.00	18.85	18,850.00	34.00	34,000.00
17	Raise Valve to Finish Grade	Ea	16	400.00	6,400.00	350.00	5,600.00	350.00	5,600.00	335.00	5,360.00	600.00	9,600.00
18	Raise Manhole - Metal Riser	Ea	10	500.00	5,000.00	450.00	4,500.00	500.00	5,000.00	460.00	4,600.00	800.00	8,000.00
19	Raise Monument to Finish Grade	Ea	3	500.00	1,500.00	615.00	1,845.00	900.00	2,700.00	335.00	1,005.00	950.00	2,850.00
Total					419,613.50		460,886.35		486,886.50		525,601.62		622,466.95

City Council Staff Report

Subject: Preliminary and Final Approval of the Evans Subdivision
Address: 3995 S Bountiful Boulevard
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: March 17, 2020

Background
Nate Evans and Michael Nielson are requesting Preliminary and Final approval of the Evans Subdivision, a 2 lot subdivision located on the east side of Bountiful Blvd., at approximately 4000 South. The proposed subdivision includes the vacant ground between Huntington Circle and Summerwood Drive, bounded by Bountiful Boulevard on the west and the steep foothill escarpment on the east. This item was reviewed by the Planning Commission at their meeting on March 3, 2020, and a recommendation for approval is forwarded to the City Council.

Analysis
The proposed subdivision includes 2 properties owned by Mr. Nielson. As part of the subdivision, Mr. Nielson intends to adjust the south boundary line of Newport Heights Lot 37 (his personal residence) to include improvements he has made on the vacant parcel. All parcels are currently located in the R-3 zone and total approximately 5.19 acres. Staff has verified that both lots will exceed the minimum requirements for lot size (11,000 sqft minimum) and lot width (80 ft. minimum).

All necessary utilities are available to serve Lot 2, although there are special circumstances related to the extension of the sewer system to serve the subdivision and the existing home located at 4001 S Bountiful Blvd. As the design of the subdivision progressed, it was noted that the existing Lot 37 was connected to the sanitary sewer by a long lateral which connects to a manhole near the intersection of 400 E and Bountiful Blvd. This lateral is not adequate (in its current condition) to serve the proposed development and a future connection to the residence at 4001 S Bountiful Blvd (which is believed to be one of the last homes serviced by a septic tank). After consulting with the South Davis Sewer District, the proposed sewer installation was approved, and will be owned, operated and maintained by the Sewer District. This is noteworthy, since the standard pipe size for the sewer system is an 8” diameter pipe and this has been designed as a 6” pipe.

The remaining issue to be resolved is the connection of 4001 S to the sewer system. Although this is a secondary issue to the proposed subdivision, State Code allows the City Council to require connection to the sewer if the property boundary is within 300 feet of the sewer system (UCA 10-8-38 2(a)(i)). Because of the minimal depth of the sewer at the proposed manhole, and the slope of Bountiful Blvd, this connection can only be accomplished if the lateral for the existing home is installed in the front yard setback of Lot 2 (for a gravity system).

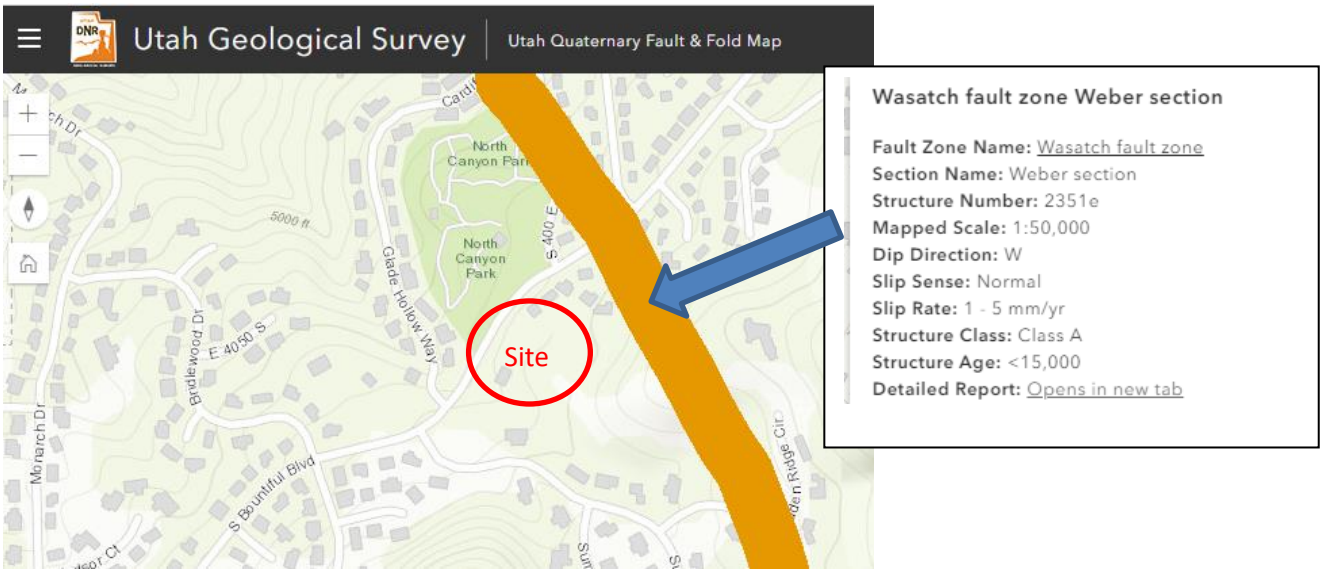
The applicants should provide an easement for the installation of the sewer lateral across the south west corner of the lot frontage to serve 4001 S Bountiful Blvd.
The nearest storm drain is located approximately 280 ft south of Lot 2. It is recommended that the developers pay the $2,100 (per ac) impact fee and take advantage of the existing storm drain capacity in Bountiful Blvd and the creek crossing at Glade Hollow in lieu of installing storm drain pipe and inlet box(es).

The Bountiful Land Use Code includes the following definition:

308. UNBUILDABLE LAND (UNUSABLE LAND): Any portion of a property that is encumbered by physical constraints, such as a flood plain, geologic fault, escarpment, or similar feature. In the Residential Foothill Zone (R-F) this definition shall also include any portion of a property that has thirty percent (30%) slope or greater.

The analysis of these properties would be incomplete if consideration of the geologic and topographic attributes of this location were not considered. The most prominent feature of this site is the steep slope which rises approximately 170 feet above the elevation of Bountiful Blvd. This feature is an indicator of 2 significant conditions:

1. The boundary of the Lake Bonneville shoreline. Above Bountiful Blvd, the exposed soils have a higher clay content, and represent the mountain geology. Below the shoreline, the soils are granular – with a predominance of sands and gravels associated with the interface of a water body to a shoreline.
2. The triangular shaped foothills indicate the site's proximity to fault lines, commonly associated in the Basin and Range province of Utah and Nevada.



Any future owner of Lot 2 should expect to encounter differing soil conditions on the site and the potential for adverse effects from a seismic event, based on the site's proximity to the Weber section of the Wasatch fault.

Since this development is affected by the conditions identified in the definition of Unbuildable Land, it is recommended that the plat identify the areas which are not suitable for development. Entellus Engineering has taken a step forward in this direction by indicating the location of the existing slopes which exceed 30%, but the boundary is not complete. These areas should be identified on the remainder of Lot 2 and the boundary marked on the plat as "Unbuildable Land".

For many years this vacant lot has been accessed without an approved drive approach. Any damaged curb, gutter and sidewalk must be replaced as part of the construction of a new residence on Lot 2.

The survey data included on the preliminary plat identifies two existing accessory buildings which cross the property line on the west side of the lot. Two additional accessory buildings currently exist on the interior of the lot. The land use code prohibits accessory structures on lots that lack a primary structure. Mr. Evans intends to remove these buildings, and has indicated that it is likely that he will apply for a building permit with a few weeks. As has been done in the past, staff would recommend a 120 day grace period for Mr. Evans to apply for the building permit for the new single family home before requiring the removal of the structures from the property.

Department Review

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

Recommendation
Staff recommends the City Council grant Preliminary and Final approval of the Evans Subdivision with the following conditions:

1. Identify the extent of the slopes which exceed 30% on the plat and identify these areas as "Unbuildable Land".
2. Provide a Private Utility Easement across the front of Lot 2 for a sewer lateral installation to serve the existing house located at 4001 S Bountiful Blvd.
3. Require the owner of 4001 S Bountiful Blvd to connect to the sanitary sewer system.
4. Replace the existing curb, gutter and sidewalk across the frontage of Lot 2. This may be completed with the construction of new home on Lot 2.
5. Make all necessary red line corrections to the final plat and the construction drawings.
6. Provide a current title report.
7. Sign a Development Agreement.
8. Post an acceptable form of bond for the construction of the subdivision improvements.
9. Pay all required fees.

Significant Impacts

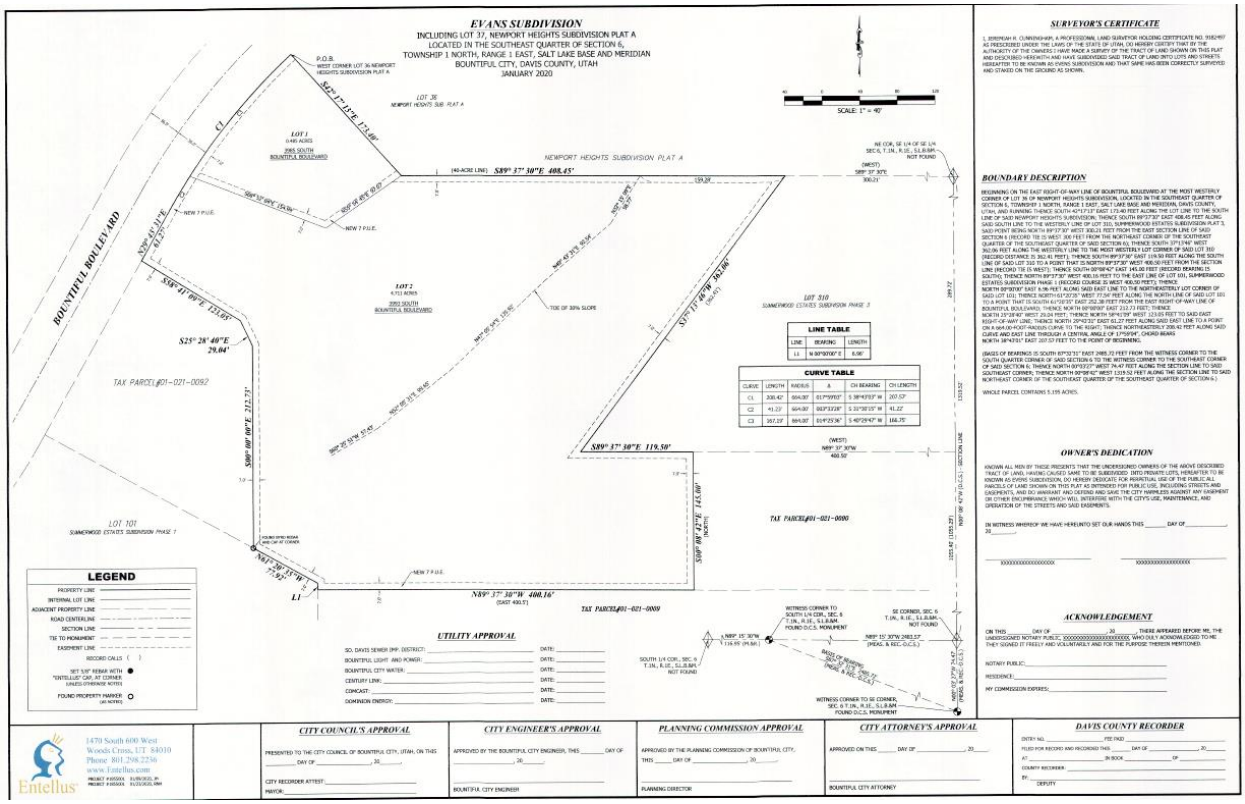
None

Attachments

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

Aerial Photo of the Proposed Evans Subdivision




EVANS SUBDIVISION
INCLUDING LOT 37, NEWPORT HEIGHTS SUBDIVISION PLAT A
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL, CITY, DAVIS COUNTY, UTAH
JANUARY 2020
SCALE: 1" = 40'
BOUNTIFUL BOULEVARD
NEWPORT HEIGHTS SUBDIVISION PLAT A
LOT 1
0.445 ACRES
1065 SOUTH
BOUNTIFUL BOULEVARD
LOT 2
0.711 ACRES
1093 SOUTH
BOUNTIFUL BOULEVARD
LOT 36
NEWPORT HEIGHTS SUB PLAT A
LOT 310
SUMMERWOOD ESTATES SUBDIVISION PHASE 3
LOT 101
SUMMERWOOD ESTATES SUBDIVISION PHASE 1
TAX PARCEL#01-021-0092
TAX PARCEL#01-021-0090
TAX PARCEL#01-021-0089
S89° 37' 30"E 408.45'
S89° 37' 30"E 119.50'
N89° 37' 30"W 408.16'
(EAST 400.5')
S25° 28' 40"E 29.04'
S38° 41' 09"E 133.69'
S00° 00' 00"E 212.73'
S00° 00' 42"E 145.00'
S71° 28' 15"W 71.92'
L1
NEW 7 P.U.E.
TOE OF 30% SLOPE
P.O.B.
WEST CORNER LOT 36 NEWPORT HEIGHTS SUBDIVISION PLAT A
NE COR, SE 1/4 OF SE 1/4 SEC 6, T.1N., R.1E., S.L.B.&M. NOT FOUND
(WEST) 306.21'
(WEST) N89° 37' 30"W 400.50'
SE CORNER, SEC. 6 T.1N., R.1E., S.L.B.&M. NOT FOUND
WITNESS CORNER TO SOUTH 1/4 COR., SEC. 6 T.1N., R.1E., S.L.B.&M. FOUND D.C.S. MONUMENT
SOUTH 1/4 COR., SEC. 6 T.1N., R.1E., S.L.B.&M. NOT FOUND
WITNESS CORNER TO SE CORNER, SEC. 6 T.1N., R.1E., S.L.B.&M. FOUND D.C.S. MONUMENT
N89° 15' 30"W 2482.12' (MEAS. & REC. (U.C.S.))
N89° 15' 30"W 1119.95' (M.&R.)
N89° 15' 30"W 1362.17' (MEAS. & REC. (U.C.S.))
N89° 15' 30"W 1055.47' (1055.23') (MEAS. & REC. (U.C.S.))
SECTION LINE
LINE TABLE
LINE | BEARING | LENGTH
L1 | N 89°00'00" E | 6.96'
CURVE TABLE
CURVE | LENGTH | RADIUS | Δ | CH BEARING | CH LENGTH
C1 | 208.42' | 664.00' | 017°59'03" | S 38°43'53" W | 207.57'
C2 | 41.23' | 664.00' | 003°33'28" | S 31°30'15" W | 41.22'
C3 | 167.19' | 664.00' | 014°25'36" | S 40°29'47" W | 166.75'
LEGEND
PROPERTY LINE
INTERNAL LOT LINE
ADJACENT PROPERTY LINE
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
EASEMENT LINE
RECORD CALLS ( )
SET 1/2" REBAR WITH "ENTELLUS" CAP, 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
BOUNDARY DESCRIPTION
BEGINNING ON THE EAST RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT THE MOST WESTERLY CORNER OF LOT 36 OF NEWPORT HEIGHTS SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 42°13'13" EAST 175.40 FEET ALONG THE LOT LINE TO THE SOUTH LINE OF SAID NEWPORT HEIGHTS SUBDIVISION; THENCE SOUTH 89°37'30" EAST 408.45 FEET ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF LOT 310, SUMMERWOOD ESTATES SUBDIVISION PLAT 3, SAID POINT BEING NORTH 89°37'30" WEST 300.21 FEET FROM THE EAST SECTION LINE OF SAID SECTION 6 (RECORD TIE IS WEST 300 FEET FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 6); THENCE SOUTH 37°17'41" WEST 362.06 FEET ALONG THE WESTERLY LINE TO THE MOST WESTERLY LOT CORNER OF SAID LOT 310 (RECORD DISTANCE IS 362.41 FEET); THENCE SOUTH 89°37'30" EAST 119.50 FEET ALONG THE SOUTH LINE OF SAID LOT 310 TO A POINT THAT IS NORTH 89°37'30" WEST 408.50 FEET FROM THE SECTION LINE (RECORD TIE IS WEST); THENCE SOUTH 00°00'42" EAST 145.00 FEET (RECORD BEARING IS SOUTH); THENCE NORTH 89°37'30" WEST 400.16 FEET TO THE EAST LINE OF LOT 101, SUMMERWOOD ESTATES SUBDIVISION PHASE 1 (RECORD DISTANCE IS 400.50 FEET); THENCE NORTH 00°00'00" EAST 1055.47 FEET ALONG SAID EAST LINE TO THE NORTHEASTERLY LOT CORNER OF SAID LOT 101; THENCE NORTH 61°20'25" WEST 77.56 FEET ALONG THE NORTH LINE OF SAID LOT 101 TO A POINT THAT IS SOUTH 61°06'00" EAST 252.38 FEET FROM THE EAST RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD; THENCE NORTH 89°00'00" EAST 212.73 FEET; THENCE NORTH 25°28'40" WEST 29.04 FEET; THENCE NORTH 38°41'09" WEST 133.69 FEET TO SAID EAST RIGHT-OF-WAY LINE; THENCE NORTH 29°42'32" EAST 61.27 FEET ALONG SAID EAST LINE TO A POINT ON A 664.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHEASTERLY 208.42 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 17°59'04", CHORD BEARS NORTH 38°43'53" EAST 207.57 FEET TO THE POINT OF BEGINNING.
BASIS OF BEARINGS IS SOUTH 89°37'31" EAST 2680.72 FEET FROM THE WITNESS CORNER TO THE SOUTH QUARTER CORNER OF SAID SECTION 6 TO THE WITNESS CORNER TO THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 00°03'27" WEST 74.45 FEET ALONG THE SECTION LINE TO SAID SOUTHEAST CORNER; THENCE NORTH 89°56'42" WEST 1,519.92 FEET ALONG THE SECTION LINE TO SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6.)
WHOLE PARCEL CONTAINS 5.195 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 EVANS SUBDIVISION, 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_____.
ACKNOWLEDGEMENT
ON THIS _____ DAY OF _____, 20_____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXXXXXXX, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.
NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____
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
Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone: 801.298.2236
www.Entellus.com

EVANS SUBDIVISION

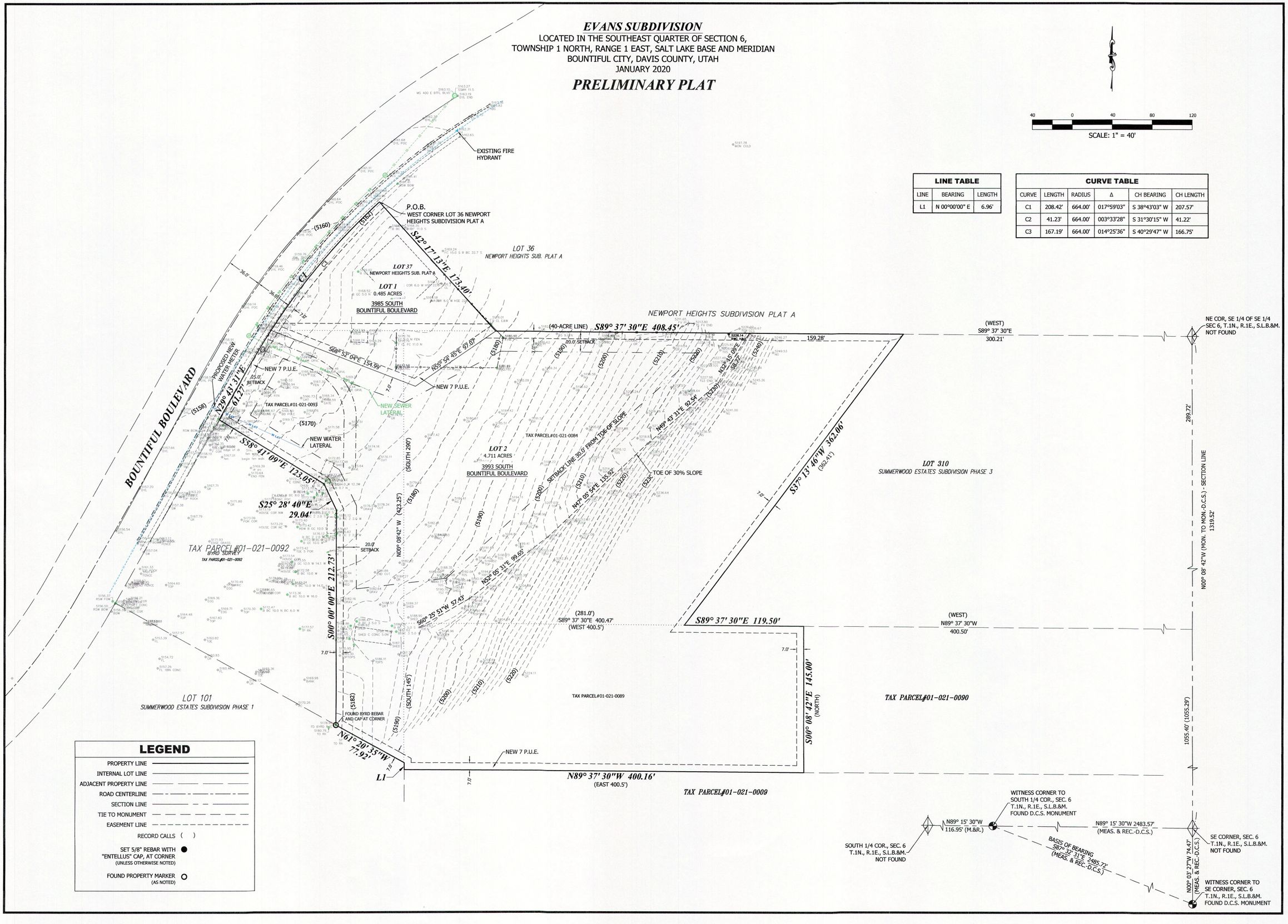
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JANUARY 2020

PRELIMINARY PLAT

40 0 40 80 120
SCALE: 1" = 40'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°00'00" E	6.96'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	208.42'	664.00'	017°59'03"	S 38°43'03" W	207.57'
C2	41.23'	664.00'	003°33'28"	S 31°30'15" W	41.22'
C3	167.19'	664.00'	014°25'36"	S 40°29'47" W	166.75'



LEGEND

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

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

Entellus



Client: NATE EVANS
Contact: NATE EVANS
Phone #:
Address:
Email:

EVANS SUBDIVISION
3985 SOUTH BOUNTIFUL BOULEVARD
LOCATED IN THE SE 1/4 OF SECTION 6, T.1 N., R.1 E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:		
REV #	REVISION DATE	COMMENT
REV 1:	DATE	
REV 2:	DATE	
REV 3:	DATE	
REV 4:	DATE	
REV 5:	DATE	
REV 6:	DATE	
REV 7:	DATE	
REV 8:	DATE	

DRAWN:	RH
APPROVED:	JRC
PROJECT #:	1855001
BOUNDARY 1855001.dwg	

C201
PRELIMINARY PLAT

BOUNTIFUL BOULEVARD

SAWCUT & REPLACE ASPHALT AS
PER BOUNTIFUL CITY STANDARDS

NEW 30" SSMH PRO-505
RIM: 5158.53
FL (PRO-502-Out) : 5154.75
FL (PRO-504-In) : 5154.75

NEW 6" SDR-35 PRO-502
210 LF @ 1.00%

NEW 30" SSMH PRO-503
RIM: 5160.75
FL (PRO-502-In) : 5152.65
FL (EX-500-Out) : 5152.65

EXIST 6" PVC EX-500
105 LF @ 1.00%

EXIST. 48" SSMH EX-501
RIM: 5163.10
FL (EX-500-In) : 5151.60

EXISTING CULINARY
WATER LINE

NEW ASPHALT
ROADWAY

NEW CULINARY
WATER SERVICE

4" LATERAL PRO-504
132 LF @ 2.00%

LOT 1
3985 SOUTH

LOT 2
3993 SOUTH

EXISTING
BUILDING

SANITARY SEWER
VERTICAL SCALE: 1"=4'

EXISTING SURFACE ALONG
SANITARY SEWER SYSTEM

4" LATERAL PRO-504
132 LF @ 2.00%

0.58'
SEPARATION

EXISTING CULINARY
WATER LINE

PRO-505 NEW 30" SSMH
RIM: 5158.53
FL In (PRO-504) : 5154.75
FL Out (PRO-502) : 5154.75

NEW 6" SDR-35 PRO-502
210 LF @ 1.00%

EXIST 6" PVC EX-500
105 LF @ 1.00%

PRO-503 NEW 30" SSMH
RIM: 5160.75
FL In (PRO-502) : 5152.65
FL Out (EX-500) : 5152.65

EX-501 EXIST. 48" SSMH
RIM: 5163.10
FL In (EX-500) : 5151.60

CONST

ALL SANITARY
DAVIS SEWER

ALL ROAD & RC
CITY STANDAR

City Council Staff Report

Subject: Preliminary Approval of the Towns at Orchard & 500 S P.U.D.
Address: 500 South Orchard Drive
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: March 17, 2020

Background
Brighton Homes is requesting Preliminary Approval for a twenty eight (28) unit townhome style development on the southwest corner of 500 S and Orchard Drive. This project would combine 6 parcels into a single development of 2.17 acres. The site is located in the RM-13 zone and is surrounded by a mix of apartments and multi-family developments, small commercial offices and the West Bountiful culinary water reservoir. This item was reviewed by the Planning Commission at their regular meeting on March 3, 2020, and a recommendation for approval is forwarded to the City Council.

Analysis
Brighton Homes is proposing twenty eight (28) three (3) bedroom units. Plans indicate the new units will be configured in three (3) six unit and two (2) five unit townhome style structures. The 2.17 acre site can accommodate a maximum of twenty-eight (28) units at the allowed density of 13 units per acre. Three bedroom units are required by Ordinance to have 2.75 parking stalls per unit (this amount includes a visitor component of 0.25 stalls per unit). Fifty-six (56) of the seventy-seven (77) required stalls are furnished by 2 car garages and the remaining twenty-one (21) stalls are located in the parking area on the south side of the project site. Each unit is also required to have a minimum of 50 sq. ft. of private outdoor space which is indicated as limited common area on the Preliminary plan. Because this project will be a private development, all of the common areas will be dedicated as a public utility easement. The landscaping component of the project meets the required minimum of 40% as indicated on the plans.

The existing site generally slopes from southeast to northwest, with approximately 20 feet of elevation change. While this may not seem like difficult site conditions for Bountiful, there is sufficient grade change to make the final layout of these large buildings a challenge. The three (3) five-unit townhomes which front onto Orchard Dr. are shown with a 45 foot setback from the property line to accommodate the step down from the sidewalk elevation to the finish floor elevation of the units, and to provide an aesthetically pleasing appearance from the street. The grade differential between the main floor elevation and the sidewalk varies from approximately six (6) at the southern unit to two (2) feet at the northernmost unit. With the differential in elevation between the sidewalk and the main floor, retaining walls and steps will be required in the Orchard Dr. “front yards”.

The applicant has proposed constructing a new 4 ft wide sidewalk with 3.5 foot parkstrip along the south side of 500 South and the west side of Orchard Drive. This configuration will be a

significant improvement to the character of the development, will also provide much needed separation for pedestrians from traffic, and provide a place for snow storage. Because the sidewalk will be located outside the street right of way, an easement (at minimum) or additional dedication of right of way to the City is necessary.

Access to the site will be provided at a new 20 foot wide drive approach on 500 S and on Orchard Dr. The center of the access on 500 S is located 150 feet from the center of the intersection at Orchard Drive. Because of the minimal distance to the intersection and the current east bound lane configuration, this access should be restricted to right-in right-out only movements. In addition to this requirement, a median barrier should be installed on the north side of the left-hand turn lane for eastbound traffic. This median should extend approximately 180 feet west from the stop bar to accommodate the left turn storage space. The installation of a median will also restrict access to two (2) driveways on the north side of 500 S. It may be possible to shorten the length of the median to accommodate a left turn movement from eastbound traffic to the residence, but access to the parking lot associated with the business on the NW corner of the intersection at 500 S and Orchard Dr. The width of the proposed drive approaches should be increased to a minimum of 24 ft (pavement width) to better accommodate garbage service and emergency vehicle access from these very busy streets. The applicant will need to accommodate garbage service (individual cans for each unit), mail delivery and snow storage on the interior of the site. Access roadways within the site are shown with a 20 foot wide pavement width. This is similar to other developments (by Brighton Homes) which have been approved, but both Pages Hollow and Bristol Village are smaller developments of 14 and 19 units, respectively. Staff recommends the width of the north-south roadway be increased to a twenty-four (24) foot (pavement) width, similar to what is required in parking areas with perpendicular parking on either side of the aisle.

The site can be served by utilities in Orchard Drive and 500 South. The proposed 8” sewer main will connect to the sewer system in 500 S. The current sewer design shows long mains extending to the west to serve the three (3) six (6) unit townhomes, which have been shown with the length of the building oriented in an east-west direction. These mains are designed with the minimum allowable slope and minimal depth at their western ends to accommodate the site. The culinary water mains will be installed to create a looped system, and will connect to the existing culinary system in 500 S and Orchard Drive. A new fire hydrant is proposed on the interior of the development, meeting the requirements of the Fire District.

The existing buildings are currently served by overhead power, and the Power Dept. has prepared a preliminary plan to service the site. Modifications will include facilities to connect to the overhead system which serves the existing homes and offices to the west of the project.

Related to the proposed utility work and access construction is the termination of existing service laterals. It will be necessary to disconnect the existing culinary water and irrigation laterals which serve the existing buildings. Because of the number and location of the required excavations in 500 South, a 1” mill and asphalt overlay is required along the 500 S frontage.

Orchard Drive is a concrete pavement, and the removal and replacement of full concrete panels will be required for all utility connections.

The most difficult utility condition to resolve is related to drainage and retention of storm water. As currently proposed, the applicant will install two separate buried retention structures which are sized to accommodate the 100 year design storm. These types of facilities are intended to infiltrate the accumulated storm water into the ground, without the need to discharge to the storm drain system….which does not exist in close (enough) proximity to this site to be used. It is also important to note that the next renewal of the City's storm water permit will require the use of "Low Impact Development" principals (such as retention), so this type of installation will give the City a head start to the implementation of these practices. Particular attention will need to be given to the final design of the site to direct overflows to the street right of way, and not to the adjacent properties on the west side of the project.

Department Review

This memo has been reviewed by the City Attorney and Planning Department. The development has been reviewed by Police, Fire, and Power representatives.

Recommendation
Staff recommends the City Council grant Preliminary approval of the Towns at Orchard & 500 S P.U.D. with the following conditions:

1. Identify the private spaces associated with each unit on the Plat.
2. Provide an easement for the new sidewalk location or dedicate the ground to the City as an extension of the right of way for Orchard Drive and 500 S.
3. Restrict the site access from 500 S to only permit right-in right out movements.
4. Install a concrete median barrier in 500 S to prevent left turns (to go west on 500 S) from the 500 S access. Recommended length is 180 feet from the stop bar at the intersection with Orchard Drive.
5. Revise the drive approach and roadway widths at the access locations to 24 ft pavement width.
6. Revise the width of the north-south access road way to 24 ft pavement width.
7. Furnish a 1" deep mill and overlay of the south lane of 500 S to mitigate required utility work excavation.
8. Provide adequate grading to direct site runoff overflow to 500 S, and not to adjoining properties.
9. Identify the location of mailboxes and snow storage areas on the interior of the site.
10. Complete red line corrections to the plat and construction drawings.

Significant Impacts

The impact of greatest significance will be related to traffic flow into and out of the development. The 2019 traffic volume for the intersection of 500 S and Orchard Dr. is shown below. All utilities have adequate capacity to supply the development.

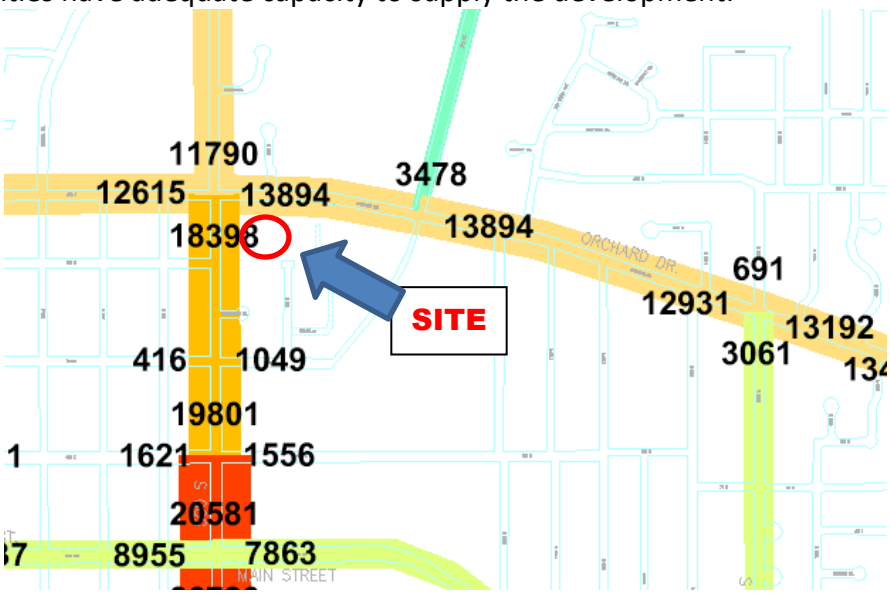


Figure 1 2019 Traffic Volume

Attachments

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



Figure 2 Project location at the SW corner of Orchard Drive and 500 South

PRELIMINARY PLAN
ORCHARD DRIVE TOWNHOMES

LOCATED IN THE NE QUARTER OF SECTION 31, TOWNSHIP 2N., RANGE 1E., SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 7, 2020

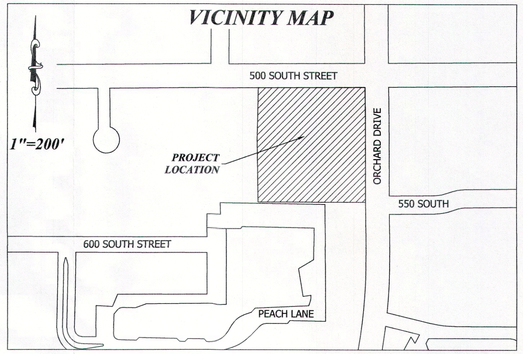
500 SOUTH STREET

S89° 44' 04"W 2302.05' (B.S.I.M.S.)
2269.05'

AS-SURVEYED DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 500 SOUTH STREET AND THE WEST LINE OF ORCHARD DRIVE (400 EAST STREET), SAID POINT BEING NORTH 89°38'33" EAST 67.96 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF ORCHARD DRIVE AND SOUTH 00°11'23" EAST 516.71 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF SAID 500 SOUTH STREET AND ORCHARD DRIVE AND SOUTH 89°44'04" WEST 33.00 FEET ALONG THE CENTER LINE OF 500 SOUTH STREET AND SOUTH 00°11'26" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT BEING EAST 49.50 FEET FROM THE NORTHEAST CORNER OF BLOCK 39, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSITE SURVEY, BY RECORD, AND RUNNING THENCE SOUTH 00°11'26" EAST 315.52 FEET (SOUTH 313.50 FEET, BY RECORD) ALONG THE WEST LINE OF ORCHARD DRIVE; THENCE NORTH 89°56'15" WEST 299.41 FEET (NORTH 89°34' WEST 286.40 FEET, BY RECORD) TO A FENCE LINE; THENCE NORTH 01°04'00" WEST 174.52 FEET (NORTH 168.48 FEET, BY RECORD) ALONG SAID FENCE LINE; THENCE NORTH 01°32'04" EAST 139.36 FEET (NORTH 01°48' EAST 143.85 FEET, BY RECORD) TO THE SOUTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°44'04" EAST 297.88 FEET (EAST 305.20 FEET, BY RECORD) ALONG SAID SOUTH LINE TO THE WEST LINE OF ORCHARD DRIVE AND TO THE POINT OF BEGINNING.
WHOLE PARCEL CONTAINS 2.170 ACRES.

VICINITY MAP



LEGEND

SECTION CORNER	EXISTING WATER LINE
MONUMENT	PROPOSED WATER LINE
LOT OR BOUNDARY LINE	EXISTING FIRE PROTECTION
PUBLIC UTILITY EASEMENT	PROPOSED FIRE PROTECTION
BUILDABLE AREA SETBACK	WATER MANHOLE
CENTER LINE OF ROAD	WATER METER
EXISTING FENCE	FIRE HYDRANT
PROPOSED FENCE	BLOWOFF
EXISTING BUILDING	VALVE
PROPOSED BUILDING	TEE
EXISTING ASPHALT	ELBOW
PROPOSED ASPHALT	REDUCER
EXISTING CONCRETE	THRUST BLOCK
PROPOSED CONCRETE	EXISTING SEWER LINE
EXIST CURB & GUTTER	PROPOSED SEWER LINE
PROP CURB & GUTTER	SEWER MANHOLE
ADA PARKING	EXISTING STORM DRAIN
STREET LIGHT	PROPOSED STORM DRAIN
LIGHT LIGHT LIGHT POLE	STORM DRAIN MANHOLE
PWR PWR POWER POLE	CATCH BASIN / CLEANOUT
TEL TEL TELEPHONE POLE	CURB INLET
UTIL UTIL UTILITY POLE	EXISTING FIBER OPTIC
STREET SIGN	PROPOSED FIBER OPTIC
ROCK WALL	EXISTING NATURAL GAS
	PROPOSED NATURAL GAS
	EXISTING POWER
	PROPOSED POWER
	EXISTING OVERHEAD POWER
	PROPOSED OVERHEAD POWER
	EXIST UNDERGROUND POWER
	PROP UNDERGROUND POWER
	EXISTING TELEPHONE
	PROPOSED TELEPHONE

LAND USE TABLE

TOTAL PROJECT AREA	94524 sq/ft
BUILDING AREA	34738 sq/ft
IMPROVED AREA	22011 sq/ft
LANDSCAPED AREA	37775 sq/ft
LANDSCAPE PERCENTAGE	40.0%
NUMBER OF UNITS	28
TOTAL PARKING STALLS	77
LIMITED COMMON AREA	

SCALE: 1" = 20'

Entellus
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1008017 2/12/2020, RNH

City Council Staff Report

Subject: Orchard Drive Townhomes Preliminary Architectural and Site Plan Review for a 28 unit Multi-Family Residential Development
Author: Curtis Poole, Assistant City Planner
Address: 554 South Orchard Drive
Date: March 17, 2020

Background

The Applicant, Brighton Homes Utah, is requesting Preliminary Architectural and Site Plan approval for a 28 Unit Multi-Family Residential Townhome Development located at 554 South Orchard Drive.

The Applicant is proposing to consolidate six (6) separate properties into one (1) property consisting of 2.19 acres. This property is currently located in the RM-13 (Multiple Family) Zone. Single-Family dwellings and a water tank owned by West Bountiful City are located to the west. There is an existing Multi-Family development to the south and Multi-Family dwellings to the east across Orchard Drive. The Hospital Zone is located to the north of the property across 500 South.

Analysis

The Planning Commission reviewed this request at its meeting on March 3, 2020. The Commission has forwarded a recommendation of approval to the City Council for its review. The Applicant is proposing 28, three (3) bedroom units. The Site Plan submitted by the Applicant shows five (5) buildings; three (3) buildings consisting of six (6) units each and two (2) buildings consisting of five (5) units each. The units fronting Orchard Drive and 500 South will have their entrances facing the streets with back loaded garages. There will be two (2) drive approaches into the development, one on the south of the property from Orchard Drive and the other on the north of the property from 500 South.

The Applicant submitted building elevations and renderings showing a mix of stone, wood panels, stucco and vertical lap siding. The front of each building shows an appropriate mix of vertical and horizontal articulations with porches, balconies and other architectural elements which provide aesthetically pleasing views. The Planning Commission has recommended the Applicant add architectural elements on the north side of Unit 19 or provide adequate landscaping to avoid the large flat wall which would be viewed from Orchard Drive.

The Landscape Plan shows an appropriate mix of street and interior trees. The submitted plan shows forty (40) percent landscape coverage which would meet the standards of the Code. The proposal shows a three (3) foot tall vinyl picket-style fence matching the color of the structures which will divide the private and common spaces throughout the development, particularly the requirement the Applicant provide each unit fifty (50)

square feet of private fenced outdoor space. The Applicant will need to submit a perimeter fencing plan meeting the standards of the Landscape and Fencing Code, particularly § 14-16-111.

Interior vehicle circulation is provided by twenty-four (24) foot drive aisles connecting the two (2) drive approaches. The Site Plan also shows twenty-one (21) parking stalls in addition to the two (2) car garages for each unit. The Applicant meets the parking calculation standard of the Code, with 77 parking spaces, based upon the per unit bedroom count.

There is approximately a six (6) foot grade difference on the south end of the property from Orchard Drive and the edge of Unit 28. This will require the Applicant to construct stairs to connect the unit entrances along Orchard Drive to the sidewalk. Moving north along Orchard Drive the grade difference becomes less significant. The Applicant is also proposing to construct a parkstrip along 500 South and Orchard Drive to provide additional separation for pedestrian and vehicular traffic.

The Applicant should reconsider the location of water meters to eliminate long runs through the property. The Applicant will provide Staff with geological testing, in particular a percolation test, to determine if the proposed on-site storm water retention system will be sufficient. Bountiful Light and Power will continue to work with the Applicant on necessary easements to provide service to this property. The Applicant has indicated they will provide individual trash cans for each unit instead of a dumpster. This was part of the presentation by the Applicant during the Planning Commission meeting; however, the conditions of approval recommended by Staff indicating the Applicant provide the location of a dumpster were not adjusted by the Commission in the motion and should be revised by City Council.

Department Review

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

Significant Impacts

The Applicant will need to demonstrate how storm water impacts to the site will be handled. Other infrastructure in the area is adequate for the impacts anticipated by this development.

Recommendation

Planning Commission forwards a recommendation of approval to the City Council for Orchard Drive Townhomes Preliminary Architectural and Site Plan Review for the proposed 28 unit Multi-Family Residential Development subject to the following conditions:

1. Complete any and all redline corrections.

2. Prior to applying for a building permit the six parcels shall be consolidated and recorded, including any easements, with Davis County by the Applicant.

3. Submit a fencing plan meeting the standards of the Code.

4. Provide the location of a dumpster and required sight obscuring fencing.

5. Prior to submittal for Final Architectural and Site Plan approval provide Staff with geotechnical study and resolve any concerns with storm water retention to the satisfaction of the City Engineer.

6. Revise the elevations on Units 19 to show similar articulation as the building elevations fronting Orchard Drive to provide architectural continuity on the visible side of the building from 500 South or demonstrate sufficient landscape buffering.

7. All damaged curb, gutter and sidewalk along 500 South and Orchard Drive shall be replaced.

8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

9. Sign a Public Improvement Development Agreement.

Attachments

1. Aerial photo

2. Site and Utility Plans

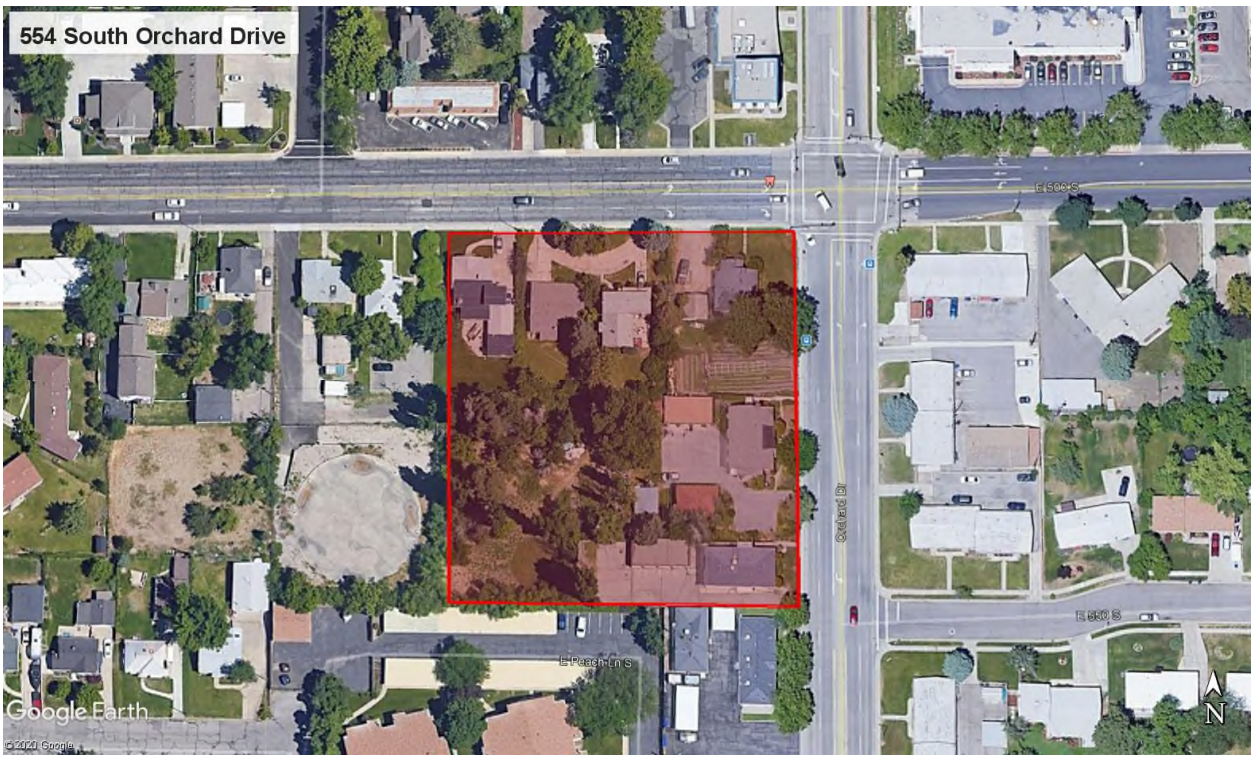
3. Building Elevations and Renderings

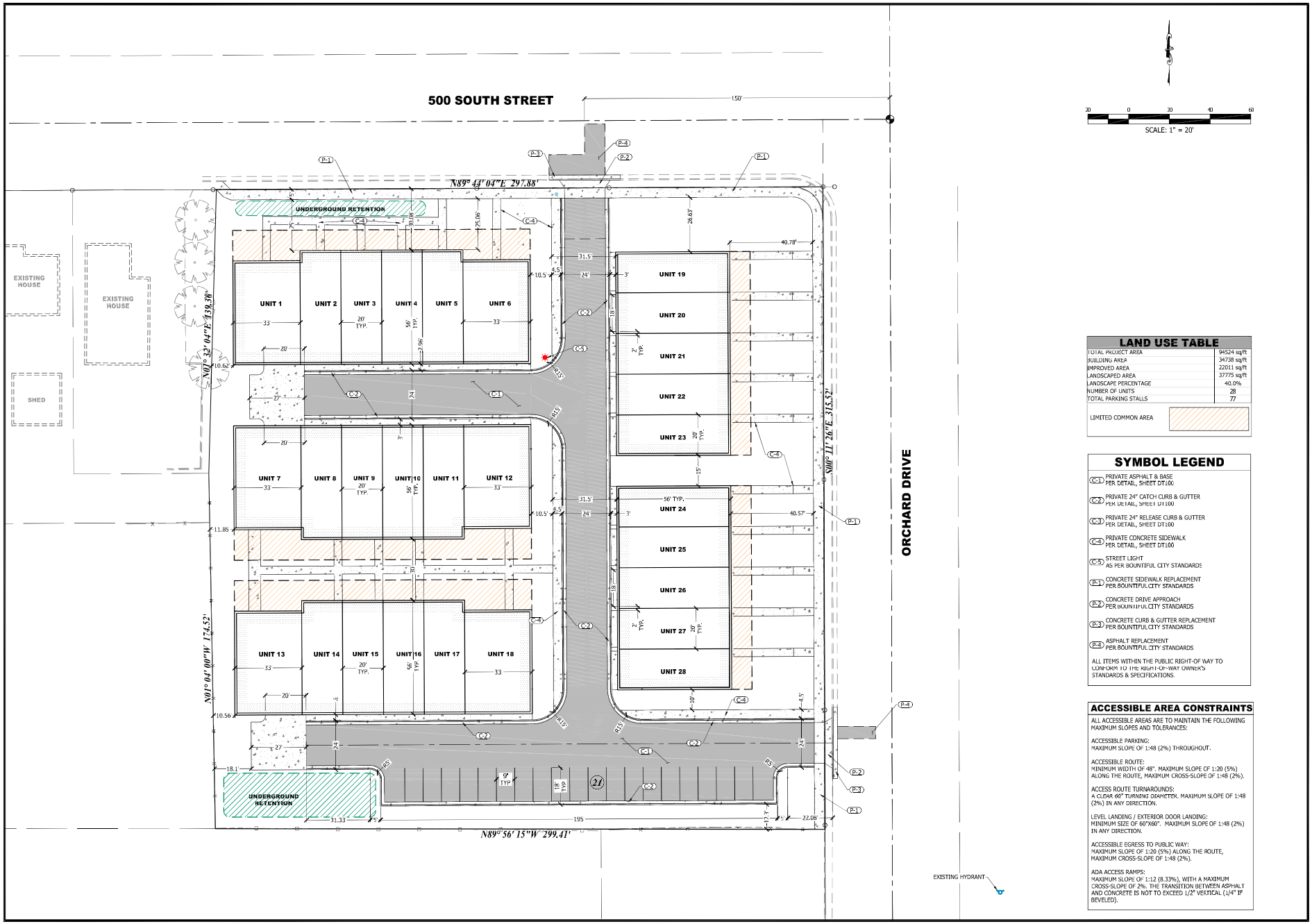
4. Exterior Finish and Color Scheme

5. Landscaping Plan

6. Fencing example

Aerial Photo





LAND USE TABLE

TOTAL PROJECT AREA	94524 sq/ft
BUILDING AREA	34738 sq/ft
IMPROVED AREA	22011 sq/ft
LANDSCAPED AREA	37775 sq/ft
LANDSCAPE PERCENTAGE	40.0%
NUMBER OF UNITS	28
TOTAL PARKING STALLS	77
LIMITED COMMON AREA	

SYMBOL LEGEND

- C-1: PRIVATE ASPHALT & BASE PER DETAIL, SHEET DT100
- C-2: PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET DT100
- C-3: PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET DT100
- C-4: PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET DT100
- C-5: STREET LIGHT AS PER BOUNTIFUL CITY STANDARDS
- P-1: CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- P-2: CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
- P-3: CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- P-4: ASPHALT REPLACEMENT PER BOUNTIFUL CITY STANDARDS

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

ACCESSIBLE AREA CONSTRAINTS

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

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

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

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

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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

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

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

PRELIMINARY NOT FOR CONSTRUCTION

Client: BRIGHTON HOMES
Contact: –
Phone #: –
Address: –
Email: –

ORCHARD DRIVE TOWNHOMES

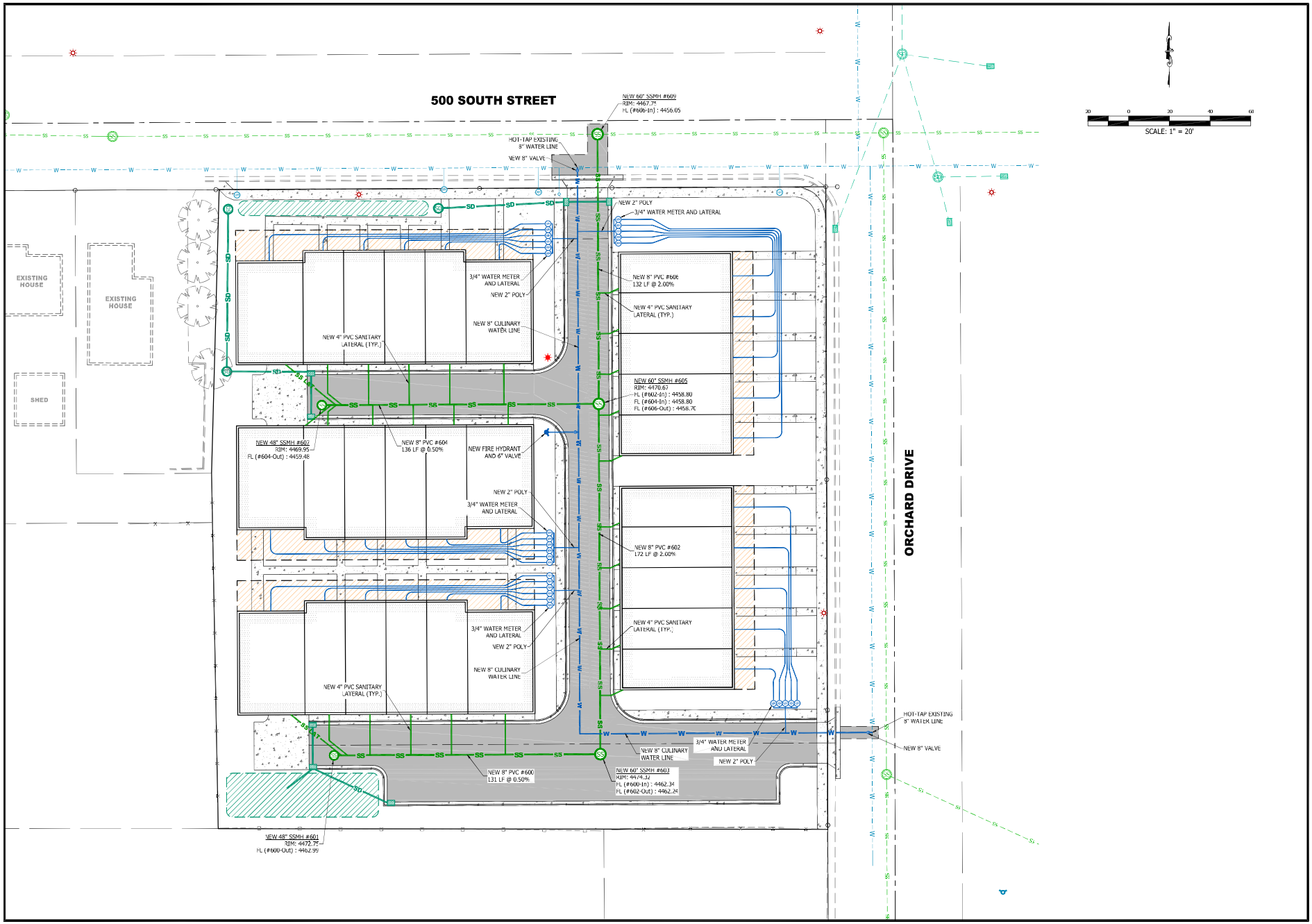
320 EAST, 350 EAST, 380 EAST, AND 390 EAST, 500 SOUTH STREET & 540 SOUTH AND 554 SOUTH ORCHARD DRIVE
TAX PARCELS #03-037-0040, -0041, -0042, -0043, -0056, AND -0057
LOCATED IN THE NE 1/4 OF SECTION 31, T2S, R1E, S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	COMMENT	REVISION DATE
REV 1:		DATE
REV 2:		DATE
REV 3:		DATE
REV 4:		DATE
REV 5:		DATE
REV 6:		DATE
REV 7:		DATE
REV 8:		DATE

ORIGINAL APPROVAL DATE:

DRAWN:	KNH
APPROVED:	NEA
PROJECT #:	1008017
PLAN SET-1008017.dwg	

C400
SITE PLAN



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

PRELIMINARY NOT FOR CONSTRUCTION

Client: BRIGHTON HOMES
Contact: –
Phone #: –
Address: –
Email: –

ORCHARD DRIVE TOWNHOMES

320 EAST, 350 EAST, 380 EAST, AND 390 EAST, 500 SOUTH STREET & 540 SOUTH AND 554 SOUTH ORCHARD DRIVE
TAX PARCELS #03-037-0040, -0041, -0042, -0043, -0056, AND -0057
LOCATED IN THE NE 1/4 OF SECTION 31, T2S, R1E, S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISION DATE	COMMENT	REV #
DATE		REV 1:
DATE		REV 2:
DATE		REV 3:
DATE		REV 4:
DATE		REV 5:
DATE		REV 6:
DATE		REV 7:
DATE		REV 8:

ORIGINAL APPROVAL DATE:

DRAWN: XXX
APPROVED: N/A
PROJECT #: 1008017
PLAN SET-1008017.dwg

C600
UTILITY PLAN



5 FRONT
3/32" = 1'-0"



1 REAR
3/32" = 1'-0"

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINE (UNO)

~ SEE GENERAL NOTES PAGE FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

* SHELVES THAT SPAN 48+" RECEIVE A SHELF SUPPORT

^ COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

CS.01	BOARD & BATTEN @ 16" O.C.
CS.02	TRUE LAP SIDING
CS.04	2-1/2"x3/4" COMPOSITE BATTEN BOARD
CS.06	5-1/2"x3/4" COMPOSITE TRIM BOARD
CS.07	7-1/4"x3/4" COMPOSITE TRIM BOARD
E.01	ARCHITECTURAL GRADE ASPALT SHINGLES
E.06	STONE VENEER (SEE DETAIL 3/A5.00)
E.11	TURTLE VENT
E.12	METAL RAILING
S.01	SYNTHETIC STUCCO ~
~~S.03~~	2"x1" STUCCO TRIM
~~S.05~~	6"x1" STUCCO TRIM
S.06	8"x1" STUCCO TRIM

BRIGHTON HOMES

OWNER: BRIGHTON HOMES UTAH LLC
STREET: 215 N REDWOOD RD., SUITE B
CITY/ STATE/ ZIP: NORTH SALT LAKE, UT. 84054
PHONE: 801.397.9795

The Park 5 Plex

2 STORY END UNITS

DATE: 11/18/16

ELEVATIONS

A2.01

CONSTRUCTION DOCUMENTS



2 RIGHT ELEVATION
3/32" = 1'-0"

1 LEFT ELEVATION
3/32" = 1'-0"



3 COVER PERSPECTIVE

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINE (UNO)

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CITY/ STATE/ ZIP: NORTH SALT LAKE, UT. 84054
PHONE: 801.397.9795

The Park 5 Plex
2 STORY END UNITS

DATE: 11/13/19

ELEVATIONS AND DETAILS

A2.02

CONSTRUCTION DOCUMENTS



5 FRONT
3/32" = 1'-0"



1 REAR
3/32" = 1'-0"

BRIGHTON HOMES

OWNER: BRIGHTON HOMES UTAH LLC
STREET: 215 N REDWOOD RD., SUITE B
CITY/ STATE/ ZIP: NORTH SALT LAKE, UT. 84054
PHONE: 801.397.9755

The Park 6 Plex
2 STORY END UNITS

DATE: 11/18/16

ELEVATIONS

A2.01A

CONSTRUCTION DOCUMENTS



1 LEFT
3/32" = 1'-0"

2 RIGHT
3/32" = 1'-0"



KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINE (UNO)

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S.01	SYNTHETIC STUCCO ~
S.05	6"x1" STUCCO TRIM
STUCCO	

BRIGHTON HOMES

OWNER: BRIGHTON HOMES UTAH LLC
STREET: 215 N REDWOOD RD., SUITE B
CITY/ STATE/ ZIP: NORTH SALT LAKE, UT. 84054
PHONE: 801.397.9795

The Park 6 Plex
2 STORY END UNITS

DATE: 11/19/19

ELEVATIONS

A2.01B

CONSTRUCTION DOCUMENTS

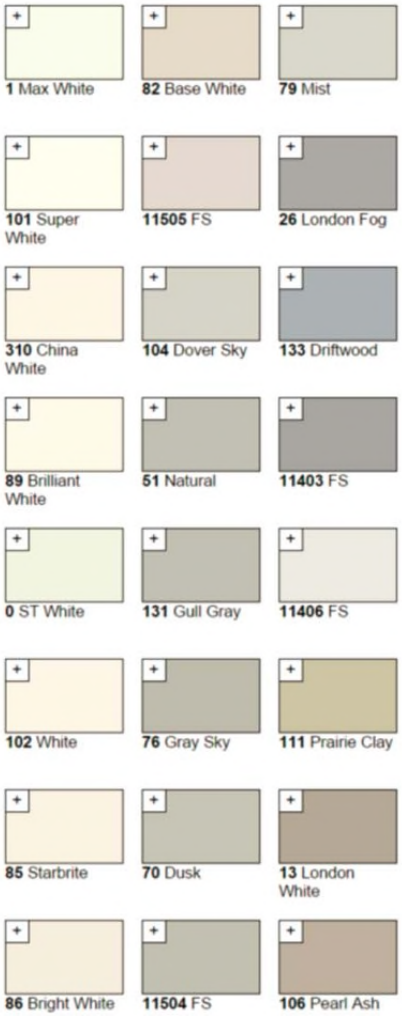
Exterior Finishes and Colors

- Exterior materials shall consist of Fiber Cement Board, Grey Stone, Asphalt Shingles, and Wood Railings. The following colors and materials shall be used in the construction of all townhomes.

Hardie Colors



Stucco Colors

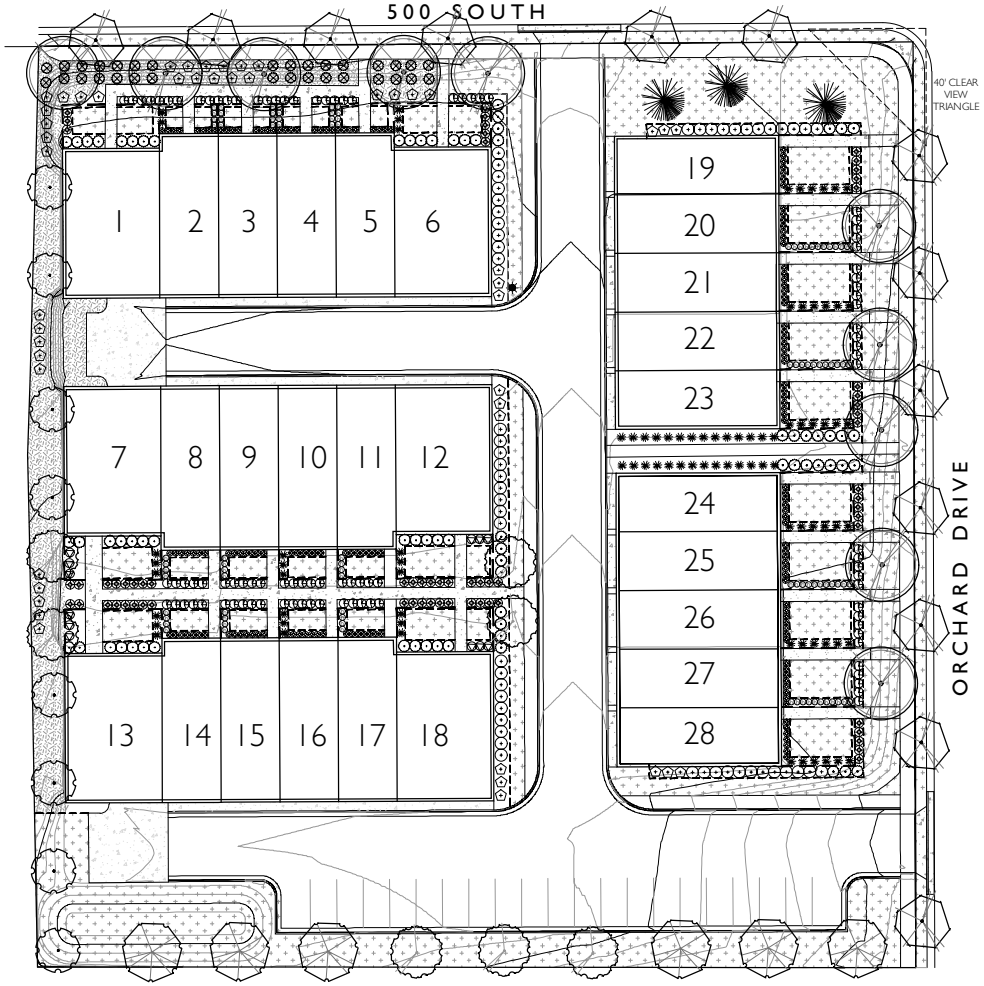


Stone



Trim Color





A LANDSCAPE PLAN
SCALE: 1"=20'-0" NORTH

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
		DECIDUOUS TREES		
	13	Acer platanoides 'Columnarbroad'	Parkway Maple	2" Cal.
	0	Gymnocladus dioicus	Kentucky Coffeetree	2" Cal.
	6	Crataegus phaenopyrum	Washington Hawthorn	2" Cal.
	3	Picea omonika	Serbian Spruce	6'
	7	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
	8	Pyrus calleryana 'Trinity'	Trinity Pear	2" Cal.
	10	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
		EVERGREEN SHRUBS		
	158	Buxus sempervirens suffruticosa	Dwarf Boxwood	2 Gal.
	32	Juniperus horizontalis 'Wiltonii'	Blue Rug Creeping Juniper	2 Gal.
	32	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
	39	Taxus media 'Tautonii'	Tauton's Yew	2 Gal.
		DECIDUOUS SHRUBS		
	67	Buddleia davidii 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
	52	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
	12	Spirea betulifolia 'Tor Gold'	Tor Gold Spirea	2 Gal.
		ORNAMENTAL GRASSES		
	87	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	49	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Maiden Grass	1 Gal.
	97	Pennisetum alopecuroides	Fountain Grass	1 Gal.
		PERENNIALS		
	92	Hemerocallis Stella d' Oro	Stella d' Oro Daylily	1 Gal.
		TURF		
	19,276 S.F.	Chanshare Imperial Bluegrass		Sod
		MULCH		
		Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3" Min.
	4,354 S.F.	Gravel Mulch - 1 - 2", Earth Tone		3" Min.
		EDGING		
		Metal - Steel, 4" x 3/16"		
		FENCING		
		3 Rail Aluminum Fence - 3' High, Flat Top		

LANDSCAPE GENERAL NOTES

1. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
2. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
3. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
4. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
5. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, heigth, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
6. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
7. Stake location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
8. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
9. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. topsoil shall meet the following mechanical analysis:
   Sand (0.05 - 2.0 mm Dia.) 20 - 70%
   Clay (0.002 - 0.05 mm Dia.) 20 - 70%
   The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
   pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
10. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
11. Prune trees in accordance with current horticultural practices.
12. All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
13. All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

STB DESIGN
LANDSCAPE ARCHITECTURE & LAND PLANNING
1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH/TXT/IMO 801.554.6146
SCOTT@STBDESIGNLLC.COM

ISSUE DESCRIP.	DATE
	02.23.2020

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2020

ORCHARD DRIVE TOWNHOMES
BOUNTIFUL, UTAH

LANDSCAPE PLAN

L101


414

City Council Staff Report

Subject: Single Event Alcohol Permit – St. Olaf Catholic Church
Author: Darlene Baetz, Business License Administrator
Francisco Astorga, AICP, Planning Director
Department: Planning
Date: March 17, 2020

Background

St. Olaf's Church located at 276 East 1700 South has requested a Local Consent for a Single Event Alcohol Permit for Saturday, May 2, 2020. The requested license is to serve alcohol for a fund raising event, not for an ongoing right to serve liquor. Under State law, any licensing for alcoholic beverages beyond beer (such as wine and hard liquors) must be approved by the State. In addition, part of the State licensing process includes a consent form to be signed by the local jurisdiction.

Analysis

The applicant meets all of the legal requirements for the permit to be issued. St. Olaf's requests these permits as part of their on-going fundraising every six months, and has done so for many years. There has never been a problem about these events, and the City Council has routinely approved them.

St. Olaf's has requested a Local Consent Single Event Alcohol Permit for Saturday, May 2, 2020. Setup of the event will start at 12:00 p.m. (noon) and the event will run from 5:00 p.m. thru 12:00 a.m. (midnight). The organizers have paid all applicable fees to the City and now request approval from the City.

Department Review

This application has been reviewed by the Planning Director, the Police Chief, and the City Attorney.

Significant Impacts

There are no significant impacts.

Recommendation

Staff recommends approval for the Single Event Alcohol Permit on May 2, 2020, at St. Olaf's Church located at 276 East 1700 South.

Attachments

1. Aerial Photograph of the Site
2. Application and Local Consent form.
3. Police Department Report

Aerial Photo



013549-0005 Darlene … 03/10/2020 04:35PM
91394 - SAINT OLAF CATHOLIC SCHOOL
190007
Business License - 5090 - 2020
Payment Amount: 100.00
Transaction Amount: 100.00
CREDIT-PLN: **********3716

BOUNTIFUL
EST. 1847

5090

Calendar Year 2020
Date Received 3-10-2020
Police Approval _____
CC Approval _____

LICENSE FEE: $100.00

190007

SINGLE EVENT BEER PERMIT APPLICATION

Please Complete All Items – Incomplete Forms Will Be Returned Without Being Processed

Name of Organization: Saint Olaf Catholic School
Name of Applicant: Jennifer Karrick
Address of Organization: 1793 Orchard DR. Bountiful, UT 84010
Business Phone # 801.295.5341 Cell Phone # 775.240.3134
E-Mail jkarrick@cwhost.com

Names and Addresses of Officer's of the Business or Organization:

Name: Simon McFall Address: 1793 Orchard DR. Bountiful
Name: _____ Address: _____
Name: _____ Address: _____
Name: _____ Address: _____

Event Name: Saint Olaf Catholic School 'Dream Big' Auction
Address of Event: 1793 Orchard Drive Bountiful, UT (School Gym)
Event Dates: May 2, 2020
Event Times: 5:00pm – 12:00 AM
State Permit #: _____

1. I (We) hereby submit this application for a Single Event Peer Permit to sell beer strictly within the terms of the Ordinances of Bountiful City and the Liquor Control Act of Utah.

2. I (We) have applied for and been granted a Single Event Permit by the State of Utah for the sale of liquor for a period not to exceed 72 hours and this Single Event Beer Permit will run concurrently with that State Permit.

3. I (We) have complied with the requirements, and possess the qualifications specified in the Ordinances of Bountiful City and the Liquor Control Act of Utah, and agree that if a permit is issued that it shall be subject to the revocation as provided by City Ordinances, and provisions of the Liquor Control Act of Utah.

I CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT AND THAT I WILL ABIDE BY ALL OF THE CONDITIONS LISTED ON THIS APPLICATION.

Signature of Applicant _____ Date 3/10/20
Title of Applicant Auction Chair

Department of Planning and Economic Development
790 South 100 East • Bountiful, Utah 84010
Phone 801.298.6190

BOUNTIFUL POLICE DEPT.
RECORDS DIVISION
NO RECORD
DATE 3/10/2020 BY RS.

SINGLE EVENT PERMIT
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission to issue an event permit to an organization for the purposes of storage, sale, offer for sale, furnish, or allow the consumption of an alcoholic product on the event premises

AUTHORITY: Utah Code 32B-9-201

Bountiful, [X] City [ ] Town [ ] County
Local business license authority

hereby grants its consent to the issuance of a temporary single event permit license to:

Applicant Entity/Organization: Saint Olaf Catholic School

Event Name: Saint Olaf Catholic School 'Draw Big' Auction

Event location address: 1793 Orchard Dr. Bountiful UT 84010
street city state zip

On the 2nd day(s) of May, 2020
dates month year

during the hours of 5:00pm - 12:00AM, pursuant to the provision of Utah Code 32B-9.
defined hours from – to

We recommend this entity as conducting a civic or community enterprise* **[ ] Yes** **[ ] No**
[ ] Not providing a recommendation

***As Part of local consent required by 32B-9-201(1)(c), the locality *may* provide a recommendation as to whether the entity is conducting a civic or community enterprise.** A civic or community enterprise means a function that is in the nature of a temporary special event such as a social, business, religious, political, governmental, educational, recreational, cultural, charitable, athletic, theatrical, scholastic, artistic, or scientific event. A "civic or community enterprise" generally is a gathering that brings members of a community together for the common good. Single event permits may not be issued to or obtained by an entity or organization for the purpose of avoiding or attempting to avoid the requirement of state retail alcohol licensing.

Authorized Signature

Name/Title

Date

This is a suggested format. A locally produced city, town, or county form is acceptable.
AS OF SEPTEMBER 1, 2015, LOCAL CONSENT MUST BE SUBMITTED TO THE DABC BY THE APPLICANT.

City Council Staff Report

Subject: Beer License for
EMSG Food Services at Bountiful Ridge Golf Course
Address: 2430 Bountiful Blvd
Author: Darlene Baetz, Business License Coordinator
Francisco Astorga, AICP, Planning Director
Department: Planning and Business License
Date: March 17, 2020

Background

EMSG Food Services will be the new concessioner at the Bountiful Ridge Golf Course and has requested a beer license for the restaurant located at 2430 Bountiful Blvd. State and local laws require a new license to be issued when there is a change in ownership. There has been an active beer license at Bountiful Ridge since 1996.

Analysis

The Police Department and City Attorney have reviewed the proposed business license application and have not found any criminal record or other obstacle that prevent approval. The application is a fairly routine alteration in beer license ownership without any change in the operations of the restaurant. As the applicant appears to be in good standing, and the sale of beer has already been allowed in this location in conjunction with the golf course, Staff recommends approval of the requested Beer License.

Department Review

This staff report has been reviewed by the City Attorney and City Manager.

Recommendation

Staff recommends approval for the Beer License for EMSG Food Services at Bountiful Ridge golf course located at 2430 Bountiful Blvd, to include Kenneth Richardson, CEO for EMSG Food Services at Bountiful Ridge as the responsible manager for the beer license.

Significant Impacts

There are no significant impacts.

Attachments

1. Aerial Photograph of the Site
2. Police Department Report
3. Application and Local Consent

Aerial Photo



Bountiful City
Miscellaneous - 6020 - 2020
013571-0001 Darlene … 03/12/2020 08:59AM
PLAN - Business License (6020)
Payment Amount: 50.00
Transaction Amount: 100.00
[illegible]3259

BEER LICENSE APPLICATION FOR BOUNTIFUL, UTAH
$50.00 Filing Fee

200049

1. I (we) hereby submit this application for a Class D license to sell beer strictly within the terms of the Ordinance of Bountiful and the Liquor Control Act of Utah.

2. Qualifications of Applicant: Each licensee must be over 21 years of age and a citizen of the United States or a resident alien or is otherwise lawfully residing within the United States.

   I am (we are) of good moral character and have not been convicted of a felony or any violation of any law or ordinance relating to intoxicating liquors, or of drunken driving, or of keeping a gambling or disorderly house, or have not pleaded guilty to or have forfeited bail on a charge of having committed a felony or having violated any such law or ordinance. I am (we are) not a member of any partnership or corporation, applicant herein, of which any partner, director, or officer lacks any such qualifications.

   I (we) have complied with the requirements, and possess the qualifications specified in the ordinances of Bountiful and the Liquor Control Act of Utah, and agree that if a license is issued that it shall be subject if revocation as provided by City Ordinances, and provisions of the Liquor Control Act of Utah.

3. Name of Business EMSG Food Services at Bountiful Ridge
   Address of Business P.O. Box 150405 Ogden, UT 84415
   Type of Business Concessions - Golf Course

Owner's name, address, and birth date. If a corporation list all the officers and directors. Use additional sheet if necessary.

Name	Address	Birth date
Kenneth Richardson	1433 Washakie Circle Ogden UT 84403	04/24/79

Respectfully Submitted:

Kenneth Richardson Title CEO
_____ Title _____
_____ Title _____
_____ Title _____

AFFIDAVIT

County of Davis State of Utah

Upon being first duly sworn, the above person (s) each deposes and says: That he/she us the applicant above named, that he has read the foregoing for application for Class D beer license, that he knows the contents thereof, and that the statements contained therein are true.

Signature of applicant (owner) ____________________

Subscribed and sworn to before me this 4th day of March 20 20

Seal

Notary Public

TRESA MARIE REGISTER
Notary Public, State of Utah
Commission # 692693
My Commission Expires On
January 01, 2021

My Commission expires: 01/01/2021

Residing at Hooper UT 84315

- -

Class A - License fee $250.00: Entitles the license to sell beer on the licensed premises only in original containers, not to exceed 5.5 gallons, for consumption off the premises in accordance with the Liquor Control Act and ordinances of the city.

Class B - License fee $300.00: Entitles the licensee to sell beer on the licensed premises only in original containers for consumption on or off the premises in accordance with the Liquor Control Act and ordinances of the city.

Class C - License fee $350.00: Entitles the licensee to sell beer on the licensed premises on draft and in original containers for consumption on or off the premises in accordance with the Liquor Control Act and ordinances of the city.

Class D - License fee $300.00: Entitles the licensee to sell beer only on the licensed premises on draft or in original containers for consumption on the premises in accordance with the Liquor Control Act and ordinances of the city.

NOTE: $50.00 FILING FEE IS CHARGED IN ADDITION TO THE ABOVE FEES. FEES ARE NOT PRORATED FOR A PORTION OF A CALENDAR YEAR.

BOUNTIFUL POLICE DEPT.
RECORDS DIVISION
NO RECORD
DATE 3/10/2020 BY

BEER ONLY RESTAURANT LIQUOR LICENSE
Local Consent

PURPOSE: Local business licensing authority provides written consent to the Alcoholic Beverage Control Commission (1) to issue an on-premise alcohol license for a person to store, sell, offer for sale, furnish, or allow the consumption of an alcoholic product on the premises of the applicant.

AUTHORITY: Utah Code 32B-1-202; 32B-5-201, 203, 205 and 206

Bountiful
Local business license authority, ☒ City ☐ Town ☐ County

hereby grants its consent to the issuance of a beer only restaurant liquor license to:

Business Name (DBA): EMSG Food Services at Bountiful Ridge LLC

Entity Name (or owner's name if sole proprietor): _____

Location Address: 2430 Bountiful Blvd, Bountiful, Ut 84010

_____

_____
Authorized Signature

_____ _____
Name/Title Date

This is a suggested format. A locally produced city, town, or county form is also acceptable.
The local consent must be submitted to the DABC by the applicant as part of a complete application.

City Council Staff Report

Subject: Planning Commission Rules of Order and Procedure
Author: Curtis Poole, Assistant City Planner
Date: March 17, 2020

Background

In accordance with Utah State Code §10-9a-301, the Planning Commission may adopt rules and procedures which govern how it conducts business. Such rules shall follow State Law regarding the Open and Public Meetings Act and authority granted by Bountiful City Code. These rules may be amended by successive Planning Commissions as needs may dictate. Staff has found the Planning Commission last adopted rules of procedure in 2007. During its meeting on March 3, 2020, the Planning Commission reviewed and forwarded a positive recommendation for approval of the following proposed rules and procedures and presents them to City Council.

Analysis

Section I - Proposed Procedures for Conducting Business:

Commencing and Adjourning a Meeting

1. The Chairperson or designee, upon determining a quorum is present, shall open the meeting.
2. The Chairperson or designee, upon determining there is no further business to conduct, shall adjourn the meeting.

Agenda Items

1. The Chairperson, in consultation with the Planning Director or designee, may modify posted agenda items as deemed necessary to provide a more orderly flow to the meetings.
2. A sample order for agenda items may include the following:
    a. Staff presentation
    b. Questions/comments of Commission Members to Staff
    c. Applicant presentation (length may be limited by Chairperson)
    d. Questions/comments of Commission Members to Applicant
    e. Public Hearing (when applicable)
    f. Applicant closing comments
    g. Staff closing comments
    h. Commission discussion, deliberation, comments, and additional questions directed to Staff, the Applicant, or anyone present demonstrating expertise on the subject matter at the discretion of the Chairperson.
    i. Commission action or motion which may include:

1. Approval or Forward Positive Recommendation to City Council (may include adding and/or modifying conditions of approval)
2. Denial or Forward Negative Recommendation to City Council (may include adding and/or modifying findings of fact relating to the denial or negative recommendation)
3. Continue (table) the item if Commission finds it needs additional information to make a decision

j. Discussion to the action or motion
k. Voting by Commission Members

Public Hearings

Public Hearings will be held when required by State Law and/or City Code. The Chairperson, or designee, shall request those wishing to address the Commission in a Public Hearing to stand (if possible), state their name and address prior to addressing the Commission. The Chairperson, or designee, has discretion to determine the time permitted for the public to speak in favor or in opposition and may limit the number of speakers in favor or in opposition, so long as there are equal numbers representing each view.

From time to time during a Public Hearing the public will ask repeated questions to the Planning Commission and/or Staff. Public Hearings are not intended to serve as question and answer periods or to discuss items outside the scope of the hearing. Using prudency, applicability, and sound judgement, the Commission during their deliberation time, may answer applicable questions, and/or request to have Staff answer questions. Staff should always address the Commission and not the public.

Temporary Chairperson

In the case where both the Chairperson and Vice-Chair are absent in the same meeting, the Commission shall elect a temporary Chairperson for that specific meeting at the beginning of the meeting.

Section II - Existing Code:

Membership

1. Shall consist of seven (7) members.
2. Planning Commission members shall be residents of Bountiful City and shall be appointed by the Mayor with the advice and consent of the City Council.
3. The terms of Planning Commission members shall be staggered. Each member of the Planning Commission shall serve for a term of four (4) years and until a successor is appointed, provided that members may be appointed for terms shorter than three (3) years when necessary to provide staggered terms.
4. Terms of Planning Commission members shall begin on July 1st of each year.
5. Planning Commission members may be reappointed for successive terms.
6. The Mayor, with the advice and consent of the City Council, may remove any member of the Planning Commission at any time with or without cause.
7. A vacancy occurring on the Planning Commission by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a

replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.

8. The Mayor may appoint one person from the City Council as a full member of the Planning Commission.

Organization and Meetings

1. Members of the Planning Commission shall select one (1) of its members as chair to oversee the proceedings and activities of the Planning Commission.
   a. The chairperson shall serve for a term of one (1) year.
   b. Members of the Planning Commission shall select one (1) of its members as vice-chair to act in the absence of the chair.
2. The chair and vice-chair may be re-elected for successive terms.
3. The Planning Commission may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. All such policies and procedures shall be submitted to the City Council for review and approval.
4. The Planning Commission shall meet on a regular basis, as determined by a vote of the Commission members, and at such other times as the Commission members may determine. All meetings shall be properly noticed as required by law, and held in accordance with the open meetings law set forth in Utah Code Ann. ' 52-4-1, et seq., as amended. At the beginning of each calendar year the Bountiful City Planning Department shall create and post in its office a schedule of Planning Commission meetings and application deadlines.

Quorum

No official business shall be conducted by the Planning Commission unless a quorum of its members is present. Four (4) members of the Planning Commission shall constitute a quorum. Any action taken shall require a minimum of four (4) yes votes from members of the Planning Commission, unless otherwise prescribed by law.

Hearings and Decisions

1. Any person desiring to appear before the Planning Commission shall complete an application and submit all required materials and fees to the Planning Department. An application that does not include all of the required signatures, materials, fees, or other necessary information shall be deemed incomplete and returned to the applicant.
2. After an applicant has submitted a completed application to the Planning Department, the item shall be placed on the next available Planning Commission agenda, unless the applicant and the Commission Chair agree to postpone placing the item on the agenda or agree to continue the item to a subsequent meeting.
3. An applicant may request that an item be postponed or continued a maximum of one (1) meeting (i.e. once) or for forty five (45) days from the date of application, whichever is longer. If the matter is not heard within this deadline, the application is deemed to have expired or been withdrawn, and must be resubmitted if the applicant desires the Commission to act on the item. This shall not apply to completed applications that have been placed on an agenda, reviewed and

discussed by the Planning Commission, and then continued for reasons determined by the Commission.

4. The Planning Commission shall not reconsider a previous action or change a recorded vote, and once an action is taken, the matter shall not be considered again for twelve (12) months from the date of decision.
5. Decisions of the Planning Commission shall take effect on the date of the meeting or hearing where the decision is made, unless a different date is designated in the Commission's rules or at the time the decision is made. The approval of written findings shall relate back to the date of decision.

Minutes

1. The Planning Commission shall keep written minutes of its proceedings, showing the vote upon each question, or if absent or failing to vote, indicating that fact, and keep records of all its official actions. The Planning Commission may, but is not required to, have its proceedings transcribed by a secretary, a court reporter, a tape recorder, or other recording device.
    a. The Planning Commission shall report, either verbally or in writing, its official acts and recommendations to the City Council. Any member of the Planning Commission may also make a concurring or dissenting report or recommendation to the City Council.
    b. The minutes of all meetings of the Planning Commission shall be prepared and filed in the office of the Planning Director, under the direction of the City Recorder. All such records are public records and shall be available for public review and access in accordance with the Government Records and Access Management Act, Utah Code Ann., 63- 2-101, et seq., as amended.

Powers and Duties

The Planning Commission shall have all the powers and duties, explicit or implied, given planning commissions by Utah State law and the Bountiful City Land Use Code, including but not limited to the following. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Title and of State law.

1. Prepare and recommend a general plan and amendments to the general plan to the City Council;
2. Recommend Land Use Code and maps, and/or amendments to Land Use Code and maps, to the City Council;
3. Administer applicable provisions of this Title and of State law;
4. Recommend approval or denial of subdivision applications;
5. Advise the City Council on matters requested by the City Council;
6. Hear and decide the approval or denial of conditional use permits;
7. Hear and decide variances from this title;
8. Hear and/or decide any other matter that the City Council designates;
9. Exercise any other powers that are necessary to enable the Planning Commission to perform its function or that are delegated to it by the City Council; and
10. Perform any other power or duty set forth in this Land Use Code or in State law relating to Planning Commissions.

Appeals
Any person adversely affected by a final decision of the Planning Commission may appeal that decision as set forth in Section 14-2-108 of this Title. Any recommendation of the Planning Commission to another approval body is not a final decision and therefore cannot be appealed.

Examinations and Surveys
The Planning Commission and its authorized agents may enter upon any land at reasonable times to make examinations and surveys as necessary to enable it to perform its function to promote City planning, development, and enforcement of the provisions of this Title.

Section III - Miscellaneous-Sample Motions:

During recent discussion with the Commission, City Staff committed to provide some sample motions, see below:

Positive and Modified Positive Recommendation
Mr. Chairman, I move that we forward a positive recommendation to the City Council for (Site Plan, Subdivision) based on the conditions of approval listed in the Staff Report / and the following additional conditions / modified conditions…

Approval/Granting and Modified Approval/Granting
Mr. Chairman, I move that we approve/grant approval of the (Conditional Use Permit, Variance) based on the conditions of approval listed in the Staff Report / and the following additional conditions / modified conditions...

Negative Recommendation/Denial
Mr. Chairman, I move that we forward a negative recommendation (Site Plan, Subdivision) to City Council based upon the findings listed in the Staff Report / and the following additional reasons...

Mr. Chairman, I move that we deny the (Conditional Use Permit, Variance) based on the findings listed in the Staff Report / and the following additional reasons…

(The use of "Mr. Chairman" is used in the above examples because the current Chairperson is a man. In the event the Chairperson is a woman, "Madam Chairwoman or Ms. Chairwoman" should be utilized. The use of "Mr. Chair," Madam Chair," or "Ms. Chair" without a pronoun is also an acceptable.)

Department Review

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

Significant Impacts

The Planning Commission may adopt policies and procedures, consistent with the provisions of the Bountiful City Land Use Code and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. All such policies and procedures shall be submitted to the City Council for review and approval.

Recommendation

The Planning Commission recommends the City Council review and adopts the Planning Commission Rules of Order and Procedures as outlined in this Staff Report.

Attachments

Utah State Code (LUDMA) §10-9a-301 & §10-9a-302

Utah State Code

Effective 5/9/2017
10-9a-301. Ordinance establishing planning commission required -- Ordinance requirements -- Compensation.

(1) (a) Each municipality shall enact an ordinance establishing a planning commission.

(b) The ordinance shall define:

(i) the number and terms of the members and, if the municipality chooses, alternate members;

(ii) the mode of appointment;

(iii) the procedures for filling vacancies and removal from office;

(iv) the authority of the planning commission;

(v) subject to Subsection (1)(c), the rules of order and procedure for use by the planning commission in a public meeting; and

(vi) other details relating to the organization and procedures of the planning commission.

(c) Subsection (1)(b)(v) does not affect the planning commission's duty to comply with Title 52, Chapter 4, Open and Public Meetings Act.

(2) The legislative body may authorize a member to receive per diem and travel expenses for meetings actually attended, in accordance with Section 11-55-103.

Effective 5/14/2019
10-9a-302. Planning commission powers and duties.

(1) The planning commission shall make a recommendation to the legislative body for:

(a) a general plan and amendments to the general plan;

(b) land use regulations;

(c) an appropriate delegation of power to at least one designated land use authority to hear and act on a land use application;

(d) an appropriate delegation of power to at least one appeal authority to hear and act on an appeal from a decision of the land use authority; and

(e) application processes that:

(i) may include a designation of routine land use matters that, upon application and proper notice, will receive informal streamlined review and action if the application is uncontested; and

(ii) shall protect the right of each:

(A) applicant and third party to require formal consideration of any application by a land use authority;

(B) applicant, adversely affected party, or municipal officer or employee to

appeal a land use authority's decision to a separate appeal authority; and

(C) participant to be heard in each public hearing on a contested application.

(2) Nothing in this section limits the right of a municipality to initiate or propose the actions described in this section.