BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, May 26, 2020

6:00 p.m. – Public meeting; 6:30 - 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.

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

AGENDA

6:00 p.m. – Public Meeting regarding property acquisition in North Canyon p. 3

6:30 p.m. – Work Session

1. Budget discussion – Mr. Gary Hill

7:00 p.m. – Regular session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meetings held on April 14, May 12 and April 7, 8, 9 & 14 (budget committee meetings), 2020 p. 7
3. Council Reports
4. Consider approval of:
   a. Expenditures greater than $1,000 paid April 6, 13, 20, 27 & May 4 & 11, 2020 p. 37
   b. March 2020 Financial Report p. 43
5. Consider adoption of Ordinance 2020-02 that prohibits the discharge of fireworks east of Davis Boulevard – Mr. Clinton Drake p. 57
6. Consider approval of an easement release at 3435/3373 S Canyon Estates Drive and authorize the Mayor to sign the release documents – Mr. Lloyd Cheney p. 63
7. Consider final approval of the Cottages on Main PUD, 1265 & 1295 North Main Street – Mr. Lloyd Cheney p. 65
8. Consider final architectural and site plan approval for a 12 unit multi-family townhome development located at 1265 & 1295 North Main Street – Mr. Francisco Astorga p. 71
9. Consider preliminary and final approval of the Renaissance Towne Center commercial mixed use planned unit development, Phase 3, Plat 1 – Mr. Lloyd Cheney p. 91
10. Consider preliminary architectural and site plan approval for Renaissance Towne Centre Pad Site 16 (Lot 12) 30 unit multi-family residential development – Mr. Francisco Astorga p. 97
11. Consider final approval of the Towns at 5th and Orchard PUD – Mr. Lloyd Cheney p. 115
12. Consider final architectural and site plan approval for a 28 unit multi-family residential development located at 554 South Orchard Drive – Mr. Francisco Astorga p. 122
13. Consider approval of a police vehicle purchase – Chief Tom Ross (no staff report)
14. Consider approval of Resolution 2020-04 regarding an Interlocal Cooperation Agreement for City employee services to be provided to the South Davis Recreation District – Mr. Tyson Beck p. 139
15. Consider approval of Resolution 2020-05 which allows members of the Bountiful City Council, Planning Commission, Power Commission and Administrative Committee to electronically attend all public meetings during June, July & August – Mr. Clinton Drake p. 151
16. Adjourn to closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).

Shawna Andrus
City Recorder

City Council Staff Report

Subject: Purchase of Property at 1390 Canyon Creek Drive (North Canyon)
Author: Gary Hill, City Manager
Department: Executive
Date: May 26, 2020

Background

In 2019 Bountiful suffered a wildfire on the east bench beginning near Skyline Drive that caused the evacuation of hundreds of residents and the loss of homes and property. The City has now become eligible for federal grant funding to help prevent and mitigate future wildfire concerns.

Bountiful's topography in the foothills provides unique opportunities for appealing housing and recreation, but also presents challenges with wildfire risk. It is the City's desire to preserve and enhance livability in the City by helping protect residents from fire danger while also balancing access to the beautiful canyons.

Federal grant funding is now available to help the City and Fire District acquire and improve property for the purpose of hazard mitigation. A public meeting is required to inform neighbors of any proposed purchase. The City hopes to purchase two acres at the top of Canyon Creek Drive using a federal grant. Property owners 500 feet from the property located at 1390 Canyon Creek Drive were notified of the City's intent and invited to provide comment and/or attend a public meeting scheduled for 6:00 pm on May 26th.

Analysis

The federal grant for which Bountiful is eligible is administered by FEMA as a part of the Agency's Hazard Mitigation Grant Program (HMGP). The FEMA website describes the HMGP as follows:

> "Hazard mitigation measures are any sustainable action taken to reduce or eliminate long-term risk to people and property from future disasters. The HMGP supports cost-effective post-disaster projects and is the longest running mitigation program among FEMA's three grant programs. Studies have shown that every $1 spent equals $4 of future damages mitigated."

Among the most effective fire mitigation efforts is clearing deadwood and growth from property and near homes. The ability of fire personnel and equipment to access our canyons for mitigation and suppression is also paramount. South Davis Metro Fire District is leading local efforts to help prevent future wildfires in Bountiful and southern Davis County in partnership with the US Forest Service and the Utah Division of Forest, Fires, and State Lands.

Canyon Creek Drive is a relatively steep and narrow street accessing North Canyon, which is a popular recreation area for cyclist, hikers, and off-road vehicles. The paved street dead ends near 1390 East, and the canyon is only accessible by an unmaintained and extremely uneven road within the City right-of-way until it reaches Forest Service property. Canyon users park on the street near the dead-end, which impedes access for city vehicles including fire equipment.

The City intends to purchase the 2-acre parcel at 1390 Canyon Creek Drive to serve multiple functions. The EMGP grant will be used to purchase the property only. The property will be thinned per FEMA standards with a cleared area that can be used jointly as a firebreak and vehicle parking and turnaround area. This will provide a staging area for ongoing clearing efforts, and allow fire equipment to be staged and deployed in a fire emergency. The City also plans to grade and fill the dirt road to provide emergency vehicle access further up the canyon. It will also allow canyon property owners to better access and clear their own properties of dead wood. This would not be paid for by the grant.

The parking/turnaround area will have a double benefit of providing trailhead parking for North Canyon. The parking is not yet designed, but it is the intention of the City to keep a buffer of trees/greenery between the parking and neighbors. The City will work with neighbors in the design and construction of the proposed parking/turnaround area.

Finally, a single-track trail is proposed to be built parallel to the dirt road that would separate vehicular traffic from hikers and bikers. This would also be funded from other (non-EMGP grant) sources.

Department Review

The review was completed by the City Manager.

Significant Impacts

The City is eligible for $500,000 EMGP in grant funding. This is a one-time opportunity for Bountiful based on our recent foothill fire. The City will have a 25% cost-share responsibility, which will be provided primarily in-kind by clearing and improving the property and the dirt road.

Recommendation

- Staff recommends the City Council present this information to attendees at the meeting on June 26th and take public input.

Attachments

Comments received by phone and in writing from residents on Canyon Crest Drive.

Comments Received from Canyon Creek Residents

Barbara Drake (via telephone) 1339 East Canyon Creek Drive

- Barbara is very worried about fires in the area. He reports that there are a number recreational fires already, and any efforts to help prevention and mitigation are welcome, but should be tied to better enforcement.
- The vegetative buffer between any future parking/turnaround/fire break is veryimportant.
- She is concerned that the stream is also protected

Steve Slatter (via telephone) 1398 East Canyon Creek Drive

- Steve is concerned about the proximity of any proposed parking to his home. If a parking and turnaround area is built, he would like to make sure it is as far from his property as possible, and that there is a reasonable buffer between his home and the improvements.
- Increased traffic and use of North Canyon is worrisome.
- Enforcement of vehicles and speed is already a concern, and he is afraid that the purchase of property and any parking will only make it worse.

Renee Krebs (via-email) 993 E Canyon Creek Drive

Hi Gary: I live up No Cny (30 yr resident) and frequently enjoy walking around this area. In lieu of attending the public meeting on this proposed acquisition, I want to provide feedback to you via email.
1. The trail up No. Canyon is used mostly and frequently by local residents. It's a local trail. (It's not a big trail with spectacular views and vehicle access is limited). We want to keep it that way and limit access so it stays wild and pristine.
2. Serious consideration s/b given to making Parking Lot at trailhead as small as possible (10 cars?) Just big enough for emergency vehicle, etc.
3. Note: Please make it known at trailhead that vehicle access is limited to @ 1 mile, then road is closed. Most people don't know that road access is very limited. They drive up then have to turn around and drive back down! Placing a sign at the trailhead parking lot letting people know what's ahead would be helpful for trail usage and maintenance.
Thank you for your help with these concerns!
Renee Krebs

Cody Green (via e-mail) 1311 East Canyon Creek Drive

Good morning Mr. Hill,
This email is to clarify the "improvements" that are being discussed as part of the acquisition of the 2 acres at 1390 Canyon Creek Drive. I received a letter stating that the purpose is to create a "Fuel Break" to mitigate wildfire damage. I agree that a fuel break needs to be created. Especially after the few scares we've had in recent years. Can you clarify the details of what this fuel break will look like?
I am a resident of Canyon Creek Drive, and am concerned that this "Fuel Break" is going to end up being a parking lot, with public restrooms and amenities. The reason why many of my neighbors and myself choose to live in this canyon is because of it's solitude and peacefulness. We are seeing more and more traffic racing up the street to get access to the canyon, and I am concerned that creating more public access will not benefit in keeping this canyon serene.
I would greatly appreciate a response on what the plans for the "improvements" are going to entail.
Thank you very much,
--
Cody B. Green

Minutes of the
BOUNTIFUL CITY COUNCIL
April 14, 2020 – 7:00 p.m.

Present:	Mayor Pro Tem	Kate Bradshaw
	Mayor (electronic)	Randy Lewis
	Councilmembers	Millie S. Bahr, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	City Attorney	Clinton Drake
	IT Director	Alan West
	Recording Secretary	Maranda Hilton
Excused:		
	Power Director	Allen Johnson
	Finance Director	Tyson Beck
	Assistant City Manager	Galen Rasmussen
	Chief of Police	Tom Ross

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.

This meeting was held electronically via Zoom with as few attendees as possible due to the social distancing and public gathering restrictions that are currently in place because of the COVID-19 pandemic. Those in attendance were seated a minimum of six feet apart to comply with the directive. A link to the electronic meeting was posted on the Bountiful City website for the public to view the meeting.

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

Mayor Pro Tem Bradshaw called the meeting to order at 7:07 p.m. and welcomed those in attendance. Mr. John Eggett led the Pledge of Allegiance and Councilman Higginson offered a prayer.

APPROVE MINUTES OF PREVIOUS MEETINGS HELD ON MARCH 17 AND APRIL 6 (BUDGET COMMITTEE MEETING), 2020

Councilwoman Harris made a motion to approve the minutes from the previous meetings held on March 17 and April 6, 2020, and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

COUNCIL REPORTS

Councilman Simonsen reported that the "Coats for Kids Car Show" has been moved to the weekend of August 28-29, 2020. The final Summer Concert in the Park will also be scheduled for August 29, 2020.

Councilwoman Harris did not have a report, but thanked Mr. John Eggett for the gift he presented the Council of handmade wooden clocks.

Councilwoman Bahr did not have a report.

Councilman Higginson asked that anyone with any symptoms of Coronavirus go and get tested. He hopes that the more people getting tested the better data State and Federal leaders will have to base reopening the economy on.

Councilwoman Bradshaw reported that the Lakeview Hospital and their Crisis Care Committee are well-prepared with extra supplies and tests and are ready to take care of anyone with the Coronavirus. They have segregated the hospital to keep others safe as well.

CONSIDER APPROVAL OF:

a. EXPENDITURES GREATER THAN $1,000 PAID MARCH 9, 16, 23 & 30, 2020

b. FEBRUARY 2020 FINANCIAL REPORT

Councilman Simonsen made a motion to approve the expenditures paid March 9, 16, 23 & 30, 2020, and the February 2020 Financial Report and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF PRIME MACHINE INC.'S PROPOSAL FOR REBUILDING THE THREE TURBINE UNITS AT ECHO RESERVOIR IN THE AMOUNT OF $475,302 - MR. ALLEN JOHNSON

Mr. Gary Hill presented for Mr. Johnson. Mr. Hill reported that this project is very near completion and is coming out of the Retained Earnings budget.

Councilman Higginson commented that due to a delay in a new turbine arriving from China, they opted to have the damaged turbine refurbished for the coming summer so there will be full power generation from the reservoir this year. It will be a huge financial benefit this year, and the new turbine will be installed for next year.

Councilman Higginson made a motion to approve the proposal from Prime Machine Inc. and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE PURCHASE OF 33 TRANSFORMERS FROM ANIXTER POWER SOLUTIONS IN THE AMOUNT OF $78,535 - MR. ALLEN JOHNSON

Mr. Hill explained that this purchase is a regularly scheduled replacement of inventory. They received two bids for this purchase and recommend that the Council approves the bid from Anixter Power Solutions.

Councilman Higginson made a motion to approve the purchase from Anixter Power Solutions and Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE MICA STEELWORKS BID FOR SEVEN STEEL POLES IN THE AMOUNT OF $160,060 - MR. ALLEN JOHNSON

DRAFT

Mr. Hill explained that this purchase is for the Feeder 575 replacement project on 3100 South between Orchard Drive and 400 East which the Council approved last year. The project includes the purchase of 30 new poles in total but this bid is for seven steel poles that are 24" in diameter. The Power Department recommends purchasing from MICA Steelworks since they are the only company that could meet the 24" diameter request.

Councilwoman Harris made a motion to approve the purchase from MICA Steelworks and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE AMERICOM TECHNOLOGY, INC. BID FOR DIRECTIONAL BORING IN THE AMOUNT OF $261,077 - MR. ALLEN JOHNSON

Mr. Hill explained that this project will help improve underground distribution circuits and streetlight circuits in the City and increase redundancy. Directional boring helps to be able to replace those circuits more economically without having to trench. Bids were received from three companies and accepting the bid from Americom Technology is recommend.

Councilwoman Harris made a motion to approve the bid from Americom Technology and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE PACIFICORP INVOICE FOR THE 138 SUBSTATION UPGRADE IN THE AMOUNT OF $31,205 - MR. ALLEN JOHNSON

Mr. Hill reported that the rebuild of the 138 substation has recently been completed, and the final step is to reimburse time and material costs to PacifiCorp for the inspections they performed on the pad that the City shares with them.

Councilman Simonsen made a motion to approve payment of the invoice from PacifiCorp and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF PRECISION CONCRETE'S PROPOSAL FOR TRIP HAZARD MAINTENANCE - MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that at the Council's request they opened the trip hazard maintenance project up for bids this year and received three proposals. After reviewing the two eligible proposals and investigating the quality of each company's work, they are recommending approval of Precision Concrete's proposal again this year. There is $80,000 set aside in the budget for this project and that's how much they plan on spending by the end of the year.

The Council requested more details about the disqualified proposal and about the choice to not go with the lowest bidder. Mr. Cheney explained that one proposal was disqualified for trying to change their proposal after the submission deadline, and the lowest bidder did not have the ability to meet the job quality standards.

Councilwoman Bahr made a motion to approve the proposal from Precision Concrete and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF LINE 29 ARCHITECTURE'S PROPOSAL FOR ARCHITECTURAL SERVICES FOR THE 2020 STREET DEPARTMENT CARWASH REPLACEMENT - MR. LLOYD CHENEY

DRAFT

Mr. Cheney explained that in the Street Department's 2020 Capital Improvements budget is a project for the replacement of a 50-year-old building. The current building is a masonry block building used for storage and also has a wash bay for City vehicles. The building is in very poor condition. An RFP was issued for architectural services to replace that building and six proposals were received. The recommendation is to accept the bid from Line 29 Architecture. Although they are an unknown company to the City, Staff has looked at their work and talked to references and feel they are qualified to complete this project. Mr. Cheney warned the Council that as this project progresses there may be some surprises, since in the past they have found that the soils on this site are bad and that will need to be quantified appropriately in the final design.

Councilman Higginson made a motion to approve the proposal from Line 29 Architecture and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF JMR CONSTRUCTION'S PROPOSAL FOR THE 2020 CONCRETE REPLACEMENT PROJECTS – MR. LLOYD CHENEY

Mr. Cheney explained that almost every year the Engineering Department bids out several concrete replacement projects to repair damage done in the course of completing various City-wide improvements. Thus this contract will be in collaboration with almost every other City department and mostly consists of curb and gutter replacements and drive approach repairs. Only three bids were received for this contract but he is happy to recommend JMR Construction for approval. He knows them well and they have done a great job for the City in the past. There are about 50 items included in this contract which will be billed to the individual departments as the work is done and will be paid from their budgets.

Councilman Simonsen expressed his approval in using JMR Construction for this project and thanked them for giving the City a good bid and for doing such good work for us.

Councilman Simonsen made a motion to approve the contract with JMR Construction and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE PRELIMINARY SITE PLAN FOR A MIXED USE DEVELOPMENT LOCATED AT 220 NORTH MAIN STREET – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga presented a site plan for 220 North Main Street and explained that the current buildings on site will be taken down and three parcels will be consolidated into one. The new plan will include residential and mixed-use buildings which require a conditional use permit in the Downtown Zone. They were also granted a variance for the site to allow parking along the front setback of the site on the condition that a wall is constructed to hide it from view. In total the plan includes five new buildings, two buildings will be mixed-use and three buildings will be townhomes. There will be 31 residential units and 2400 sq. ft. of office space. The site has some difficulties, including the location of Barton Creek which runs through it, and a related easement that belongs to the County where buildings are not permitted to be erected. They have completed a parking analysis and staff has requested to see the parking management plan to make sure it works well for this site. They also need to have the flood zone reevaluated by FEMA.

The Planning Commission forwarded a positive recommendation for the site plan if conditions are met.

Councilmembers asked more details about access to certain parking spots and about articulations on the sides and backs of the buildings. Mr. Astorga answered their questions.

Councilwoman Harris requested that the City find a way to honor the owners of Brooks Fabric Store which will be replaced by this new development. They have been a Bountiful business for many decades and should be recognized for their service to the community.

Councilwoman Bahr made a motion to approve the preliminary site plan for a mixed-use development at 220 North Main Street and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN FOR A PROPOSED CREDIT UNION BRANCH OFFICE LOCATED AT 260 NORTH 500 WEST – MR. FRANCISCO ASTORGA

Mr. Astorga explained that Deseret First Credit Union (DFCU) will be relocating from Main Street to 260 North 500 West, which is in the Commercial-Heavy district. It will be replacing the current site of Crystal Pools and Spas and a yard art shop. He said the Planning Commission is very pleased with the design of the new building, and after a discussion about street trees, changes have been made and the plan now meets the requirements for that condition of approval.

Councilwoman Harris asked why DFCU is leaving their Main Street location. DFCU Representative, Spencer Park, said the Main Street location was getting too old, and it was more financially viable to build a new location than to renovate.

Councilman Simonsen made a motion to approve the preliminary and final site plan for DFCU located at 260 North 500 West and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER ADOPTION OF RESOLUTION 2020-03 WHICH APPROVES AMENDMENT NO. 4 TO THE 2016 INTERLOCAL COOPERATION AGREEMENT BETWEEN BOUNTIFUL CITY AND DAVIS COUNTY FOR ANIMAL CONTROL SERVICES – CHIEF TOM ROSS

Mr. Gary Hill presented for Chief Ross. He explained that the interlocal agreement between Davis County and the City is simply an update to the fees associated with animal control services. He stated that even though the rates have gone up, staff is very happy with this agreement, because it allows the City to provide animal control services for much less than could be done if the City did it.

Councilwoman Harris made a motion to adopt Resolution 2020-03 which approves Amendment No. 4 to the 2016 Interlocal Cooperation Agreement between Bountiful City and Davis County for animal control services and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONSIDER APPROVAL OF A TAKEOVER AGREEMENT BETWEEN BOUNTIFUL CITY AND ZURICH AMERICAN INSURANCE COMPANY FOR THE COMPLETION OF THE BOUNTIFUL CITY HALL REMODEL PROJECT – MR. CLINTON DRAKE

Mr. Clinton Drake explained that the contract with Ascent Construction for the City Hall Remodel Project has been terminated and the City has made request to the surety (Zurich American Insurance Company) to perform under the bond. The surety has opted to perform via a takeover agreement. They are in the process of entering into ratification agreements with subcontractors to keep as many of the subcontractors as they can on the project.

He asked the Council to take note that Mr. Cheney has asked for a new substantial completion date of August 1, 2020 and a final completion date of September 1, 2020 in order to allow a grace period where the City will not assess liquidated damages. However, the estimated final completion date is more estimated to be at the beginning of December 2020. The disparity of these dates allows

the City, if they wish to do so, assess liquidated damages after September 1st and it would help motivate the contractors to finish the project in a timely manner.

Mr. Drake said that he and Mr. Cheney have both had many meetings with the surety and feel confident in the team that they have assembled to takeover this project and to get it done quickly.

He asked that the Council approve the takeover agreement with the addition of the following numbers that need to be included, and authorize staff to complete negotiations regarding the scope of work, allowing the City Engineer to sign the remaining contracts as needed.

Original Contract amount:	$7,184,110.00
Remaining Contingency:	$160,290.79
Due and Owing:	$305,553.75
Balance to Finish:	$3,672,203.26

Councilwoman Bradshaw asked about whether or not the subcontractors have or will be paid, and Mr. Drake said that the surety has paid out $1.2 million to subcontractors with $400,000 left to pay, so most of them have been paid already under the payment bond that was in place.

The Council thanked Mr. Drake and Mr. Cheney for all of the hours they have spent working on this so the project can be finished as soon as possible.

Councilman Higginson made a motion to approve the takeover agreement with Zurich American Insurance Company with the addition of the numbers given by Mr. Drake and authorizing staff to negotiate all exhibits, including the scope of work, and to sign documents on behalf of the City and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

CONVENE IN A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF REAL PROPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205)

Councilman Higginson made a motion to convene to a closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah code §52-4-205) and Councilman Simonsen seconded the motion. The motion passed with the following roll call vote:

Bradshaw	"aye"
Simonsen	"aye"
Higginson	"aye"
Bahr	"aye"
Harris	"aye"

The regular meeting was closed at 8:16 p.m.

The closed session of City Council was convened at 8:25 p.m. Mayor Lewis was excused from the closed session.

Councilman Higginson made a motion to adjourn back to the regular City Council meeting and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

The closed session of City Council was adjourned at 8:55 p.m.

ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA

DRAFT

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

The regular session of City Council was adjourned at 8:56 p.m.

_____

Mayor Randy Lewis

_____

City Recorder

DRAFT

Minutes of the
BOUNTIFUL CITY COUNCIL
May 12, 2020 – 7:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	City Attorney	Clinton Drake
	Recording Secretary	Maranda Hilton

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.

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

Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mr. Mike Eggett led the Pledge of Allegiance and Mr. Eric Hattabaugh offered a prayer.

COUNCIL REPORTS

No reports were given.

CONSIDER THE FISCAL YEAR 2020-2021 TENTATIVE BUDGET FOR ADOPTION - MR. GALEN RASMUSSEN

Mr. Galen Rasmussen presented the Council with the FY 2020-2021 Tentative Budget. He explained the process they took to prepare and forecast the budget, and explained that if the tentative budget was approved tonight, the next step will be having it available to the public for inspection from May 13 – June 16, 2020. On June 16, public hearing is scheduled to make adjustments to the FY 2019-2020 budget, to approve the FY 2020-2021 budget and to approve the 2020 tax rate.

He explained that due to the uncertainty in revenues as a result of the COVID-19 pandemic, each department was asked to create contingency plans that reduced their budgets by 5% and 10%. These budgets will be given to the City Manager and implemented if necessary.

Councilman Higginson thanked Mr. Rasmussen and staff for their work on these budgets, and for finding ways to reduce the budget instead of raising taxes. He asked Mr. Rasmussen if sales tax revenue figures for May were available yet. Mr. Rasmussen said it is not finalized yet, but the latest data shows revenue was around $669,000, approximately $36,000 less than May 2019 revenues.

Councilman Higginson made a motion to approve the FY 2020-2021 Tentative Budget and to designate June 16, 2020 at 7:00 p.m. in the Training Room of the South Davis Metro Fire Agency main station for the Public Hearing and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

VETERANS PARK DISCUSSION – MR. GARY HILL

Mr. Gary Hill turned time over to the Bountiful Veteran's Park Committee (BVPC) to explain the phasing of the planned park and to give an update about their initial fundraising efforts. He reminded Council that the park is planned to be built in phases and that at their last discussion about it, the Council asked that Phase I look like a complete park and that the funding be in place to complete Phase I before beginning construction.

Councilman Simonsen, acting as Chairman of the BVPC Board of Directors, took a moment to share why the construction of this park means so much to him personally as a Vietnam War veteran, and why that site was chosen for the future park. He said that there are have already 3,000 names submitted to go on the wall at the park and that community interest continues to be very high. He said since creating the non-profit in November 2019, almost $700,000 has been raised and an additional $160,000 is pledged from other entities.

Mr. Rob Vandegrift, the landscape architect for the project, explained what Phase I would include. He said 15 of the final 35 proposed benches would be installed (and have already been donated), the "Columbia" statue will be placed at the center of the park (which is almost finished and paid for), and the "We the People" monument will be erected. The park will be fully landscaped and include all the flags/flagpoles and a sign out front. Items that will be added in Phases II and III will include the remainder of the benches and more bronze statues and monuments for the different wars.

Councilwoman Harris asked when the estimated completion date is and Mr. Vandegrift answered that they would like to have an opening ceremony on Veteran's Day (November 11) of this year, and that they believe it is entirely feasible to do so if they can break ground soon. Mr. Lloyd Cheney (City Engineer) added that the grounds north of City Hall should be ready for them to occupy in two to three weeks' time, when the City Hall renovations that are occupying that site are complete.

The Mayor asked if any of the pledged donations will be rescinded amidst the economic hardship due to the COVID-19 pandemic and Councilwoman Bradshaw asked if there is a contingency plan in place in case funding does fall through. Councilman Simonsen said they do not believe anyone will rescind their pledges and that he has spoken with everyone in order to determine just that. He also said benches or trees can be eliminated if they do not have enough funding for all of them during Phase I. He is confident, however, that they will have the funding they need, especially if they can break ground and get the project rolling. Assurances were also given by Mr. Vandegrift on behalf of his firm and that of the construction company, JMR, that they are both committed to building this project and will make it happen.

Mr. John Marc Knight was invited to say a few words about the park and he reiterated that they will undoubtedly receive all the funding they require if they can schedule a groundbreaking and take advantage of all of the news articles and media that will accompany that event. He said that this park will be a wonderful amenity for the City.

Mrs. Julie Hattabaugh, secretary of the BVPC, added that the park will also have a monument or sculpture dedicated to recognizing the sacrifice and service given by the families of veterans. She also said that interest is indeed very high and that she received 71 emails that day alone from people requesting more information about the park. The committee hopes it will become a destination all its own and that it will be an educational venue for students and citizens.

Councilwoman Bradshaw made a motion to allow the BVPC to announce a groundbreaking pending City Engineer approval of final site plans and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting "aye".

COVID-19 DISCUSSION – MR. GARY HILL

Mr. Gary Hill explained that it's necessary to evaluate certain policies that have been put in place and the scheduling/canceling of certain events as risk levels change surrounding the COVID-19 pandemic here in Utah. It is likely that Davis County will be moved to the Yellow (Low Risk)

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category soon which will loosen some restrictions surrounding gathering sizes but will not change social distancing requirements. He asked the Council for their input on the following items:

1. Food Truck League – They are hoping to start their weekly food truck events as soon as this Friday. The City believes that with certain policies put in place, the Food Truck league will be able to meet the current requirements to operate.
2. Summerfest – Due to their revised event schedule (Monday nights in June) and their hopeful use of the Bountiful Town Square as a location, the City doesn't feel like there is a safe or feasible way to have this event take place this year.
3. Farmers' Market – The market is scheduled to begin on June 18, but it remains very tentative. The Utah Department of Agriculture and Food (UDAF) put out guidelines for the operation of farmers' markets in Utah during the pandemic which would require all booths to be spaced 10' apart and would not allow for the sale of anything except produce (no sale of food to consume on site or handicrafts would be permitted). The decision whether or not to hold the market doesn't need to be made right away and the City and planners are hopeful that new guidelines will be issued soon which will help in that process.
4. Concerts in the Park – The feasibility of this event series is still questionable as well, but it may work if the State changes to yellow. Contracts between the City and performing groups now allow for cancellation without a penalty if needed to comply with applicable regulatory restrictions.
5. Coats for Kids Car Show – This event had originally been postponed from mid-June to late August, but Councilman Simonsen explained that the Rotary Club met earlier today and decided to cancel the event this year. Maintaining social distancing during such a well-attended event would be nearly impossible so they do not want to risk it.
6. Chalk Art Festival – The Joy Foundation is still planning on holding the festival and the City would certainly like to host as well depending on the level of risk in September. So it will be a situation of wait and see what September brings.

Mr. Hill asked the Council how they feel about letting the Food Truck League begin their season in Bountiful. Councilmembers Harris, Higginson and Bahr all stated they are in favor of letting the League begin operations as soon as possible.

The Council also approved the City to move forward with the following:

a. The rental of park boweries starting May 15
b. The reopening of park restrooms following necessary preparations
c. Up to 20 people using the Dog Park at one time
d. South Davis Recreation using City fields for their programs

Mr. Hill explained that a public hearing about the Deer Abatement program was to be held soon, but public hearings have been postponed due to the current situation. He asked the Council if they would approve soliciting comments from residents through social media and the City website in order to gather valuable community input on that subject. He feels if this isn't done soon, things will not be able to be put in motion before The Council approved that action. The Council liked this idea and approved it to move forward.

Mr. Hill next explained that during the pandemic the City has not shut off electricity due to delinquent utility payments, as a way to ease the economic troubles that some residents may be feeling at this time. The list of residents overdue on utility payments has skyrocketed recently and he believes staff needs to start proactively contacting residents on the disconnect list and find out who can pay. He fears that if nonpayment is allowed for too long, residents will never be able to pay it all off and the City will have to absorb that loss. He advised setting up payment plans and perhaps offering discounts to certain individuals in order to help ease this growing problem. The Council agreed that it would be good to get in front of the problem before it gets worse. Mr. Hill said he will have staff draft a more refined plan that will assist residents who are truly in need of help with their utility bills.

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Mr. Hill announced that the City has scheduled a fireworks display on July 17 this year. All other Handcart Days events have been cancelled except for a tentative concert in the 400 North Park on July 17. Staff feels the City can safely allow for a fireworks display in order to celebrate. The Council asked if the date was set in stone or if we might consider having the fireworks on July 4th or 24th instead. Mr. Hill said he would talk to Mr. Brock Hill, Parks Director, about it and see if the date can be changed with the fireworks company.

Mayor Lewis announced that the golf course has had a very successful month and that revenues are up from last year. It may be due to a shift to an exclusively online scheduling policy that requires pre-payment for reservations. He also stated that Senator Mitt Romney called him to ask if he could do anything for our City. Sen. Romney also thanked the Council for their service and hoped residents would be safe and able to get jobs back quickly. The Mayor asked the Council what they should ask Sen. Romney to do for them.

Councilwoman Bradshaw asked that Sen. Romney lend his support in helping us in our negotiations with the U.S. Forest Service concerning land for trails and improvements that affect our residents. She also hoped that perhaps he could write a letter helping us secure more wildfire grants as we recover from fires on the hill.

ADJOURN

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

The regular session of City Council was adjourned at 8:50 p.m.

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Mayor Randy Lewis

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City Recorder

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Minutes of the
Power Committee Budget Review Meeting
(Joint Meeting with Power Commission)

Bountiful City Power Department
April 7, 2020 (8:00 a.m.)

Present:

Committee Members:	Richard Higginson, Randy Lewis, Kendalyn Harris
Power Commissioners:	John Cushing, Susan Becker, Paul Summers, David Irvine, Dan Bell, Jed Pitcher
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Allen Johnson, Alan Farnes, Jess Pearce, Jay Christensen, Luke Veigel, David Farnes, Nancy Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website. This meeting was also conducted as an electronic meeting with some participants joining in that forum.

Power Commission chair Jed Pitcher called the meeting to order at 8:05 a.m., and welcomed those in attendance.

PRESENTATION OF BUDGET

The meeting was turned over to Allen Johnson, Light & Power Department Director, and the department staff to present the detailed budget for the Light & Power fund. Allen Johnson gave a brief introduction and then invited Jay Christensen, Light & Power Accountant, to lead out on a review of the budget request. A PowerPoint slide presentation was shown to the group which highlighted key programs and projects underway within the funding levels of the current Fiscal Year 2020 budget and those contemplated and requested to be funded under the Fiscal Year 2021 budget.

It was noted that the Fiscal Year 2021 budget is balanced with revenues and transfers against Expenses totaling $42,210,748. This budget contemplates paying down the $9,350,000 in outstanding debt. There is a 2% requested increase in rates with a new two-tier system to be implemented. There are also some fee changes based on approved formulas which are presented for review and adoption annually. The budget overall is designed to maintain desired services and to fund essential capital projects. Operating revenues are budgeted at $28,342,893 with Operations and Maintenance expenses at $19,617,136.

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Personnel Services is budgeted at $4,849,728 which includes funding for 34 full-time and five part-time employees. Ten of the full-time employees are scheduled to receive a merit raise at some point during the upcoming fiscal year. The budget contains a 2% cost of living allowance for all employees and a 6% increase in health insurance. There is also funding for the equalization of retirement benefits between Tier 2 with Tier 1 employees.

Non-Operating Revenues and Expenses are budgeted at a net expense of $9,225,214, primarily to pay off the 2010 Bond.

Capital expenses are budgeted at $4,320,000 for Fiscal Year 2021 and were reviewed Jay Christensen, Alan Farnes and Luke Veigel. Specific capital projects were reviewed

Operating Transfers are budgeted at $13,392,235 comprising the use of retained earnings for projects, amortization of the San Juan power plant project, paying off the outstanding 2010 Bond, and transfers to the General Fund.

The 2010 bond can be paid off early on November 1, 2020 in the amount of $9,350,000. Net bond payments for Fiscal Year 2021 are scheduled for $1,003,980. Future net savings of paying off the bond is approximately $1,000,000 per year. There are no future plans for debt issuance by the Power Fund. Gary Hill notes that the Power Fund days cash on hand after paying off the 2010 Bond would be six months or more.

A rate increase of 2% is proposed along with a $2.00 increase to monthly customer charges and a revision of the existing rate system to a new two tier rate system for residential customers. Additionally, there are two changes being made to connection fees.

Residential rates in the two tier system will go from $0.0925 per Kwh to $0.0800 for the first 400 Kwh used and $0.1022 per Kwh for all additional Kwh used. There was discussion between the power commissioners on varying rate combinations that could be considered.

A discussion was held on effects of the COVID-19 pandemic and plans being made to keep employees safe and to keep services underway. Work crews will be divided into one-third size units to rotate work and maintain social distancing requirements.

Following discussions, the budget requests were again summarized and submitted for approval. A question was asked by Committee chair Higginson. What would the effects be of delaying pay off of the bond for a year and cash flow/balances? Allen Johnson indicated that each year delayed adds about $1,000,000 in operating expenses. Commissioner Jed Pitcher asked Gary Hill if he felt comfortable in asking customers on behalf of the City to pay a 2% increase in electric rates. Gary Hill feels that the rate increase is an important component of the City's financial health, but not a "deal killer" this year. Committee member Lewis mentioned support of the budget request. Allen Johnson

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noted also that rates are set to maintain the system and deliver value to the customer. Bountiful City's rates and Rocky Mountain Power's rates are both projected to rise over time but Bountiful City's rates should continue to stay a little below those of Rocky Mountain Power. Committee member Harris was asked for an opinion on the budget and she noted her approval of the budget and the work of staff.

Commissioner David Irvine made a motion to approve the Fiscal Year 2021 budget request but to revisit the rate increase at end of May or first part of June 2020 before enacting it. The motion included reviewing rates again in September 2020 to assess impacts versus the economy. Several Commissioners agreed with the motion. Committee chair Higginson supports the budget request, recognizes the potential for an economic downturn and supports David Irvine's motion. All Committee and Commissioners voted aye.

It was also suggested that a study be made by the staff of the Power Department to be ready with revenue neutral options, if needed.

Committee chair Higginson called for a motion on the Power Fund budget. The budget was passed with a motion from Committee member Harris with a second from Committee member Lewis. Voting was unanimous with Committee member Higginson, Harris and Lewis voting aye.

The budget review portion of the meeting adjourned at 9:30 a.m.

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Minutes of the
Water Committee Budget Review Meeting

Bountiful City Police Department Training Room (and electronically via Zoom)
April 7, 2020 (4:00 p.m.)

Present:

Committee Members:	Kendalyn Harris (Chair), Richard Higginson, Chris Simonsen, Millie Segura Bahr
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Water Department Director:	Mark Slagowski
Construction Superintendent:	Tracy Hatch
Water Technician:	Kraig Christensen
City Engineer:	Lloyd Cheney
Assistant City Engineer:	Todd Christensen

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

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

PRESENTATION OF BUDGET

Mark Slagowski presented the detailed budget for the Water fund and responded to questions from the committee. It was noted that one member of the Water Department is out being evaluated for possible infection by the Coronavirus. A brief overview of current projects underway was given including plans for the purchase of a mobile generator. Committee member Higginson asked about the status of the existing Water study. Mr. Slagowski commented that the project is underway and gave a status.

A discussion of projects underway ensued for both Fiscal Year 2020 and Fiscal Year 2021 with questions from committee members. In responding to a question from Committee chair Harris regarding the typical volume of work annually (13,195 feet planned for fiscal year 2021) Mr. Slagowski noted that the volume is typical.

A question was asked by Committee member Simonsen as to the number of fire hydrants in the City. Mr. Slagowski and Tracy Hatch noted that there are about 1,700 hydrants in place and many of the hydrants are new.

The department management is projecting the same level of water sales as Fiscal Year 2020 but this estimate is deemed conservative given pending projects that will have increased service demand at some point in the fiscal year.

Mr. Slagowski reviewed the changes to the operating budget as written in the Tentative Budget Document.

A discussion of water sources and capacities was held along with a statement from management that additional capacity could be developed from various City-owned water wells.

Lloyd Cheney provided an additional note of the planned allocation of certain General Fund staff to the Water Fund in the Personnel Services section. This allocation is made to properly reflect the cost of servicing the needs of the Water Fund.

A review of capital expenses budgeted in Fiscal Year 2021 ensued. Reservoir projects planned were outlined. It was noted that the water wells category includes a restoration of the Calder Well that is not producing as it should. This project will span two budget years and the work plan was developed following a study from a professional consultant. Other wells and reservoir sites, including Hannah Holbrook, were discussed along with actions being taken to maintain them. The machinery and equipment budget line item covers a vehicle purchase and generator purchase. The Supervisory Control and Data Acquisition (SCADA) system is also being updated.

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

Gary Hill distributed a proposed fund balance reserves policy and led a discussion of its contents. There are policies cover the General Fund, Capital Projects Fund and the Enterprise Funds.

The meeting adjourned at 5:18 p.m. on a motion made by Committee member Higginson and seconded by Committee member Simonsen. Voting was unanimous with Committee members Harris, Higginson and Simonson voting "aye".

Minutes of the
Streets and Sanitation Committee Budget Review Meeting

Bountiful City Police Training Room (and via Zoom meeting)
April 8, 2020 (4:00 p.m.)

Present:

Committee Members:	Millie Segura Bahr (Chair), Randy Lewis, Kate Bradshaw
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Gary Blowers, Charles Benson, Lloyd Cheney, Todd Christensen

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

Committee chair Millie Segura Bahr called the meeting to order at 4:08 p.m., and welcomed those in attendance. The meeting was turned over to Gary Blowers to review budgets.

PRESENTATION OF BUDGET

Streets Department Budget

Gary Blowers and Charles Benson presented a PowerPoint slide presentation with several slides to highlight the operations of the Streets Department. Snowplowing operations were reviewed and it was noted that 15,200 tons of salt has been used to-date on keeping roads clean.

Street operations were reviewed including street signs, patching, paving, and road striping. For instance, road striping costs $96,828 annually. Shop maintenance is a centralized service provided for all departments of the City along with the South Davis Metro Fire Agency. About 500 pieces of equipment are serviced at wholesale prices. The department also provides asphalt patching citywide. During the 2019 calendar year there were 7,388 tons of patching performed and 24 miles of roadway were paved. Snow removal is also a service provided and during 2019 costs totaled $933,534. The typical Spring Clean-up provided to residents was cancelled this year due to the COVID-19 pandemic but will be resumed next season.

Road reconstruction activities were reviewed and it was noted by Gary Hill that road reconstruction currently costs of about $1,000,000 per mile using City crews and equipment. Gary Blowers completed the presentation of the Streets Department budget by highlighting line items in the budget with notable changes from the prior year. Personnel services line items changed primarily due to a provision of a cost of living allowance (COLA), change in health insurance premiums and merit

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increases for eligible employees. The budget includes one additional new mechanic that will be funded by increased maintenance paid for by the South Davis Metro Fire Agency.

The Buildings account has a $1,846,000 increase to provide for the construction of a vehicle storage and truck wash building. The facility will be used by all departments with fleets in the City. The road reconstruction line includes various projects throughout the City. The machinery and equipment account is budgeted for the purchase of two dump trucks. However, about $245,000 will be received from a grant to help fund the truck purchases. Special highway supplies is the account used for purchasing of road salt. The contracts for salt and road striping have been extended at the same rates.

Streets Department fees were also reviewed. All fees are the same except for some adjustments to recognize material cost increases. The long-term capital plan was also reviewed and it was noted that the plan is subject to change depending on capital facility needs year-to-year.

Recycling Fund Budget

Charles Benson reviewed the curbside recycling program. Gary Blowers noted that there is a proposed fee increase of $0.75 per can to help cover increased collection costs passed along to the City from Ace Recycling. Even with a fee increase the fund will still require a subsidy from the Landfill Fund due to an ongoing downturn in the market for recyclables. The contract with Ace Recycling will continue with a cost of living increase specified in the contract.

A discussion regarding rate increase options was held. For comparison, Gary Hill also reviewed fee increase plans of other enterprise fund operations in the City. Fee increases in the budget are being proposed also by the Power, Recycling, Storm Water and Sanitation funds. The right mix of increases will need to be decided upon before final budget adoption. Committee members expressed comfort with the proposed $0.75 rate increase based on financial needs of the Fund.

The presentation concluded with a review of notable line items in the budget by Gary Blowers.

Storm Water Fund Budget

Charles Benson reviewed operational aspects of the Storm Water Fund using a slide presentation. Repair and cleaning of storm water lines and outlets is performed annually. Detention basins are also maintained as a crucial component of the system in retaining water to avoid flooding. A review of projects planned for the year was made.

Key budget line items were reviewed with committee members by Gary Blowers. Projects planned for Fiscal Year 2021 were outlined for repair and replacements. Staff is proposing a $0.50 increase monthly in the equivalent residential unit (ERU) fee for customers to keep pace with capital replacement needs. Committee member Bradshaw asked for details on the ERU fee. Todd

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Christensen provided details on how the ERU is calculated. Lloyd Cheney noted that the staff is proposing the same $0.50 monthly increase for Fiscal Years 2021, 2022 and 2023 to keep pace with capital needs. The replacement schedule using the fee increase is also outlined year by year in the long-term capital plan. The geographic layout of Bountiful affects the costs ultimately paid for storm water management. Todd Christensen noted that the storm water system is of more concern for needed improvements than most other funds in the City.

Landfill Fund Budget

Charles Benson reviewed the landfill operations with a slide presentation. The loading area for residents dropping off waste materials is scheduled to be paved to improve access by both the residents and staff. Commercial loads will continue to be taken to another area of the landfill. Green waste grinding operations were reviewed along with composting.

Gary Blowers reviewed the line item budget of the landfill highlighting changes to revenue lines including gate receipts to recognize increased usage at the landfill. Expense lines were also reviewed noting changes in landfill closure expenses and machinery and equipment purchases for a large haul truck, service truck, and a message board in Fiscal Year 2021.

Committee member Lewis asked a question regarding the process for compost and any environmental concerns. The process followed is the simple grinding of green waste direct from residents with no added elements to cause adverse environmental impacts.

Sanitation Fund Budget

Charles Benson outlined the operations of the Sanitation Fund. There are approximately 18,930 cans emptied monthly by City Sanitation workers. Household hazardous waste is collected from residents annually in October. During the most recent collection there were 674 residents who participated and the cost assessed by the hazardous waste vendor was $57,654. Committee member Bradshaw asked about ways to extend the hazardous waste day to allow more residents to experience shorter lines. Gary Blowers noted that the cost to expand the service would likely double the cost for adding one more collection day.

Gary Blowers reviewed the line item highlights in the budget. There is a request in the budget for a rate increase monthly of $0.50 for the first can and $3.50 for multiple cans. There is also a request to increase the first can rate by $1.00 in fiscal years 2022 and 2023.

Gary Hill asked Lloyd Cheney to prioritize the fees discussed in Recycling, Storm Water and Sanitation. Mr. Cheney noted that Storm Water fee changes would be his highest priority followed by the Sanitation fee changes then the Recycling fund fees. Gary Blowers concurred on the priority ranking.

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It was noted that the budget includes a request for a sanitation truck for which there will be some funds coming back from a grant to help defray the cost.

With no further comments or questions on any of the budgets, Committee member Bradshaw made a motion to accept the tentative budget of the Streets, Recycling, Storm Water, Landfill and Sanitation funds, as presented, and Committee member Lewis seconded the motion. Voting was unanimous with Committee members Bahr, Lewis, and Bradshaw voting “aye”.

The meeting adjourned at 6:04 p.m. on a motion made by Committee member Bradshaw and seconded by Committee member Lewis. Voting was unanimous with Committee members Bahr, Lewis and Bradshaw voting “aye”.

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Minutes of the
Public Safety Committee Budget Review Meeting

Bountiful City Public Safety Building (and electronically via Zoom meeting)
April 9, 2020 (4:00 p.m.)

Present:

Committee Members:	Chris R. Simonsen (Chair), Millie Segura Bahr, Kendalyn Harris, Kate Bradshaw
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Police Department Staff:	Tom Ross, Ed Biehler
South Davis Fire Staff:	Jeff Bassett

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

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

PRESENTATION OF SOUTH DAVIS METRO FIRE BUDGET

Chief Jeff Bassett was invited to present the budget request from South Davis Metro Fire Agency. Chief Bassett started by outlining the composition and function of the administrative committee which governs their agency budget. He also noted the good working relationship that Metro Fire has with Bountiful City. A proposal was presented by Chief Bassett to Gary Hill and Gary Blowers from the Streets Department for the Metro Fire Agency to pay for the salary and benefit costs for a City mechanic who would be dedicated to working on Metro Fire equipment. This proposal was approved administratively and is now part of the City's budget request for Fiscal Year 2021.

A review of planned construction at the fire station in the Mueller Park area was reviewed. The costs of this remodel will be paid for by funds other than those provided by Bountiful City. It was also noted that Metro Fire is now fully staffed given a new plan that was approved by their board. A question was asked about the type and volume of responses by Metro Fire in connection with COVID-19. Calls are coming in for response to COVID-19 suspected patients and Metro Fire personnel respond with appropriate Personal Protection Equipment (PPE). There is a new mandate from the CDC for first responders to require wearing of masks in all public interactions. This will cause greater demands on supplies of PPE. There are also pending changes in how first responders are to perform CPR in regards to COVID-19.

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Gary Hill noted that the Metro Fire has four primary revenue sources. The revenue source that Bountiful provides Metro Fire is their assessment which appears in the budget for Fire within the City's published budget.

With no further questions, Committee member Bahr made a motion to accept the tentative budget of South Davis Metro Fire as presented, and Committee member Harris seconded the motion. Voting was unanimous with Committee members Simonsen, Bahr, and Harris voting "aye".

PRESENTATION OF POLICE DEPARTMENT BUDGET

Chief Tom Ross provided an overview of department goals as noted in the tentative budget document. Department activity and statistics comparing calendar year 2018 and 2019 were provided in a handout and in a Power Point presentation. Chief Ross noted that reported property crimes are down from the previous year (35.8% decrease). Additionally, every category of major offenses (homicide, assaults, burglaries, etc.) are also down (28.6% decrease).

Discussion on department procedures for dealing with COVID-19 included a recognition and thanks which was expressed for the large amount of community support provided in the form of food, masks, and other means of support for the department and its staff.

Chief Ross reviewed the budget with the committee by highlighting line items with significant changes. Questions were asked by the committee members regarding how Bountiful City's Police compensation compares with other agencies. The chief noted that a study was completed in the last year and each year the comparisons are again reviewed and updated to ensure comparability with similarly sized departments. Bountiful has continued to be in the top 25% of other agencies in compensation and benefits.

Committee members inquired on details regarding the increase in the cost of Animal Control services. It was noted that Bountiful is provided this service on contract from Davis County and is assessed based on volume of activity and costs of the program from Davis County. Following a review of remaining line item changes by Chief Ross, Gary Hill and Chief Ross reviewed the long-term capital plan of the department. Comments were made in relation to the fleet maintenance and replacement practices of the department. There was also a comment made that some vehicle availability delays have been experienced recently from manufacturers. There are currently eleven vehicles planned in the Fiscal Year 2021 budget.

Committee member Harris made a motion to accept the tentative budget submission of the Police Department as presented, and Committee member Bahr seconded the motion. Voting was unanimous with Committee members Simonsen, Bahr and Harris voting "aye".

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The meeting adjourned at 5:25 p.m. on a motion made by Committee member Harris and seconded by Committee member Bahr. Voting was unanimous with Committee members Simonsen, Bahr and Harris voting “aye”.

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

Bountiful City Public Safety Building (and via Zoom meeting)
April 14, 2020 (4:00 p.m.)

Present:

Committee Members:	Kate Bradshaw (chair), Richard Higginson, Chris R. Simonsen, Kendalyn Harris
City Manager:	Gary Hill
Assistant City Manager:	Galen Rasmussen
Department Personnel:	Lloyd Cheney, Todd Christensen, Brock Hill, Kent McComb, Thomas Rhodes, Bruce Sweeten, Paul (Geno) Flanary

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

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

PRESENTATION OF BUDGET

Committee chair Bradshaw asked Brock Hill, Parks Director, to present budgets along with staff members.

Government Buildings Department Budget

Bruce Sweeten, Maintenance Supervisor, was asked to present the budget of the Government Buildings Department. Bruce noted that the budget did not have any significant changes from the prior year to comment on. Committee chair Bradshaw asked Mr. Sweeten for an assessment of the Bountiful Davis Arts Center (BDAC) facility needs. The current agreement between the Redevelopment Agency (RDA) and the BDAC contemplate that any betterments to the building are to be paid for by the BDAC after receiving City approval. Various building needs requested by the BDAC in their Fiscal Year 2021 RAP Tax Grant request were reviewed with Bruce Sweeten to obtain his assessment of needs. Bruce expressed his feelings on each item presented and mentioned that he would make himself available for an on-site review of facility needs with BDAC to reconfirm work needed.

With no further questions being raised, Committee member Higginson made a motion to approve the Government Buildings budget request for Fiscal Year 2021 as presented. Committee member

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Simonsen seconded the motion. Voting was unanimous with Committee members Bradshaw, Higginson, and Simonsen voting "aye".

Cemetery Fund Budget

Geno Flanary, Cemetery Superintendent, reviewed the budget needs of the Cemetery. Recent trends of strong cemetery lot sales are continuing. There are currently 1,100 lots remaining in the existing inventory and, at the current pace of sales, this would only leave nine months of availability in current lot inventory. There are 5,000 spaces planned for the new section of the Cemetery, but burials will not be possible until the lots are completely developed in calendar year 2022. Much of this work is contemplated in the capital plan for 2021. Large volume cemetery lot purchases are viewed as problematic by staff based on the historical need to follow up on unused lots in the future. There is also a tendency of residents to buy lots at the resident rate and sell a portion of the purchased lots to family members that are not residents. This results is a loss of revenue to the Cemetery since lot prices are higher for non-residents.

A question was asked by Committee chair Bradshaw about how to limit the volume of lot purchases made by one person or group. Options were discussed. Committee member Simonsen asked for staff to survey other cities practices on lot sales and report back. The operating policies of several Davis County cemeteries were then outlined by Brock Hill, and Geno Flanary. Committee member Higginson asked for a report back on the usage of the cemetery lots and how the rate structure is affecting this.

Mr. Hill noted an increase in the grounds and maintenance expense area. There is also a reduction in rental revenue due to demolition of the rental house on property. Cemetery Fees were also reviewed with staff to assess the structure of fees for residents versus non-residents. Fee structuring options will be presented prior to final budget adoption for consideration.

Committee member Simonsen made a motion to approve the Cemetery Fund budget request for Fiscal Year 2021 as presented. Committee member Higginson seconded the motion. Voting was unanimous with Committee members Bradshaw, Higginson, and Simonsen voting "aye".

Golf Fund Budget

Kent McComb, Golf Professional, and Thomas Rhoades, Golf Course Maintenance Supervisor, highlighted budget line items with notable changes. The restaurant lease revenue line item has been changed due to a change of vendor and the effects of the COVID-19 Pandemic. This area may need to be revised before final budget adoption.

The personnel services area changed due to a cost of living adjustment (COLA) and changes in insurance premiums. The maintenance and capital areas of the budget for Fiscal Year 2021 show a

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dollar change primarily stemming from a switch to leasing maintenance equipment versus the historical practice of purchasing equipment. An overall savings is anticipated over a five year period from the change to a lease arrangement business model but this will be reevaluated after the five year period. Tom Rhoades referenced a similar successful change that he implemented in his previous employment at Jeremy Ranch.

Committee chair Bradshaw asked for clarification on the increase in costs from the Administrative Services Reimbursement account. Gary Hill and Galen Rasmussen noted that the General Fund departments provide services to Enterprise Funds and the Administrative Services Reimbursement is the means for charging the Enterprise Funds for these services. This charge is reevaluated every year and trued up for actual costs. In the case of the Golf Fund, the Administrative Services charge was discounted for many years until the City's external auditor required that all funds be charged their equitable rate.

A question was asked regarding plans for remodel of the Clubhouse. Kent McComb noted that there is a multi-year plan for remodeling the clubhouse to enhance patron experience at the course with particular emphasis on accommodating corporate groups. Bathrooms on the course are being updated as well to also enhance patron experience.

Council member Harris noted that the firm of Lewis Young did an operational assessment of the Golf Course a few years ago. Gary Hill elaborated on the outcome of the assessment and steps that have been taken to improve the course. Feedback from golf patrons has been very favorable along the way. Committee chair Bradshaw asked about Pro Shop sales. Kent McComb noted that the Pro Shop is currently closed due to COVID-19 restrictions but that revenue projections have been adjusted accordingly to take these restrictions into account.

Committee member Higginson made a motion to approve the Golf Fund budget request for Fiscal Year 2021 as presented. Committee member Simonsen seconded the motion. Voting was unanimous with Committee members Bradshaw, Higginson, and Simonsen voting "aye".

<u>Parks Department Budget</u>

Brock Hill reviewed the budget request of the Parks Department. Increases in the budget are reflected to accommodate the maintenance needs of all City park properties including maintenance of the former Washington Elementary property and the new Bountiful Town Square. Personnel services have increased due to factors noted in other budgets. The capital budget of the Parks Department includes purchasing a large area mower to replace a mower originally purchased in 1993. This new large area mower will allow more efficient mowing of larger properties. In a response to a question regarding fencing planned for the Dog Park, Brock Hill noted that funds for a six foot fence at the Dog Park are budgeted for the final months of Fiscal Year 2020.

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A question was asked in regards to a breakdown of additional maintenance costs between the Bountiful Town Square and the former Washington Elementary property. Brock Hill estimates that the division of costs would be about 70% for the Bountiful Town Square property and 30% for the Washington Elementary property. The cost allocation stems from additional water costs and chemicals plus other regular maintenance costs. A better estimate can be given for future years after a full year of operations is complete. Gary Hill noted that Brock had originally requested an additional employee to address the maintenance demands for increased acreage to be managed citywide. However, the additional employee request had to be denied due to a lack of available funding in the budget for Fiscal Year 2021. The interim staffing plan to meet increased maintenance needs will be accommodated through use of seasonal employees (as many as 24 employees in Fiscal Year 2021). Council member Harris asked for a report from Brock Hill regarding the employee that is assigned to Greenhouse work. Brock reported that the employee is now a certified master gardener and is doing well in all assigned areas. Committee chair Bradshaw expressed support for an additional position in Parks if revenue projections can support this action. Committee member Higginson asked for further details on how seasonal staff will be scheduled to handle extra work demand.

Gary Hill asked for committee member feedback following revised park maintenance scheduling and practices. Favorable reviews were provided by each committee member. It was noted that the planting areas on 400 North, Main Street, and similarly prominent areas have struggled due to irrigation and soil conditions but Park staff have been regularly monitoring these areas to ensure their viability and beauty. This same attention to detail will be applied to the new Bountiful Town Square property and the former Washington Elementary property.

Committee member Simonsen made a motion to approve the Parks Department budget request for Fiscal Year 2021 as presented. Committee member Higginson seconded the motion. Voting was unanimous with Committee members Bradshaw, Higginson, and Simonsen voting “aye”.

<u>Recreation Arts & Parks (RAP) Tax Grant Applications</u>

Committee chair Bradshaw asked a question about reciprocal agreements in surrounding cities (and in Bountiful City) for approval of RAP Tax proposals from groups not residing in the City limits. Gary Hill noted that a conversation would be held with neighboring communities for this purpose to seek amendment of agreements accordingly.

In response to an earlier emailed question from the Committee chair, the City Attorney provided legal research and an opinion that the Bountiful Rotary Club RAP Tax application cannot be approved. This opinion is based on the Rotary Club’s lack of eligibility as an organization type as authorized under state law in Utah Code Section 59-12-1402. An alternative recommendation was made by staff to have the City purchase the bleachers requested by the Bountiful Rotary at a cost of $8,275.38 and retain those bleachers as City assets to be used for purposes stated in the Rotary’s application along

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with other City events. Committee members expressed approval for this option with funds coming from the 11% grant allocation amount in the City budget for Fiscal Year 2021.

An additional question was emailed earlier regarding plans for funding organization events that may need to be cancelled due to the current COVID-19 Pandemic. Gary Hill and Galen Rasmussen noted for the committee members that it was within their policymaking authority to recommend accommodations. It was suggested that funding be approved in anticipation that events will be held as planned. If an organization's event is cancelled then they will be encouraged to use the Fiscal Year 2021 funding received to hold their event in the following year. The committee expressed a favorable view on this recommended course of action.

The RAP Tax grant request from the BDAC was next reviewed. Galen Rasmussen and Gary Hill reviewed a spreadsheet allocation of the requested amount of $56,808 split between ineligible costs that would need to be paid by the BDAC, costs eligible to be paid from RDA funds and RAP Tax eligible funds. It was recommended by staff that of the total $56,808 requested, that $5,569 be considered for payment from RDA funds, $26,972 to be paid from RAP Tax funds and the remainder of $24,267 to be paid directly by the BDAC as their regular operating expenses. A request was made by the committee members for a thorough review to be made by Bruce Sweeten of the Government Buildings Department for assessing true facility needs versus requested items. Gary Hill also noted that Brock Hill and Galen Rasmussen will make an appointment with the management of the BDAC to review the split of eligible and ineligible costs with the intent of assisting the BDAC in understanding how requests for funding can be best made in the future.

A review was then made of the RAP Tax grant request from the Bountiful Historical Preservation Foundation. Galen Rasmussen noted that the $6,829 request was to install concrete steps and a concrete pathway to the historic cabin onsite. The committee noted that the project appeared to provide good value and approved of it.

The committee then requested a review of the Centerpoint Legacy Theatre's RAP Tax grant proposal. Galen Rasmussen noted that the City has provided funding in the past for capital items in the Theatre including stage improvements. The Fiscal Year 2021 request for funding would provide funding for lighting improvements in the rehearsal area of the theatre at a cost of $20,000. Concerns were expressed by each of the committee members with providing money to groups not residing in the City limits but approved of the proposed project on its merits.

Referencing the BDAC again, there were concerns expressed with the City continued annual funding of the BDAC at $60,000 from the General Fund in addition to RAP Tax funds. This concern is of particular note this coming year due to the BDAC's recent outline of plans for cutting back on traditional Summerfest activities. The committee requested staff to have the BDAC provide their 2019 costs for Summerfest versus expected 2020 costs in the new Summerfest model.

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The $10,000 RAP Tax grant request from the Joy Foundation was next reviewed by the Committee. It was noted that the Joy Foundation offers a valued event annually in providing the Chalk Art Festival and its other programs. No issues were mentioned and the committee expressed approval for the requested funds.

Gary Hill noted that he had made a request of Jeremy Holt, Joy Foundation representative, to have the Joy Foundation move the Chalk Art Festival to either August or September to avoid weather and other scheduling issues. Gary is waiting to hear back from the Joy Foundation on this rescheduling proposal. It was noted that weather patterns support a move of the event to later in the summer.

With no further comments on RAP Tax grant proposals, Committee member Higginson made a motion to approve the RAP Tax grant budget requests and other discussion items as presented for Fiscal Year 2021. Committee member Simonsen seconded the motion. Voting was unanimous with Committee members Bradshaw, Higginson, and Simonsen voting “aye”.

The meeting adjourned at 6:10 p.m. on a motion made by Committee member Simonsen and seconded by Committee member Higginson. Voting was unanimous with Committee members Bradshaw, Higginson and Simonson voting “aye”.

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City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid April 6, 13, 20, 27 and May 4 & 11, 2020
Author: Tyson Beck, Finance Director
Department: Finance
Date: May 26, 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 April 6, 13, 20, 27 and May 4 & 11, 2020.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 6, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
7666	AMERICAN CHILLER MEC	Police	104210	426000	Bldg & Grnd Suppl & Maint	1,460.00	214661	20944	ServiceCall for ChillerStartupLeak, Cleaned&Repair
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214664	59O54220	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214664	59O54320	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214664	60B67220	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214664	60B67320	Tree Trimming
11666	BRONCO FENCE	Parks	454510	473100	Improv Other Than Bldgs	5,155.00	214670	8850	Vinyl Fence for Dog Park
5281	DOMINION ENERGY UTAH	Police	104210	427000	Utilities	3,509.92	214687	04012020C	Acct # 3401140000
2329	GORDON'S COPYPRINT	Legislative	104110	461000	Miscellaneous Expense	1,636.25	214696	50262	Tentatice Budget Books
2350	GREEN SOURCE, L.L.C.	Parks	104510	426000	Bldg & Grnd Suppl & Maint	1,655.00	214698	14218	Grow Tarps
2350	GREEN SOURCE, L.L.C.	Parks	104510	426000	Bldg & Grnd Suppl & Maint	2,494.80	214698	14219	Pro-Pendi
2350	GREEN SOURCE, L.L.C.	Golf Course	555500	426000	Bldg & Grnd Suppl & Maint	11,764.75	214698	14730	Spring Applicatons for Fertilizer,Herbicide&Fungal
2356	GREENE'S, INC.	Light & Power	535300	448628	Pineview Hydro	1,050.00	214699	631387	Concrete Drilling
8096	HARRISON EUROSPORTS	Police	104210	425430	Service & Parts	1,382.56	214700	6035898/1	Auto Parts and Service
2727	JOHNSON, ALLEN R	Light & Power	535300	445202	Uniforms	2,707.84	214708	04062020	Reimbursed for Faucets,DisinfectantWipes,FaceMasks
2727	JOHNSON, ALLEN R	Light & Power	535300	461000	Miscellaneous Expense	1,233.29	214708	04062020	Reimbursed for Faucets,DisinfectantWipes,FaceMasks
8404	MAIN STREET INVESTME	Legislative	454110	472100	Buildings	8,779.50	214715	04012020	May 2020 Rent for City Hall
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,506.88	214717	S103481511.001	Corp Stops
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,548.51	214717	S103483664.001	Gate Valve
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,561.57	214717	S103483604.001	6" Macros
3271	NETWIZE	Information Technology	104136	425000	Equip Supplies & Maint	15,233.21	214720	18994	VM Ware Support & Maintenance 3 years
8040	OTTO ENVIRONMENTAL	Sanitation	585800	448010	Garbage Containers	15,550.00	214725	INV-29733	Garbage Cans
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	8,889.00	214730	021621	Refurb & Balance Large Runner
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	17,596.36	214730	021633	Resurface Cover Plates on Echo Hydro Turbine
3562	PRIORITY DISPATCH CO	Enhanced 911	104219	428000	Telephone Expense	6,039.99	214731	SIN253639	E911 Priority Dispatch System Renewal
5553	PURCELL TIRE AND SER	Sanitation	585800	425000	Equip Supplies & Maint	1,932.56	214732	2897054	Tire for Sanitation Trucks
3649	RASMUSSEN EQUIPMENT	Water	515100	448000	Operating Supplies	1,097.65	214733	10110046	Trash Pump
3972	SOLAR TURBINES, INC.	Light & Power	535300	448614	Plant Equipment Repairs	14,258.00	214736	AFS10022996	Rebuild Turbines for Power Plant
4051	STATE OF UTAH	Light & Power	535300	448627	Echo Hyrdo	2,659.80	214744	04082020	2020 Water Distribution Assessment
4051	STATE OF UTAH	Landfill	575700	431300	Environmental Monitoring	3,485.26	214745	04012020	Landfill Solid Waste Quarterly Fee-1Q2020
4229	TOM RANDALL DIST. CO	Golf Course	555500	425100	Special Equip Maintenance	1,008.18	214750	0305289	Fuel
4273	TURF EQUIPMENT CO	Golf Course	555500	426000	Bldg & Grnd Suppl & Maint	4,301.50	214752	445426-00	Misc.Parts & Supplies
4477	WAGSTAFF CRANE SERVI	Light & Power	535300	448628	Pineview Hydro	1,360.00	214758	0320-055	Crane Service
					TOTAL:	162,756.58			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 13, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
5368	ACE DISPOSAL INCORPO	Recycling	484800	431550	Recycling Collectn Service	35,991.00	214763	04012020	Recycling Fees for March 2020
1211	ASPHALT MATERIALS IN	Streets	104410	441200	Road Matl Patch/ Class C	1,399.00	214771	96010	Cold Mix for Patching
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,300.38	214772	60O30920	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214772	60O31020	Tree Trimming
1596	CATE RENTAL & SALES,	Storm Water	494900	425000	Equip Supplies & Maint	1,052.90	214783	Z27566	Sweeper Brooms // Customer # 02308
1889	DAVIS COUNTY GOVERNM	Police	104210	431600	Animal Control Services	9,027.35	214796	105777	Mar. 2020 Animal Control Services

5281	DOMINION ENERGY UTAH	Light & Power	535300	448611	Natural Gas		13,134.54	214800	04012020F	Natural Gas // Acct # 6056810000
2003	DUNCAN ELECTRIC SUPP	Light & Power	535300	448633	Street Light		1,106.00	214801	138010-1	Street Light Fuses
11008	GOODFELLOW CORP	Streets	104410	425000	Equip Supplies & Maint		62,331.85	214809	INV7038	Carlson Eziv Screed Rebuild// Approved by Council
5458	HANSEN, ALLEN & LUCE	Landfill	575700	431300	Environmental Monitoring		1,637.78	214810	41777	Professional Service for 02/16/2020-3/15/2020
11418	HUMDINGER EQUIPMENT	Landfill	575700	425000	Equip Supplies & Maint		3,776.70	214818	23512	Maintenance Kits for Tana Compactor
11555	IG SIGN & CONSTRUCTI	Redevelopment Agency	737300	426100	Special Projects		7,169.00	214822	792	Construction on Down Town Plaza
6959	JANI-KING OF SALT LA	Light & Power	535300	424002	Office & Warehouse		1,775.00	214824	SLC04200069	Custodial Cleaning for April 2020
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C		1,093.56	214827	5163	Patching
2886	LAKEVIEW ROCK PRODUC	Streets	104410	473200	Road Materials - Overlay		1,304.71	214829	380796	200 So. Parking Lot
2886	LAKEVIEW ROCK PRODUC	Streets	104410	473200	Road Materials - Overlay		1,661.67	214829	380713	200 So. Parking Lot
2886	LAKEVIEW ROCK PRODUC	Streets	104410	473200	Road Materials - Overlay		2,584.25	214829	380765	200 So. Parking Lot
6326	LEXIPOL, LLC	Police	104210	445100	Public Safety Supplies		8,499.00	214832	INV767	Annual Law Enforcement Policy Manual & Training
10586	ROCKY MOUNTAIN RECYC	Recycling	484800	431550	Recycling Collectn Service		11,561.90	214859	1023761	Recycling Fees
3938	SKM INC.	Water	515100	431000	Profess & Tech Services		5,903.86	214865	18735	Project # 001612.P // Bountiful Master PLC Radio
3938	SKM INC.	Water	515100	431000	Profess & Tech Services		7,215.00	214865	18734	Project 001611.P Bountiful Rowland Tank
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint		1,360.55	214871	0306110	DEF & Oil
4413	UTAH STATE TAX COMMI	Workers' Comp Insurance	646400	461200	State Tax On Premium		2,500.00	214876	94101	1ST QTR 2020 SELF INS PREMIUM PMT
8325	WESTERN WATER WORKS	Water	515100	448400	Dist Systm Repair & Maint		12,500.00	214883	563230-01	Pipe Job // Approved by Council
8325	WESTERN WATER WORKS	Water	515100	448400	Dist Systm Repair & Maint		28,315.00	214883	563230-00	Pipe for Pipe Job// Approved by Council
						TOTAL:	233,675.80			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 20, 2020

VENDOR	***VENDOR NAME***	***DEPARTMENT***	***ACCOUNT***		***ACCOUNT DESC***	***AMOUNT***	***CHECK NO***	***INVOICE***	***DESCRIPTION***
7666	AMERICAN CHILLER MEC	Police	104210	426000	Bldg & Grnd Suppl & Maint	8,010.29	214891	21025	Repair Refrigerant Leaks & Brush Chiller
1164	ANIXTER, INC.	Light & Power	535300	445201	Safety Equipment	1,528.00	214893	4555013-00	2 Super Squeeze
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,009.68	214894	61F65520	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	214894	61F65420	Tree Trimming
11711	ATSCO SALES & SERVIC	Light & Power	535300	448628	Pineview Hydro	35,911.77	214895	103202	Acuators
11702	ENVIRO-CLEAN GROUP	Storm Water	494900	425000	Equip Supplies & Maint	1,750.84	214920	20-7285	Misc.Parts & Supplies
2164	FERGUSON ENTERPRISES	Water	515100	448400	Dist Systm Repair & Maint	2,364.04	214924	1115390	Gasket & Couplers
2164	FERGUSON ENTERPRISES	Water	515100	448400	Dist Systm Repair & Maint	9,715.65	214924	1115356	Presure Reducing Valves
11701	HORROCKS ENGINEERS	Streets	104410	473400	Concrete Repairs	3,151.50	214932	55373	Davis Blvd Bridge at Mill Creek
11418	HUMDINGER EQUIPMENT	Landfill	575700	425000	Equip Supplies & Maint	3,347.29	214934	23481	Blade Cylinder for Tana Compactor
5196	INTELLICHOICE, INC.	Police	104210	425500	Terminal Maint & Queries	17,660.00	214938	1230151	Annual License & Support Fee-CAD, RMS, P.D.
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,093.17	214942	5199	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,095.51	214942	5208	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	18,010.98	214942	5214	200 So. Plaza Parking Lot
8137	LAKEVIEW ASPHALT PRO	Landfill	575700	473100	Improv Other Than Bldgs	24,702.60	214942	5191	Landfill Pad
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	2,284.73	214943	381064	Road Base
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	3,458.24	214943	381027	Road Base
3195	MOUNTAINLAND SUPPLY	Water	515100	448650	Meters	3,729.22	214951	S103503361.001	Misc. Parts/Supplies
3402	PACIFICORP	Light & Power	535300	448639	Substation	31,205.15	214957	63891	Pacific Corp Upgrade for 138lv Substation Project
9087	POWELL, MARK	Cemetery	595900	426000	Bldg & Grnd Suppl & Maint	14,554.75	214961	04212020	Demolition & Haul Off for Garage and House for Cem
9087	POWELL, MARK	Redevelopment Agency	737300	426100	Special Projects	5,684.25	214961	04212020	Demolition & Haul Off for Garage and House for Cem
10034	RHOMAR INDUSTRIES, I	Streets	104410	425000	Equip Supplies & Maint	1,315.08	214965	96638	Salten Chain Protective Lube
3938	SKM INC.	Water	515100	431000	Profess & Tech Services	7,557.44	214976	18733	Project 001610.P Bountiful Holbrook Booster
4042	STATE ENGINEER	Light & Power	535300	448628	Pineview Hydro	2,659.80	214981	04012020	Annual BOR Charge/ Ogden River Distribution

6328	SUNSET ELECTRIC AND	Light & Power	535300	448632	Distribution	2,255.00	214985	4439	Electrical Work
4118	SURVALENT TECHNOLOGY	Light & Power	535300	448640	SCADA	13,771.00	214986	U18353	Annual Support & Updates
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	2,317.97	214987	1492689	T-Chlor
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	9,497.20	214989	0306208	Fuel Purchase
4273	TURF EQUIPMENT CO	Golf Course	555500	426000	Bldg & Grnd Suppl & Maint	1,486.62	214991	446607-00	Misc. Supplies
5000	U.S. BANK CORPORATE	Legislative	104110	423000	Travel & Training	2,271.89	214993	04102020GH	Trvl&TrainExpense// Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110	461000	Miscellaneous Expense	1,406.81	214993	04102020GH	Trvl&TrainExpense// Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110	461000	Miscellaneous Expense	3,632.30	214993	04102020SA	EmployeeAwards // Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Executive	104130	423000	Travel & Training	1,859.18	214993	04102020GH	Trvl&TrainExpense// Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Information Technology	104136	428000	Telephone Expense	1,128.40	214993	04102020AW	TrvlCXL,OfficeSupplies//Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210	445100	Public Safety Supplies	2,598.30	214993	04102020EB	SWAT Vest // Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Enhanced 911	104219	423000	Travel & Training	1,404.40	214993	04102020DE	DispatchEquipQuakeFood//Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510	426000	Bldg & Grnd Suppl & Maint	2,280.83	214993	04102020BH	Cell Ph, Park Supplies//Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300	461000	Miscellaneous Expense	5,079.58	214993	04102020AJ	Misc.Supplies //Acct # 4246-0445-5571-8851
4450	VERIZON WIRELESS	Light & Power	535300	448641	Communication Equipment	1,633.15	214998	9851576194	Acct # 371517689-00001
					TOTAL:	263,897.41			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid April 27, 2020

VENDOR	*VENDOR NAME*	*DEPARTMENT*	*ACCOUNT*		*ACCOUNT DESC*	*AMOUNT*	*CHECK NO*	*INVOICE*	*DESCRIPTION*
1815	CROFT POWER EQUIPMEN	Parks	104510	425000	Equip Supplies & Maint	1,593.47	215022	122793	Engine Oil,Edger Blade,Backpack Blower
2055	ELECTRICAL CONSULTAN	Light & Power	535300	474820	CIP 12 Dist Sys Feeder #575	2,136.50	215028	87138	Enginineering Services
2349	GREEN LIGHT BOOKING	Legislative	104110	492080	Community Events-BntflComServC	4,250.00	215035	04282020	DepositConcert inthePark forAug.21,2020 GreenRiver
11735	GREGOIRE, KAITLYN	Liability Insurance	636300	451150	Liability Claims/Deductible	3,000.00	215036	04292020	Settlement and Release of All Claims for 1/7/2019
2719	JMR CONSTRUCTION INC	Redevelopment Agency	737300	426100	Special Projects	3,758.25	215050	5	Parking Lot on 50 E 200 South
2719	JMR CONSTRUCTION INC	Redevelopment Agency	737300	426100	Special Projects	14,005.00	215050	5a	200 Parking Lot Construction
2727	JOHNSON, ALLEN R	Light & Power	535300	448628	Pineview Hydro	2,452.36	215051	04282020	Reimbursed for 4 phone Modems & Cloth Masks
2727	JOHNSON, ALLEN R	Light & Power	535300	461000	Miscellaneous Expense	1,131.49	215051	04282020	Reimbursed for 4 phone Modems & Cloth Masks
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,087.32	215053	5222	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	6,007.56	215053	5228	Overly 50 West Circle by Wicker
11730	LINE 29 ARCHITECTURE	Streets	454410	472100	Buildings	3,000.00	215056	04222020	Initial Pmt for Design Services Car WashReplacemen
3271	NETWIZE	Computer Maintenance	616100	429200	Computer Software	3,600.00	215062	18985	Spanning Backup for Office 365 Users-3yrs
11558	NICHOLSON PROFESS	Legislative	454110	473100	Improv Other Than Bldgs	325,846.05	215063	1825-7-R1	Project # 1825 Bountiful City Hall
3972	SOLAR TURBINES, INC.	Light & Power	535300	448614	Plant Equipment Repairs	1,660,676.46	215087	12059006050	Rebuild Turbines 2 & 3
4143	TAYLOR MADE-ADIDAS G	Golf Course	555500	448240	Items Purchased - Resale	2,399.07	215093	34144213	Golf Balls
4143	TAYLOR MADE-ADIDAS G	Golf Course	555500	448240	Items Purchased - Resale	2,634.81	215093	34144096	Golf CLubs
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	1,133.73	215094	1492819	Fluoride
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	2,032.60	215094	1492818	Fluoride
4217	TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	1,571.87	215095	908761799	Golf Bags
4217	TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	7,100.63	215095	908750177	Golf Balls
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	2,371.13	215097	0306646	Fleet Oil
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	10,363.98	215097	0306744	Fuel
4273	TURF EQUIPMENT CO	Cemetery	595900	426000	Bldg & Grnd Suppl & Maint	1,175.00	215098	446664-00	Misc.Parts & Supplies
4341	UTAH ASSOCIATED MUNI	Light & Power	535300	448620	Power Purch CRSP	352,736.99	215101	04232020	UAMPS April 2020 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300	448621	Power Purch IPP	1,420.00	215101	04232020	UAMPS April 2020 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300	448622	Power Purch San Juan	92,084.42	215101	04232020	UAMPS April 2020 payment for power
4341	UTAH ASSOCIATED MUNI	Light & Power	535300	448626	Power Purch UAMPS (Pool etc)	433,371.08	215101	04232020	UAMPS April 2020 payment for power

7842	UTILISYNC LLC	Storm Water	494900	422000	Public Notices	2,400.00	215104	INV-1268	Base Subscription, Division Department Storm Water
8518	VCBO ARCHITECTURE	Redevelopment Agency	737300	426100	Special Projects	2,800.00	215105	20210-1	Downtown Plaza / Bountiful Town Square
4511	WASATCH TRAILER SALE	Parks	104510	425000	Equip Supplies & Maint	8,224.00	215106	27010	2018 PJ Trailers 16' HD Equipment
					TOTAL:	2,956,363.77			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid May 4, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
11762	ALADTEC INC	Police	104210	425500	Terminal Maint & Queries	4,104.00	215111	2020-1161	Subscription for Hosting,phone & email Support
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	215116	62H11520	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	215116	62H11620	Treee Trimming
11637	BLACK SHEEP OILFIELD	Water	515100	473110	Water Mains	92,045.29	215122	04292020	Payment 1 2020 Water Line Project
1596	CATE RENTAL & SALES,	Streets	104410	425000	Equip Supplies & Maint	1,534.42	215132	Z27730	Misc.Parts and Supplies
10714	CUBES SELF STORAGE	Legislative	454110	472100	Buildings	2,409.00	215139	23137	1/2 month discount applied for 6 months thru Nov.
2264	GATEWAY MAPPING, INC	Light & Power	535300	429300	Computer	13,169.64	215146	0133221	Convert existing maps from CAD to Geographic
2830	KIMBALL EQUIPMENT CO	Landfill	575700	425000	Equip Supplies & Maint	4,346.03	215166	PSO065452-1	Screen for Composit Parts// Customer # BP0000215
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,209.39	215169	5242	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	3,805.23	215169	5234	Patching
8404	MAIN STREET INVESTME	Legislative	454110	472100	Buildings	8,779.50	215174	05012020	June 2020 Rent for City Hall
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,639.65	215176	S103518745.001	Macros
10820	PEAK ASPHALT, LLC	Streets	104410	473200	Road Materials - Overlay	2,219.25	215183	8-424924	Tack Oil/ Overlay
4387	UTAH LEAGUE OF CITIE	Legislative	104110	421000	Books Subscr & Mmbrshp	27,329.33	215221	04152020	Membership Fees for FY 2020-2021
4450	VERIZON WIRELESS	Police	104210	428000	Telephone Expense	2,137.42	215225	9853125212	Acct # 771440923-00001
					TOTAL:	175,677.75			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid May 11, 2020

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
5368	ACE DISPOSAL INCORPO	Recycling	484800	431550	Recycling Collectn Service	36,041.22	215232	05012020	April 2020 Recycling Fees
9366	ADIDAS AMERICA INC	Golf Course	555500	448240	Items Purchased - Resale	1,789.59	215233	6150257478	Golf Shoes
9366	ADIDAS AMERICA INC	Golf Course	555500	448240	Items Purchased - Resale	2,232.21	215233	6150240193	Men's Golf Wear
1164	ANIXTER, INC.	Light & Power	535300	448632	Distribution	1,155.70	215238	4581105-00	3"Spools,Mini Wedges,1200' 1/0 OH Triplex
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,242.24	215239	61Q33720	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632	Distribution	5,474.80	215239	61Q33820	Tree Trimming
11792	CENTER POINT CONST	Golf Course	555500	473100	Improv Other Than Bldgs	33,969.00	215254	11306	Plumbing,Partiction Walls,TIle,&Painting & Fee
1615	CENTURYLINK	Enhanced 911	104219	428000	Telephone Expense	3,522.28	215255	04222020	Acct # 801-578-0401 452B
1670	CIMTEC AUTOMATION, L	Light & Power	535300	448627	Echo Hyrdo	1,237.50	215257	5129523	Misc.Parts & Supplies
1845	D & L SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	2,800.00	215268	0000100892	Valve Boxes
1889	DAVIS COUNTY GOVERNM	Police	104210	431600	Animal Control Services	9,027.35	215270	106582	April 2020 Animal Control
2329	GORDON'S COPYPRINT	Legislative	104110	422000	Public Notices	1,786.80	215285	04282020	Printing of the Newsletter
2830	KIMBALL EQUIPMENT CO	Landfill	575700	425000	Equip Supplies & Maint	3,024.92	215303	PSO065452-2	Parts for Landfill Screener
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,090.44	215306	5253	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,655.16	215306	5276	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	2,176.20	215306	5282	Patching

8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	2,729.61	215306	5268	Overlay and Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	2,984.28	215306	5260	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	8,766.42	215306	5268	Overlay and Patching
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	9,769.89	215306	5263	Overlay
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	3,270.69	215307	381888	Road Base
2886	LAKEVIEW ROCK PRODUC	Cemetery	595900	473100	Improv Other Than Bldgs	1,931.97	215307	380494	Road Base
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	2,750.83	215316	S103536885.001	Tee's & Couplers
3366	OLDCASTLE PRECAST, I	Water	515100	448400	Dist Systm Repair & Maint	3,348.46	215323	210386339	Meter Rings
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	41,924.53	215327	021667	Reassemble Turbine 2 & 3
11060	PRIME FIELD SERVICE	Light & Power	535300	448627	Echo Hyrdo	113,458.67	215327	021670	Blast & Coct Turbine
3588	PUKKA INC.	Golf Course	555500	448240	Items Purchased - Resale	2,054.64	215328	HQ01865-IN	Golf Hats
3605	QUALITY WEED CONTROL	Light & Power	535300	424002	Office & Warehouse	1,105.00	215331	12623	Weed Control
3605	QUALITY WEED CONTROL	Light & Power	535300	448639	Substation	1,105.00	215331	12623	Weed Control
3723	RITER ENGINEERING CO	Light & Power	535300	448650	Meters	1,210.00	215335	202016368	FCS Metering Equipment
10586	ROCKY MOUNTAIN RECYC	Recycling	484800	431550	Recycling Collectn Service	12,244.38	215336	1028191	April 2020 Recycling Fees
4775	ROCKY MOUNTAIN VALVE	Water	515100	448400	Dist Systm Repair & Maint	6,188.42	215337	9362-12957	PRV's
11638	SIDDONS-MARTIN EMERG	Streets	104410	425000	Equip Supplies & Maint	5,508.58	215345	38400209	Misc.Parts & Supplies
4229	TOM RANDALL DIST. CO	Streets	104410	425000	Equip Supplies & Maint	2,031.40	215356	0307531	Bulk Oil for Shop
					TOTAL:	334,608.18			

City Council Staff Report

Subject: March 2020 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: May 26, 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 March 2020 compared to the past three fiscal YTD periods through each respective March.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

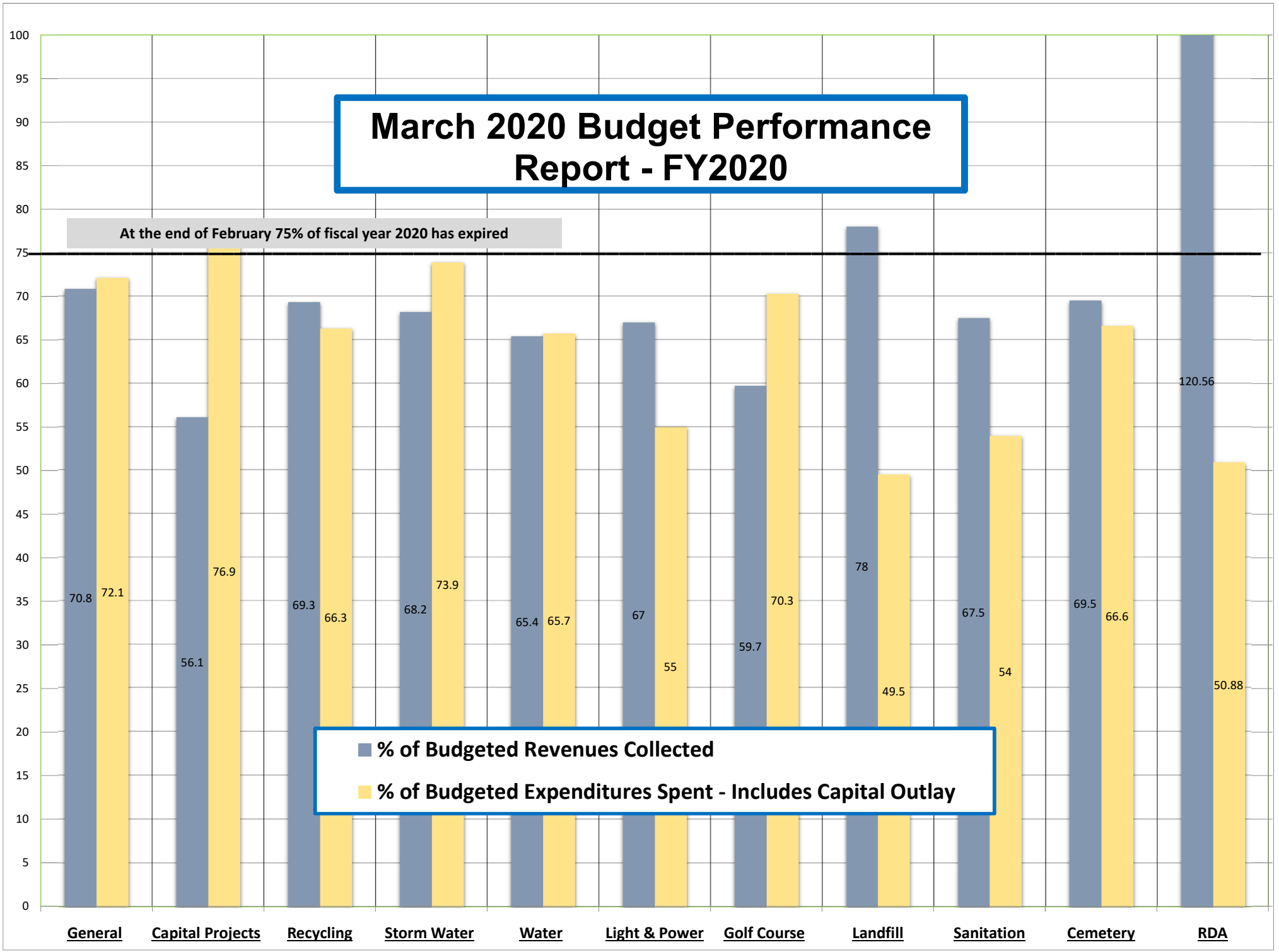
The FY2020 budget portion of these reports is the originally adopted FY2020 budget approved by the City Council in June of 2019.

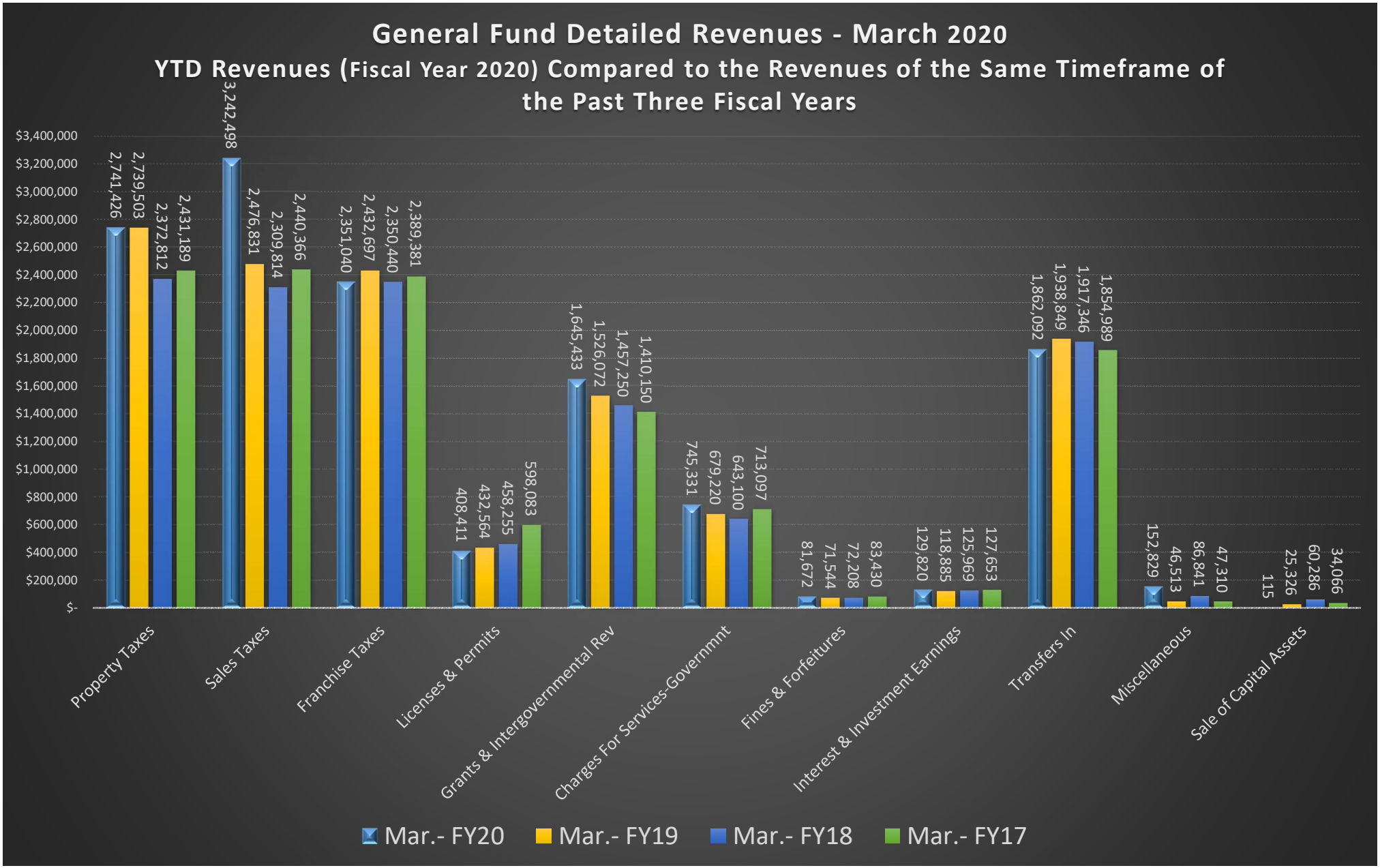
Recommendation

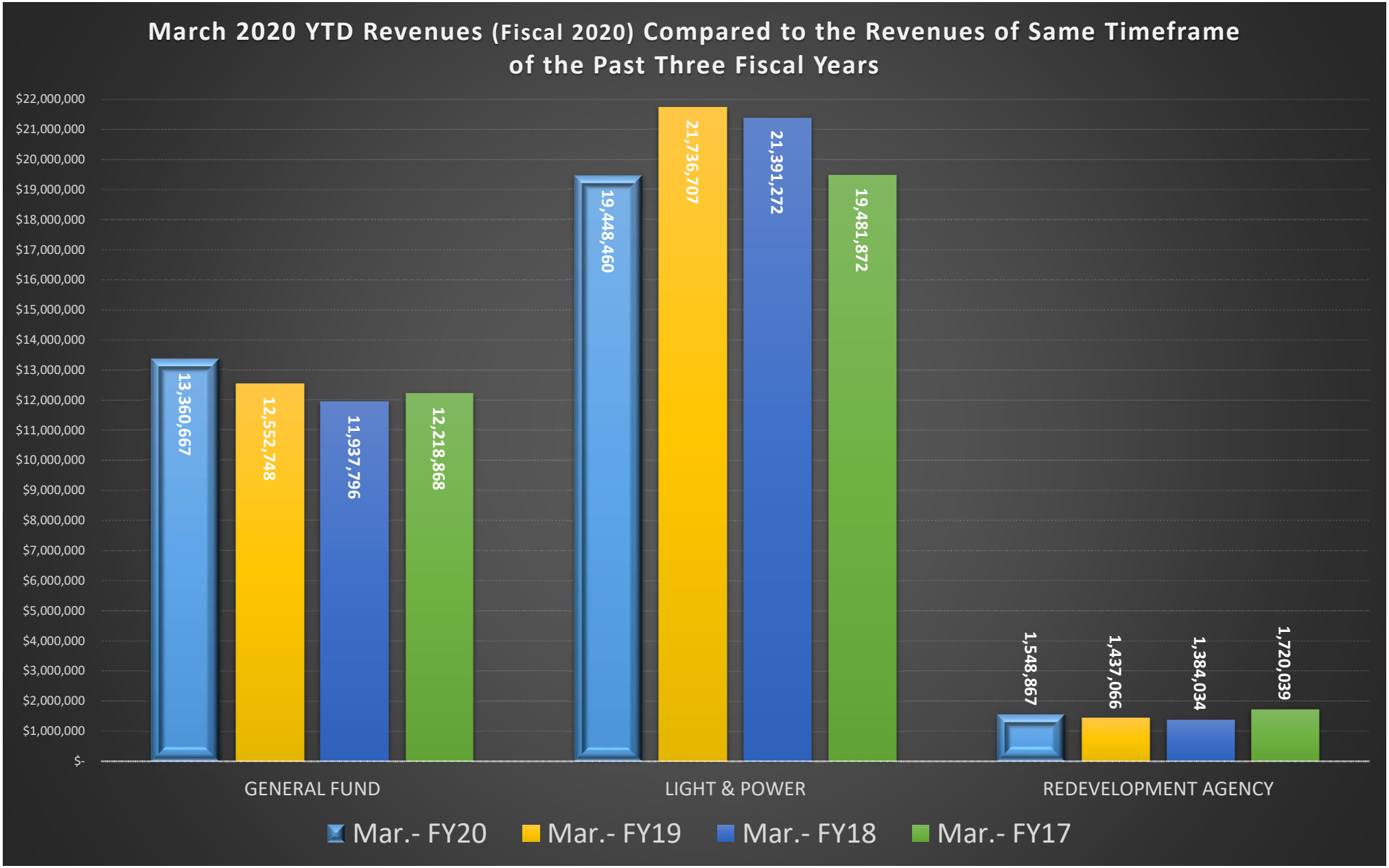
Council should review the attached revenue, expense, and budget reports.

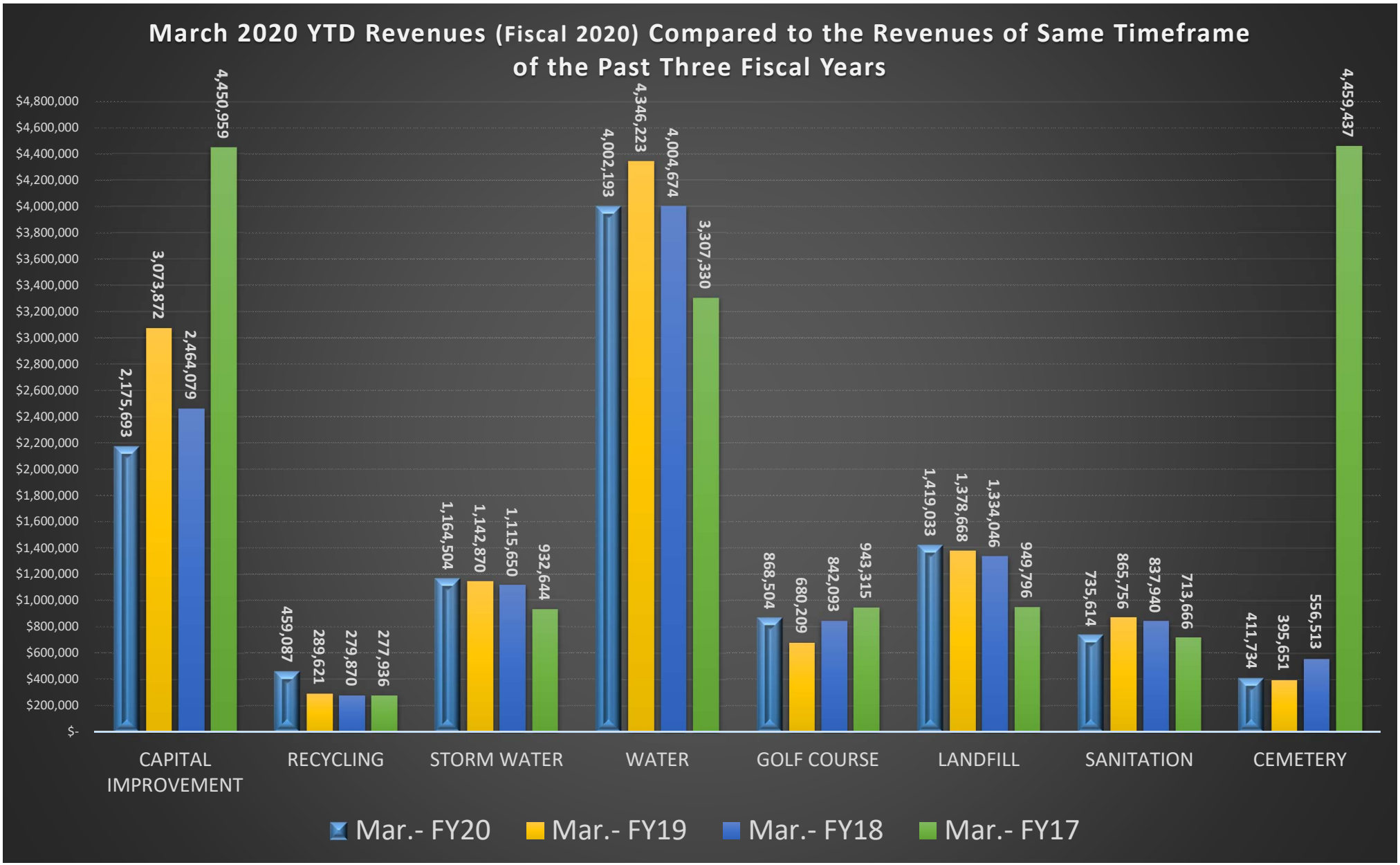
Attachments

- March 2020 Revenue & Expense Report – Fiscal 2020 YTD


March 2020 Budget Performance Report - FY2020
At the end of February 75% 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
70.8
72.1
56.1
76.9
69.3
66.3
68.2
73.9
65.4
65.7
67
55
59.7
70.3
78
49.5
67.5
54
69.5
66.6
120.56
50.88
% of Budgeted Revenues Collected
% of Budgeted Expenditures Spent - Includes Capital Outlay
General
Capital Projects
Recycling
Storm Water
Water
Light & Power
Golf Course
Landfill
Sanitation
Cemetery
RDA


General Fund Detailed Revenues - March 2020
YTD Revenues (Fiscal Year 2020) Compared to the Revenues of the Same Timeframe of the Past Three Fiscal Years
$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
$-
2,741,426
2,739,503
2,372,812
2,431,189
3,242,498
2,476,831
2,309,814
2,440,366
2,351,040
2,432,697
2,350,440
2,389,381
408,411
432,564
458,255
598,083
1,645,433
1,526,072
1,457,250
1,410,150
745,331
679,220
643,100
713,097
81,672
71,544
72,208
83,430
129,820
118,885
125,969
127,653
1,862,092
1,938,849
1,917,346
1,854,989
152,829
46,513
86,841
47,310
115
25,326
60,286
34,066
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
Mar.- FY20
Mar.- FY19
Mar.- FY18
Mar.- FY17

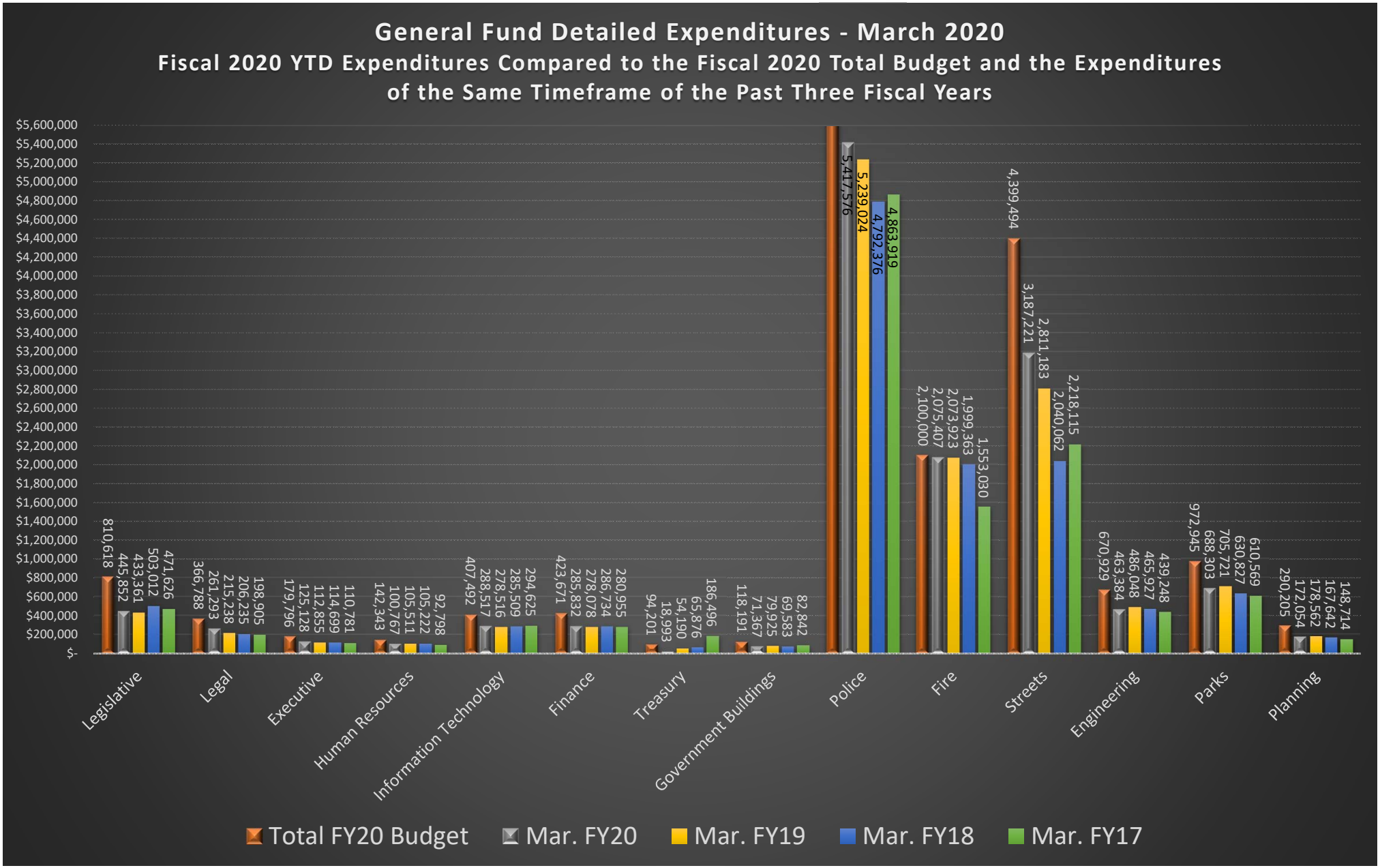

March 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years
$22,000,000
$21,000,000
$20,000,000
$19,000,000
$18,000,000
$17,000,000
$16,000,000
$15,000,000
$14,000,000
$13,000,000
$12,000,000
$11,000,000
$10,000,000
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
13,360,667
12,552,748
11,937,796
12,218,868
19,448,460
21,736,707
21,391,272
19,481,872
1,548,867
1,437,066
1,384,034
1,720,039
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
Mar.- FY20
Mar.- FY19
Mar.- FY18
Mar.- FY17

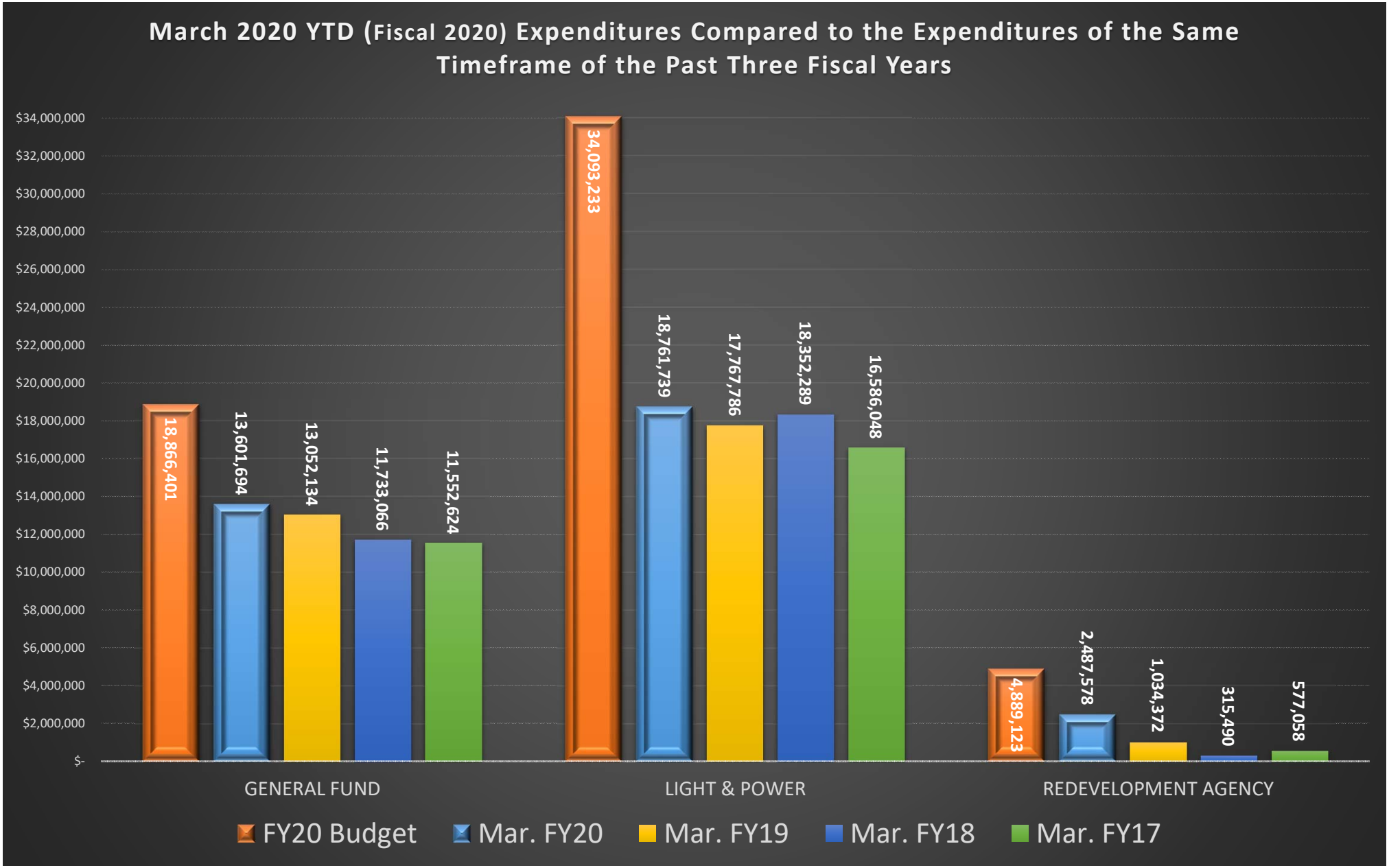

March 2020 YTD Revenues (Fiscal 2020) Compared to the Revenues of Same Timeframe of the Past Three Fiscal Years
$4,800,000
$4,600,000
$4,400,000
$4,200,000
$4,000,000
$3,800,000
$3,600,000
$3,400,000
$3,200,000
$3,000,000
$2,800,000
$2,600,000
$2,400,000
$2,200,000
$2,000,000
$1,800,000
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
2,175,693
3,073,872
2,464,079
4,450,959
459,087
289,621
279,870
277,936
1,164,504
1,142,870
1,115,650
932,644
4,002,193
4,346,223
4,004,674
3,307,330
868,504
680,209
842,093
943,315
1,419,033
1,378,668
1,334,046
949,796
735,614
865,756
837,940
713,666
411,734
395,651
556,513
4,459,437
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
Mar.- FY20
Mar.- FY19
Mar.- FY18
Mar.- FY17

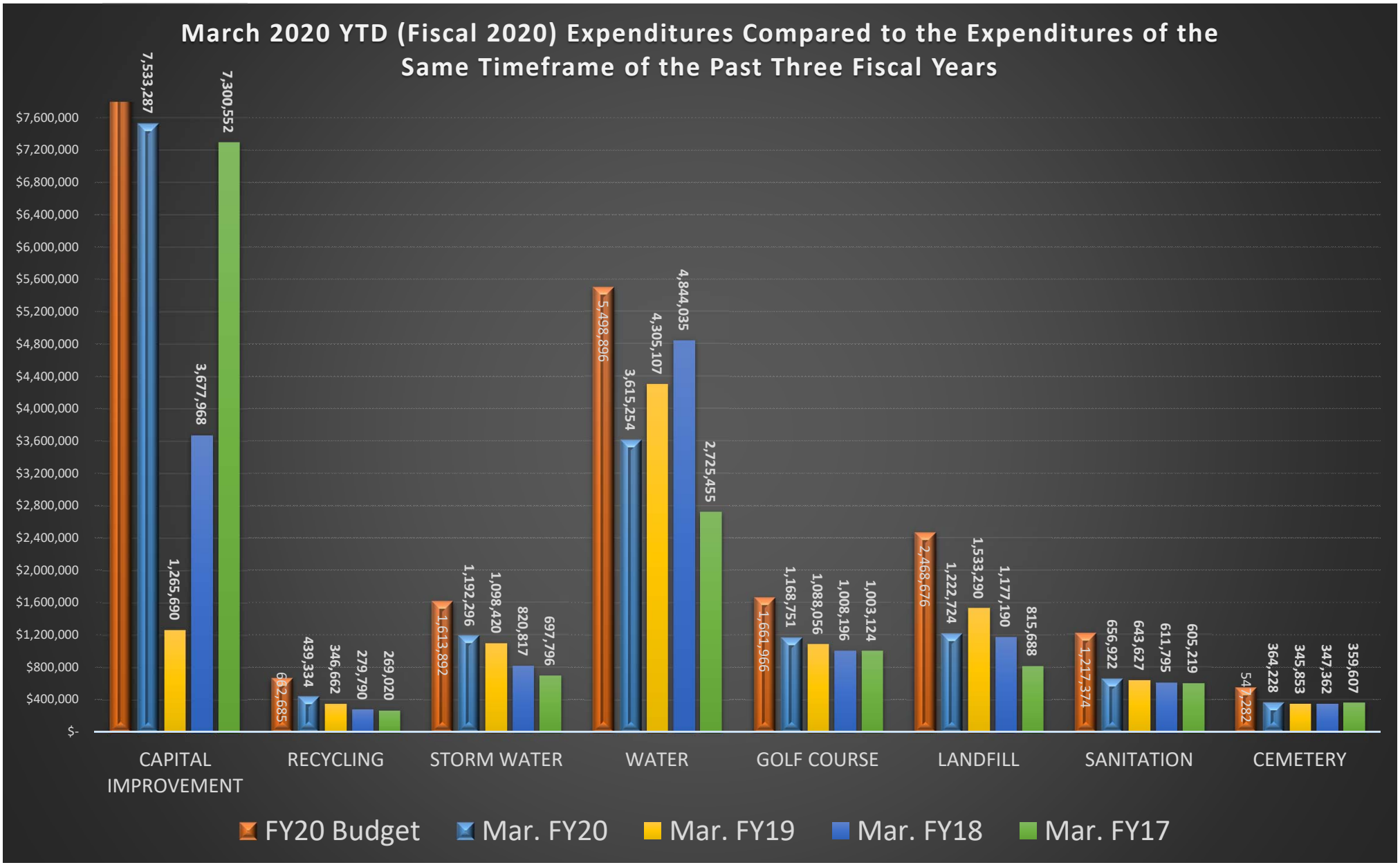
FOR 2020 09 JOURNAL DETAIL 2019 1 TO 2019 12

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-18,866,401	-18,866,401	-13,360,666.50	-1,900,158.70	.00	-5,505,734.50	70.8%
30 DEBT SERVICE	-400	-400	-337.55	-33.72	.00	-62.45	84.4%
44 MUNICIPAL BUILDING AUTHORITY	-6,000	-6,000	-5,882.28	-587.64	.00	-117.72	98.0%
45 CAPITAL IMPROVEMENT	-9,797,800	-3,879,175	-2,175,692.58	-281,374.86	.00	-1,703,482.42	56.1%
48 RECYCLING	-662,685	-662,685	-459,087.21	-51,516.37	.00	-203,597.79	69.3%
49 STORM WATER	-1,707,000	-1,707,000	-1,164,504.26	-144,819.26	.00	-542,495.74	68.2%
51 WATER	-6,115,000	-6,115,000	-4,002,192.80	-415,306.90	.00	-2,112,807.20	65.4%
53 LIGHT & POWER	-34,204,247	-29,011,011	-19,448,460.13	-2,153,323.95	.00	-9,562,550.87	67.0%
55 GOLF COURSE	-1,661,966	-1,455,500	-868,503.77	-49,072.20	.00	-586,996.23	59.7%
57 LANDFILL	-2,468,676	-1,818,645	-1,419,033.27	-156,817.22	.00	-399,611.73	78.0%
58 SANITATION	-1,217,374	-1,090,000	-735,614.08	-91,815.48	.00	-354,385.92	67.5%
59 CEMETERY	-592,200	-592,200	-411,733.51	-51,081.71	.00	-180,466.49	69.5%
61 COMPUTER MAINTENANCE	-61,730	-44,758	-44,936.53	-88.91	.00	178.53	100.4%
63 LIABILITY INSURANCE	-578,137	-403,300	-402,961.77	-3,000.48	.00	-338.23	99.9%
64 WORKERS' COMP INSURANCE	-304,550	-304,550	-230,200.06	-22,839.35	.00	-74,349.94	75.6%
72 RDA REVOLVING LOAN FUND	-502,600	-224,729	-219,217.17	-14,774.01	.00	-5,511.83	97.5%
73 REDEVELOPMENT AGENCY	-4,386,523	-1,060,008	-1,329,649.95	-862,643.08	.00	269,641.95	125.4%
74 CEMETERY PERPETUAL CARE	-95,000	-95,000	-85,748.29	-8,728.73	.00	-9,251.71	90.3%
78 LANDFILL CLOSURE	-18,000	-18,000	-15,626.61	-1,243.00	.00	-2,373.39	86.8%
83 RAP TAX	-797,734	-561,000	-379,457.97	-48,856.06	.00	-181,542.03	67.6%
92 OPEB TRUST	0	0	-9,003.23	1,865.29	.00	9,003.23	100.0%
99 INVESTMENT	0	0	1,177,877.31	1,282,250.41	.00	-1,177,877.31	100.0%
GRAND TOTAL	-84,044,023	-67,915,362	-45,590,632.21	-4,973,965.93	.00	-22,324,729.79	67.1%

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


General Fund Detailed Expenditures - March 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
$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
$-
Legislative 810,618 445,852 433,361 503,012 471,626
Legal 366,788 261,293 215,238 206,235 198,905
Executive 179,796 125,128 112,855 114,699 110,781
Human Resources 142,343 100,767 105,511 105,222 92,798
Information Technology 407,492 288,517 278,516 285,509 294,625
Finance 423,671 285,832 278,078 286,734 280,955
Treasury 94,201 18,993 54,190 65,876 186,496
Government Buildings 118,191 71,367 79,925 69,583 82,842
Police 5,417,576 5,239,024 4,792,376 4,863,919
Fire 2,100,000 2,075,407 2,073,923 1,999,363 1,553,030
Streets 4,399,494 3,187,221 2,811,183 2,040,062 2,218,115
Engineering 670,929 463,384 486,048 465,927 439,248
Parks 972,945 688,303 705,721 630,827 610,569
Planning 290,205 172,054 178,562 167,642 148,714
Total FY20 Budget
Mar. FY20
Mar. FY19
Mar. FY18
Mar. FY17


March 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
13,601,694
13,052,134
11,733,066
11,552,624
34,093,233
18,761,739
17,767,786
18,352,289
16,586,048
4,889,123
2,487,578
1,034,372
315,490
577,058
GENERAL FUND
LIGHT & POWER
REDEVELOPMENT AGENCY
FY20 Budget
Mar. FY20
Mar. FY19
Mar. FY18
Mar. FY17


March 2020 YTD (Fiscal 2020) Expenditures Compared to the Expenditures of the Same Timeframe of the Past Three Fiscal Years
$7,600,000
$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
$-
7,533,287
1,265,690
3,677,968
7,300,552
692,685
439,334
346,662
279,790
269,020
1,613,892
1,192,296
1,098,420
820,817
697,796
5,498,896
3,615,254
4,305,107
4,844,035
2,725,455
1,661,966
1,168,751
1,088,056
1,008,196
1,003,124
2,468,676
1,222,724
1,533,290
1,177,190
815,688
1,217,374
656,922
643,627
611,795
605,219
54,282
364,228
345,853
347,362
359,607
CAPITAL IMPROVEMENT
RECYCLING
STORM WATER
WATER
GOLF COURSE
LANDFILL
SANITATION
CEMETERY
FY20 Budget
Mar. FY20
Mar. FY19
Mar. FY18
Mar. FY17

FOR 2020 09 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	445,851.60	43,842.17	.00	364,766.40	55.0%
4120 Legal	366,788	366,788	261,292.61	27,139.34	.00	105,495.39	71.2%
4130 Executive	179,796	179,796	125,127.55	10,672.27	.00	54,668.45	69.6%
4134 Human Resources	142,343	142,343	100,767.46	8,826.95	.00	41,575.54	70.8%
4136 Information Technology	407,492	407,492	288,517.19	25,683.12	.00	118,974.81	70.8%
4140 Finance	423,671	423,671	285,831.92	22,938.15	.00	137,839.08	67.5%
4143 Treasury	94,201	94,201	18,992.96	-3,885.40	.00	75,208.04	20.2%
4160 Government Buildings	118,191	118,191	71,366.64	9,237.08	.00	46,824.36	60.4%
4210 Police	6,740,767	6,740,767	4,631,151.39	484,129.04	.00	2,109,615.61	68.7%
4215 Reserve Officers	10,000	10,000	595.97	.00	.00	9,404.03	6.0%
4216 Crossing Guards	151,049	151,049	100,264.74	14,968.70	.00	50,784.26	66.4%
4217 PROS	353,770	353,770	236,859.08	25,990.93	.00	116,910.92	67.0%
4218 Liquor Control	39,142	39,142	14,758.05	833.33	.00	24,383.95	37.7%
4219 Enhanced 911	595,000	595,000	433,946.84	51,562.20	.00	161,053.16	72.9%
4220 Fire	2,100,000	2,100,000	2,075,407.00	518,851.75	.00	24,593.00	98.8%
4410 Streets	4,399,494	4,399,494	3,187,221.47	189,138.07	.00	1,212,272.53	72.4%
4450 Engineering	670,929	670,929	463,384.25	42,892.58	.00	207,544.75	69.1%
4510 Parks	972,945	972,945	688,303.07	61,042.57	.00	284,641.93	70.7%
4610 Planning	290,205	290,205	172,054.29	20,258.20	.00	118,150.71	59.3%
TOTAL GENERAL FUND	18,866,401	18,866,401	13,601,694.08	1,554,121.05	.00	5,264,706.92	72.1%
30 DEBT SERVICE							
4710 Debt Sevice	400	25	8.37	.97	.00	16.63	33.5%
TOTAL DEBT SERVICE	400	25	8.37	.97	.00	16.63	33.5%
44 MUNICIPAL BUILDING AUTHORITY							
4110 Legislative	6,000	372	217.90	16.91	.00	154.10	58.6%
TOTAL MUNICIPAL BUILDING AUTHORIT	6,000	372	217.90	16.91	.00	154.10	58.6%
45 CAPITAL IMPROVEMENT							

FOR 2020 09 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	6,587,112.51	672,507.98	.00	1,293,687.49	83.6%
4136 Information Technology	25,000	25,000	.00	.00	.00	25,000.00	.0%
4140 Finance	45,000	45,000	11,906.77	1,237.28	.00	33,093.23	26.5%
4210 Police	737,000	737,000	47,755.86	.00	.00	689,244.14	6.5%
4410 Streets	995,000	995,000	835,132.58	355.08	.00	159,867.42	83.9%
4510 Parks	115,000	115,000	51,378.79	.00	.00	63,621.21	44.7%
TOTAL CAPITAL IMPROVEMENT	9,797,800	9,797,800	7,533,286.51	674,100.34	.00	2,264,513.49	76.9%
48 RECYCLING							
4800 Recycling	662,685	662,685	439,333.92	52,044.55	.00	223,351.08	66.3%
TOTAL RECYCLING	662,685	662,685	439,333.92	52,044.55	.00	223,351.08	66.3%
49 STORM WATER							
4900 Storm Water	1,707,000	1,613,892	1,192,295.51	57,012.16	.00	421,596.49	73.9%
TOTAL STORM WATER	1,707,000	1,613,892	1,192,295.51	57,012.16	.00	421,596.49	73.9%
51 WATER							
5100 Water	6,115,000	5,498,896	3,615,254.45	513,466.61	.00	1,883,641.55	65.7%
TOTAL WATER	6,115,000	5,498,896	3,615,254.45	513,466.61	.00	1,883,641.55	65.7%
53 LIGHT & POWER							
5300 Light & Power	34,204,247	34,093,233	18,761,739.48	2,269,810.52	.00	15,331,493.52	55.0%
TOTAL LIGHT & POWER	34,204,247	34,093,233	18,761,739.48	2,269,810.52	.00	15,331,493.52	55.0%
55 GOLF COURSE							

FOR 2020 09 JOURNAL DETAIL 2019 1 TO 2019 12

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	1,168,750.78	82,346.96	.00	493,215.22	70.3%
TOTAL GOLF COURSE	1,661,966	1,661,966	1,168,750.78	82,346.96	.00	493,215.22	70.3%
57 LANDFILL							
5700 Landfill	2,468,676	2,468,676	1,222,723.93	126,262.19	.00	1,245,952.07	49.5%
TOTAL LANDFILL	2,468,676	2,468,676	1,222,723.93	126,262.19	.00	1,245,952.07	49.5%
58 SANITATION							
5800 Sanitation	1,217,374	1,217,374	656,921.71	59,468.79	.00	560,452.29	54.0%
TOTAL SANITATION	1,217,374	1,217,374	656,921.71	59,468.79	.00	560,452.29	54.0%
59 CEMETERY							
5900 Cemetery	592,200	547,282	364,228.44	34,763.30	.00	183,053.56	66.6%
TOTAL CEMETERY	592,200	547,282	364,228.44	34,763.30	.00	183,053.56	66.6%
61 COMPUTER MAINTENANCE							
6100 Computer Maintenance	61,730	61,730	45,497.22	1,200.07	.00	16,232.78	73.7%
TOTAL COMPUTER MAINTENANCE	61,730	61,730	45,497.22	1,200.07	.00	16,232.78	73.7%
63 LIABILITY INSURANCE							
6300 Liability Insurance	578,137	578,137	466,925.05	7,885.84	.00	111,211.95	80.8%
TOTAL LIABILITY INSURANCE	578,137	578,137	466,925.05	7,885.84	.00	111,211.95	80.8%
64 WORKERS' COMP INSURANCE							

FOR 2020 09 JOURNAL DETAIL 2019 1 TO 2019 12

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	366,060.02	52,869.49	.00	-70,549.02	123.9%
TOTAL WORKERS' COMP INSURANCE	304,550	295,511	366,060.02	52,869.49	.00	-70,549.02	123.9%
72 RDA REVOLVING LOAN FUND							
7200 RDA Revolving Loans	502,600	502,600	1,306.53	154.39	.00	501,293.47	.3%
TOTAL RDA REVOLVING LOAN FUND	502,600	502,600	1,306.53	154.39	.00	501,293.47	.3%
73 REDEVELOPMENT AGENCY							
7300 Redevelopment Agency	4,386,523	4,386,523	2,486,271.41	33,034.72	.00	1,900,251.59	56.7%
TOTAL REDEVELOPMENT AGENCY	4,386,523	4,386,523	2,486,271.41	33,034.72	.00	1,900,251.59	56.7%
74 CEMETERY PERPETUAL CARE							
7400 Cemetery Perpetual Care	95,000	1,500	864.27	96.97	.00	635.73	57.6%
TOTAL CEMETERY PERPETUAL CARE	95,000	1,500	864.27	96.97	.00	635.73	57.6%
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	45,367.39	33.11	.00	752,366.61	5.7%
TOTAL RAP TAX	797,734	797,734	45,367.39	33.11	.00	752,366.61	5.7%
92 OPEB TRUST							

FOR 2020 09 JOURNAL DETAIL 2019 1 TO 2019 12

92 OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
9200 OPEB Trust	0	0	20,828.59	31.66	.00	-20,828.59	100.0%
TOTAL OPEB TRUST	0	0	20,828.59	31.66	.00	-20,828.59	100.0%
GRAND TOTAL	84,044,023	83,052,337	51,989,575.56	5,518,720.60	.00	31,062,761.44	62.6%

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

City Council Staff Report

Subject: **Fireworks Ordinance**
Author: **Clinton Drake**
Dept: **City Attorney**
Date: **May 26, 2020**

Background

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

Analysis

Fire Chief Jeff Bassett (Fire Code Official) has determined that current conditions within areas of Bountiful City are hazardous for fires and has recommended that restrictions be adopted for those areas posing a fire risk. Chief Bassett's determination empowers the City Council to adopt fireworks restrictions by adopting a Fireworks Ordinance for 2020 which would remain in place until rescinded or amended by the City Council. The restrictions do not apply to the City's annual public fireworks display because of adequate fire prevention preparations. Notice to the public of the fireworks restrictions will be strategically placed within the City.

Department Review

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

Recommendation

It is recommended that the City Council adopt Ordinance 2020-02 to prohibit discharging fireworks east of Davis Boulevard.

Significant Impacts

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

Attachments

Ordinance 2020-02.
Map of Bountiful City including fire restricted areas.
Fire Chief Basset's letter of findings.

BOUNTIFUL

MAYOR
Randy Lewis
CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Richard Higginson
Kendalyn Harris
Chris Simonsen
CITY MANAGER
Gary R. Hill

Bountiful City
Ordinance No. 2020-02

An ordinance adopting restrictions of the use of fireworks within certain areas of the City of Bountiful, Utah, for the year 2020.

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

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

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

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

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

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

5-10-108. Fireworks Restrictions.

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

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

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

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

(i) from the Centerville – Bountiful City border at 650 east, east of 650 east to 1400 North;

(ii) 1400 North East to 900 East;

(iii) east of 900 East to 400 North;
(iv) east 400 north to Davis Blvd;
(v) all of Davis Blvd to the Bountiful- North Salt Lake border
(vi) fireworks are prohibited in any other areas designated by South Davis Metro Fire Agency officials.

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

(c) This subsection (2) does not apply to Bountiful City's **annual** public fireworks display because of adequate fire prevention preparations.

(d) This subsection (2) shall expire **rescinded or amended by the City Council**.

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

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

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

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

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

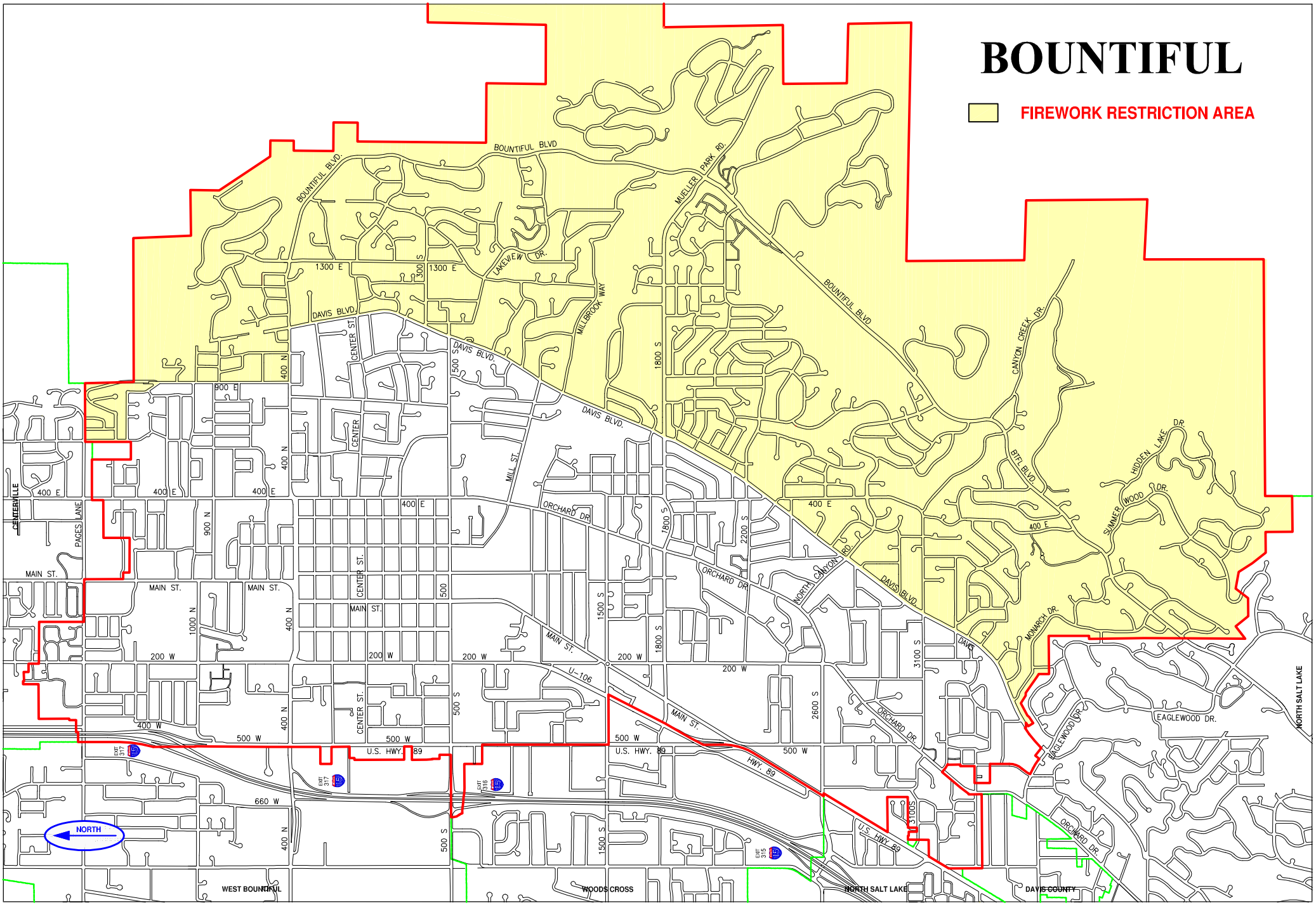
Section 2. Effective Date. This Ordinance shall become effective immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 26th day of May, 2020.

_____
Randy C. Lewis, Mayor

Attest:

_____
Shawna Andrus, City Recorder


BOUNTIFUL
FIREWORK RESTRICTION AREA
BOUNTIFUL BLVD
MUELLER PARK RD.
LAKEVIEW DR.
MILLBROOK WAY
CANYON CREEK DR.
HIDDEN LAKE DR.
SUMMER WOOD DR.
MONARCH DR.
EAGLEWOOD DR.
DAVIS BLVD.
CENTER ST.
MILL ST.
ORCHARD DR.
MAIN ST.
NORTH CANYON RD.
PAGES LANE
CENTERVILLE
U-106
U.S. HWY. 89
HWY. 89
NORTH
WEST BOUNTIFUL
WOODS CROSS
NORTH SALT LAKE
DAVIS COUNTY

South Davis Metro Fire Service Area

Proudly Serving the Communities of

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

Jeff Bassett, Fire Chief

Mr. Gary Hill May 5, 2020

Bountiful City Manager

Bountiful City

790 South 100 East

Bountiful, Utah, 84010

Mr. Gary Hill:

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

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

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

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

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

Jeff Bassett, Fire Chief

Board of Trustees: *Randy Lewis – Clark Wilkinson – Bob Stevenson - Len Arave - Ken Romney - Rick Earnshaw*

P.O. Box 1547 • Bountiful, Utah 84011 • 801-677-2400 • Fax 801-677-0166

City Council Staff Report

Subject: **Easement Release Request at 3345 S & 3373 S Canyon Estates Dr.**
Author: **Lloyd Cheney**
Department: **Engineering**
Date: **May 26, 2020**

Background
Kathy Mask is requesting a partial release of an easement along the common lot line of 3345 S and 3373 S Canyon Estates Dr. This request is the result of a lot line adjustment which was approved by the Administrative Committee.

Analysis
The Oak Hollow Estates Subdivision was approved in 2006, and development has continued sporadically on the lots since that time. For subdivisions in Bountiful, it is common for an easement to be recorded on both sides of every other side lot line in a subdivision to facilitate utility installations with minimal impact to the useful areas of the lots. In this instance, the construction of some exterior improvements at 3345 S encroached across the common property line and into easements, thus necessitating the lot line adjustment and the request for the release of easement. Both lots at 3345 and 3373 S are deep lots which have frontage on both Canyon Estates Drive and Indian Springs Road. The topography of both lots (there is approximately 85 feet in elevation change from Canyon Estates Drive to Indian Springs Road) would make the use of the easements very difficult, and therefore easier to justify an approval of the release of the easements.

The release of easement as requested would not affect the easements which parallel the front and rear property lines on either property.

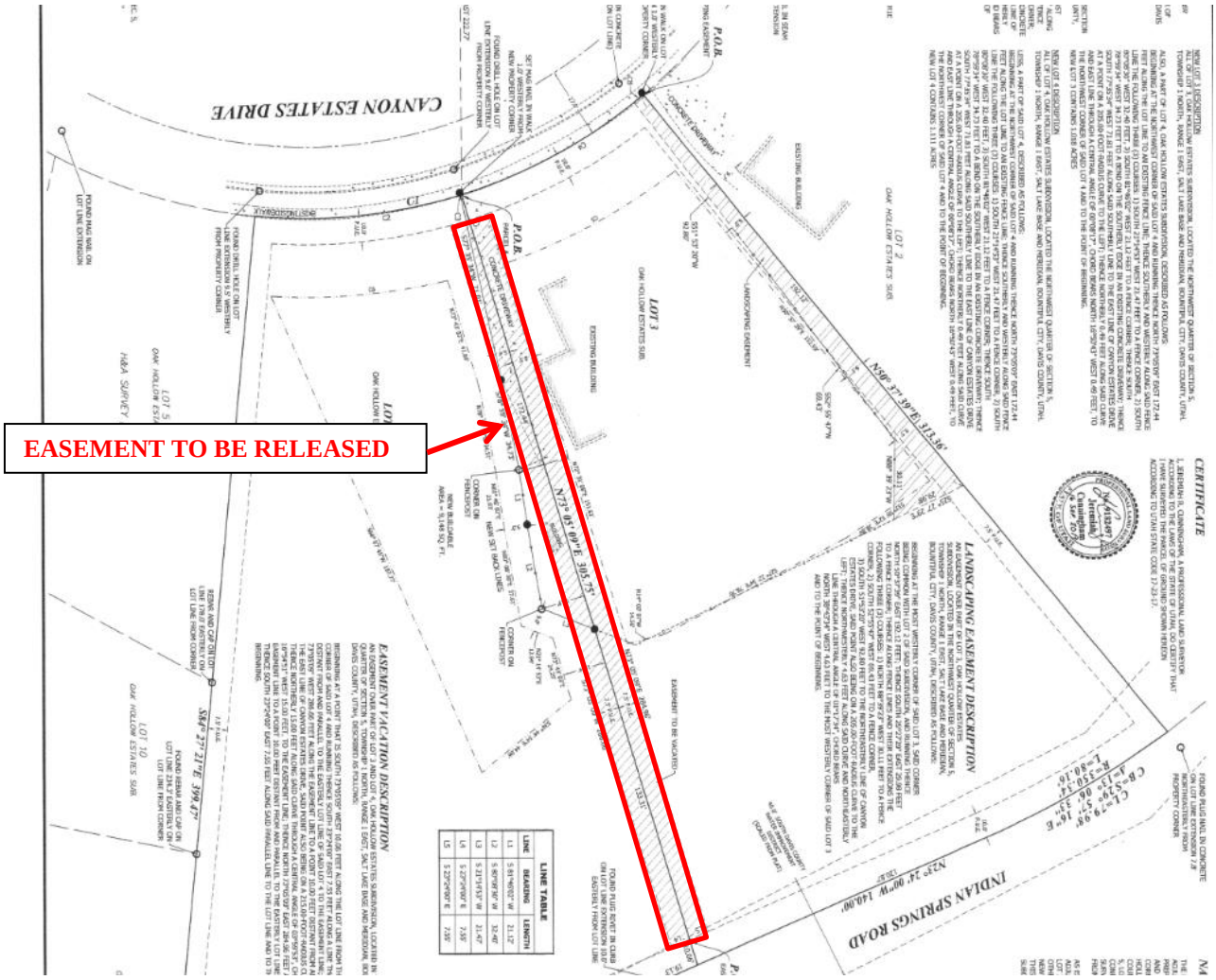
Department Review
This has been reviewed by the Engineering Department.

Significant Impacts
None

Recommendation
I recommend that the City Council approve this Easement Release and authorize the Mayor to sign the release document.

Attachments
Diagram showing the location of the proposed release

Easement Release for 3345 S and 3373 S Canyon Estates Drive



City Council Staff Report

Subject: **Final Approval for the Cottages on Main P.U.D. (Formerly Bountiful Chase)**
Author: **City Engineer**
Address: **1265 N, 1295 N Main Street**
Date: **May 26, 2020**

Background

Ivory Development has completed the plat and construction drawings for the project and is requesting final approval for the 34 unit Cottages on Main P.U.D. Preliminary approval was granted by the City Council on January 28, 2020.The Planning Commission reviewed this Final P. U. D. Subdivision Plat at its May 5, 2020 meeting and has forwarded a positive recommendation of approval with conditions to the City Council.

Analysis

As a review, the project is split into two phases, with the first consisting of 12 townhomes (four buildings w/ three units each) which front on to Main Street. The second phase includes 22 single family homes on the western portion of the property. Ivory has obtained its permit from UDOT for access, provided easement descriptions for the utilities that cross the western boundary of the project onto the City's property and addressed the access issue to the City's property by granting an access and utility easement in the northwest corner of the development.

The pertinent discussion items addressed by the Planning Commission focused on the second fire access. The Fire code (IFC) requires 2 access points when there are more than 30 single family dwellings in a development. UDOT will only allow one active entrance to the development, hence the installation of the gates at the northerly access point. The commission also inquired about a reduction in the width of the access and a potential increase in landscaping. The Fire Marshal would require a minimum turning radius of 28 feet at the access point, which would likely not result in a significant increase in landscaping, and may be more intrusive into the front yards of the townhome units than is shown in the current plans.

Department Review

This memo has been reviewed by the City Engineer, City Attorney and the Planning Director.

Significant Impacts

The existing utility and transportation infrastructure have adequate capacity to serve this development.

Recommendation

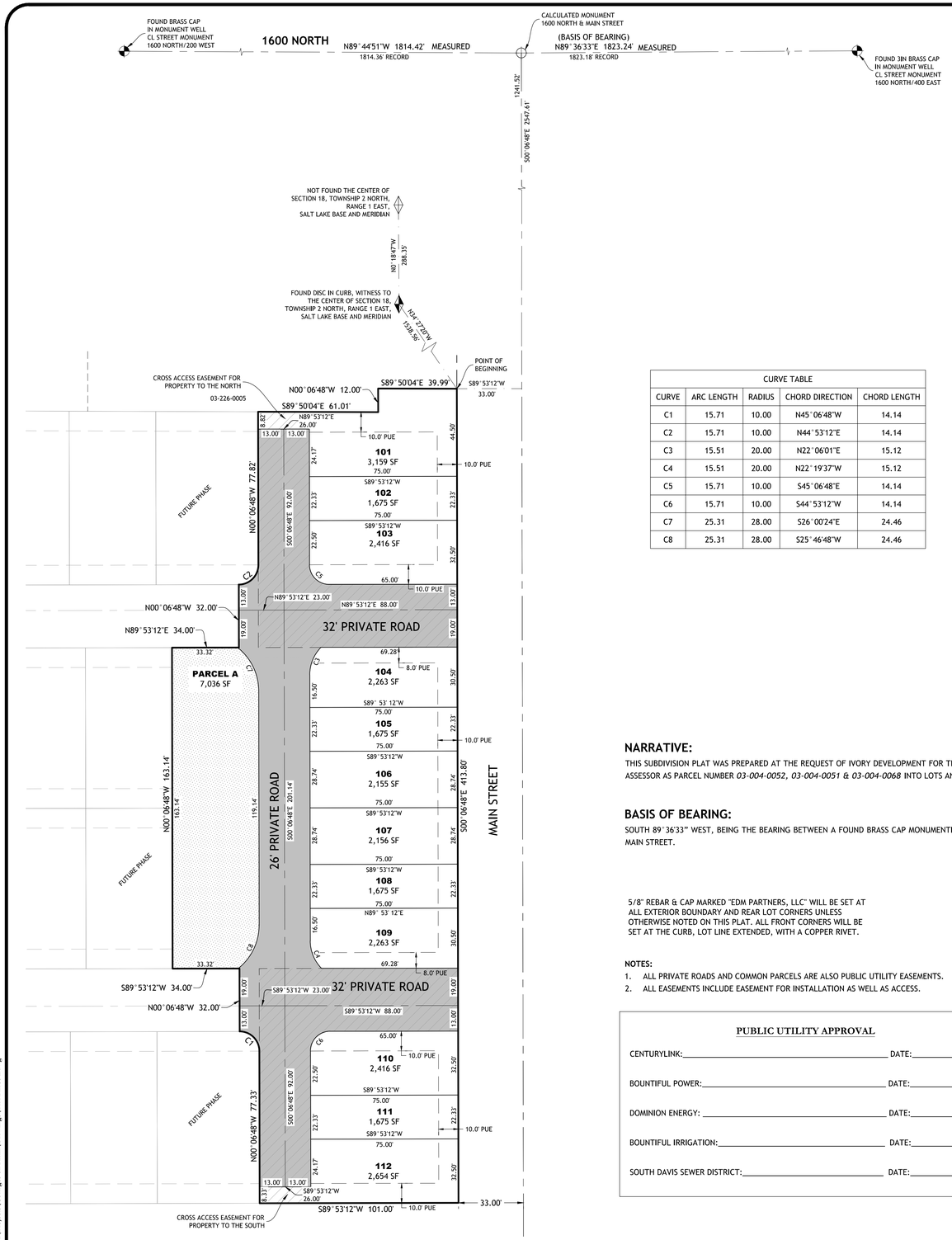
- It is recommended that the City Council grant Final Approval to the Cottages on Main PUD with the following conditions:
    1. Complete the redline corrections for minor issues on the plats.
    2. Provide a current title report.
    3. Complete any minor redline corrections on the construction drawings.
    4. Obtain UDOT permits and approvals for construction.
    5. Obtain Davis County approval and permits for connection of the storm drain system to the Stone Creek channel.
    6. Enter into a maintenance agreement with Bountiful City for the storm drain and detention system, as required by City Ordinance.
    7. Prepare a SWPPP, obtain all necessary storm water permits, and post a bond as is required by City Ordinance.
    8. Post the required Bond and pay the fees as determined by the City Engineer.

Attachments

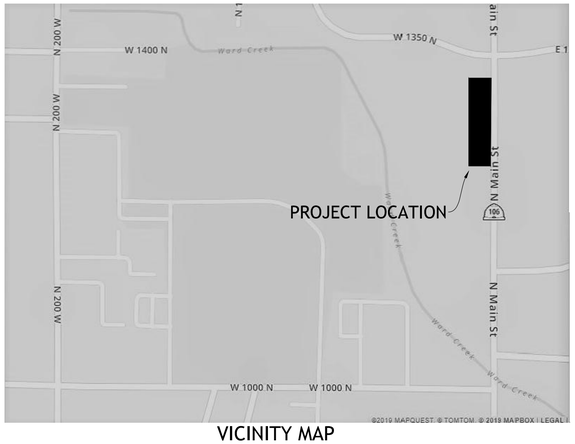
1. Copies of the Phase 1 and Phase 2 Plats.
2. Copy of the utility and grading plans.

COTTAGES ON MAIN PHASE 1

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	N45°06'48"W	14.14
C2	15.71	10.00	N44°53'12"E	14.14
C3	15.51	20.00	N22°06'01"E	15.12
C4	15.51	20.00	N22°19'37"W	15.12
C5	15.71	10.00	S45°06'48"E	14.14
C6	15.71	10.00	S44°53'12"W	14.14
C7	25.31	28.00	S26°00'24"E	24.46
C8	25.31	28.00	S25°46'48"W	24.46



VICINITY MAP
NOT TO SCALE

NORTH

SCALE: 1"=30'

0 15 30 60 90

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER *03-004-0052, 03-004-0051* & *03-004-0068* INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

SOUTH 89°36'33" WEST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING AT 1600 NORTH & 400 EAST AND A CALCULATED MONUMENT AT 1600 NORTH & MAIN STREET.

5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.

NOTES:

1. ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.
2. ALL EASEMENTS INCLUDE EASEMENT FOR INSTALLATION AS WELL AS ACCESS.

PUBLIC UTILITY APPROVAL

CENTURYLINK:_____ DATE:_____

BOUNTIFUL POWER:_____ DATE:_____

DOMINION ENERGY: _____ DATE:_____

BOUNTIFUL IRRIGATION:_____ DATE:_____

SOUTH DAVIS SEWER DISTRICT:_____ DATE:_____

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT SET
- COMMON AREA
- PRIVATE ROADWAY
- CROSS ACCESS EASEMENT

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
FOR REVIEW
4938730
TYLER E. JENKINS
STATE OF UTAH

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

COMMENCING AT A STREET MONUMENT FOUND AT THE INTERSECTION OF 1600 NORTH AND 400 EAST, THENCE S89°36'33"W 1823.18 FEET ALONG THE 1600 NORTH STREET CENTERLINE, THENCE S00°06'48"E 1241.52 FEET ALONG MAIN STREET CENTERLINE, THENCE S89°53'12"W 33.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET AND THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING S34°27'20"E 1538.56 FEET FROM A FOUND WITNESS MONUMENT WHICH LIES S00°18'47"E 288.35 FEET FROM THE CENTER OF SAID SECTION 18; AND RUNNING THENCE FROM SAID TRUE POINT OF BEGINNING ALONG SAID WESTERLY RIGHT OF WAY LINE S00°06'48"E 413.80 FEET; THENCE S89°53'12"W 101.00 FEET; THENCE N00°06'48"W 77.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF N45°06'48"W AND A CHORD DISTANCE OF 14.14 FEET; N00°06'48"W 32.00 FEET; THENCE S89°53'12"W 34.00 FEET; THENCE N00°06'48"W 163.14 FEET; THENCE N89°53'12"E 34.00 FEET; THENCE N00°06'48"W 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF N44°53'12"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE N00°06'48"W 77.82 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS NO. 2 SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°50'04"E 61.01 FEET; THENCE N00°06'48"W 12.00 FEET; THENCE S89°50'04"E 39.99 FEET TO SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 1.12 ACRES OR 48,948.06 SQFT IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND DO HEREBY DEDICATE TO THE COTTAGES ON MAIN HOA ALL PRIVATE ROADS, AND COMMON PARCELS, AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

_____
NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 2019, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

_____ _____ _____
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

COTTAGES ON MAIN PHASE 1

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

DATE	REVISIONS	BY

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

_____
SIGNED DATE

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS_____ DAY OF _____, 20_____.

CITY RECORDER ATTEST: _____
MAYOR: _____

PLANNING COMMISSION
APPROVED THIS____ DAY OF_____, 20____, BY THE BOUNTIFUL CITY PLANNING COMMISSION.

_____
PLANNING DIRECTOR DATE

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS____ DAY OF _____, 20____.

_____
BOUNTIFUL CITY ATTORNEY

DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

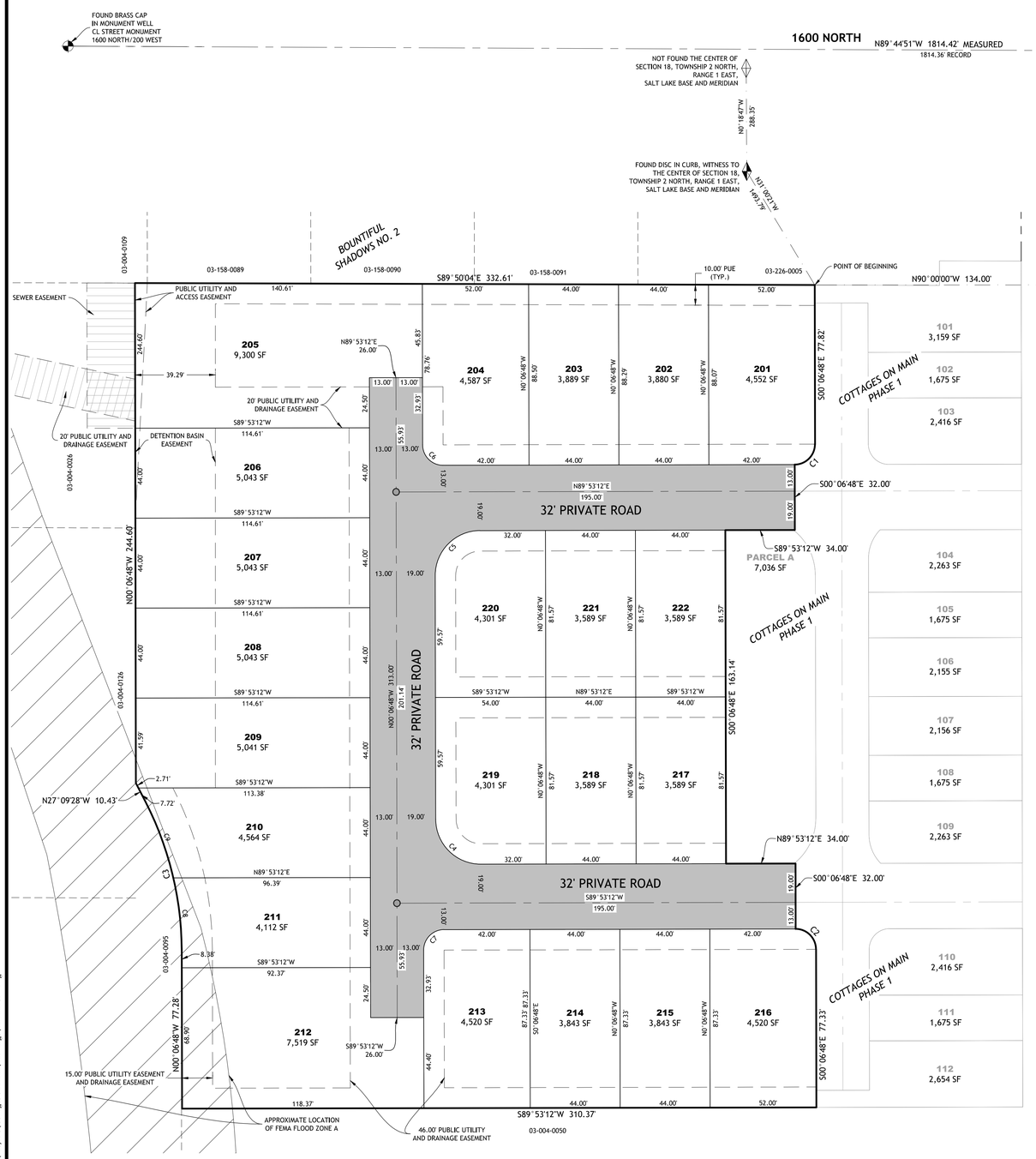
DAVIS COUNTY RECORDER
RECORDED #_____
STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

_____
FEE DAVIS COUNTY RECORDER

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COTTAGES ON MAIN PHASE 2

**PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH**





VICINITY MAP
NOT TO SCALE

NORTH
SCALE:1"=30'
0 15 30 60 90

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	S44°53'12"W	14.14
C2	15.71	10.00	S45°06'48"E	14.14
C3	75.52	160.00	N13°38'09"W	74.82
C4	34.56	22.00	S45°06'48"E	31.11
C5	34.56	22.00	S44°53'12"W	31.11
C6	15.71	10.00	S45°06'48"E	14.14
C7	15.71	10.00	S44°53'12"W	14.14
C8	35.92	160.00	S6°32'47"E	35.85
C9	39.60	160.00	S20°04'06"E	39.49

NOTES:
1. ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.
2. ALL EASEMENTS INCLUDE EASEMENT FOR INSTALLATION AS WELL AS ACCESS.
3. ALL DRAINAGE AND DETENTION EASEMENTS ARE DRAINAGE AND ACCESS EASEMENTS IN FAVOR OF DAVIS COUNTY AND BOUNTIFUL CITY.

NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER *03-004-0052, 03-004-0051 & 03-004-0068* INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

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5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT SET
- PRIVATE ROADWAY

PUBLIC UTILITY APPROVAL

CENTURYLINK:_____ DATE:_____

BOUNTIFUL POWER:_____ DATE:_____

DOMINION ENERGY: _____ DATE:_____

BOUNTIFUL IRRIGATION:_____ DATE:_____

SOUTH DAVIS SEWER DISTRICT:_____ DATE:_____

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES ON MAIN PHASE 2

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.

PROFESSIONAL LAND SURVEYOR 4938730 TYLER E. JENKINS STATE OF UTAH

BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

COMMENCING AT A STREET MONUMENT FOUND AT THE INTERSECTION OF 1600 NORTH AND 400 EAST, THENCE S89°36'33"W 1823.18 FEET ALONG THE 1600 NORTH STREET CENTERLINE, THENCE S00°06'48"E 1241.52 FEET ALONG MAIN STREET CENTERLINE, THENCE N90°00'00"W 134.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING S31°00'21"E 1493.79 FEET FROM A FOUND WITNESS MONUMENT WHICH LIES S00°18'47"E 288.35 FEET FROM THE CENTER OF SAID SECTION 18; AND RUNNING THENCE S00°06'48"E 77.82 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF S44°53'12"W AND A CHORD DISTANCE OF 14.14 FEET; THENCE S00°06'48"E 32.00 FEET; THENCE S89°53'12"W 34.00 FEET; THENCE S00°06'48"E 163.14 FEET; THENCE N89°53'12"E 34.00 FEET; THENCE S00°06'48"E 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF S45°06'48"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE S00°06'48"E 77.33 FEET; THENCE S89°53'12"W 310.37 FEET; THENCE N00°06'48"W 77.28 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 160.00 FEET, A DISTANCE OF 75.52 FEET, A CHORD DIRECTION OF N13°38'09"W AND A CHORD DISTANCE OF 74.82 FEET; THENCE N27°09'28"W 10.43 FEET; THENCE N00°06'48"W 244.60 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS NO. 2 SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°50'04"E 332.61 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.83 ACRES OR 123,270.79 SQ FT IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

COTTAGES ON MAIN PHASE 2

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

_____

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 2019, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

_____ _____ _____
NOTARY PUBLIC COMMISSION NUMBER SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

COTTAGES ON MAIN PHASE 2
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

DATE	REVISIONS	BY

CITY ENGINEER

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

_____
SIGNED DATE

CITY COUNCIL'S APPROVAL

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

CITY RECORDER ATTEST: _____
MAYOR: _____

PLANNING COMMISSION

APPROVED THIS____ DAY OF_____, 20____, BY THE BOUNTIFUL CITY PLANNING COMMISSION.

_____
PLANNING DIRECTOR DATE

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS____ DAY OF _____, 20____.

_____
BOUNTIFUL CITY ATTORNEY

DEVELOPER

IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

DAVIS COUNTY RECORDER

RECORDED #_____
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DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

_____
FEE DAVIS COUNTY RECORDER

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SDSD MH# Z001-026

EXISTING SANITARY SEWER

EXISTING WATER LINE

EXISTING O&M ACCESS

CONNECT TO EXISTING SANITARY SEWER STUB

CONNECT TO EXISTING WATER LINE STUB

23.50'

POTHOLE EXISTING BURIED POWER PRIOR TO CONSTRUCTION

MH-5 4Ø

8" SDR 35 SS

LOT 205 DRIVEWAY LOCATION

1" SECONDARY WATER SERVICE LATERAL (TYP)

4" SANITARY SEWER SERVICE (TYP)

6" DR 18 PURPLE C900 PVC IRR

MH-1 4Ø

MH-2 5Ø

MH-4 4Ø

MH-3 5Ø

MH-7 4Ø

MH-8 5Ø

MH-9 4Ø

MH-6 4Ø

5.00'

3/4" CULINARY WATER SERVICE (TYP)

8" DR 18 C900 PVC CW

SECONDARY WATER SERVICE (TYP.)

FIRE HYDRANT

LOT 212 DRIVEWAY LOCATION

CROSS ACCESS EASEMENT FOR PROPERTY TO THE NORTH

CROSS ACCESS EASEMENT FOR PROPERTY TO THE SOUTH

EX SSMH
RIM= 4314.85
INV. IN = 4307.05 (S)
INV. OUT = 4307.00 (N)

2" SECONDARY WATER METER. VAULT AND METER TO BE SUPPLIED AND INSTALLED BY BOUNTIFUL IRRIGATION.

CONNECT TO IRRIGATION LINE W/ 6"x4" TEE. REDUCE TO 2" THROUGH METER 7 LF IN UDOT ROW AT A DEPTH 2.5.

EXISTING FIRE HYDRANT

EX. 6" TRANSITE IRRIGATION PIPELINE TO BE REPLACED WITH AWWA C900 PURPLE PIPE ALONG FRONTAGE (L=415 FT). PIPE TO BE SUPPLIED BY BOUNTIFUL IRRIGATION AND INSTALLED WITH THIS PROJECT.

EXISTING COMM TO REMAIN

2" SECONDARY WATER BLOWOFF

CONNECT TO EXISTING WESTERLY WATER LINE 49 LF IN UDOT ROW AT A DEPTH OF 4' VIA OPEN CUT IF OUTSIDE OF MORATORIUM PERIOD TRENCHLESS INSTALL METHODS ARE REQUIRED DURING UDOT MORATORIUM PERIOD SAWCUT AND REPLACE PAVEMENT PER UDOT STANDARD DRAWING AT-6 DETAIL E

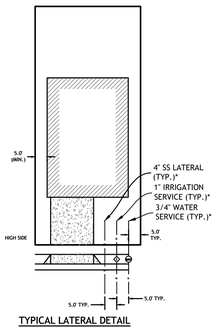
EXISTING 8" WATER LINE

EXISTING 4" WATER LINE

EX SSMH
RIM= 4321.90
INV. IN = 4313.08 (S)
INV. OUT = 4313.02 (N)

8" DR 18 C900 PVC CW EXTEND TO PROPERTY LINE CAP, BLOCK AND MARK

205	9,300 SF	
206	5,043 SF	
207	5,043 SF	
208	5,043 SF	
209	5,041 SF	
210	4,564 SF	
211	4,112 SF	
212	7,519 SF	
213	4,520 SF	
214	3,843 SF	
215	3,843 SF	
216	4,520 SF	
217	3,589 SF	
218	3,589 SF	
219	4,301 SF	
220	4,301 SF	
221	3,589 SF	
222	3,589 SF	
203	3,889 SF	
204	4,587 SF	
201	4,552 SF	
202	3,880 SF	
PARCEL A	7,036 SF	
101	3,159 SF	
102	1,675 SF	
103	2,416 SF	
104	2,263 SF	
105	1,675 SF	
106	2,155 SF	
107	2,156 SF	
108	1,675 SF	
109	2,263 SF	
110	2,416 SF	
111	1,675 SF	
112	2,654 SF	



TYPICAL LATERAL DETAIL
NTS

* NOTE: LATERALS TO BE LAID OUT AS SHOWN ON DETAIL UNLESS SHOWN DIFFERENTLY ON UTILITY PLAN.

SS LATERAL TABLE

LOT #	SS LATERAL LENGTH	DIST. TO PROPERTY LINE
101	32.4	11.90
102	26.1	8.10
103	28.0	6.40
104	28.0	14.40
105	28.0	6.40
106	28.0	6.40
107	28.0	12.60
108	28.0	6.40
109	28.0	6.40
110	28.0	11.90
111	25.8	6.40
112	35.9	9.40
201	18.0	61.70 (REAR)
202	23.0	12.00
203	23.0	12.00
204	23.0	25.00
205	20.0	Side yard lateral
206	23.0	15.00
207	23.0	15.00
208	23.0	15.00
209	23.0	15.00
210	23.0	15.00
211	23.0	11.70
212	24.4	29.30
213	32.9	25.00
214	32.9	15.00
215	33.3	15.00
216	18.0	66.7 (REAR)
217	28.6	6.70
218	29.1	15.00
219	39.0	15.00 (REAR)
220	39.0	44.6 (REAR)
221	38.9	4.25
222	38.9	4.25

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE:1" = 30'

0 15 30 60 90

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
2. All pressurized irrigation improvements shall conform with the standards and specifications of Bountiful Irrigation.
3. All culinary water improvements shall conform with th standards and specifications of Bountiful City. Further, the culinary water system will be installed by Bountiful City.
4. All improvements in the Main Street public right of way shall conform with the standards and specifications of UDOT.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 3 South, Range 1 West, SLB&M. Elevation = 4399.59

LICENSED PROFESSIONAL ENGINEER
No. 3686
NICHOLAS M. MINGO
05/01/20
STATE OF UTAH

Cottages On Main Phases 1-2

Utility Plan

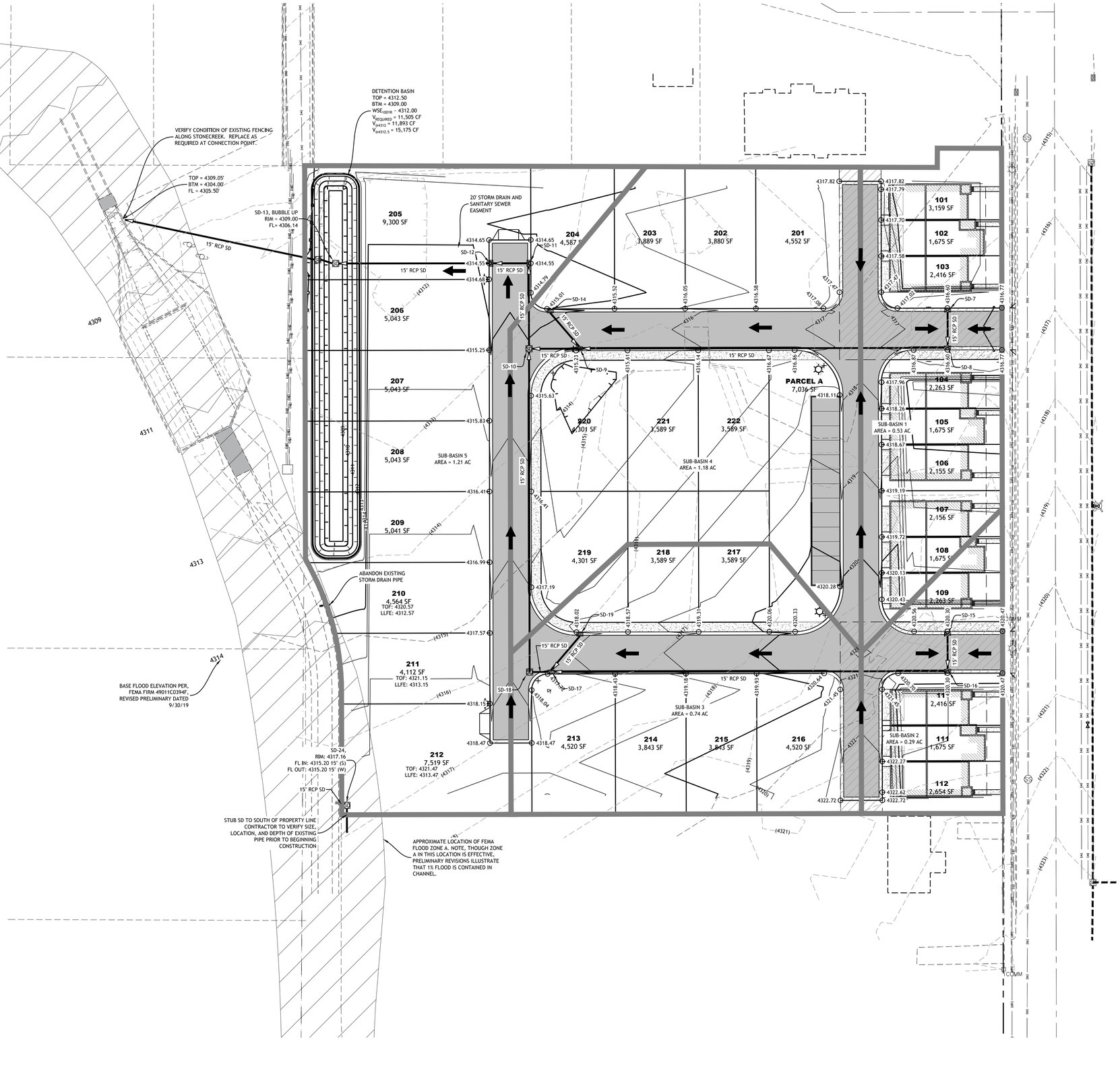
PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:

No.	DATE	REMARKS

DATE: May 1, 2020

SHEET NUMBER: O-4

C:\Users\Peter\Dropbox\EDM\Projects\Cottages on Main\Drawings\3 - Utility Plan.dwg



NOTES:

1. SITE DRAINS TO THE NORTH WEST. NO CONNECTIONS TO UDOT STORM DRAINAGE IS PROPOSED.
2. **PROJECT DESCRIPTION:** THE BOUNTIFUL CHASE SUBDIVISION IS LOCATED AT APPROXIMATELY 1250 NORTH MAIN STREET IN BOUNTIFUL, UT. THE PROJECT WILL DEVELOP 3.94 ACRES THAT IS CURRENTLY COMMERCIAL AND AGRICULTURAL USES INTO A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A MIX OF SINGLE FAMILY DETACHED AND TOWNHOME LOTS WITH 36 TOTAL LOTS.
3. **EXISTING SYSTEM:** THE EXISTING DRAINAGE SYSTEM IN THE AREA CONSISTS OF A STORM DRAIN PIPE IN THE ROADWAYS ADJACENT TO THE PROJECT AND STONE CREEK TO THE WEST. FOLLOWING HISTORIC DRAINAGE PATTERNS THIS PROJECT WILL MAINTAIN THE GENERAL DIRECTION OF FLOW TOWARDS THE WEST AND DISCHARGE INTO STONE CREEK.
4. **HYDROLOGY:** TIME OF CONCENTRATION WAS CALCULATED BASED ON THE TR-55 METHOD. PER INDUSTRY STANDARDS, THE RATIONAL METHOD WAS USED TO CALCULATE THE 10-YR PEAK DISCHARGE. DETENTION REQUIREMENTS HAVE BEEN DETERMINED BASED ON THE 100-YR STORM WITH THE ALLOWABLE 0.2 CFS/AC RELEASE RATE. THIS EVALUATION IDENTIFIES THE 100-YR STORM DURATION WHICH CREATES THE HIGHEST DETENTION REQUIREMENT.
5. **HYDRAULICS:** HYDRAULIC CALCULATIONS ARE INCLUDED FOR THE PIPES, DETENTION BASIN AND ORIFICE SIZING. THE ORIFICE SIZE WAS ALSO EVALUATED TO IDENTIFY THE ANTICIPATED RELEASE RATE DURING A 100-YR STORM. PIPE SIZES WILL BE 15" THROUGHOUT THE PROJECT.
6. **DRAINAGE CONCEPT:** IT IS ANTICIPATED THAT DURING MINOR STORMS UP TO 10-YR INTENSITY, THAT FLOWS GENERATED FROM THE SITE WILL BE CONVEYED TO AND BY THE EXISTING INFRASTRUCTURE / PIPES. DURING A LARGER STORM, IT IS LIKELY THAT THE EXISTING PIPE WILL BE FULL, AS ALL 10-YR FACILITIES WOULD BE WHEN INUNDATED BY A 100-YR STORM. DURING A 100-YR STORM, IT IS ANTICIPATED THAT STORMWATER WOULD BE DETAINED IN THE PONDS AND RELEASE TO THE SYSTEM WHICH WOULD REQUIRE STREET CONVEYANCE IN ADDITION TO THE FULL PIPE FLOW. THIS IS CONSISTENT WITH SIMILAR INSTALLATIONS THROUGHOUT UTAH.

EDM Partners
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

OWNER:
Ivory Development
978 East Woodoak Lane
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LICENSED PROFESSIONAL ENGINEER
No. 388644
NICHOLAS M. MINGO
04/27/20
STATE OF UTAH

Cottages On Main
Phases 1-2
Grading and Drainage Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: April 27, 2020

SHEET NUMBER: O-5

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City Council Staff Report

Subject: Cottages on Main Final Architectural and Site Plan Review for 12 Unit Multi-Family Townhome Residential Development
Author: Curtis Poole, City Planner
Address: 1265 and 1295 North Main Street
Date: May 26, 2020

Background

The Applicant, Ivory Development, is requesting Final Architectural and Site Plan approval for a 12 Unit Multi-Family Townhome Residential Development at 1265 and 1295 North Main Street.

The City Council reviewed and approved with conditions the Preliminary request at its January 28, 2020 meeting. The Applicant is now requesting Final Architectural and Site Plan approval for a twelve (12) Unit Multi-Family Townhomes which will accompany a twenty-two (22) lot Single-Family Residential development. The Planning Commission reviewed the Final Architectural and Site Plan at its May 5, 2020 meeting and has forwarded a positive recommendation of approval with conditions to the City Council.

On October 8, 2019 the site was rezoned from General Commercial (C-G) to Multiple Family Residential (RM-13) subject to a Development Agreement with limitations on density and subdivision layout. The Development Agreement capped the density for the site at thirty-four (34) units, consisting of no more than twenty-two (22) single-family lots and twelve (12) townhomes, instead of a potential of fifty-one (51) multi-family units. The site is to be developed consistent with Exhibit B of the Development Agreement which reduced setbacks and landscaping requirements based on the layout and size of each unit/lot.

Analysis

The proposed development is located on three (3) parcels which total 3.94 acres, and is the current location of Bountiful RV. These three (3) parcels will need to be re-subdivided and recorded with Davis County prior to applying for building permits. To the north, west and east of the subject property is the R-4 (Single-Family Residential) Zone. The RM-13 (Multiple Family Residential) Zone is to the south and northeast and the C-G (General Commercial) Zone to the north of the property.

The proposal submitted by the Applicant shows the twelve (12) unit townhomes located adjacent to Main Street with the Single-Family homes behind. There will be two (2) drive approaches from Main Street, with the northern drive approach closed to vehicular traffic, which is a direction from UDOT, with an emergency “crash gate.” The approaches will need to receive final approval from UDOT prior to the Applicant applying for a building permit. The proposal also shows a horseshoe shaped road that will be owned and maintained by the Homeowners Association. This private road will loop the development from one approach to the other, with a connecting road behind the townhomes.

A central feature in the proposal is open space located to the west of the townhomes. The open space provides an appropriate buffer between the townhomes and the Single-Family homes. The Applicant has provided a Landscape Plan for the Multi-Family units. The Applicant shall provide at least 50 square feet of private, fenced outdoor space in the form of balconies or patios and is listed as a condition of approval from the Planning Commission.

The Site Plan submitted shows the Applicant will meet the parking standards of the Code. The townhomes will each have a rear loaded two (2) car garage with thirteen (13) additional parking spaces behind the townhomes. Each future Single-Family home will be required to provide for its own parking. The Planning Commission and City Council reviews the Site Plan for the Multi-Family townhomes. The Single-Family homes will be required to submit a separate site plan as part of their building permit to be reviewed and approved by Staff.

As indicated on the proposed layout shown in Exhibit B of the Development Agreement during the zone change the Applicant indicated the following:

Regulation	**Current Code**	**Proposal / DA Exhibit B**
Minimum Street Setback	25’	Varies between 19’-10’
Minimum Interior Setback	17’-6” based on proposal	10’
Minimum Side Bldg. Separation	23’-4” based on proposal	12.5’
Maximum Permissible Coverage	60%	70%
Minimum Landscaping Area	40%	30%
Individual private space	Each dwelling unit shall have at least 50 square feet of private, fenced outdoor space in the form of balconies or patios.	No private fenced outdoor space in the townhouses but there will be private fenced outdoor space in the single family lots.

Because the zoning change approval and accompanying Development Agreement were approved under the old City Planned Unit Development (PUD) Code, which has since been repealed, the City has the ability to provide flexibility to PUD’s if the Applicant demonstrates an integrated design in which the regulations may be varied or waived. Due to the decrease in possible density, the overall design and layout of the proposal consisting of a combination of residential housing types (a mix of single and multiple family dwellings, or partial life-cycle housing), and the size and layout of the lots/units, the City decreased and waived some components of the RM-13 development standards to allow this development to move forward.

Department Review

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

Significant Impacts

The proposed development is in an area which has anticipated Multi-Family uses and the current infrastructure is adequate to handle the additional townhomes and Single-Family residences proposed.

Recommended Action

The Planning Commission reviewed the Final Architectural and Site Plan at its May 5, 2020 meeting, and has forwarded a positive recommendation of approval to the City Council for the 12 Unit Multi-Family Townhome Development subject to the following conditions:

1. Complete any and all redline corrections.

2. The drive approaches shall receive construction permits from UDOT prior to applying for a building permit with the City.

3. Provide plan showing location of the minimum private space for each unit.

4. All damaged curb, gutter and sidewalk along Main Street shall be replaced.

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

6. Sign a Development Agreement.

Attachments

1. Aerial photo

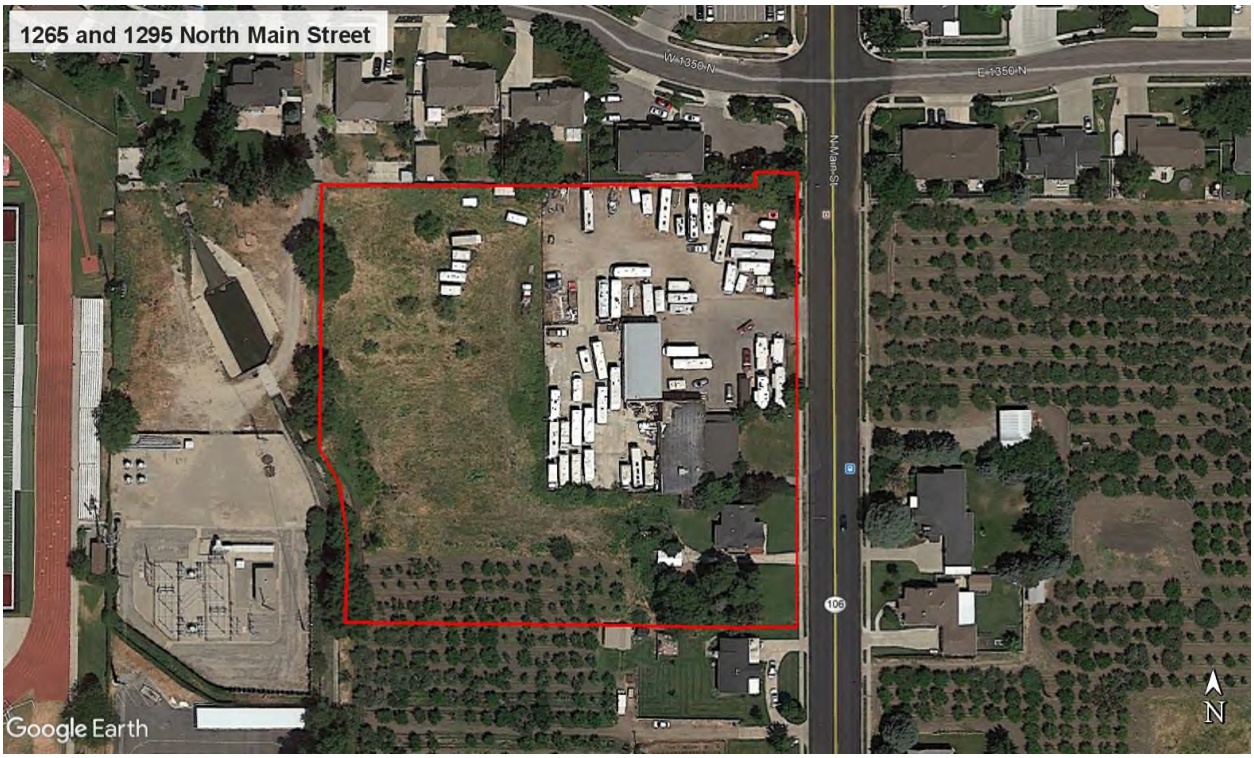
2. Site and Utility Plans

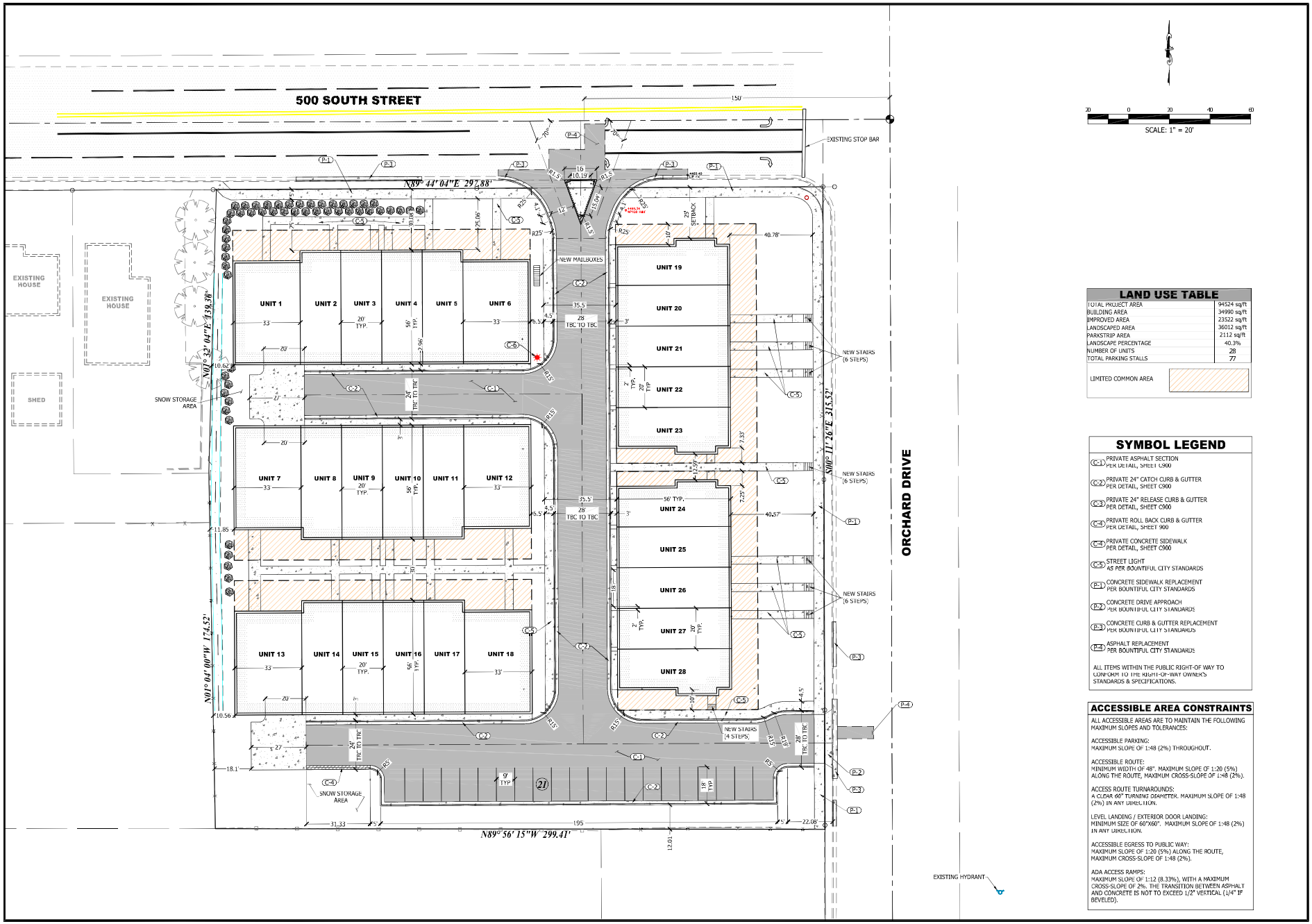
3. Landscaping Plan

4. Floorplans

5. Building Elevations, Exterior Finish and Color Scheme

Aerial Photo





LAND USE TABLE

TOTAL PROJECT AREA	94524 sq/ft
BUILDING AREA	34990 sq/ft
IMPROVED AREA	23522 sq/ft
LANDSCAPED AREA	36012 sq/ft
PARKSTRIP AREA	2112 sq/ft
LANDSCAPE PERCENTAGE	40.3%
NUMBER OF UNITS	28
TOTAL PARKING STALLS	77
LIMITED COMMON AREA	

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-2 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE ROLL BACK CURB & GUTTER PER DETAIL, SHEET 900
- C-5 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- C-6 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

REGISTERED PROFESSIONAL ENGINEER
4/30/2020
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: Brighton Homes
Contact: Shawn Poor
Phone #: (801) 839-6321
Address:
Email:shawn@buildwithbrighton.com

THE TOWNS AT 5TH AND ORCHARD

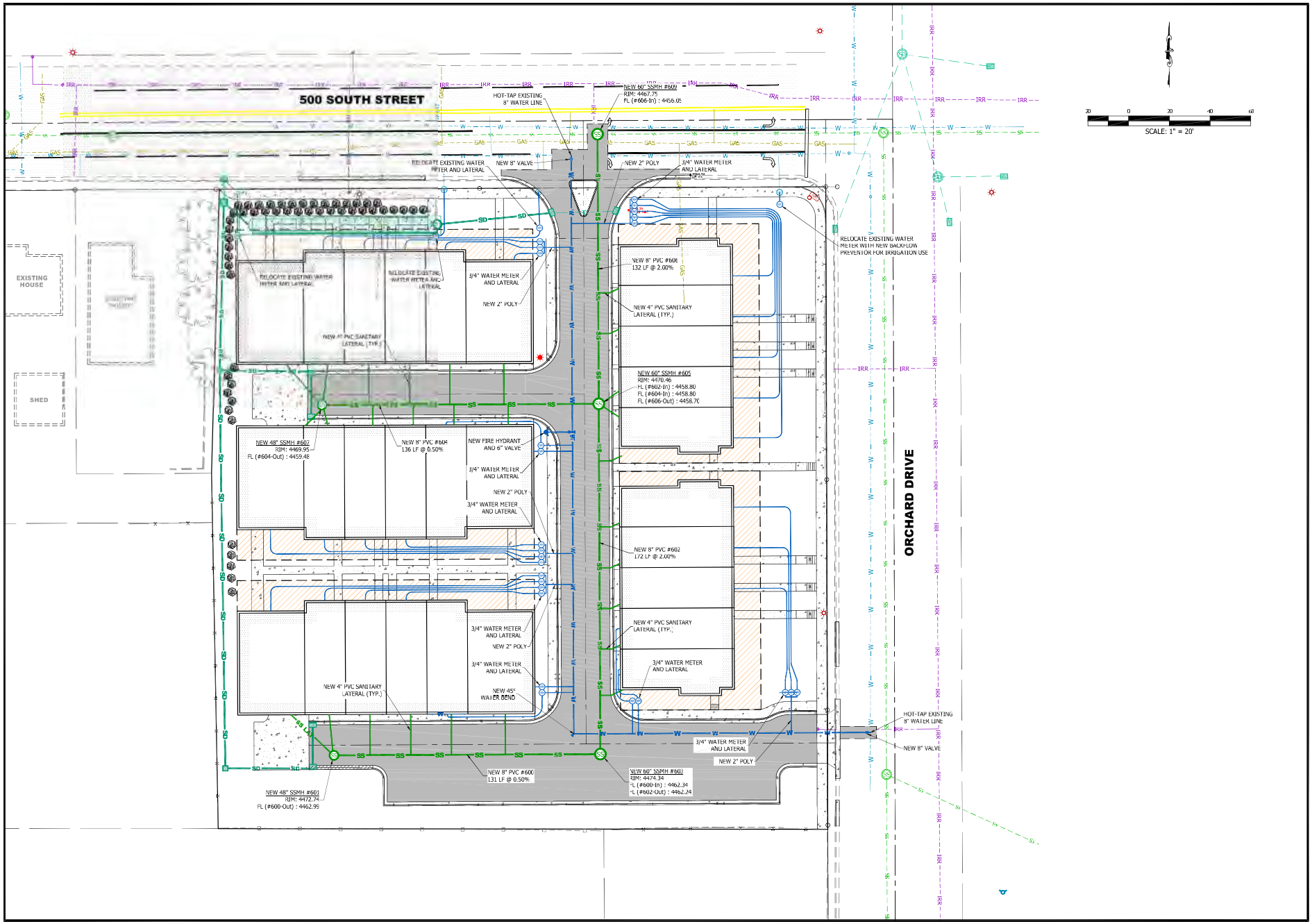
320 EAST, 350 EAST, 380 EAST, AND 390 EAST, 500 SOUTH STREET &
540 SOUTH AND 554 SOUTH ORCHARD DRIVE
TAX PARCELS #03-037-0040, -0041, -0042, -0043, -0056, AND -0057
LOCATED IN THE NE 1/4 OF SECTION 31, T.2S., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

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:	SCA
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

REGISTERED PROFESSIONAL ENGINEER
4/20/2020
No.189586
SCOTT T. NEWEL
STATE OF UTAH

Client: Brighton Homes
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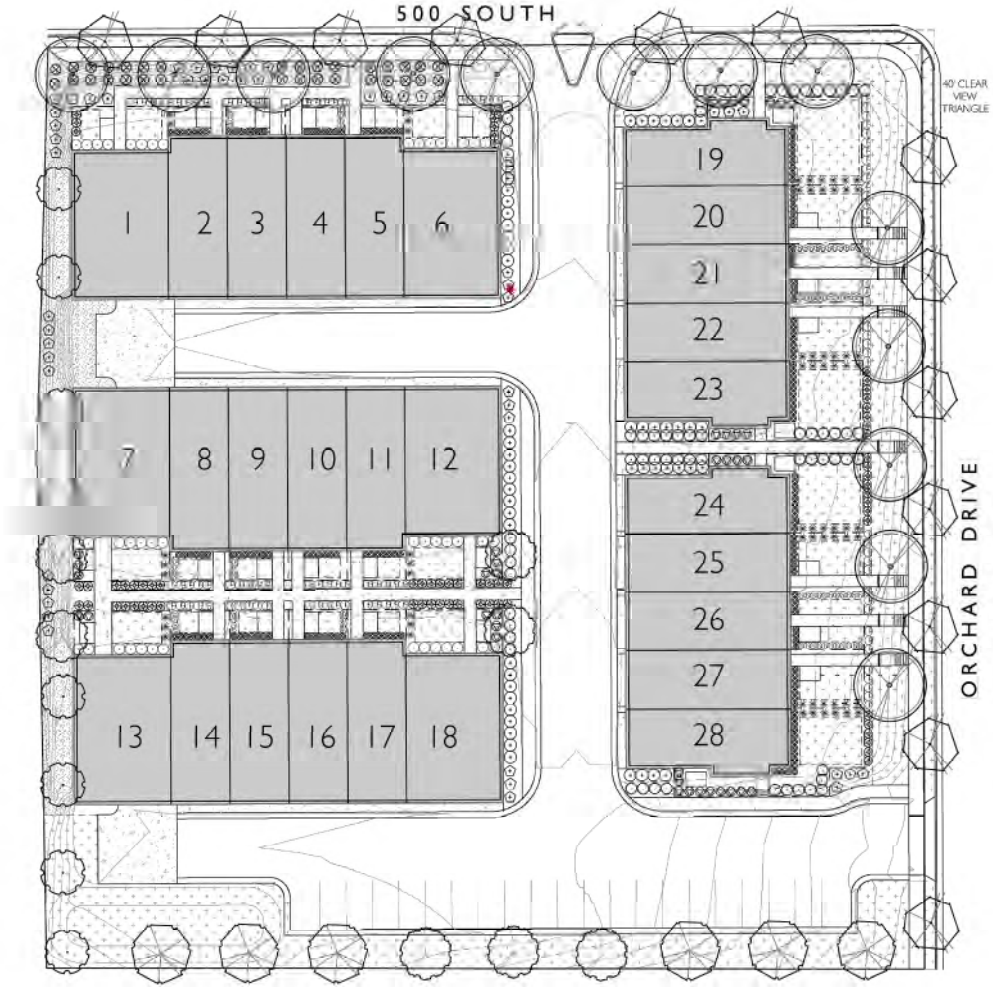
THE TOWNS AT 5TH AND ORCHARD

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REV 6:		DATE
REV 7:		DATE
REV 8:		DATE

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

C600
UTILITY PLAN



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.
	6	Crataegus phaenopyrum	Washington Hawthorn	2" Cal.
	7	Prunus virginiana 'Canada Red'	Canada Red Chokecherry	2" Cal.
	8	Pyrus calleryana 'Trinity'	Trinity Pear	2" Cal.
	13	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
		EVERGREEN SHRUBS		
	170	Buxus sempervirens suffruticosa	Dwarf Boxwood	2 Gal.
	32	Juniperus horizontalis 'Wiltonii'	Blue Rug Creeping Juniper	2 Gal.
	69	Prunus laurocerasus 'Otto Luykens'	Otto Luykens Laurel	2 Gal.
	43	Taxus media 'Tauton'	Tauton's Yew	2 Gal.
		DECIDUOUS SHRUBS		
	69	Buddleia davidi 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
	53	Euonymus alatus compacta	Dwarf Burning Bush	2 Gal.
	38	Spiraea bendifolia 'Tor Gold'	Tor Gold Spirea	2 Gal.
		ORNAMENTAL GRASSES		
	65	Calamagrostis x acutiflola 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	50	Miscanthus sinensis 'Yaku Jima'	Yaku Jima Maiden Grass	1 Gal.
	106	Pennisetum alopecuroides	Fountain Grass	1 Gal.
		PERENNIALS		
	72	Hemerocallis Stella d' Oro	Stella d' Oro Daylily	1 Gal.
		TURF		
	16,527 S.F.	Chanshare Imperial Bluegrass		Sod
		MULCH		
	8,074 S.F.	Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3" Min.
	4,394 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, height, 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 1" 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
PHYSICIAN 801.599.6146
SCOTT@STBDESIGN.LLC.COM

ISSUE DESCRIP.	DATE
	04.16.2020

#	REV. DESCRIPTION	DATE

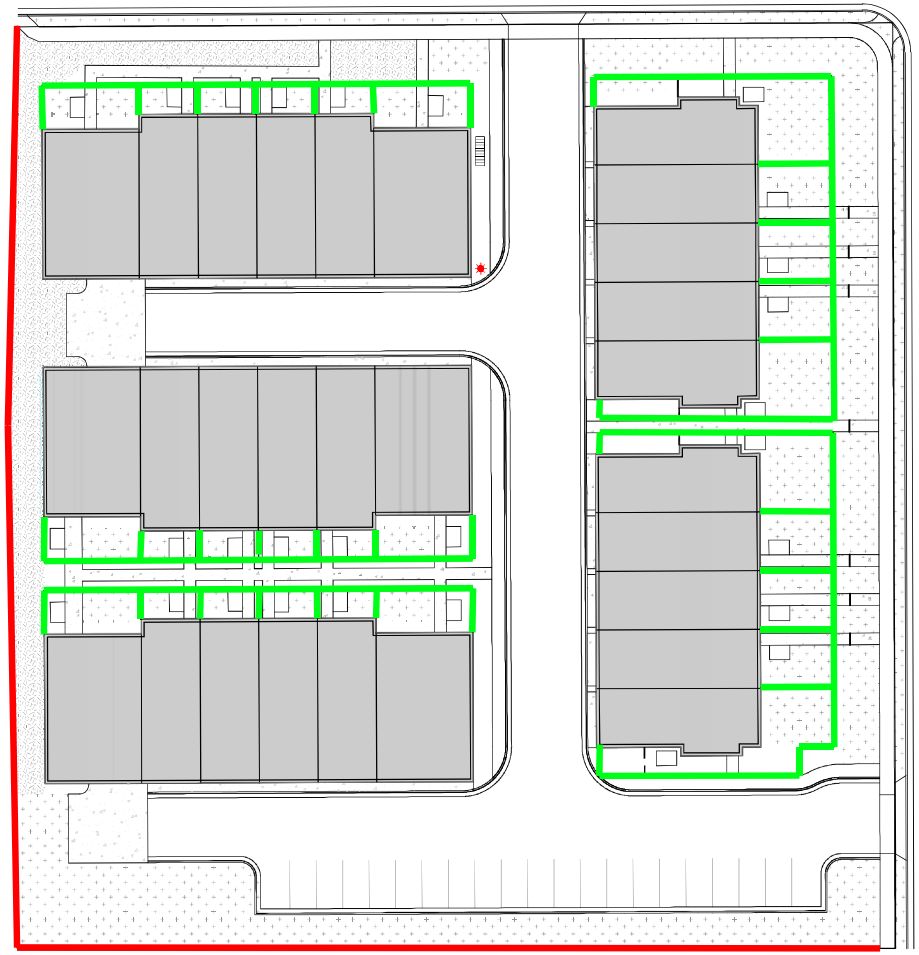
This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN LLC. Copyright © 2020

ORCHARD DRIVE TOWNHOMES
BOUNTIFUL, UTAH

LANDSCAPE PLAN

L101

Fencing Plan - Towns at 5th and Orchard



4 Foot White or Tan Vinyl Picket Fence



6 Foot White or Tan Vinyl Privacy Fence





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

5th and Orchard

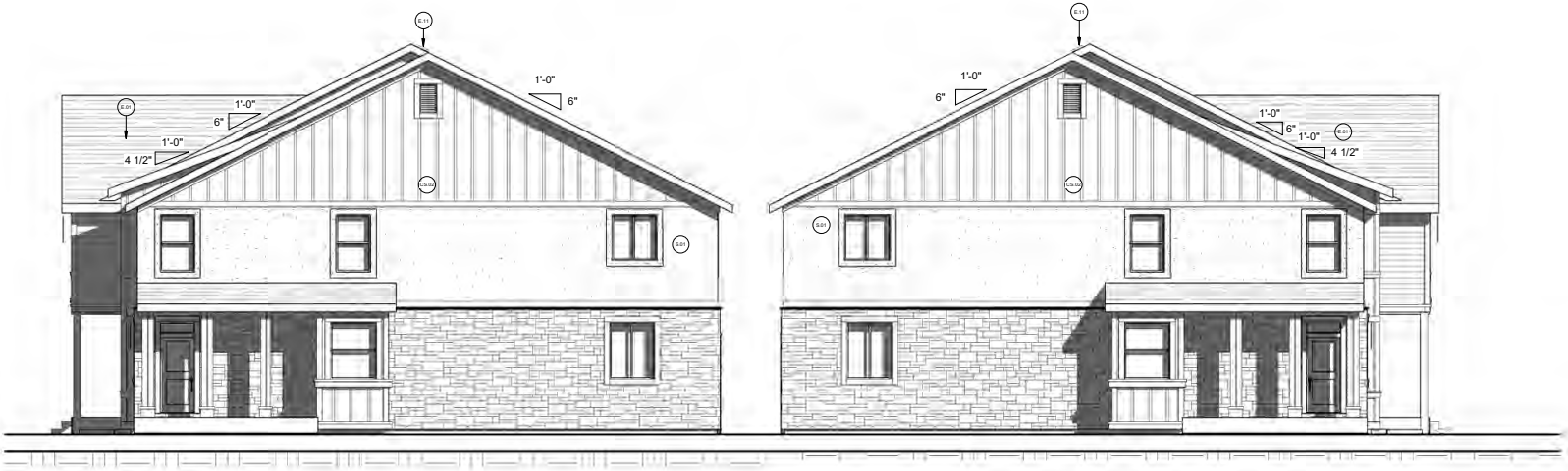
2 STORY END UNITS

DATE: 11/18/16

ELEVATIONS

A2.01

CONSTRUCTION DOCUMENTS



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

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

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINE (UNO)

~ SEE GENERAL NOTES PAGE FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

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S.03	2"x1" STUCCO TRIM
S.05	6"x1" STUCCO TRIM
S.06	8"x1" STUCCO TRIM



3 COVER PERSPECTIVE

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

5th and Orchard

2 STORY END UNITS

DATE: 11/13/19

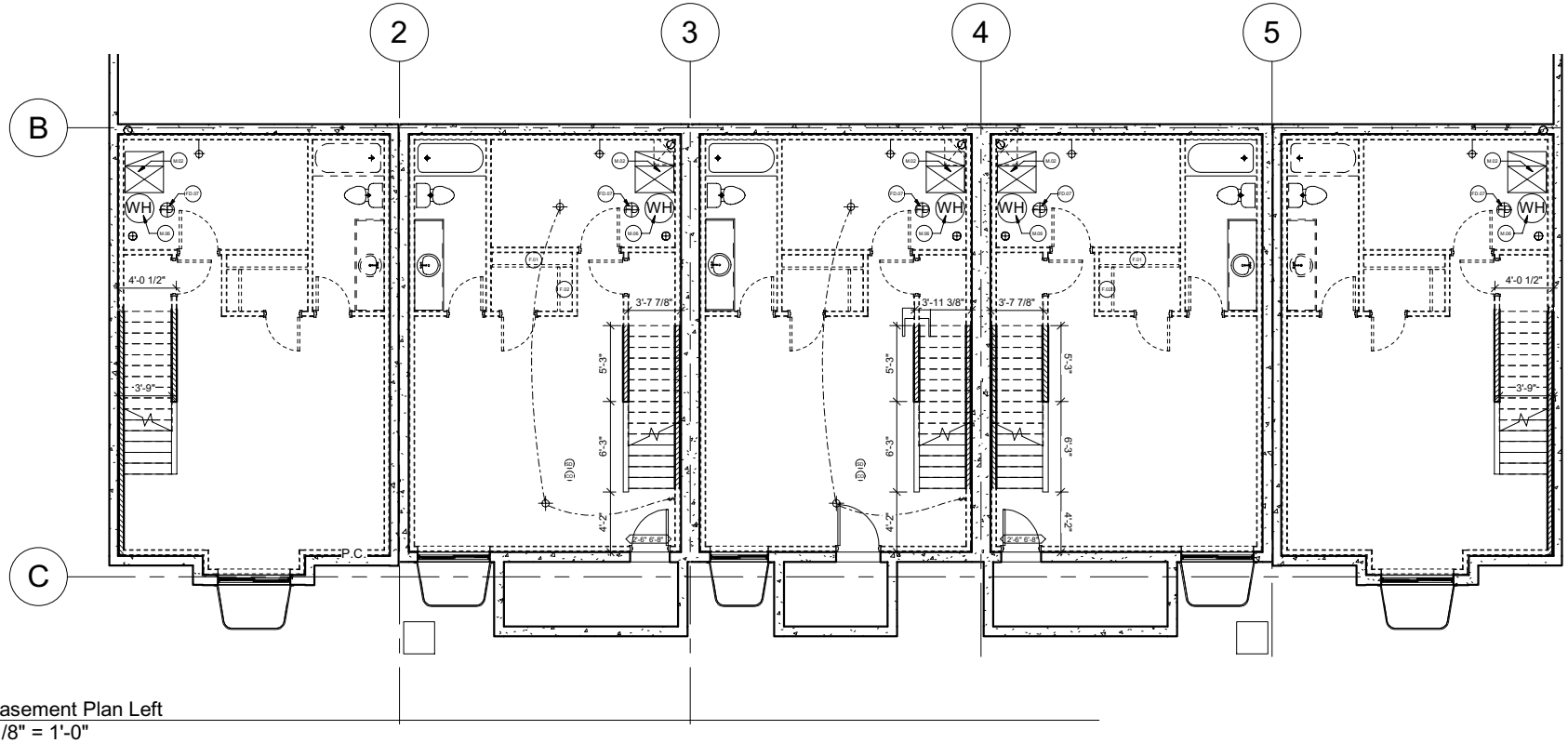
ELEVATIONS AND DETAILS

A2.02

CONSTRUCTION DOCUMENTS

FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING
- ALL ANGLED PARTITIONS ARE 45 DEGREES
- SEE GENERAL NOTES FOR GARAGE SEPARATION
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL
  A PAINT GRADE WOOD WINDOW SILL &



1 Basement Plan Left
1/8" = 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: 801.397.9795

5th and Orchard
2 STORY END UNITS

DATE: 11/13/19

BASEMENT FLOOR PLAN LEFT

A1.00A

CONSTRUCTION DOCUMENTS

Square Footage
Basement -610
Level 1 -624
Level 2 -921
Total -2155

Garage -424

Square Footage
Basement -678
Level 1 -603
Level 2 -1079
Total -2360

Garage -424

Square Footage
Basement -653
Level 1 -603
Level 2 -925
Total -2181

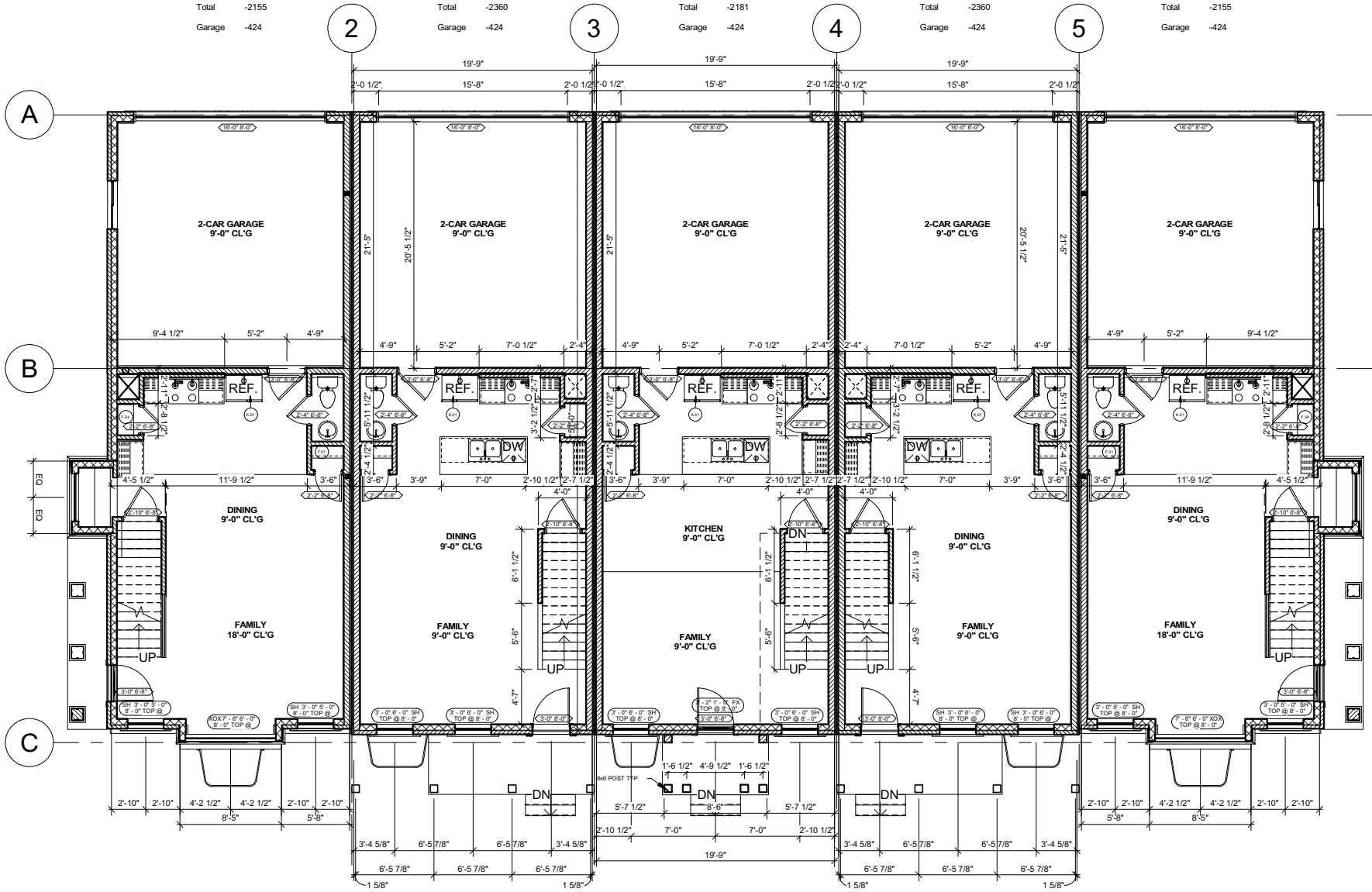
Garage -424

Square Footage
Basement -678
Level 1 -603
Level 2 -1079
Total -2360

Garage -424

Square Footage
Basement -610
Level 1 -624
Level 2 -921
Total -2155

Garage -424



01 Level 1 Left
1/8" = 1'-0"

BRIGHTON HOMES

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PHONE: 801.397.9795

5th and Orchard
2 STORY END UNITS

DATE: 03/04/16

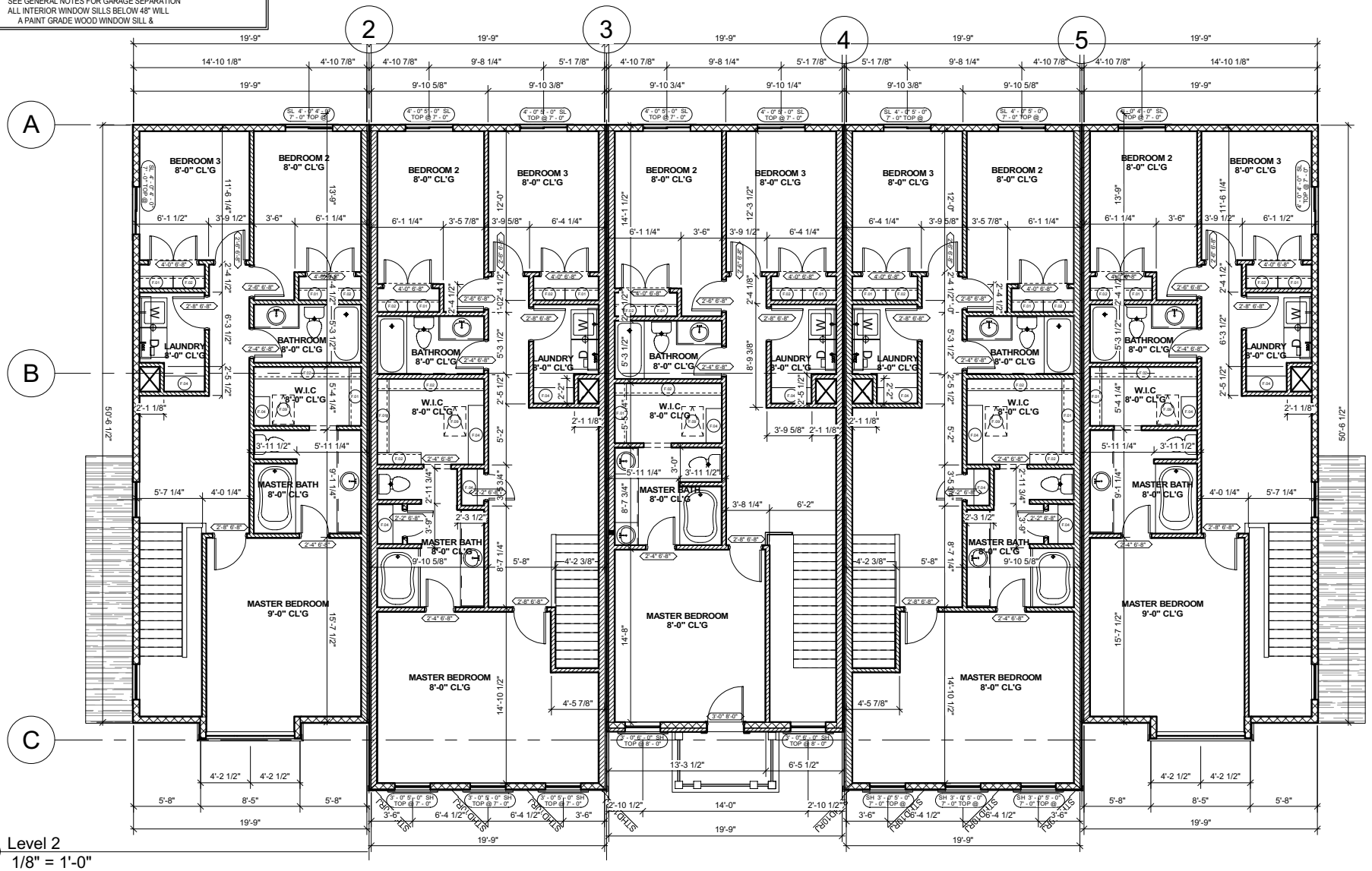
LEVEL 1
FLOOR
PLAN LEFT

A1.01A

CONSTRUCTION DOCUMENTS

FLOOR PLAN NOTES

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1 Level 2
1/8" = 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: 801.397.9795

5th and Orchard
2 STORY END UNITS

DATE: 07/06/18

LEVEL 2 FLOOR PLAN- LEFT

A1.02A

CONSTRUCTION DOCUMENTS



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



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

BRIGHTON HOMES

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

5th and Orchard

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)

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

BRIGHTON HOMES

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PHONE: 801.397.9795

5th and Orchard

2 STORY END UNITS

DATE: 11/19/19

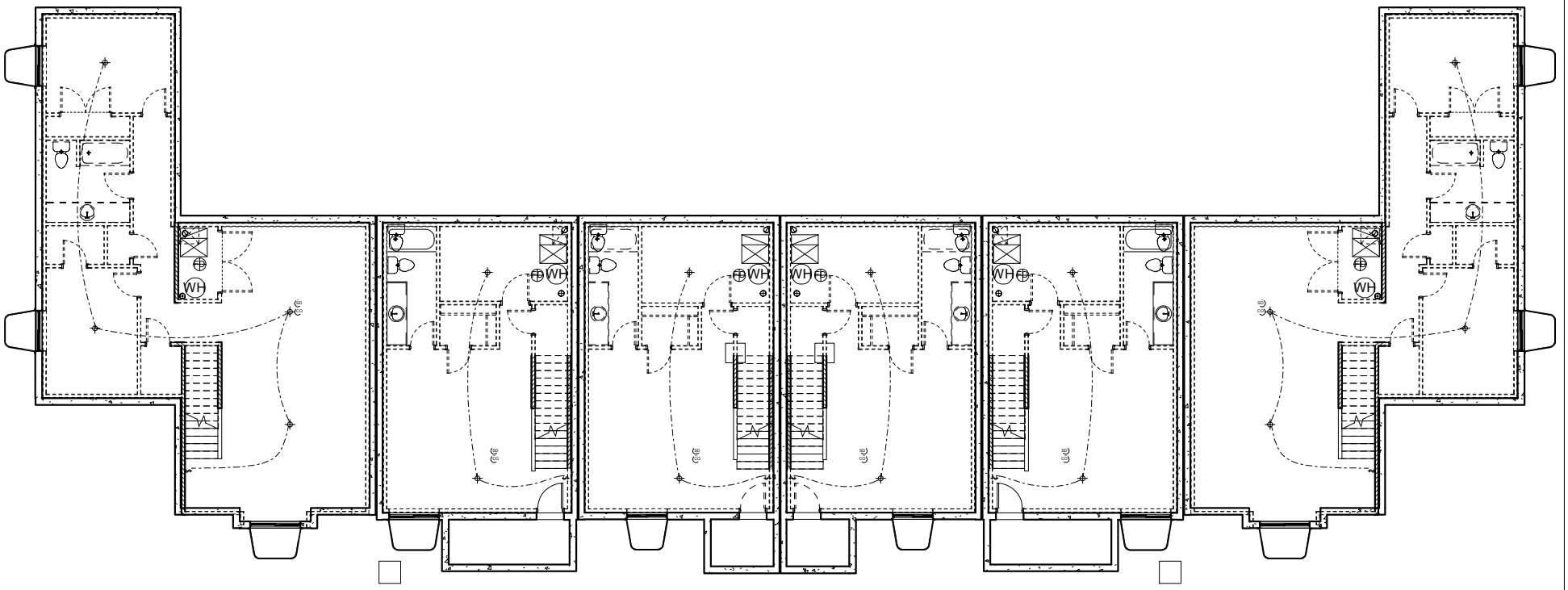
ELEVATIONS

A2.01B

CONSTRUCTION DOCUMENTS

FLOOR PLAN NOTES

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1 Basement- LEFT
1" = 10'-0"

BRIGHTON HOMES

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STREET: 215 N REDWOOD RD., SUITE B
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PHONE: 801.397.9795

5th and Orchard
2 STORY END UNITS

DATE: 11/20/19

BASEMENT- LEFT

A1.00A

CONSTRUCTION DOCUMENTS

FLOOR PLAN NOTES

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- SEE GENERAL NOTES FOR GARAGE SEPARATION
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL A PAINT GRADE WOOD WINDOW SILL &

Square Footages	
Basement	-1169
Level 1	-1166
Level 2	-493
Total	-2828
Garage	-410

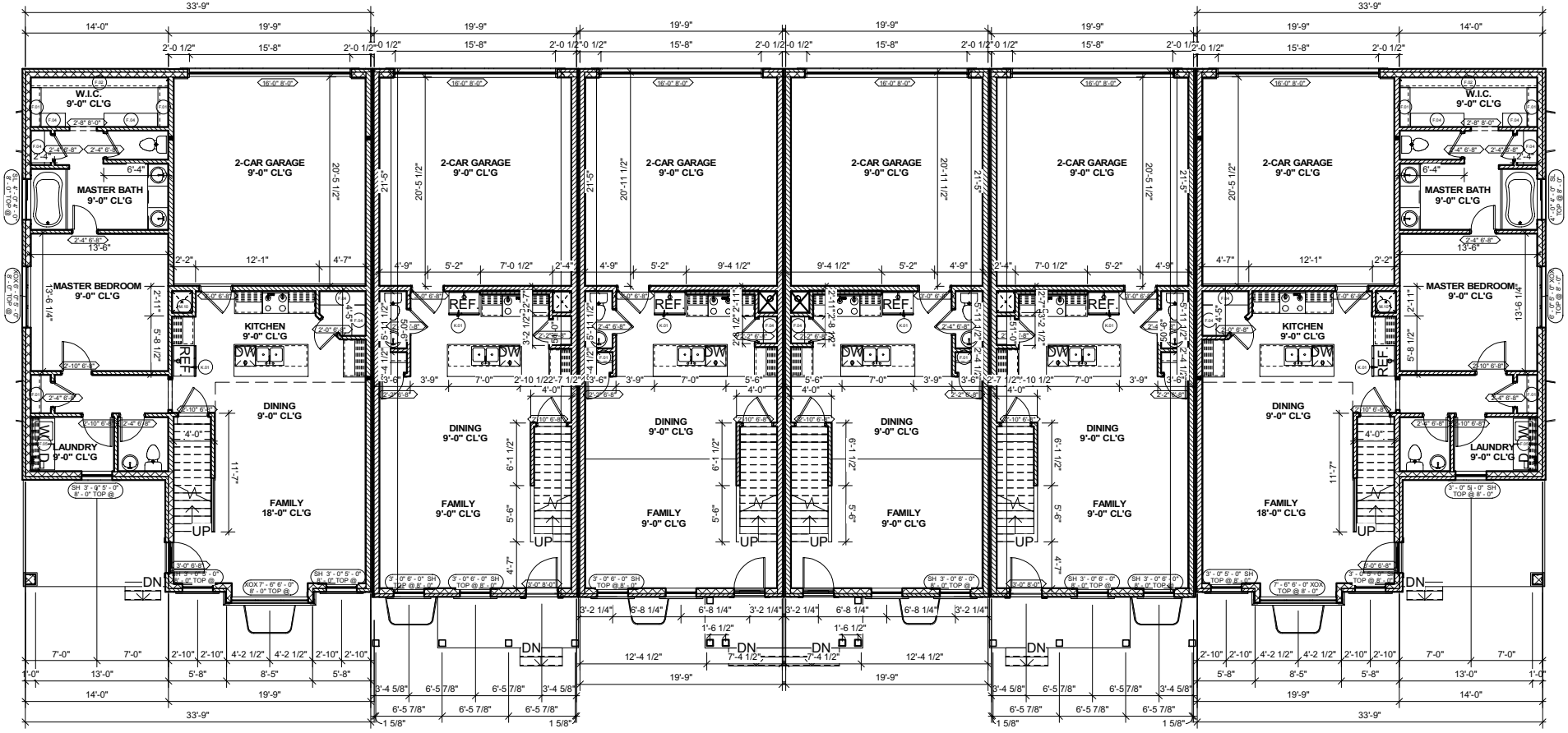
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Basement	-1169
Level 1	-1166
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01 Level 1 LEFT
1" = 10'-0"

BRIGHTON HOMES

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5th and Orchard
2 STORY END UNITS

DATE: 03/04/16

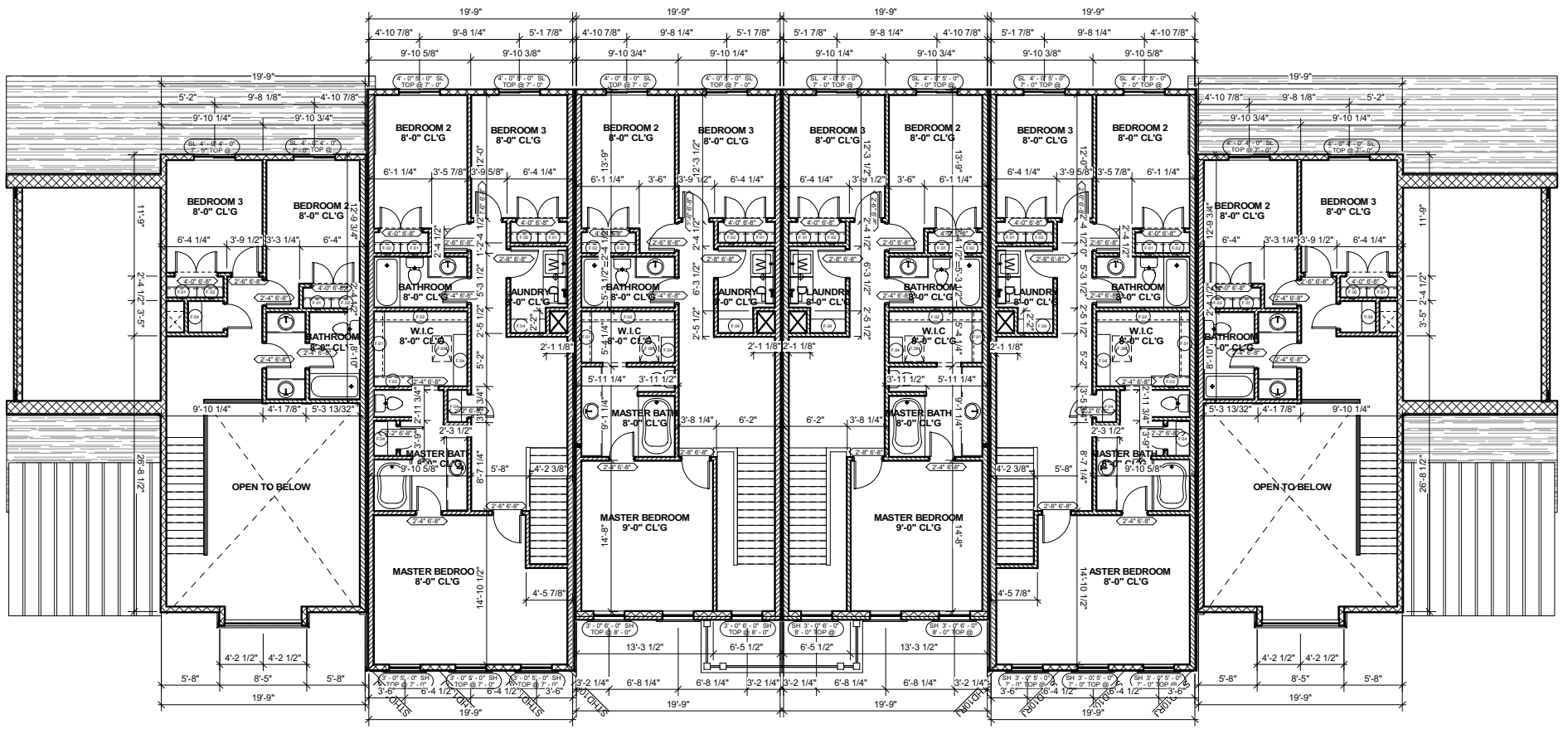
LEVEL 1 FLOOR PLAN- LEFT

A1.01A

CONSTRUCTION DOCUMENTS

FLOOR PLAN NOTES

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1 Level 2 LEFT
1" = 10'-0"

BRIGHTON HOMES

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

5th and Orchard
2 STORY END UNITS

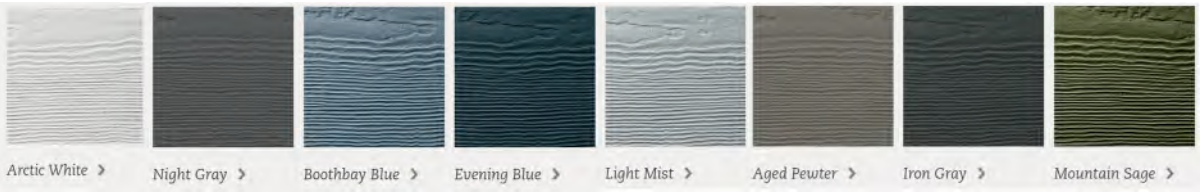
DATE: 07/06/18

LEVEL 2 FLOOR PLAN

A1.02A

CONSTRUCTION DOCUMENTS

Hardie and Stucco Colors



Trim Color



Stone



City Council Staff Report

Subject: **Preliminary and Final Approval**
Renaissance Towne Center Phase 3, Plat 1
Author: **City Engineer**
Address: **1700 South Main Street**
Date: **May 26, 2020**

Background

Mr. Bruce Broadhead is requesting preliminary and final approval of Phase 3 Plat 1 of the Renaissance Towne Center Commercial Mixed Use Planned Unit Development. This phase encompasses (roughly) the south half of the old 5 Points Mall property; completes the north to south alignment of Renaissance Towne Drive to 1800 South Street; and creates 3 lots along the Main Street side of the development. The plat also reserves 2 parcels which will be developed in subsequent phases of the project.

In April 2019 Rezoning approval, the three proposed structures were identified as:

- Lot 14, a 5 story 217 unit residential structure (*now identified as Lot 11 on this Plat*)
- Lot 16, a 3 story 20 unit residential structure (*now identified as Lot 12 on this Plat*)
- Lot 19, a 2 story professional office structure (*now identified as Lot 13 on this Plat*)

Analysis

The April 2019 rezoning process thoroughly addressed the proposed development and the impact to the surrounding community. As proposed, this phase of the development appears to comply with the development concept presented to the Planning Commission and City Council. With the dedication of the common areas around Lots 12 and 13 and the inclusion of Renaissance Towne Drive as a dedicated utility corridor, sufficient easements are provided to serve the development.

Utilities:

This phase of development will require the installation of new utilities in the Renaissance Towne Drive corridor to serve the two new structures. This will include new culinary water, sanitary sewer and storm drain. There is an existing sanitary sewer main on the west side of the project that will be abandoned after the new sewer main has been completed. This existing system serves the Performance Ford dealership across 1800 S. Rerouting of the sewer will relieve the need for the sewer easement, which is identified as being vacated by the plat. The storm drain system will also be rerouted as it crosses the site from east to west on Renaissance Way. This East to West trunk line will remain under the jurisdiction of the City, since it carries drainage from Main Street, but all other storm drain piping on the site will be considered a private system associated with the development. The plans do not include a new irrigation main in the development, but irrigation service can be provided from the existing system in Main Street. Power is available, and the Power Department is currently (no pun intended) working on the details.

Street Improvements:

This project will require minor modifications to the adjacent right of ways of Main Street and 1800 South. Along Main Street, the proposal will remove the existing southerly drive approach to the site and replace it with curb, gutter and sidewalk. On 1800 South, a new entry will be constructed at the intersection of Renaissance Towne Drive. This new entry will be constructed with a waterway to maintain the traditional routing of storm water runoff from 1800 South, and ADA compliant ramps and landings at each side of the new intersection.

Department Review

This memo has been reviewed by the City Engineer, City Attorney and the Planning Director.

Significant Impacts

This development will increase the amount of traffic on Main Street and 1800 South, as identified in the Traffic study provided with the Rezone of the property. Both the roads and utilities have the needed capacity to absorb the expected impacts.

Recommendation

Staff recommends the City Council grant Preliminary and Final approval of the Renaissance Towne Center Commercial Mixed Use Planned Unit Development, Phase 3 Plat 1, with the following conditions:

1. Sign a Development Improvement Agreement for installation of improvements in the public right of way and for the installation of public utilities (culinary water).
2. Post the necessary bonds and pay the fees as outlined in the bond letter as determined by the City Engineer.
3. Make the necessary red-line corrections to the plat and construction drawings.
4. Provide a current title report.
5. Provide a Storm Water Pollution Prevention Plan, obtain necessary Storm Water permits, post a storm water bond for construction on Lots 12, 13 and the surrounding common area to those lots.
6. Replace any damaged or settled curb and gutter and sidewalk along Main Street and 1800 South Street.
7. Compliance with all Bountiful City zoning ordinances for the site.

Attachments

1. A copy of the plat for Phase 3 Plat 1.

Aerial Photo of the Proposed Renaissance Towne Center Phase 3 Plat 1

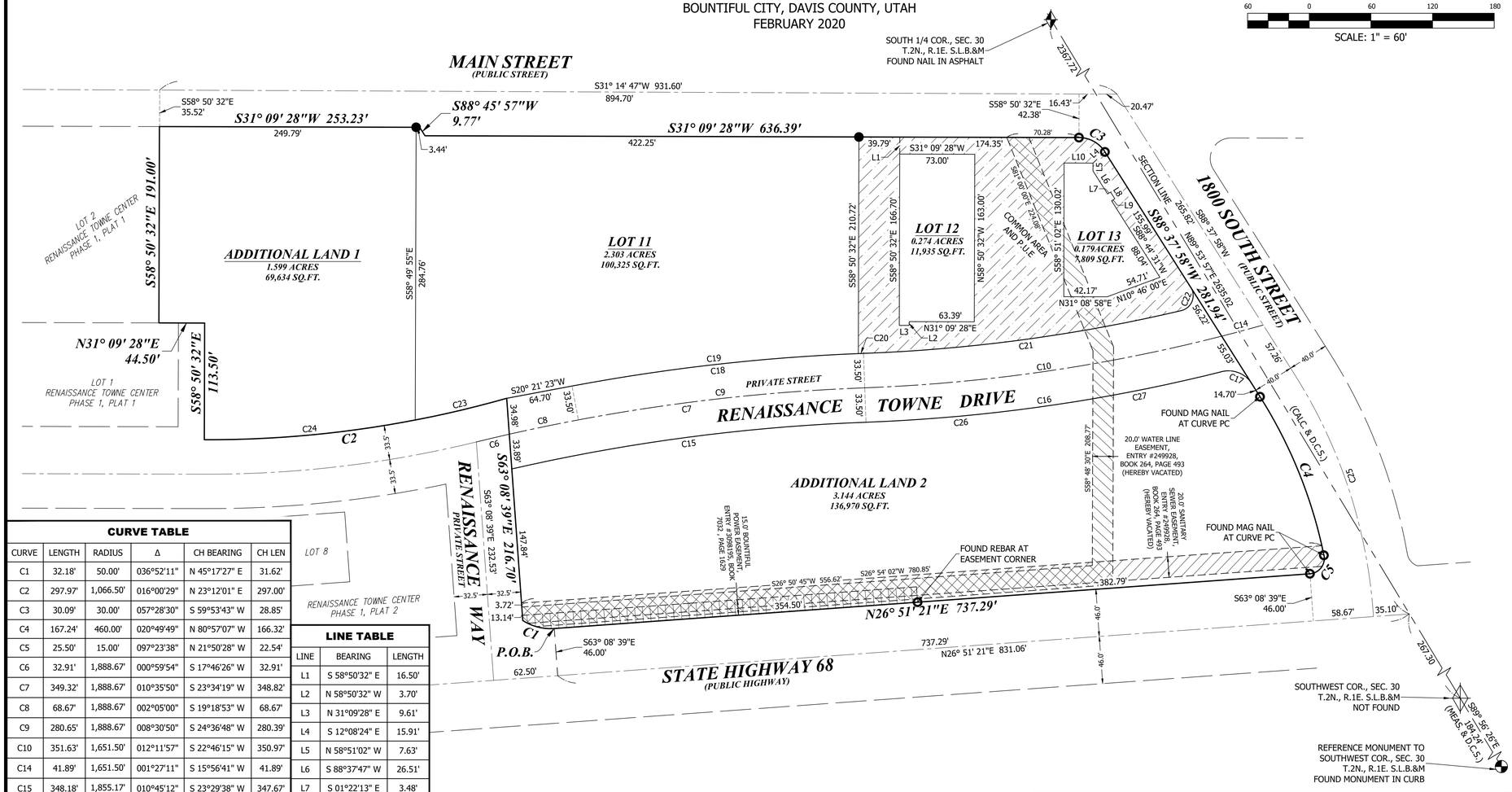


NOT APPROVED

RENAISSANCE TOWNE CENTER

A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 2020



CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LEN
C1	32.18'	50.00'	036°52'11"	N 45°17'27" E	31.62'
C2	297.97'	1,066.50'	016°00'29"	N 23°12'01" E	297.00'
C3	30.09'	30.00'	057°28'30"	S 59°53'43" W	28.85'
C4	167.24'	460.00'	020°49'49"	N 80°57'07" W	166.32'
C5	25.50'	15.00'	097°23'38"	N 21°50'28" W	22.54'
C6	32.91'	1,888.67'	000°59'54"	S 17°46'26" W	32.91'
C7	349.32'	1,888.67'	010°35'50"	S 23°34'19" W	348.82'
C8	68.67'	1,888.67'	002°05'00"	S 19°18'53" W	68.67'
C9	280.65'	1,888.67'	008°30'50"	S 24°36'48" W	280.39'
C10	351.63'	1,651.50'	012°11'57"	S 22°46'15" W	350.97'
C14	41.89'	1,651.50'	001°27'11"	S 15°56'41" W	41.89'
C15	348.18'	1,855.17'	010°45'12"	S 23°29'38" W	347.67'
C16	350.21'	1,685.00'	011°54'29"	S 22°54'59" W	349.58'
C17	33.98'	27.00'	072°06'59"	S 53°01'14" W	31.78'
C18	285.63'	1,922.17'	008°30'50"	N 24°36'48" E	285.37'
C19	280.63'	1,922.17'	008°21'54"	N 24°32'20" E	280.38'
C20	5.00'	1,922.17'	000°08'56"	N 28°47'46" E	5.00'
C21	312.52'	1,618.00'	011°04'00"	S 23°20'14" W	312.03'
C22	28.58'	15.00'	109°10'16"	N 36°46'54" W	24.45'
C23	91.47'	1,066.50'	004°54'50"	N 17°39'12" E	91.44'
C24	206.50'	1,066.50'	011°05'39"	N 25°39'27" E	206.18'
C25	250.03'	500.00'	028°39'03"	N 77°02'30" W	247.43'
C26	184.01'	1,685.00'	006°15'26"	S 25°44'31" W	183.92'
C27	166.19'	1,685.00'	005°39'04"	S 19°47'16" W	166.12'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 58°50'32" E	16.50'
L2	N 58°50'32" W	3.70'
L3	N 31°09'28" E	9.61'
L4	S 12°08'24" E	15.91'
L5	N 58°51'02" W	7.63'
L6	S 88°37'47" W	26.51'
L7	S 01°22'13" E	3.48'
L8	S 88°37'47" W	7.72'
L9	N 01°22'13" W	3.73'
L10	S 31°08'58" W	28.08'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- ROAD CENTERLINE
- SECTION LINE
- TIE TO MONUMENT
- EASEMENT LINE
- RECORD CALLS ( )
- SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

ALL OF THAT PROPERTY LABELED AS "ADDITIONAL LAND PARCEL #4" ON RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY SURVEYOR AUGUST 15, 2005 AS ENTRY #2096953, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF STATE HIGHWAY 68, SAID POINT BEING LOCATED NORTH 89°53'57" EAST ALONG THE SECTION LINE 267.30 FEET TO THE CENTERLINE OF SAID STATE HIGHWAY 68, AND NORTH 26°51'21" EAST 831.06 FEET ALONG SAID CENTERLINE, AND SOUTH 63°08'39" EAST 46.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTHERLY 32.18 FEET ALONG A NON-TANGENT 33.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'11", CHORD BEARING NORTH 45°17'27" EAST 31.62 FEET TO THE SOUTH LINE OF RENAISSANCE WAY; THENCE SOUTH 63°08'39" EAST 216.70 FEET ALONG SAID SOUTH LINE TO POINT ON A NON-TANGENT 1066.50-FOOT-RADIUS CURVE TO THE RIGHT AND TO THE EAST LINE OF RENAISSANCE TOWNE DRIVE; THENCE NORTHEASTERLY 297.97 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 16°00'29", CHORD BEARING NORTH 23°12'01" EAST 297.00 FEET; THENCE SOUTH 58°50'32" EAST 113.50 FEET ALONG SAID RENAISSANCE TOWNE DRIVE TO A CORNER; THENCE NORTH 31°09'28" EAST 44.50 FEET ALONG SAID RENAISSANCE TOWNE DRIVE AND ALONG THE SOUTHEASTERLY LINE OF LOT 1 OF RENAISSANCE TOWNE CENTER COMMERCIAL PUD, PHASE 1, PLAT 1 AMENDED TO THE SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 58°50'32" EAST 191.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST LINE OF MAIN STREET; THENCE ALONG MAIN STREET THE FOLLOWING THREE (3) COURSES: (1) SOUTH 31°09'28" WEST 253.07 FEET; (2) SOUTH 88°45'57" WEST 9.77 FEET; (3) THENCE SOUTH 31°09'28" WEST 636.39 FEET, TO A POINT OF TANGENCY WITH A 30.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 30.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°28'30", CHORD BEARING SOUTH 59°53'43" WEST 28.85 FEET, TO A POINT OF TANGENCY AND TO THE NORTHERLY LINE OF 1800 SOUTH STREET; THENCE SOUTH 88°37'58" WEST 281.94 FEET ALONG SAID NORTHERLY LINE, TO A POINT OF TANGENCY WITH A 460.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 167.24 ALONG SAID CURVE AND NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 20°49'49", CHORD BEARING NORTH 80°57'07" WEST 166.32 FEET TO A POINT OF COMPOUND CURVATURE WITH A 15.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 25.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°23'38", CHORD BEARING NORTH 21°50'28" WEST 22.54 FEET (ARC LENGTH = 25.49 AND CENTRAL ANGLE = 97°23'34", BY RECORD) TO A POINT OF TANGENCY AND TO THE EAST LINE OF STATE HIGHWAY 68; THENCE NORTH 26°51'21" EAST ALONG SAID EAST LINE 737.29 FEET TO THE POINT OF BEGINNING,

CONTAINING 9.447 ACRES

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF TOWN CENTER L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF BROADHEAD & ASSOCIATES L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THE __ DAY OF _____, 20__ THERE PERSONALLY APPEARED BEFORE ME, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RENAISSANCE TOWNE CENTER MASTER ASSOCIATION, INC., A UTAH CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PARTIES SIGNING BELOW ARE THE RESPECTIVE OWNERS OF THE HEREIN DESCRIBED TRACTS OF LAND AND HEREBY CONSENT TO THE RECORDATION OF THIS PLAT RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1. WE FURTHER DEDICATE TO BOUNTIFUL CITY ALL STREETS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE DEDICATED AND THE RIGHTS ASSOCIATED THEREWITH.

TOWNE CENTER, L.L.C. - A UTAH LIMITED LIABILITY COMPANY

BY: _____
BRUCE V. BROADHEAD, MANAGER

BROADHEAD & ASSOCIATES. - A UTAH LIMITED LIABILITY COMPANY

BY: _____
BRUCE V. BROADHEAD, MANAGER

RENAISSANCE TOWNE CENTER MASTER ASSOCIATION, INC. - A UTAH CORPORATION

BY: _____
BRUCE V. BROADHEAD, PRESIDENT

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: _____

Entellus™
1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1628003 2 MARCH 2020, LKM

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

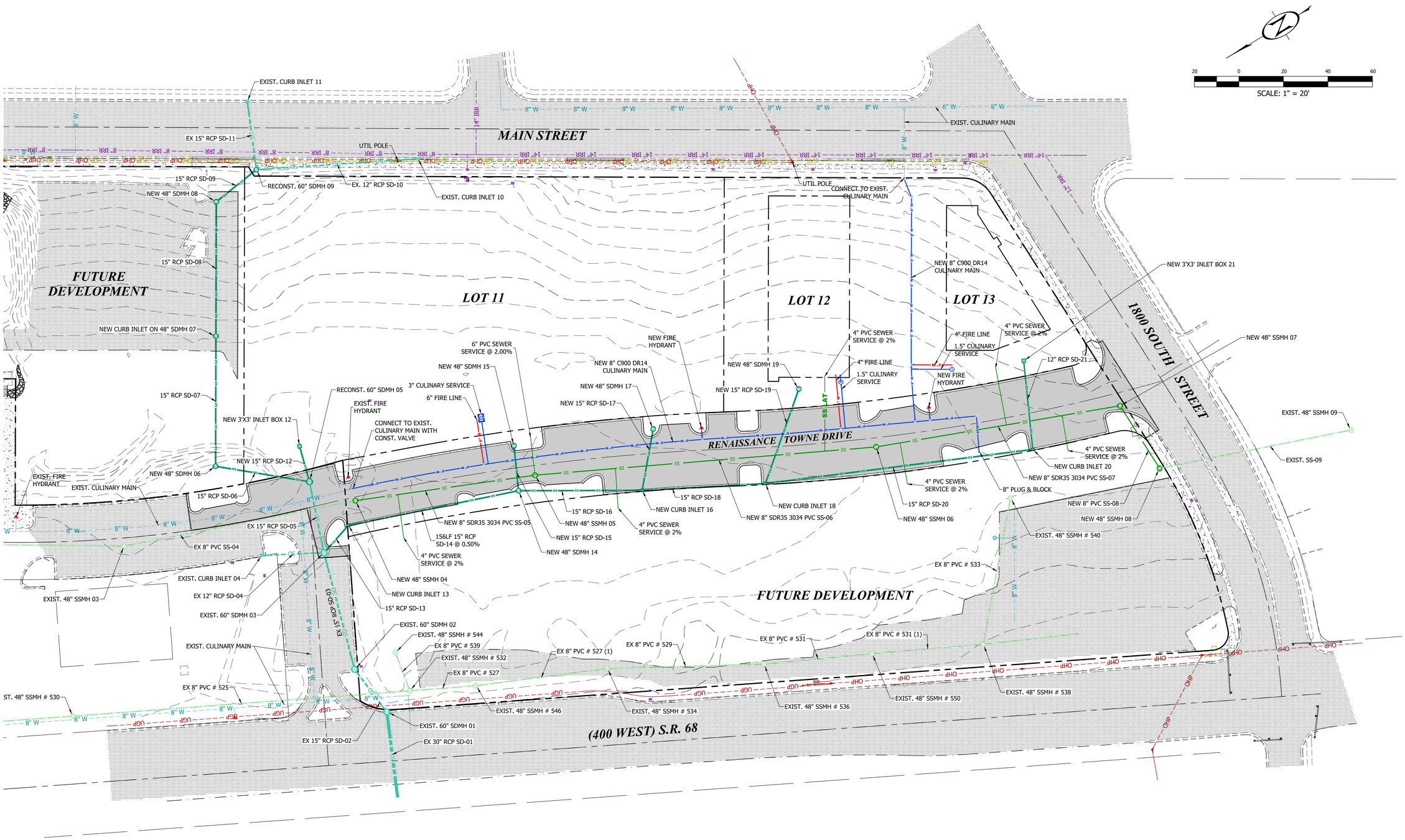
ENTRY NO. _____ FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20_____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____
DEPUTY



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

PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
3-26-20
STATE OF UTAH

RENAISSANCE TOWNE CENTRE PHASE 3

1650 SOUTH MAIN STREET
PARCELS: 03-041-0037, 03-041-0042, 03-041-0043, 03-041-0044
LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:	1-1-01
COMMENT	REVISION DATE
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:	DATE

DRAWN: LKM	3/26/20
APPROVED: LKM	3/26/20
PROJECT #:	1628003
CORR 1628003.dwg	

C600

UTILITY PLAN

City Council
Staff Report

Subject: Preliminary Architectural Site Plan Review
Renaissance Towne Centre Pad Site 16 (Lot 12)
30 Unit Residential Development
Author: Francisco Astorga, AICP, Planning Director
Address: 1771 South Renaissance Towne Drive
Date: May 26, 2020

Background
The Applicant, Towne Center LLC, represented by Bruce Broadhead, requests Preliminary Architectural and Site Plan approval for a 30 Unit Multi-Family Residential Development located at 1771 South Renaissance Towne Drive. The subject site is 0.274 acres (11,935 square feet), currently known as pad site 16 of the Renaissance Towne Centre. The subject site is to be re-platted as Lot 12 (see concurrent Renaissance Towne Centre Phase 3, Plat 1 staff report).

The City Council approved a zone change to the entire Renaissance Towne Centre development to Mixed-Use Residential (MXD-R) zone, which amended the original development plan per Bountiful City Ordinance No. 2019-05, see exhibit 1. The approved ordinance regulates the permitted uses, lot area, lot frontage and access, building height, building setbacks, pedestrian plan, traffic plan, common area and open space, landscape, sign standards, lighting standards, utilities, contour plan, parking and access, structure design and materials, street design standards, and site plan & subdivision approval.

During the May 5, 2020 Planning Commission meeting, the Commission reviewed the application and forwarded a positive recommendation to the City Council (7-0 vote).

Analysis
The Applicant proposes to construct a building consisting of 30 residential units within three (3) stories over a parking garage. The proposed building consists of 24 one-bedroom units, 6 two-bedroom units, and 30 parking spaces. The ground level floor includes internal vehicular access to the 30 parking spaces and two (2) pedestrian access points to the three (3) floors above. The second, third, and fourth floors include 8 one-bedroom units and 2 two-bedroom units each. All of the residential units are accessed through the internal hallway on each floor. Building access is provided through the ground level parking garage leading to the two (2) lobbies, also acting as the pedestrian access points. The site will have a driveway approach towards its southwest corner leading to the side loaded parking garage.

The Applicant submitted building elevations and renderings proposing a combination of materials including a free form panel system, stucco, fiber-cement board, brick, and concrete. Each elevation shows a mix of vertical and horizontal articulation consisting of entries, balconies, and other architectural elements. The proposed building is consistent with the architectural design precedent exhibit of the Site Development Plan. The

Applicant will go over building elevations at the meeting, and during the final review process the plans will be further updated to reflect each material.

The proposed Landscape Plan shows an appropriate mix of street and interior trees mostly around the north and east side of the site based on the established layout. The plan is consistent with the conceptual landscape plan exhibit found on the Site Development Plan. Various exhibits of the Site Development Plan show a walkway connection from the proposed south parking lot to the Main Street sidewalk.

The applicant proposes a total of 52 parking stalls consisting of 30 covered stalls in the parking garage (including 2 ADA stalls), 13 surface stalls south of the proposed building adjacent to the driveway leading to the parking garage, and 9 surface stalls on Renaissance Town Drive.

This development will require the installation of new utilities in the Renaissance Towne Drive corridor to serve this proposed structure, which will include new culinary water, sanitary sewer and storm drain. The plans do not include a new irrigation main in the development, but irrigation service can be provided from the existing system in Main Street. Bountiful Light and Power will work with the Applicant on locations of transformer boxes. This development will have one (1) communal enclosed trash dumpster.

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

Significant Impacts
Infrastructure in the area is adequate for the impacts anticipated by this development.

Recommended Action
Staff recommends that the City Council approve the Renaissance Towne Centre Pad Site 16 (Lot 12) Preliminary Architectural and Site Plan Review for the proposed 30 unit Multi-Family Residential Development subject to the following conditions:

1. Complete any and all redline corrections.

Attachments

1. Submitted Plans
    - Site Plan
    - Grading Plan
    - Utility Plan
    - Erosion Control Plan
    - Landscape Plan
    - Floor Plans
    - Renderings
    - Exterior Elevations
2. Available upon request:
    - Bountiful City Ordinance No. 2019-05
    - Renaissance Towne Centre Site Development Plan – PUD – MXD-R

Project Description

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

Renaissance Towne Centre

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

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

2. Underlined uses in Section 14-10-105a of the Bountiful City Code are may be permitted to be located on individual pad sites or parcels.

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

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

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

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

Proposed Mixed Use Plan

			Property Type				
	Footprint	# of floors	Professional Office	Residential		Commercial	Total Sq FT
Lot #1	24,038	5	112,188				112,188
Lot #6	6,831	2	13,911				13,911
Lot #7	7,839	2	15,572				15,572
Lot #8	6,861	2	13,722				13,722
Lot #9	11,743	5	4,687	40 UNITS	48,000		52,687
Lot #10	11,000	4	44,000				44,000
Lot #11	13,535	8	34,600	50 UNITS	58,660		93,260
Lot #13	8,100	1				8,100	8,100
Lot #14	61,000	5	-	217 UNITS	244,000		244,000
Lot #15a	9,150	2				9,150	9,150
Lot #15b	10,850	2				10,850	10,850
Lot #16	11,067	3		20 UNITS	32,127		32,127
Lot #17	6,100	1				6,100	6,100
Lot #18	4,250	1				4,250	4,250
Lot #19	8,900	2	17,800				17,800
		Total SQ FT	256,480	327	382,787	38,450	677,717
			37.8%		56.5%	5.7%	



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

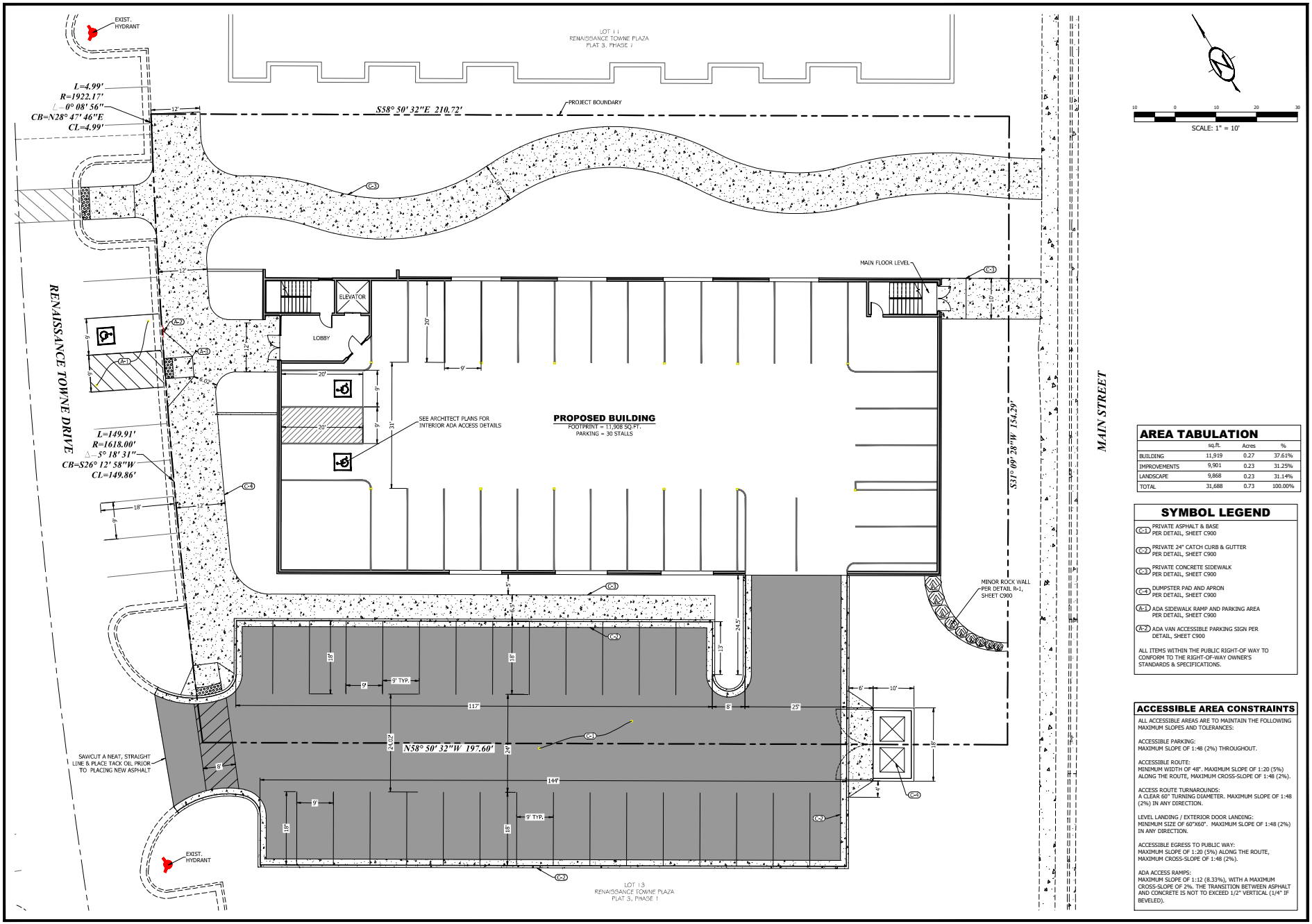
epg design
planning + landscape architecture

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

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

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

Attachment 1 - Submitted Plans



AREA TABULATION

	sq.ft.	Acres	%
BUILDING	11,919	0.27	37.61%
IMPROVEMENTS	9,901	0.23	31.25%
LANDSCAPE	9,868	0.23	31.14%
TOTAL	31,688	0.73	100.00%

SYMBOL LEGEND

C-1 PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900

C-2 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900

C-3 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900

C-4 DUMPSTER PAD AND APRON PER DETAIL, SHEET C900

A-1 ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SHEET C900

A-2 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900

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
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www.Entellus.com

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PROFESSIONAL ENGINEER
No. 375153
Leland K. Martineau
STATE OF UTAH

Client: Deseret First Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Email:spencer.park@dfcu.com

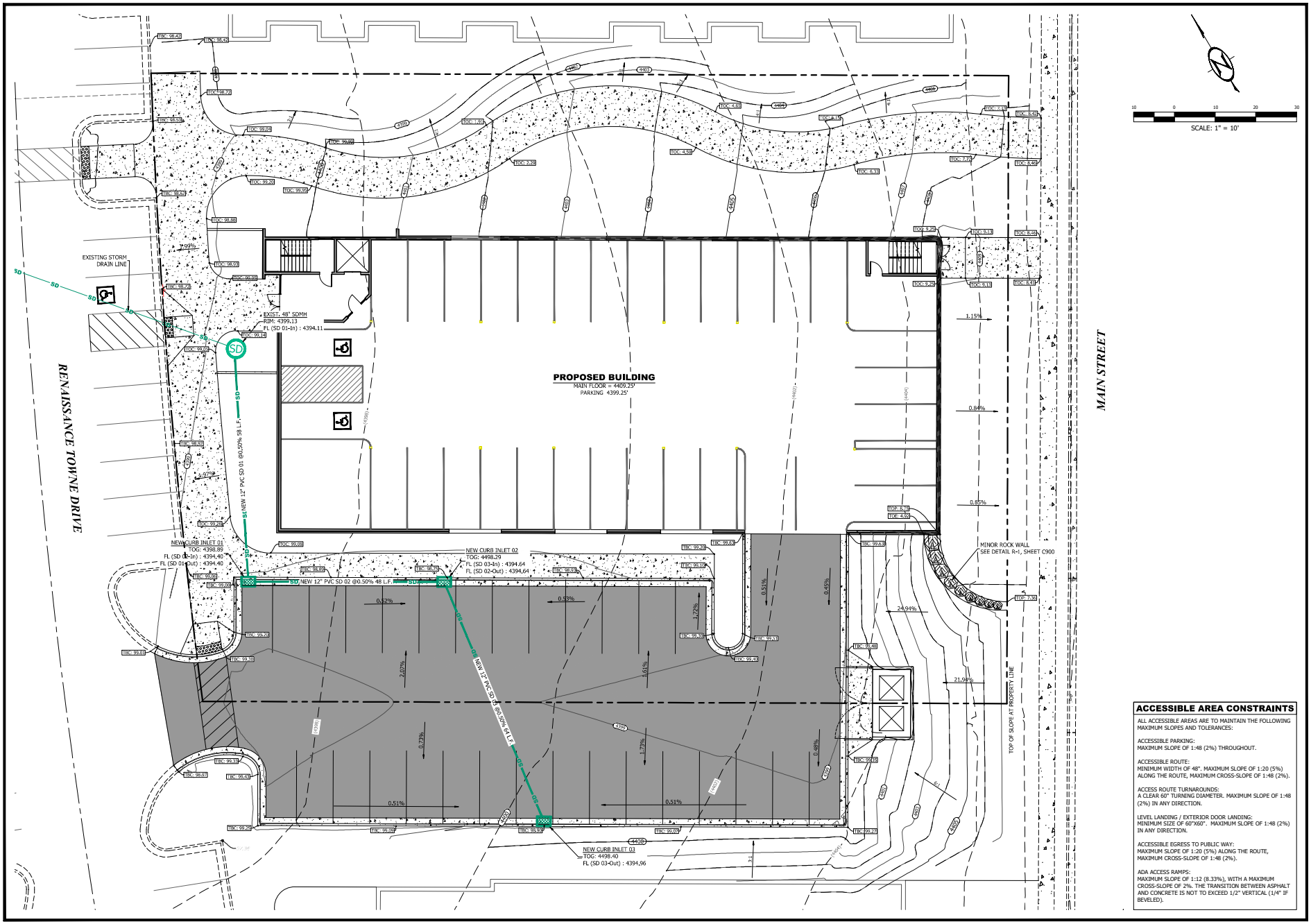
LOT 12 OF RENAISSANCE TOWNE CENTER

1560 SOUTH RENAISSANCE TOWNE DRIVE
TAX PARCEL # 03-22-80-007
LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., SL.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:		
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REV 2:		DATE
REV 3:		DATE
REV 4:		DATE
REV 5:		DATE
REV 6:		DATE
REV 7:		DATE
REV 8:		DATE

DRAWN:	LKM
APPROVED:	LKM
PROJECT #:	1185015
PLAN SET-1185015.dwg	

C400
SITE PLAN



ACCESSIBLE AREA CONSTRAINTS

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

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

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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).

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Client: Deseret First Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Email:spencer.park@dfcu.com

LOT 12 OF RENAISSANCE TOWNE CENTER

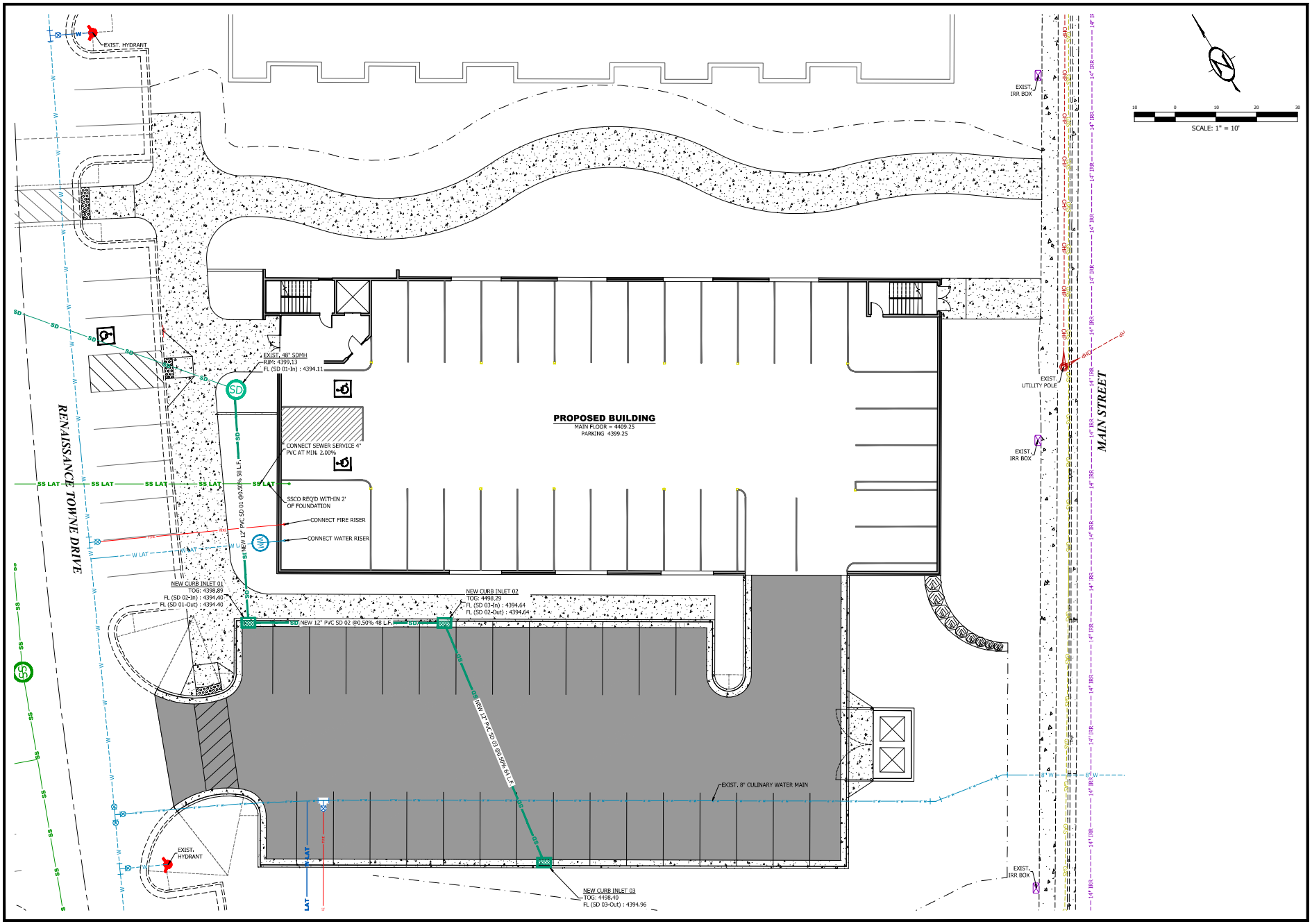
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REV 8:		DATE

DRAWN:	LKM
APPROVED:	LKM
PROJECT #:	1185015
PLAN SET-1185015.dwg	

C500
GRADING PLAN

Attachment 1 - Submitted Plans



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Woods Cross, UT 84010
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No. 375153
Leland K. Marincau
STATE OF UTAH

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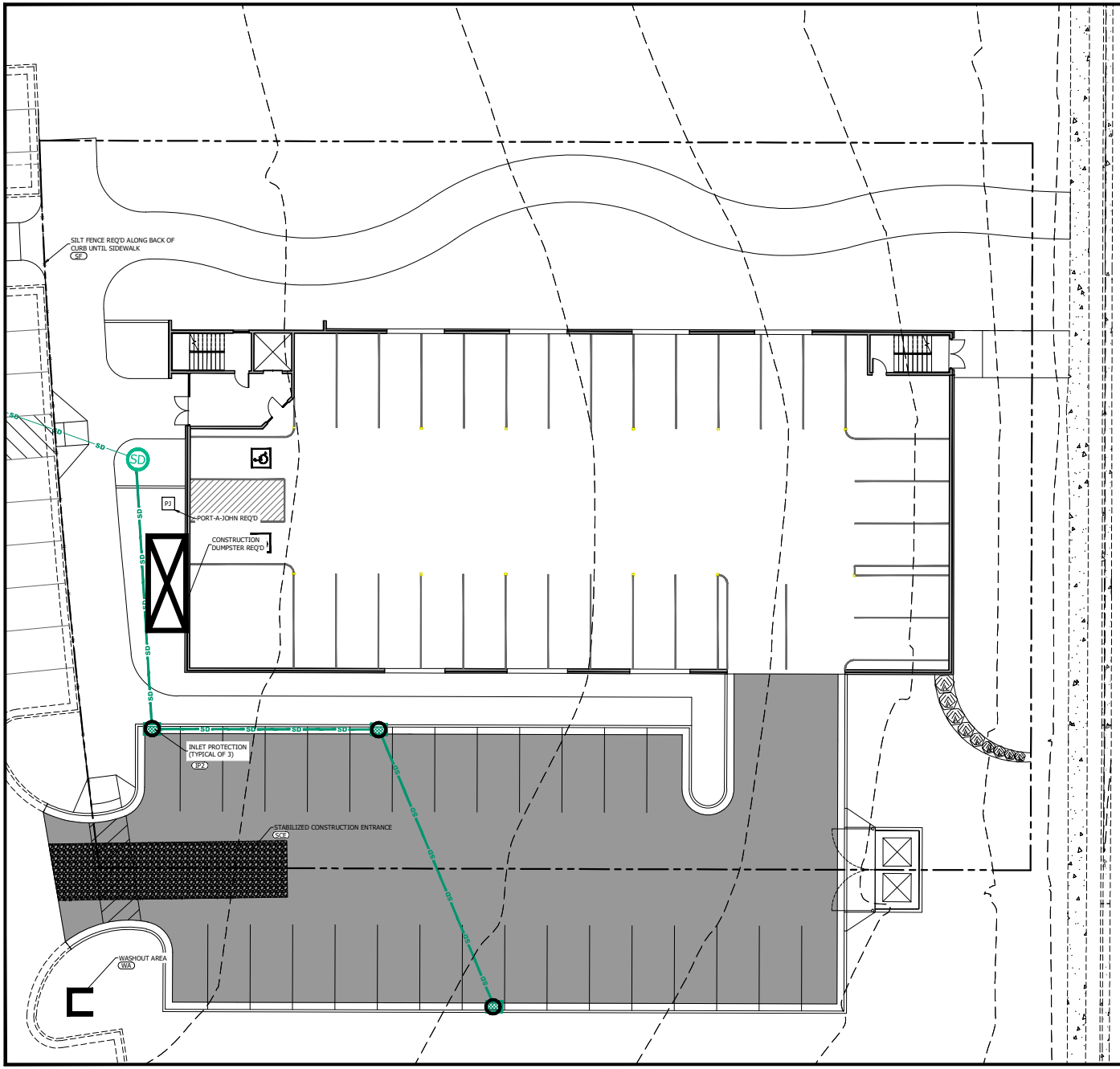
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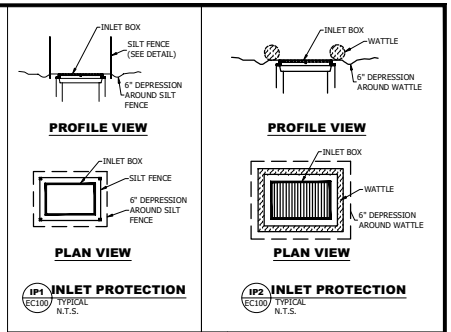
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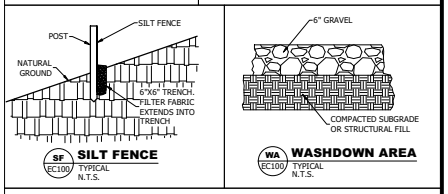
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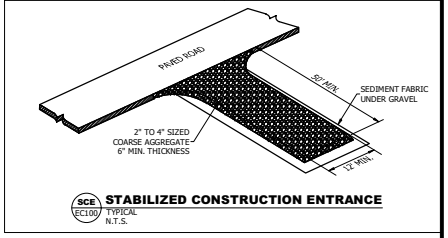
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APPROVED:	LKM
PROJECT #:	1185015
PLAN SET-1185015.dwg	

C600
UTILITY PLAN









CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

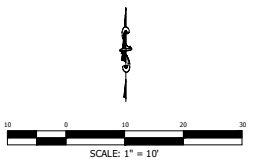
A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



SCALE: 1" = 10'

1470 South 600 West
Woods Cross, UT 84010
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Client: Deseret First Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Email:spencer.park@dfcu.com

LOT 12 OF RENAISSANCE TOWNE CENTER

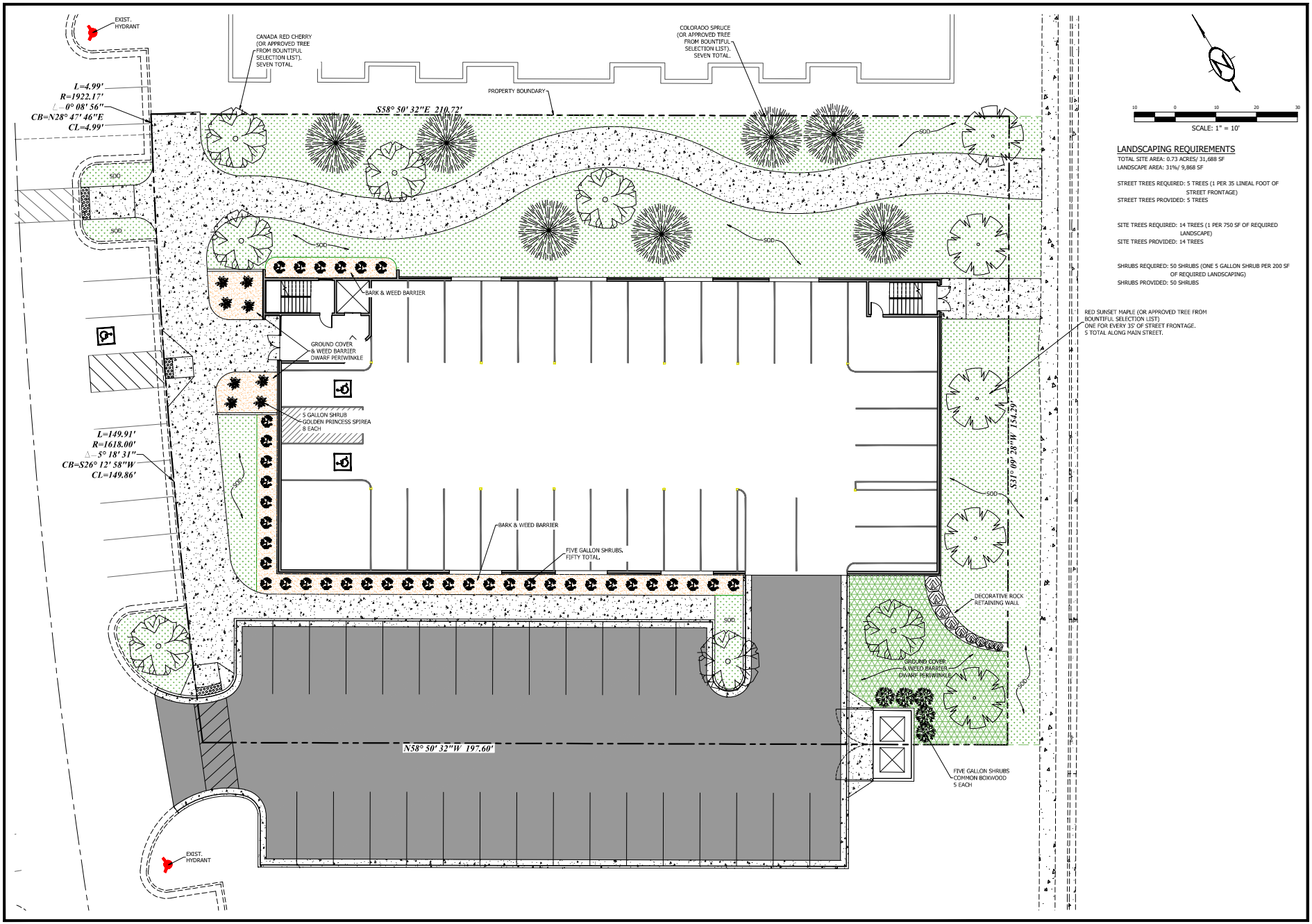
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DRAWN:	SB
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PROJECT #:	1185015
PLAN SET-1185015.dwg	

EC100
EROSION CONTROL PLAN

Attachment 1 - Submitted Plans



LANDSCAPING REQUIREMENTS

TOTAL SITE AREA: 0.73 ACRES/ 31,688 SF
LANDSCAPE AREA: 31%/ 9,868 SF

STREET TREES REQUIRED: 5 TREES (1 PER 35 LINEAL FOOT OF STREET FRONTAGE)
STREET TREES PROVIDED: 5 TREES

SITE TREES REQUIRED: 14 TREES (1 PER 750 SF OF REQUIRED LANDSCAPE)
SITE TREES PROVIDED: 14 TREES

SHRUBS REQUIRED: 50 SHRUBS (ONE 5 GALLON SHRUB PER 200 SF OF REQUIRED LANDSCAPING)
SHRUBS PROVIDED: 50 SHRUBS

1470 South 600 West
Woods Cross, UT 84010
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PRELIMINARY NOT FOR CONSTRUCTION

Client: Deseret First Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Email:spencer.park@dfcu.com

LOT 12 OF RENAISSANCE TOWNE CENTER

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PLAN SET-1185015.dwg	

L100
LANDSCAPE PLAN

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



GEOUND LEVEL FLOOR PLAN (A4 / AE101)
1/8" = 1'-0"

GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:

KEYED NOTES:

PROJECT NOTES:

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING

OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:
10,180 SF LEVEL 04 (RESIDENTIAL)*
11,120 SF LEVEL 03 (RESIDENTIAL)*
11,120 SF LEVEL 02 (RESIDENTIAL)*
11,908 SF GROUND LEVEL (PARKING)
44,328 SF TOTAL

**DOES NOT INCLUDE OUTDOOR DECKS*

PARKING COUNT:
30 COVERED STALLS (WITHIN BUILDING FOOTPRINT)
INCLUDES 2 ADA STALLS
13 SURFACE STALLS (ON-SITE, SURFACE PARKING LOT)
9 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)
INCLUDES 1 ADA STALL
52 TOTAL STALLS

SITE AREA TABULATIONS:

11,908 SF	BUILDING	0.27 ACRES =	35.42%
9,963 SF	IMPROVEMENTS	0.23 ACRES =	29.63%
11,749 SF	LANDSCAPE	0.27 ACRES =	34.95%
33,620 SF	TOTAL	0.77 ACRES =	100.00%

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

GENERAL CONTRACTOR
KNOWLTON GENERAL
70 N. MAIN STREET, SUITE #106
BOUNTIFUL, UT 84010
PHONE: 801-928-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE PAD #16 [LOT #12]

FLOOR PLANS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE101

Scale 1/8" = 1'-0"

4/21/2020 4:32:27 PM

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N

0' 4' 8' 16' 32'

LEVEL 02 FLOOR PLAN (A4 / AE102)
1/8" = 1'-0"

GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
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- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:

KEYED NOTES:

PROJECT NOTES:

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING

OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:
10,180 SF LEVEL 04 (RESIDENTIAL)*
11,120 SF LEVEL 03 (RESIDENTIAL)*
11,120 SF LEVEL 02 (RESIDENTIAL)*
11,908 SF GROUND LEVEL (PARKING)
44,328 SF TOTAL

**DOES NOT INCLUDE OUTDOOR DECKS*

PARKING COUNT:
30 COVERED STALLS (WITHIN BUILDING FOOTPRINT)
INCLUDES 2 ADA STALLS
13 SURFACE STALLS (ON-SITE, SURFACE PARKING LOT)
9 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)
INCLUDES 1 ADA STALL
52 TOTAL STALLS

SITE AREA TABULATIONS:

11,908 SF	BUILDING	0.27 ACRES =	35.42%
9,963 SF	IMPROVEMENTS	0.23 ACRES =	29.63%
11,749 SF	LANDSCAPE	0.27 ACRES =	34.95%
33,620 SF	TOTAL	0.77 ACRES =	100.00%

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BOUNTIFUL, UT 84010
PHONE: 801-928-0756
CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

FLOOR PLANS

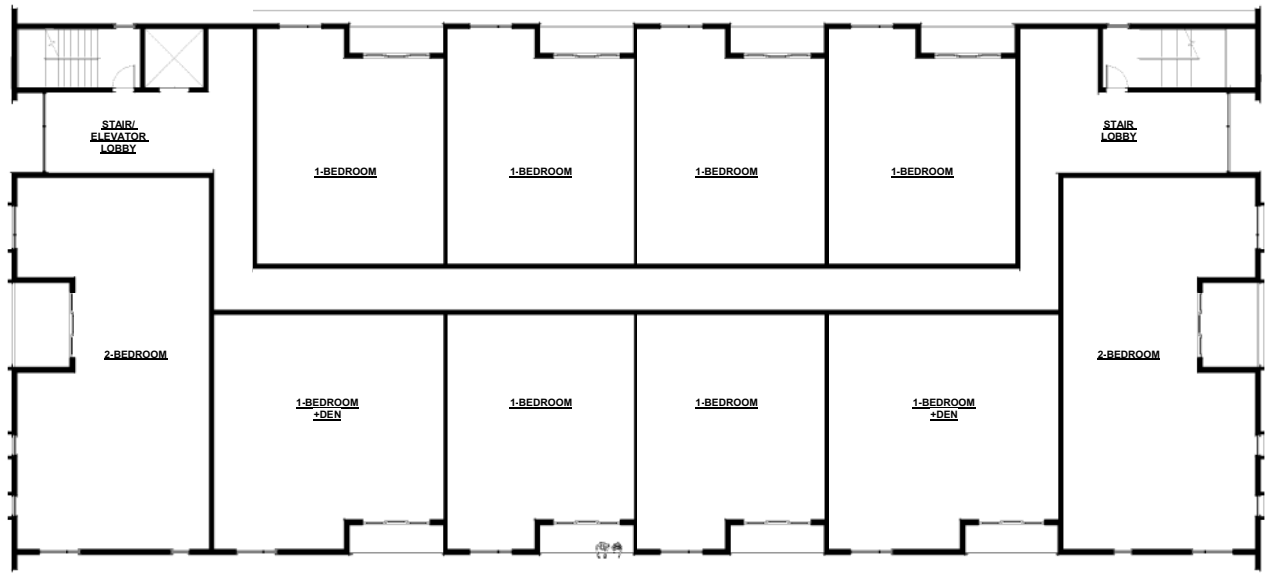
Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE102

Scale 1/8" = 1'-0"

4/21/2020 4:32:30 PM

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N

0' 4' 8' 16' 32'

LEVEL 03 FLOOR PLAN (A4 / AE103)
1/8" = 1'-0"

GENERAL NOTES:

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MATERIAL LEGEND:

KEYED NOTES:

PROJECT NOTES:

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING

OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:
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11,908 SF GROUND LEVEL (PARKING)
44,328 SF TOTAL

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EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

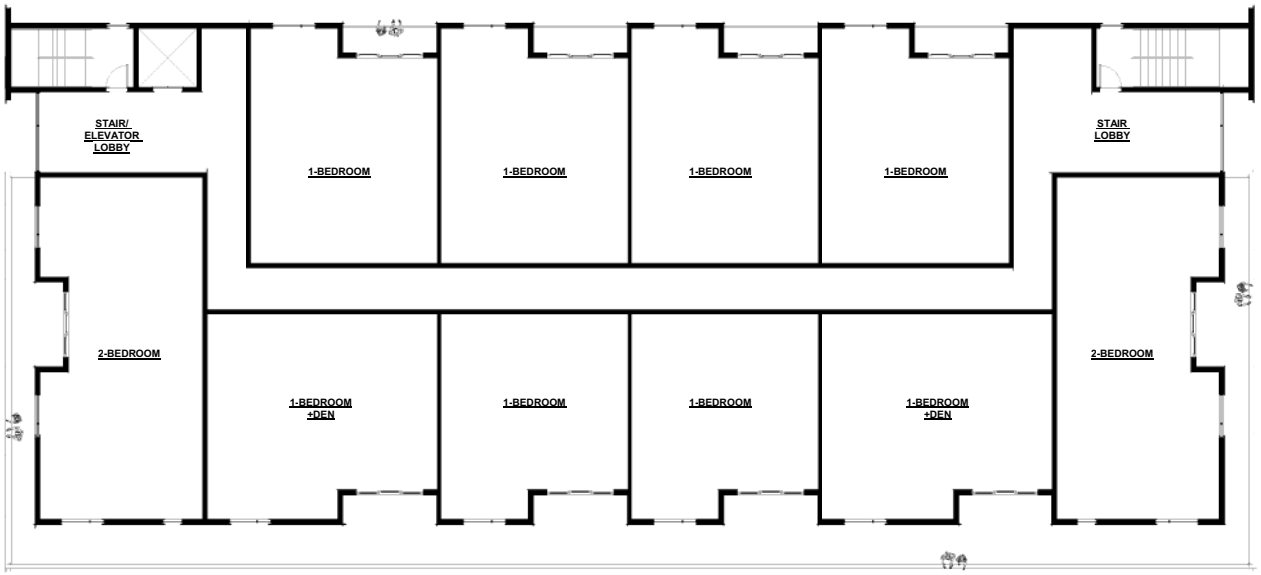
FLOOR PLANS

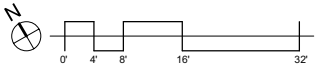
Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY
Scale	1/8" = 1'-0"

AE103

4/21/2020 4:32:33 PM

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LEVEL 04 FLOOR PLAN (A4 / AE104)
1/8" = 1'-0"

GENERAL NOTES:

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MATERIAL LEGEND:

KEYED NOTES:

PROJECT NOTES:

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING

OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

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44,328 SF TOTAL

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33,620 SF	TOTAL	0.77 ACRES =	100.00%

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EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

FLOOR PLANS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY
Scale	1/8" = 1'-0"

AE104

4/21/2020 4:32:36 PM



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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

AERIAL VIEW

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE200A

Scale

4/21/2020 4:33:08 PM

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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

AERIAL VIEW

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE200B

Scale

4/21/2020 4:33:48 PM

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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

EXTERIOR VIEWS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE200C

Scale

4/21/2020 4:34:48 PM





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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

EXTERIOR VIEWS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY

AE200D

Scale

4/21/2020 4:35:32 PM

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WEST (RENAISSANCE TOWN DRIVE) ELEVATION B3 / AE201
1/8" = 1'-0"



SOUTH (PARKING LOT) ELEVATION A4 / AE201
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES:

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44,328 SF TOTAL

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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

EXTERIOR
ELEVATIONS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY
Scale	1/8" = 1'-0"

AE201

4/21/2020 4:35:38 PM

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EAST (MAIN STREET) ELEVATION (B3 / AE202)
1/8" = 1'-0"



NORTH (WALKWAY) ELEVATION (A4 / AE202)
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES:

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No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]

EXTERIOR
ELEVATIONS

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY
Scale	1/8" = 1'-0"

AE202

4/21/2020 4:36:45 PM

City Council Staff Report

Subject: **Final Approval of the Towns at 5th & Orchard P.U.D.**
Author: **City Engineer, City Planner**
Department: **Engineering, Planning**
Date: **March 26, 2020**

Background

Brighton Homes has completed the plat and construction drawings for the project and is requesting final approval for the twenty eight (28) unit townhome style development on the southwest corner of 500 S and Orchard Drive. Preliminary approval for this project was granted by the City Council on March 17, 2020. The Planning Commission reviewed this Final P. U. D. Subdivision Plat at its May 5, 2020 meeting and has forwarded a positive recommendation of approval with conditions to the City Council.

Analysis

As a review, twenty eight (28) three (3) bedroom units are proposed to be built in 5 separate buildings. The new units will be configured in three (3) six-unit and two (2) five-unit townhome style structures.

In response to the discussion of the preliminary approval by the City Council, the Applicant has revised the construction drawings to include a separated entrance and exit which will create the right-in, right-out turning movements from 500 South. After review by South Davis Metro Fire, a minor modification of the entrance and exit radius is required to accommodate the various pieces of fire equipment.

Staff has also consulted with the Applicant and Entellus (the Applicant's engineer) regarding a revision to the storm drain concept. The preliminary plans reflected a buried retention system in the northwest corner of the development. The revised storm drain system would replace the retention system with a buried detention system that would discharge to a new storm drain. Construction of the storm drain would be a joint effort between the City and the Applicant and require the City to relocate a planned capital improvement project one block east and one block south from the original location (from 200 East Street to 300 East Street, and starting at the Barton Creek crossing at 200 South). The City would install the entire system under a separate contract, but Brighton Homes would fund the portion of the project from the intersection of 300 E / 400 S to the detention outlet on 500 South Street.

Department Review

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

Recommendation

Staff recommends the City Council grant Final Approval of the Towns at 5th & Orchard P.U.D. to the City Council with the following conditions:

1. Complete redline corrections for minor issues on the plat, including providing an easement to the City for the relocated sidewalk along Orchard Drive and 500 South Street.
2. Provide a current title report.
3. Complete any minor redline corrections on the construction drawings.
4. Restrict the site access from 500 S to right-in right out movements by construction of a separated entrance/exit and installation of "Right Turn Only" signage.
5. Enter into a maintenance agreement with Bountiful City for the storm drain and detention system, as required by City Ordinance.
6. Prepare a SWPPP, obtain all necessary storm water permits, and post a bond as is required by City Ordinance.
7. Post the required Bond and pay the fees as determined by the City Engineer.
8. Enter into a Development Improvement Agreement.

Significant Impacts

The impact of greatest significance will be related to traffic flow into and out of the development. All utilities have adequate capacity to supply the development.

Attachments

1. Aerial photo showing the proposed location
2. A copy of the plat.
3. Copy of the Site Plan and Utility Plan



Figure 1 Project location at the SW corner of Orchard Drive and 500 South

THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT

LOCATED IN THE NE QUARTER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
APRIL, 2020

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	16.21'	25.00'	037°08'24"	S 38°18'16" W	15.92'
C2	8.73'	25.00'	020°00'00"	S 09°44'04" W	8.68'
C3	1.78'	25.00'	004°04'55"	S 17°41'37" W	1.78'
C4	6.95'	25.00'	015°55'05"	S 07°41'37" W	6.92'
C5	23.56'	15.00'	090°00'00"	S 45°15'56" E	21.21'
C6	11.63'	15.00'	044°24'19"	S 22°28'05" E	11.34'
C7	11.94'	15.00'	045°35'41"	S 67°28'05" E	11.62'
C8	7.85'	5.00'	090°00'00"	S 44°44'04" W	7.07'
C9	7.85'	5.00'	090°00'00"	N 45°15'56" W	7.07'
C10	23.56'	15.00'	090°00'00"	N 44°44'04" E	21.21'
C11	5.92'	15.00'	022°36'23"	N 78°25'53" E	5.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C12	17.64'	15.00'	067°23'37"	N 33°25'53" E	16.64'
C13	23.56'	15.00'	090°00'00"	N 45°15'56" W	21.21'
C14	17.65'	15.00'	067°24'11"	N 33°58'02" W	16.65'
C15	5.92'	15.00'	022°35'49"	N 78°58'02" W	5.88'
C16	23.56'	15.00'	090°00'00"	N 44°44'04" E	21.21'
C17	5.92'	15.00'	022°36'20"	N 78°25'54" E	5.88'
C18	17.64'	15.00'	067°23'40"	N 33°25'54" E	16.64'
C19	8.73'	25.00'	020°00'00"	N 10°15'56" W	8.68'
C20	16.21'	25.00'	037°08'24"	N 38°50'08" W	15.92'
C21	23.58'	15.00'	090°04'30"	N 45°13'41" W	21.23'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°11'26" E	33.00'
L2	N 89°44'04" E	15.02'
L3	S 00°11'26" E	15.02'
L4	S 44°38'07" W	25.41'
L5	N 69°49'12" E	20.56'
L6	S 19°44'04" W	4.10'
L7	N 20°15'56" W	4.10'
L8	S 00°15'56" E	4.00'
L9	S 70°22'21" E	20.56'
L10	S 82°24'11" E	32.93'
L11	S 00°11'26" E	24.00'
L12	S 89°44'04" W	18.33'
L13	S 00°15'56" E	13.00'
L14	N 00°15'56" W	13.00'
L15	N 00°15'56" W	24.00'

LINE TABLE		
LINE	BEARING	LENGTH
L16	S 89°44'04" W	25.96'
L17	N 00°15'56" W	27.00'
L18	N 89°44'04" E	7.92'
L19	N 89°44'04" E	1.77'
L20	N 00°16'47" W	10.00'
L21	N 89°44'04" E	1.77'
L22	N 00°15'39" W	24.00'
L23	N 89°44'04" E	1.77'
L24	S 41°44'26" E	20.97'
L25	S 21°47'46" E	21.59'

UNIT AREA TABLE

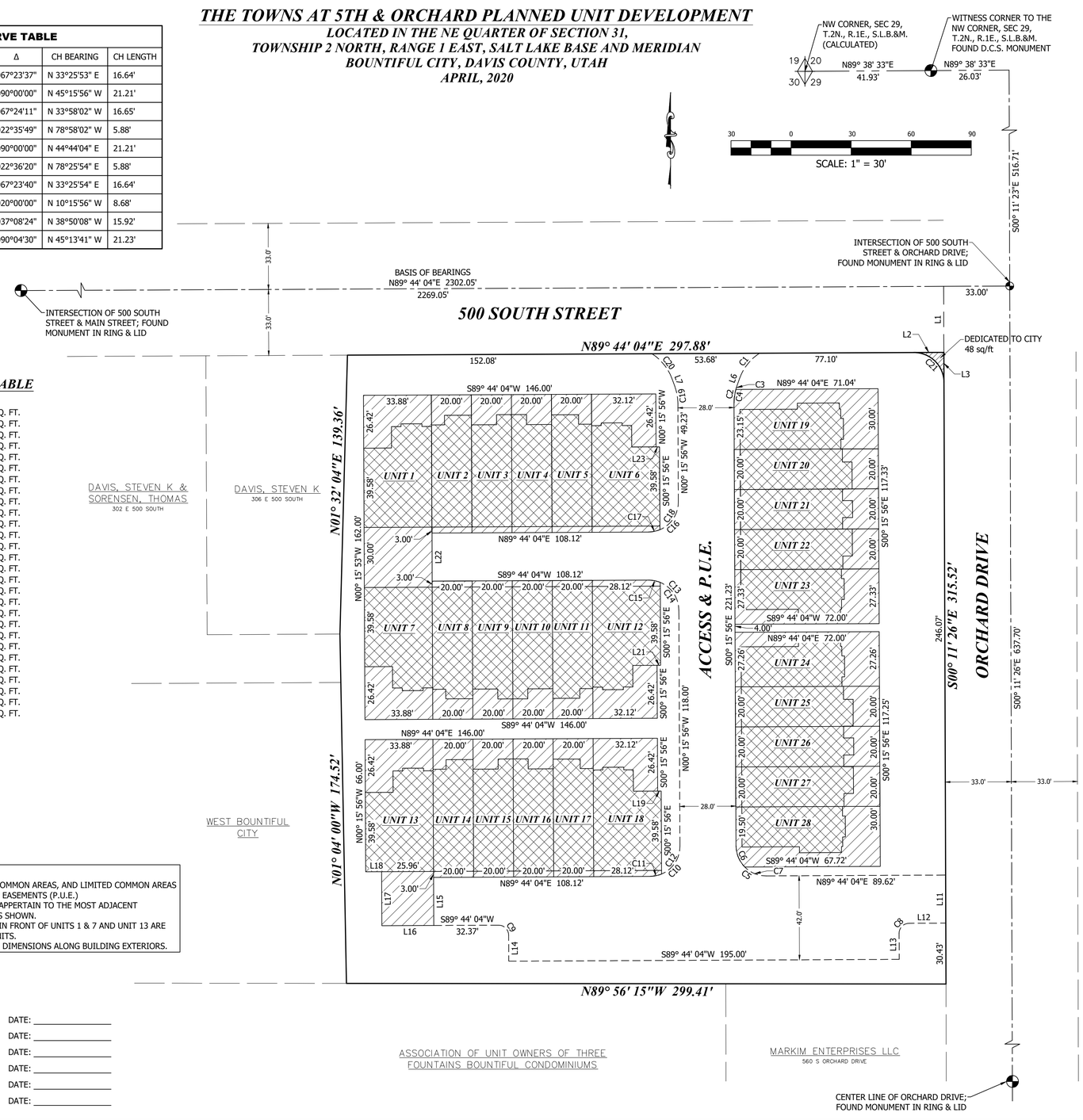
UNIT 1	1,569 SQ. FT.
UNIT 2	1,084 SQ. FT.
UNIT 3	1,057 SQ. FT.
UNIT 4	1,057 SQ. FT.
UNIT 5	1,084 SQ. FT.
UNIT 6	1,569 SQ. FT.
UNIT 7	1,569 SQ. FT.
UNIT 8	1,084 SQ. FT.
UNIT 9	1,057 SQ. FT.
UNIT 10	1,057 SQ. FT.
UNIT 11	1,084 SQ. FT.
UNIT 12	1,569 SQ. FT.
UNIT 13	1,569 SQ. FT.
UNIT 14	1,084 SQ. FT.
UNIT 15	1,057 SQ. FT.
UNIT 16	1,057 SQ. FT.
UNIT 17	1,084 SQ. FT.
UNIT 18	1,569 SQ. FT.
UNIT 19	1,082 SQ. FT.
UNIT 20	1,084 SQ. FT.
UNIT 21	1,062 SQ. FT.
UNIT 22	1,084 SQ. FT.
UNIT 23	1,082 SQ. FT.
UNIT 24	1,082 SQ. FT.
UNIT 25	1,084 SQ. FT.
UNIT 26	1,062 SQ. FT.
UNIT 27	1,084 SQ. FT.
UNIT 28	1,082 SQ. FT.

LEGEND

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

NOTES:

1. THE ACCESS EASEMENT, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS (P.U.E.)
2. LIMITED COMMON AREAS APPERTAIN TO THE MOST ADJACENT CORRESPONDING UNIT, AS SHOWN.
3. LIMITED COMMON AREAS IN FRONT OF UNITS 1 & 7 AND UNIT 13 ARE FOR ACCESS TO THOSE UNITS.
4. SEE SHEET 2 FOR TYPICAL DIMENSIONS ALONG BUILDING EXTERIORS.



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: _____

SHEET 1 OF 2

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE

BOUNDARY 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.

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 THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT, 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_____.

XXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

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

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

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

PROJECT #1008017 4/22/2020, RNH

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

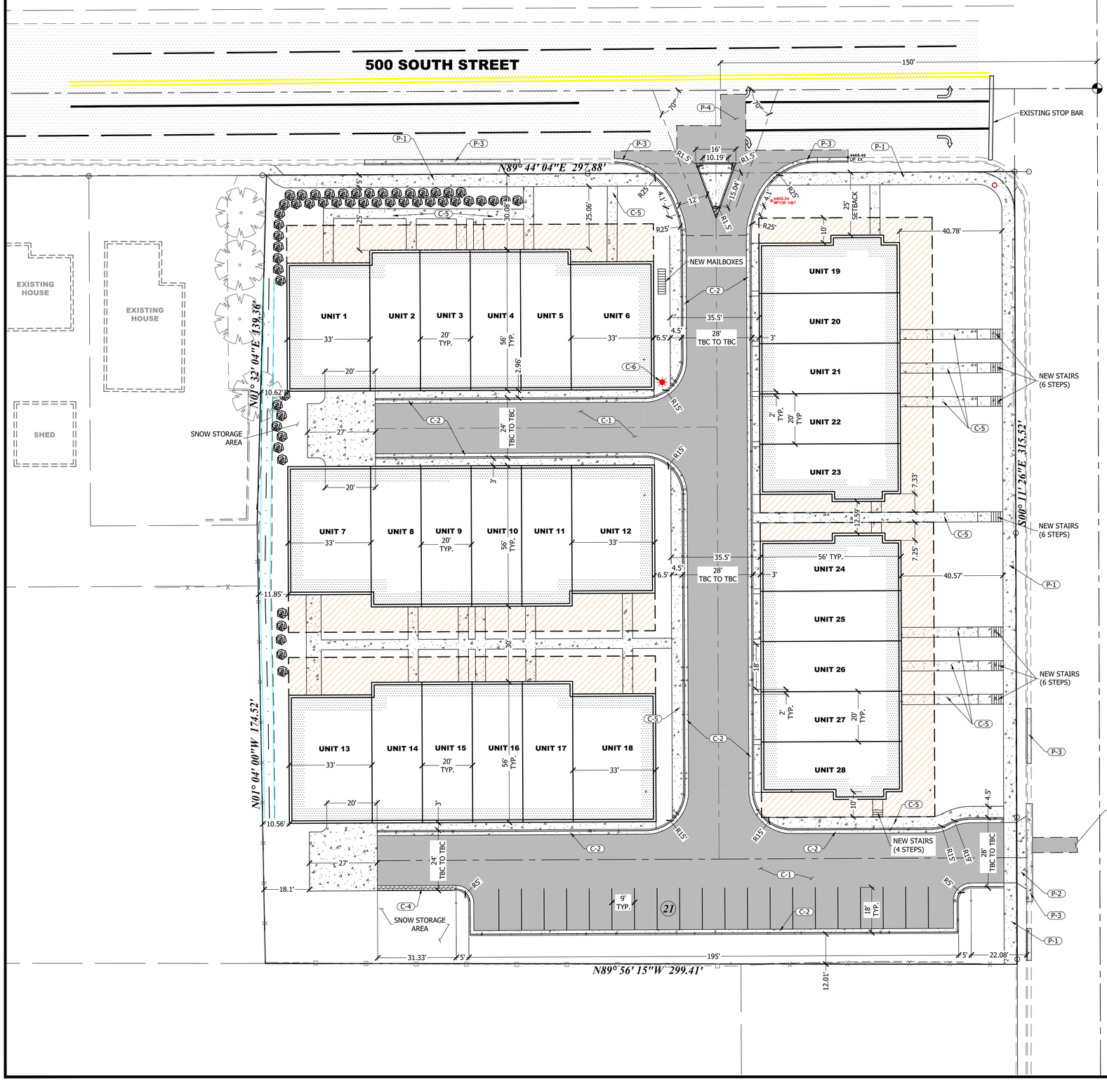
CITY ATTORNEY'S APPROVAL

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



20 0 20 40 60

SCALE: 1" = 20'

LAND USE TABLE

TOTAL PROJECT AREA	94524 sq/ft
BUILDING AREA	34990 sq/ft
IMPROVED AREA	23522 sq/ft
LANDSCAPED AREA	36012 sq/ft
PARKSTRIP AREA	2112 sq/ft
LANDSCAPE PERCENTAGE	40.3%
NUMBER OF UNITS	28
TOTAL PARKING STALLS	77
LIMITED COMMON AREA	

SYMBOL LEGEND

- C-1 PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- C-2 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE ROLL BACK CURB & GUTTER PER DETAIL, SHEET 900
- C-4 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- 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™

REGISTERED PROFESSIONAL ENGINEER
4/20/2020
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: Brighton Homes
Contact: Shawn Poor
Phone #: (801) 839-6321
Address:
Email:shawn@buildwithbrighton.com

THE TOWNS AT 5TH AND ORCHARD

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, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:		
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

DRAWN:	RNH
APPROVED:	STA
PROJECT #:	1008017
PLAN SET-1008017.dwg	

C400

SITE PLAN

500 SOUTH STREET

ORCHARD DRIVE

EXISTING HOUSE

EXISTING HOUSE

SHED

HOT-TAP EXISTING 8" WATER LINE

NEW 60" SSMH #609
RIM: 4467.75
FL (#606-In) : 4456.05

NEW 8" VALVE

NEW 2" POLY

3/4" WATER METER AND LATERAL

RELOCATE EXISTING WATER METER AND LATERAL

RELOCATE EXISTING WATER METER WITH NEW BACKFLOW PREVENTOR FOR IRRIGATION USE

RELOCATE EXISTING WATER METER AND LATERAL

RELOCATE EXISTING WATER METER AND LATERAL

NEW 8" PVC #606
132 LF @ 2.00%

NEW 4" PVC SANITARY LATERAL (TYP.)

NEW 60" SSMH #605
RIM: 4470.46
FL (#602-In) : 4458.80
FL (#604-In) : 4458.80
FL (#606-Out) : 4458.70

NEW 48" SSMH #607
RIM: 4469.95
FL (#604-Out) : 4459.48

NEW 8" PVC #604
136 LF @ 0.50%

NEW FIRE HYDRANT AND 6" VALVE

NEW 8" PVC #602
172 LF @ 2.00%

NEW 45° WATER BEND

HOT-TAP EXISTING 8" WATER LINE

NEW 8" VALVE

NEW 60" SSMH #603
RIM: 4474.34
FL (#600-In) : 4462.34
FL (#602-Out) : 4462.24

NEW 8" PVC #600
131 LF @ 0.50%

NEW 48" SSMH #601
RIM: 4472.74
FL (#600-Out) : 4462.99

20 0 20 40 60

SCALE: 1" = 20'

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REGISTERED PROFESSIONAL ENGINEER
4/20/2020
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: Brighton Homes
Contact: Shawn Poor
Phone #: (801) 839-6321
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Email:shawn@buildwithbrighton.com

THE TOWNS AT 5TH AND ORCHARD

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, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:

	COMMENT	REVISION DATE
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:		DATE

DRAWN: XXX
APPROVED: STA
PROJECT #: 1008017
PLAN SET-1008017.dwg

C600
UTILITY PLAN

City Council Staff Report

Subject: The Towns at 5th and Orchard Final Architectural and Site Plan Review for a 28 unit Multi-Family Residential Development
Author: Curtis Poole, City Planner
Address: 554 South Orchard Drive
Date: May 26, 2020

Background

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

The City Council reviewed and approved the Preliminary request at its March 17, 2020 meeting. The Applicant is now requesting Final Architectural and Site Plan approval for the Multi-Family Residential development. The Planning Commission reviewed the request at its May 5, 2020 meeting and has forwarded a positive recommendation of approval with conditions to the City Council.

The Applicant is proposing to consolidate six (6) separate properties into one (1) property consisting of 2.19 acres. This property is 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 Applicant is proposing twenty-eight (28), three (3) bedroom units. The Site Plan submitted by the Applicant shows five (5) separate buildings with 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 Applicant has added architectural elements to Units 19 and 28, at the request of the Commission and Council, to improve the visual aesthetics by avoiding large flat walls visible from Orchard Drive and 500 South.

The Landscape Plan shows an appropriate mix of street and interior trees. 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 of the development. The Applicant has submitted a fencing plan which shows both the perimeter fencing and the interior fencing. The Applicant has also altered the drive approach on the north of the development into a "pork chop" access permitting only right-in/right-out movement. The Applicant will provide an ADA accessible ramp to connect the sidewalk which intersects this access. 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. Based upon the per unit bedroom count the Applicant meets the parking calculation standard of the Code consisting of seventy-seven (77) parking spaces.

The Applicant has added stairs connecting the 5-plexes along Orchard Drive to the sidewalk. The Applicant is also proposing to accommodate a parkstrip along 500 South and Orchard Drive to provide additional separation for pedestrians from vehicular traffic. Bountiful Light and Power will work with the Applicant on locations of transformer boxes. This development will have individual trash cans instead of a communal dumpster.

Department Review

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

Significant Impacts

Infrastructure in the area is adequate for the impacts anticipated by this development.

Recommended Action

The Planning Commission reviewed the Final Architectural and Site Plan at its May 5, 2020 meeting, and has forwarded a positive recommendation of approval to the City Council for The Towns at 5th and Orchard 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. All damaged curb and gutter along 500 South and Orchard Drive shall be replaced.

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

5. Sign a Public Improvement Development Agreement.

Attachments

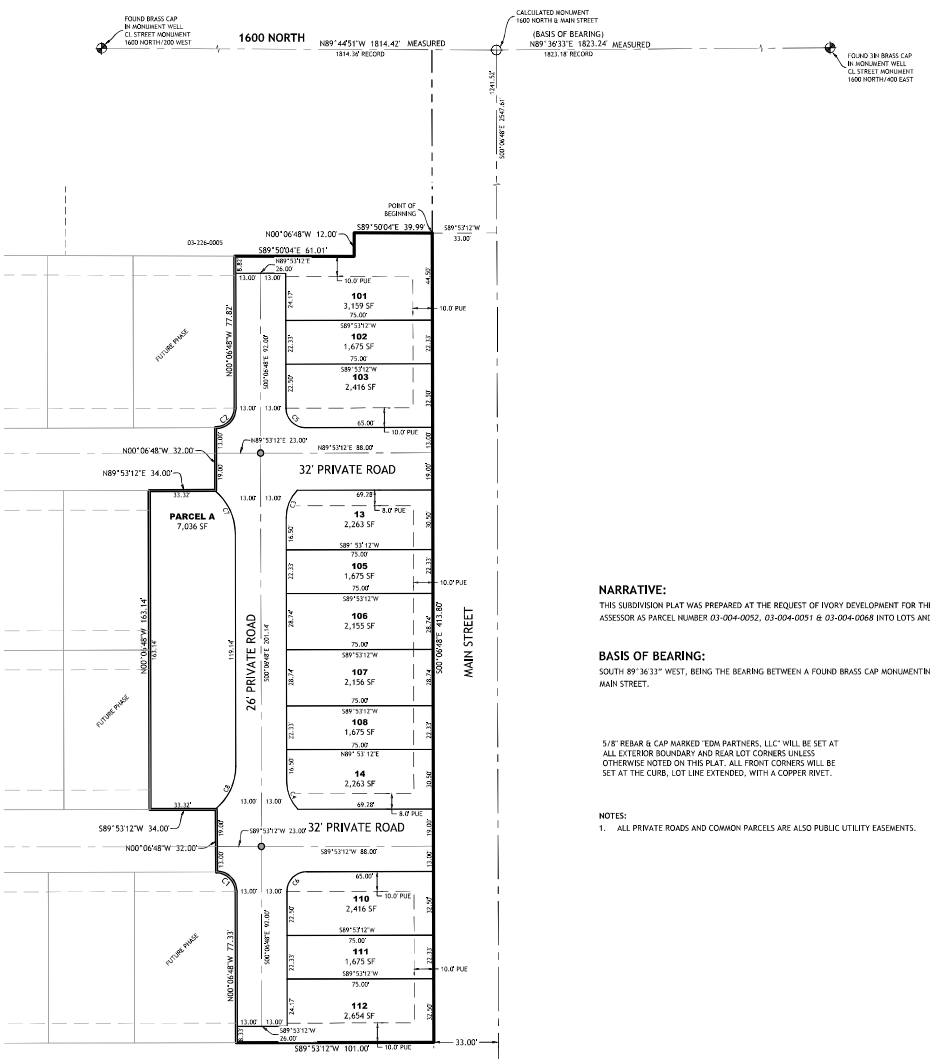
1. Aerial Photo
2. Site and Utility Plans
3. Landscaping Plan
4. Fencing Plan
5. Building Elevations and Renderings
6. Floorplans
7. Exterior Finish and Color Scheme

Aerial Photo



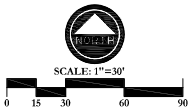
COTTAGES ON MAIN PHASE 1

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH





VICINITY MAP
NOT TO SCALE



NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER *03-004-0052, 03-004-0051 & 03-004-0068* INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:

SOUTH 89°36'33" WEST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING AT 1600 NORTH & 400 EAST AND A CALCULATED MONUMENT AT 1600 NORTH & MAIN STREET.

5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.

NOTES:
1. ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	N45°06'48"W	14.14
C2	15.71	10.00	N44°53'12"E	14.14
C5	15.71	10.00	S45°06'48"E	14.14
C6	15.71	10.00	S44°53'12"W	14.14

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE & ASPHALT
- EXISTING BUILDING
- FENCE LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT SET

SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET, SAID POINT BEING S89°36'33"W 1823.18 FEET ALONG THE 1600 NORTH STREET CENTERLINE AND S00°06'48"E 1241.52 FEET ALONG MAIN STREET CENTERLINE AND S89°53'12"W 33.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°06'48"E 413.80 FEET; THENCE S89°53'12"W 101.00 FEET; THENCE N00°06'48"W 77.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF N45°06'48"W AND A CHORD DISTANCE OF 14.14 FEET; N00°06'48"W 32.00 FEET; THENCE S89°53'12"W 34.00 FEET; THENCE N00°06'48"W 163.14 FEET; THENCE N89°53'12"E 34.00 FEET; THENCE N00°06'48"W 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET, A CHORD DIRECTION OF N44°53'12"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE N00°06'48"W 77.82 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS NO. 2 SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°50'04"E 61.01 FEET; THENCE N00°06'48"W 12.00 FEET; THENCE S89°50'04"E 39.99 FEET TO SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 1.12 ACRES OR 48,948.06 SQFT IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND DO HEREBY DEDICATE TO THE COTTAGES ON MAIN HOA ALL PRIVATE ROADS, AND COMMON PARCELS, AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THE _____ DAY OF _____, 2019, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC	COMMISSION NUMBER	SIGNATURE

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES_____

COTTAGES ON MAIN PHASE 1
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

DATE	REVISIONS	BY

CITY ENGINEER
APPROVED BY THE BOUNTIFUL CITY ENGINEER.
THIS_____ DAY OF _____, 20___.
SIGNED DATE

PUBLIC UTILITY APPROVAL
CENTURYLINK:_____ DATE:_____
BOUNTIFUL POWER:_____ DATE:_____
DOMINION ENERGY:_____ DATE:_____
BOUNTIFUL IRRIGATION:_____ DATE:_____
SO. DAVID SEWER DIST.:_____ DATE:_____

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS_____ DAY OF _____ 20____.
CITY RECORDER ATTEST: _____
MAYOR: _____

PLANNING COMMISSION
APPROVED THIS___ DAY OF_____, 20____.
BY THE BOUNTIFUL CITY PLANNING COMMISSION.
PLANNING DIRECTOR DATE

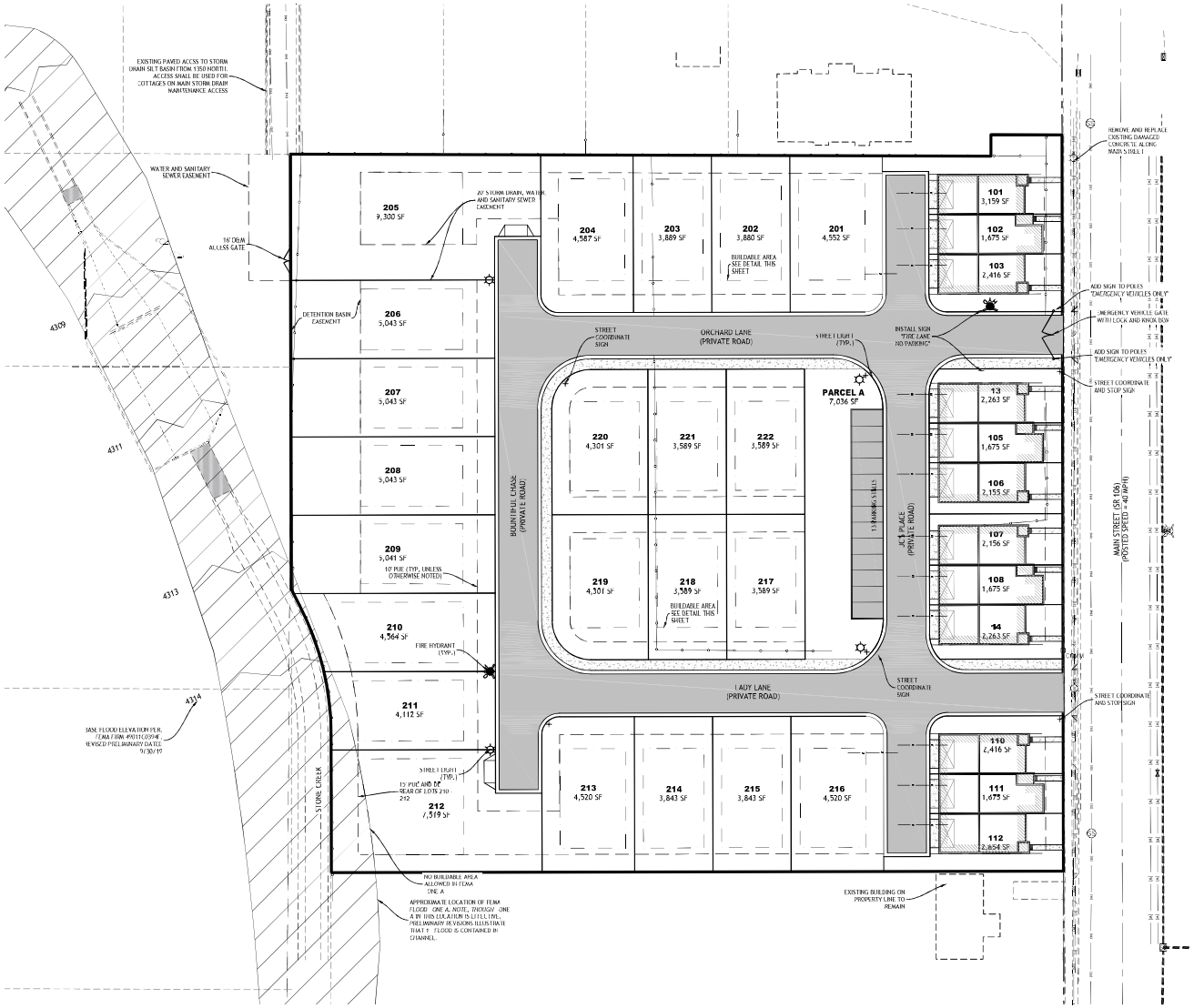
APPROVAL AS TO FORM
APPROVED AS TO FORM THIS___ DAY OF _____, 20____.
BOUNTIFUL CITY ATTORNEY

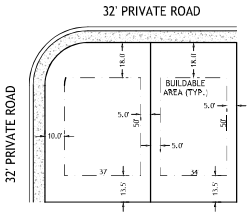
DEVELOPER
IVORY DEVELOPMENT
978 WOODOAK LANE
SALT LAKE CITY, UT 84117
801-747-7000

EDM Partners LLC
2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

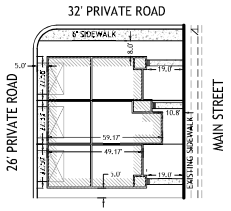
DAVIS COUNTY RECORDER
RECORDED #_____
STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF:_____
DATE:_____ TIME:_____ BOOK:_____ PAGE:_____
FEE DAVIS COUNTY RECORDER

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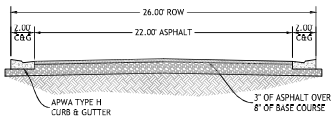


TYPICAL COTTAGE LOT SETBACKS
NOT TO SCALE

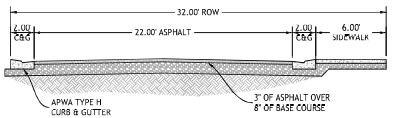


TYPICAL TOWN HOME DIMENSIONS
NOT TO SCALE

SITE PLAN NOTES:
1. PROJECT LOCATION: 1295 NORTH MAIN STREET BOUNTIFUL, UTAH 84010



26' PRIVATE ROAD SECTION
NOT TO SCALE



32' PRIVATE ROAD SECTION
NOT TO SCALE

EDM Partners
2815 E. 3300 S. Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH
SCALE: 1" = 30'
0 15 30 60 90

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
2. All pressurized irrigation improvements shall conform with the standards and specifications of Bountiful Irrigation.
3. All culinary water improvements shall conform with the standards and specifications of Bountiful City.
4. All improvements in the public right of way shall conform with the standards and specifications of Bountiful City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 3 South, Range 1 West, SLB&M. Elevation = 4399.59

PROJECT STATISTICS:

TOTAL PROJECT AREA	3.94 ACRES
TOWN HOMES	12
COTTAGE LOTS	22
TOTAL LOTS	34
DENSITY	8.63 UNITS/ACRE
PARKING STALLS	131 (3.85 STALLS/UNIT)

LICENSED PROFESSIONAL ENGINEER No. 366810 NICHOLAS M. MINGO 3/19/20 STATE OF UTAH

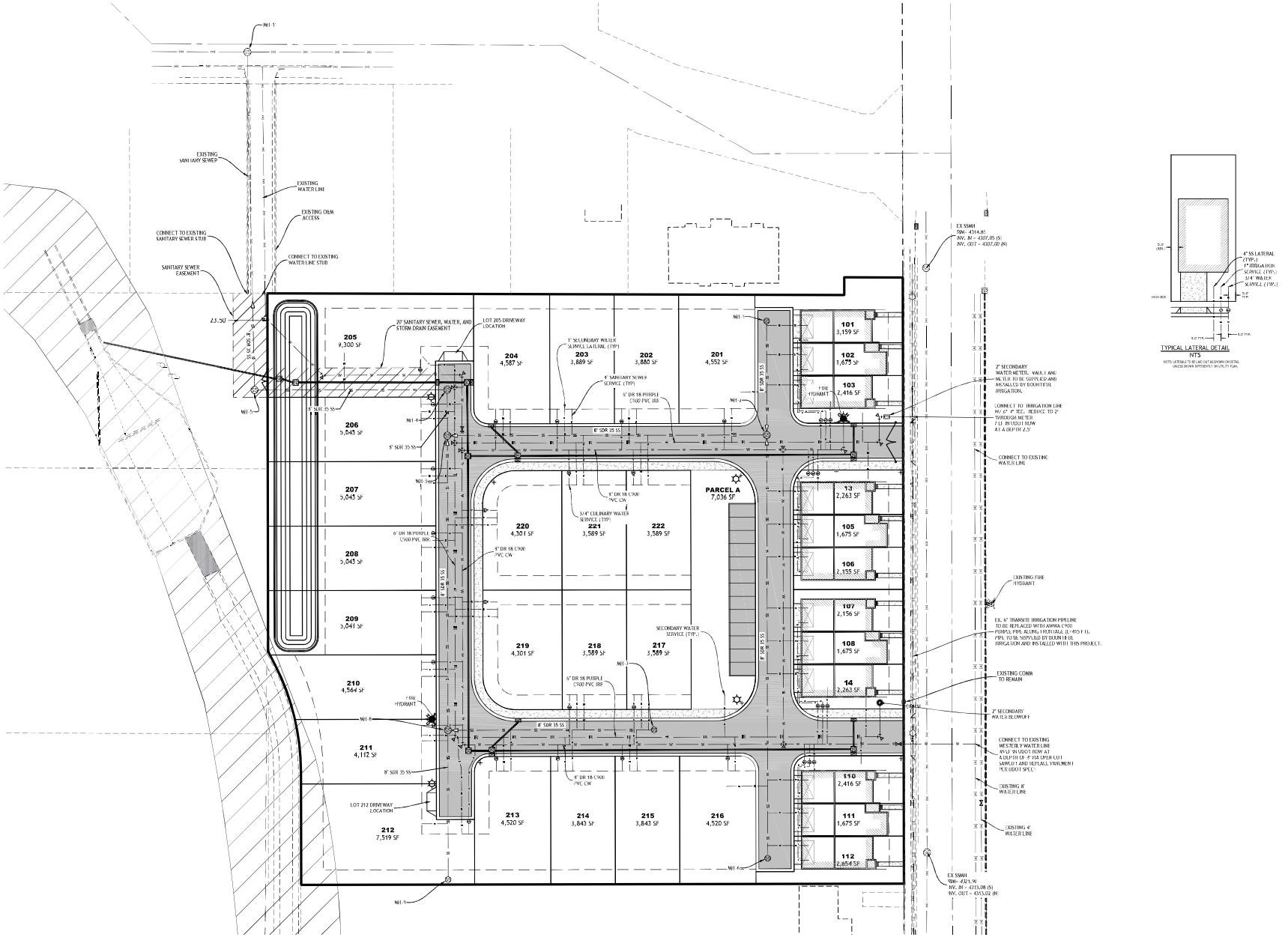
Cottages On Main
Phases 1-2
Site Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: March 19, 2020

SHEET NUMBER: O-3

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TYPICAL LATERAL DETAIL
NTS
NOTE: LATERALS TO BE LAID OUT AS SHOWN ON DETAIL UNLESS SHOWN DIFFERENTLY ON UTILITY PLAN.

EDM Partners
2815 E. 3300 S. Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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Utah's Number One Homebuilder

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LICENSED PROFESSIONAL ENGINEER
No. 364010
NICHOLAS M. MINGO
3/19/20
STATE OF UTAH

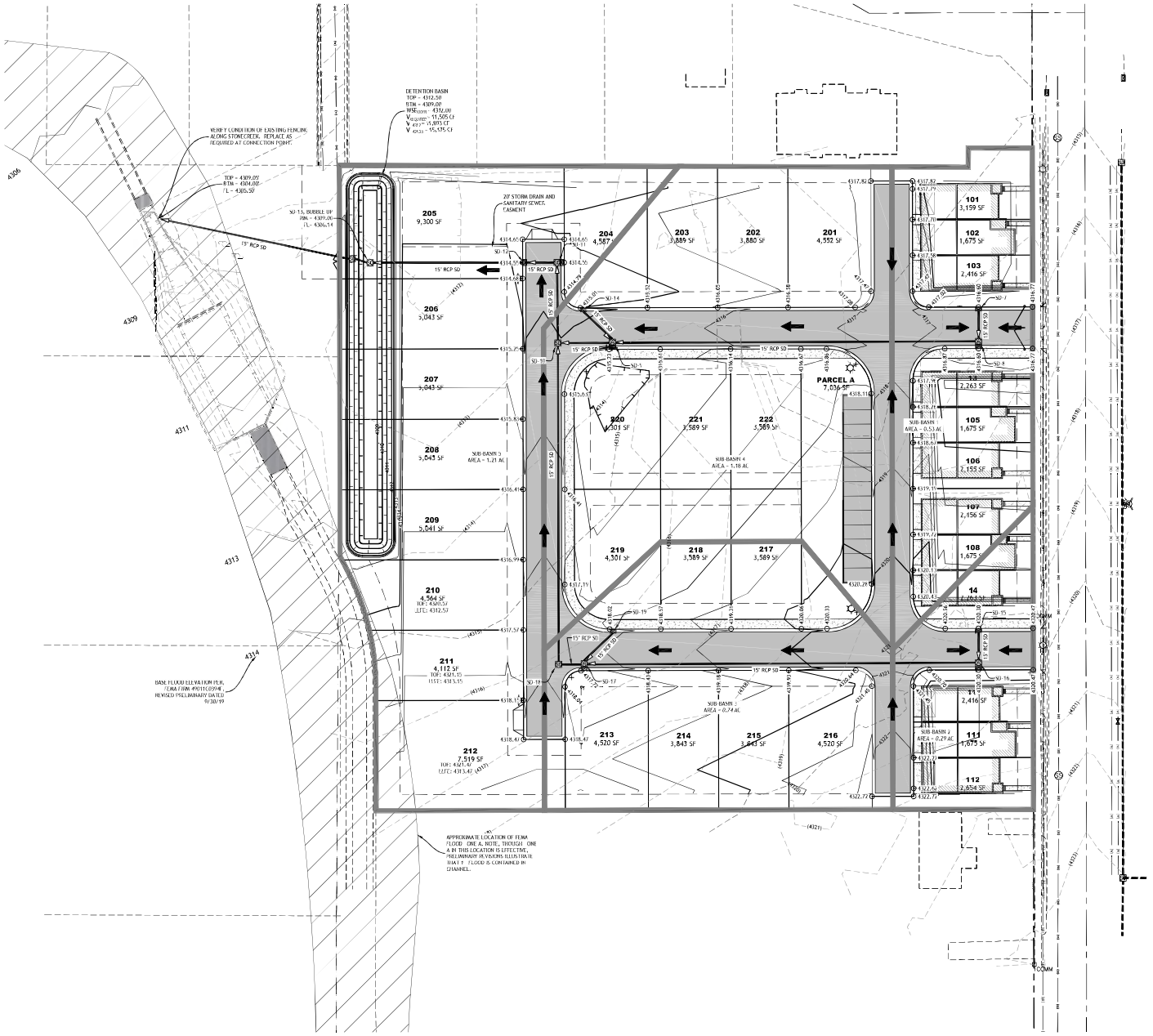
Cottages On Main
Phases 1-2
Utility Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: March 19, 2020

SHEET NUMBER:
O-4

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NOTES:

1. SITE DRAINS TO THE NORTH WEST. NO CONNECTIONS TO UDOT STORM DRAINAGE IS PROPOSED.
2. **PROJECT DESCRIPTION**-THE BOUNTIFUL CHASE SUBDIVISION IS LOCATED AT APPROXIMATELY 1250 NORTH MAIN STREET IN BOUNTIFUL, UT. THE PROJECT WILL DEVELOP 3.04 ACRES THAT IS CURRENTLY COMMERCIAL AND AGRICULTURAL USES INTO A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A MIX OF SINGLE FAMILY DETACHED AND TOWNHOME LOTS WITH 36 TOTAL LOTS.
3. **EXISTING SYSTEM**- THE EXISTING DRAINAGE SYSTEM IN THE AREA CONSISTS OF A STORM DRAIN PIPE IN THE ROADWAYS ADJACENT TO THE PROJECT AND STONE CREEK TO THE WEST. FOLLOWING HISTORIC DRAINAGE PATTERNS THIS PROJECT WILL MAINTAIN THE GENERAL DIRECTION OF FLOW TOWARDS THE WEST AND DISCHARGE INTO STONE CREEK.
4. **HYDROLOGY**- TIME OF CONCENTRATION WAS CALCULATED BASED ON THE TR-55 METHOD. PER INDUSTRY STANDARDS, THE RATIONAL METHOD WAS USED TO CALCULATE THE 10 YR PEAK DISCHARGE. DETENTION REQUIREMENTS HAVE BEEN DETERMINED BASED ON THE 100 YR STORM WITH THE ALLOWABLE 0.2 CFS/AC RELEASE RATE. THIS EVALUATION IDENTIFIES THE 100 YR STORM DURATION WHICH CREATES THE HIGHEST DETENTION REQUIREMENT.
5. **HYDRAULICS**-HYDRAULIC CALCULATIONS ARE INCLUDED FOR THE PIPES, DETENTION BASIN AND ORIFICE SIZING. THE ORIFICE SIZE WAS ALSO EVALUATED TO IDENTIFY THE ANTICIPATED RELEASE RATE DURING A 100 YR STORM. PIPE SIZES WILL BE 15" THROUGHOUT THE PROJECT.
6. **DRAINAGE CONCEPT**-IT IS ANTICIPATED THAT DURING MINOR STORMS UP TO 10 YR INTENSITY, THAT FLOWS GENERATED FROM THE SITE WILL BE CONVEYED TO AND BY THE EXISTING INFRASTRUCTURE / PIPES. DURING A LARGER STORM, IT IS LIKELY THAT THE EXISTING PIPE WILL BE FULL, AS ALL 10 YR FACILITIES WOULD BE MAIN INUNDATED BY A 100 YR STORM. DURING A 100 YR STORM, IT IS ANTICIPATED THAT STORMWATER WOULD BE DETAINED IN THE PONDS AND RELEASE TO THE SYSTEM WHICH WOULD REQUIRE STREET CONVEYANCE IN ADDITION TO THE FULL 5 YR FLOW. THIS IS CONSISTENT WITH SIMILAR INSTALLATIONS THROUGHOUT SLCM.

EDM Partners
2815 E. 3300 S. Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

NORTH

SCALE: 1" = 30'

0 15 30 60 90

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

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LICENSED PROFESSIONAL ENGINEER
No. 366014
NICHOLAS M. MINGO
3/19/20
STATE OF UTAH

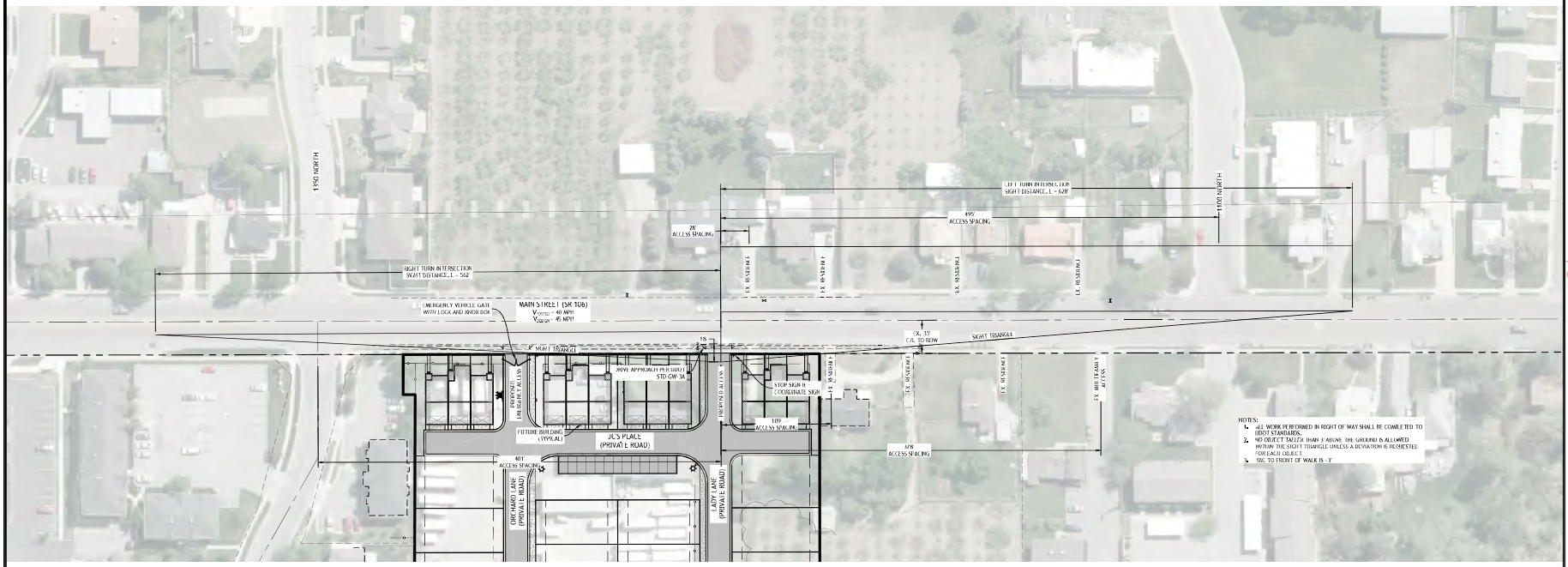
Cottages On Main
Phases 1-2
Grading and Drainage Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE REMARKS

DATE: March 19, 2020

SHEET NUMBER:
O-5

C:\Users\Kenny\Dropbox\EDM\Projects\Cottages on Main\Drawings\4- Grading and Drainage\Plotting



NOTES:
1. ALL WORK PERFORMED IN RIGHT OF WAY SHALL BE COMPLETED TO UDOT STANDARDS.
2. NO OBJECT TALLER THAN 3' ABOVE THE GROUND IS ALLOWED WITHIN THE SIGHT TRIANGLE UNLESS A DEVIATION IS REQUESTED FOR EACH OBJECT.
3. SBC TO FRONT OF WALK IS -3'

STANDARD UDOT NOTES

1. UDOT reserves the right, at its option, to install a raised median island or restrict the access to a right-in or right-out at any time.
2. Work on the UDOT right-of-way is seasonally restricted from October 15 to April 15.
3. ROW Work: Work is not allowed on the right-of-way during the AM/PM peak traffic hours (6:00 - 9:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the encroachment permit.
4. Replace all pavement markings in kind (tape with tape and paint with paint). Install all paint lines with permanent paint application per UDOT specification 02870. Paint must have at least 6 months life as determined by UDOT's Permits Office.
5. All new pavement words, arrows and symbols marking within the right-of-way shall be pre-formed thermo plastic. All letters, arrows, and symbols shall conform with the "Standard Alphabet for Highway Signs and Pavement Markings" adopted by the Federal Highway Administration.
6. All signs installed on the UDOT right-of-way must be high intensity grade (Type XI sheeting) with a BI slip base. Install all signs per UDOT SN series Standard Drawings.
7. Before commencing work on the State highway, the general contractor is required to obtain an encroachment permit from the applicable Region's Permits Office before working within the State right-of-way.
8. No road cuts allowed on this job.
9. For all utility taps (road cuts), use flowable fill per UDOT's current mix design (50-150 psi) UDOT spec. 02575.
10. All utilities within the paved surface must be bored.
11. For excavations outside of the roadway, back fill with UDOT approved granular borrow and road base. Compaction per UDOT spec. 2056 and 2721.
12. Owner, developer, and/or the contractor is required to hire an independent company for all testing within the UDOT right-of-way.
13. Owner, developer, and the contractor are responsible for any damage to the UDOT right-of-way that may be directly or indirectly caused by the development activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The permittee is responsible for hiring an independent inspection company to perform inspection services for all signal work completed. For a list of the UDOT approved contractors and consultants contact the appropriate Regions Traffic, Signals Engineer.
15. Partial concrete panel replacement is not allowed. When panels are removed, the entire panel is required to be replaced per UDOT standards, specifications, and standard drawings.
16. Double saw cut the concrete to prevent the spalling of other concrete panels and to avoid over cuts. Over cuts and spalls will require full panel replacement.
17. All above ground features including utilities (poles, fire hydrants, boxes, etc.) must be relocated out of the AASHTO clear zone or a minimum of 10' behind curb.

UDOT PERMIT APPLICATION NO 10146/

EDM Partners
2815 E. 3300 S. Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com

SCALE: 1" = 50'
0 25 50 100 150

OWNER:
Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000

IVORYHOMES
Utah's Number One Homebuilder

NOTES:
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LICENSED PROFESSIONAL ENGINEER
No. 5696
NICHOLAS M. MINGO
3/19/20
STATE OF UTAH

Cottages On Main Phases 1-2

Access Details

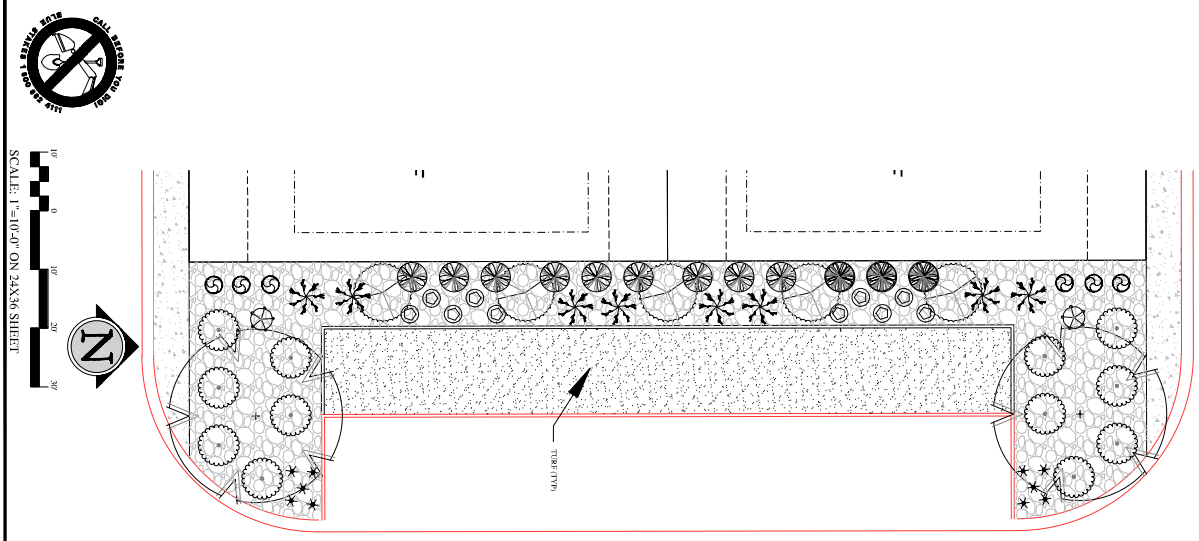
PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:

No.	DATE	REMARKS

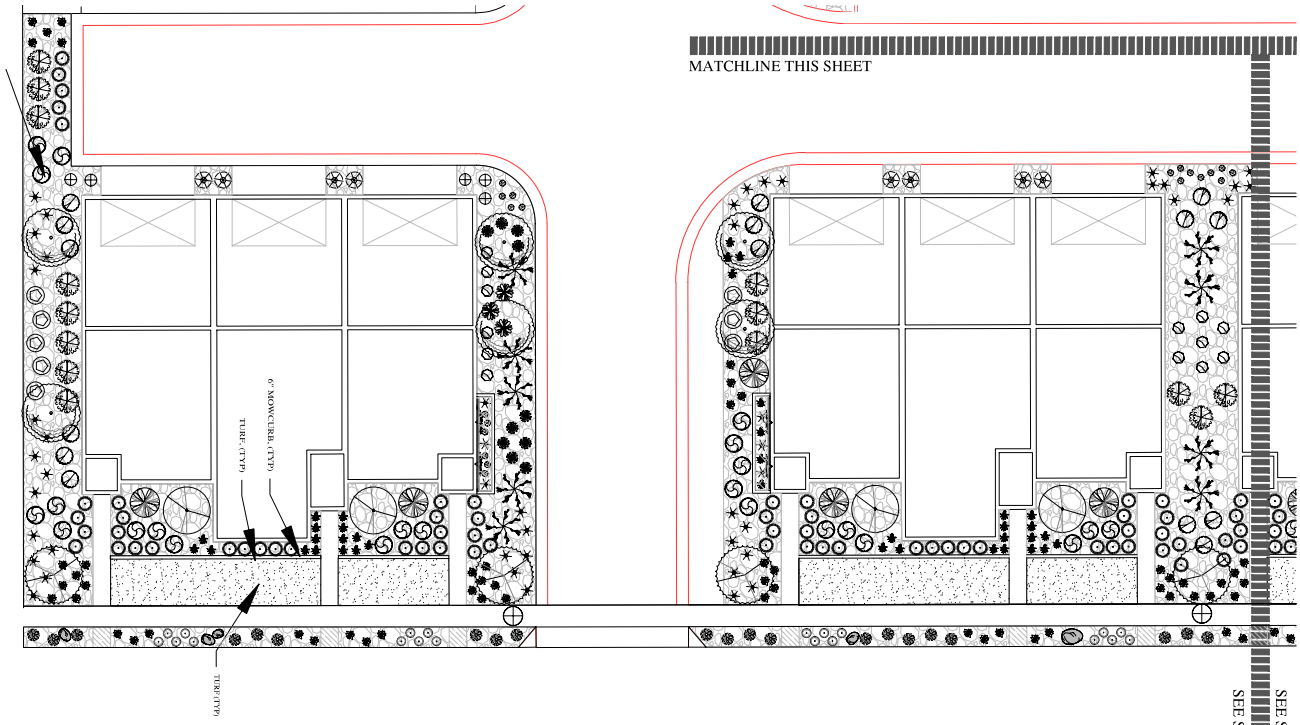
DATE: March 19, 2020

SHEET NUMBER:
DT-1

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MATCHLINE THIS SHEET



LS101

SHEET TITLE:
PLANTING PLAN

PROJECT:
BOUNTIFUL COTTAGES
IVORY HOMES
BOUNTIFUL, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

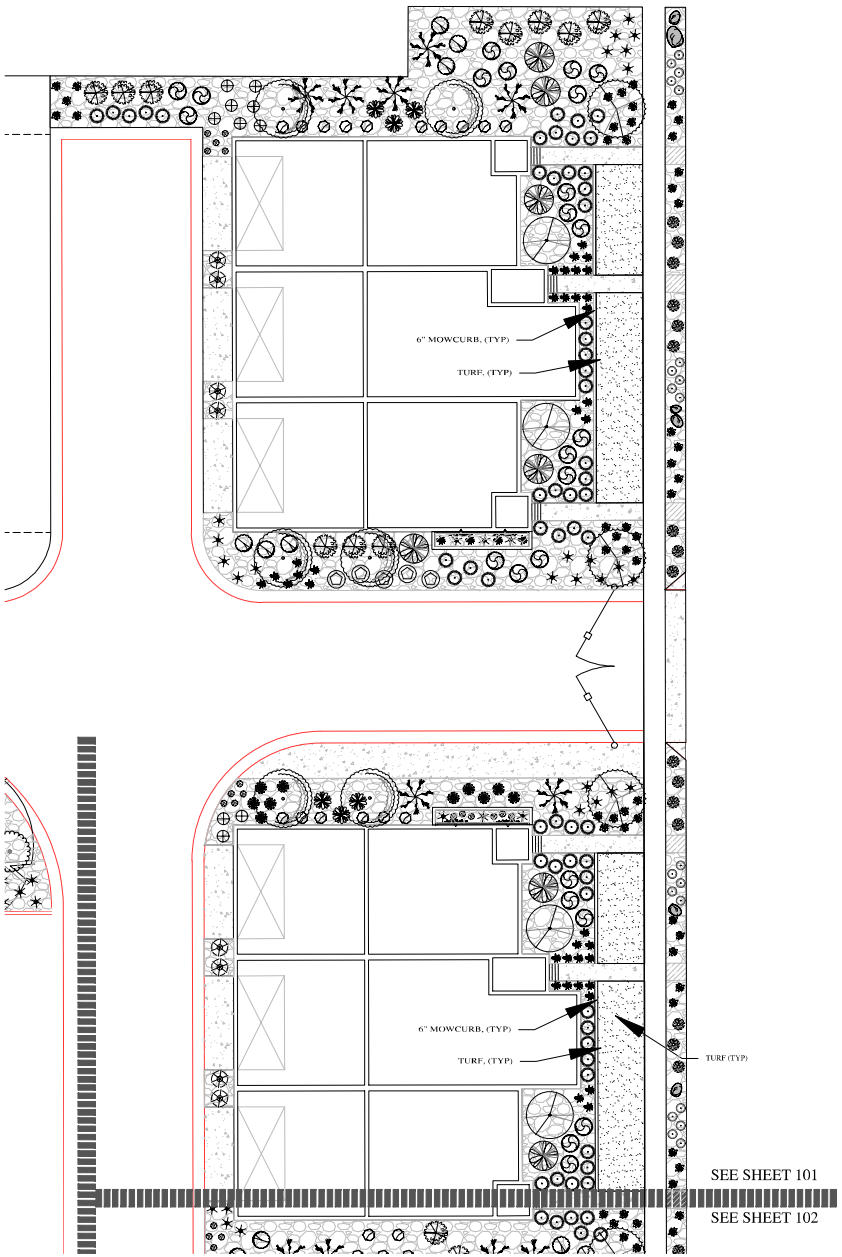
STAMP
356187 Darren G. Wilson

CONSULTANTS:

DRAWN: BCB
CHECKED: DGW
DATE: 4-13-2020
REVISIONS:
JOB NO. 20-111

In Site DESIGN GROUP
Landscape Architecture Land Planning
57 North 470 West American Fork, Utah 84003
801.756.5043 www.in-sitedesigngroup.com
architects@in-sitedesigngroup.com

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SEE SHEET 101
SEE SHEET 102

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	FAGUS SYLVATICA 'RED OBELISK' FASTIGATE PURPLE BEECH	2" CAL	8
	MALUS X 'ADIRONDACK' ADIRONDACK CRABAPPLE	2" CAL	12
	MALUS X 'JFS KW213MX' RASPBERRY SPEAR CRABAPPLE	2" CAL	12
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LINDEN	2" CAL.	2

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII 'LEMONCELLO' LIMONCELLO BARBERRY	5 GAL.	21
	CORNUS SERICEA 'KELSEYI' KELSEYI DOGWOOD	5 GAL.	29
	FORSYTHIA X 'COURTASOL' TM GOLD TIDE FORSYTHIA	5 GAL.	53
	PEROVSKIA ATRIPLICIFOLIA 'BLUE STEEL' BLUE STEEL RUSSIAN SAGE	5 GAL.	15
	PHYSOCARPUS OPULIFOLIUS 'NANUS' DWARF NINEBARK	5 GAL.	27
	PRUNUS GLANDULOSA 'ROSA PLENA' DWARF FLOWERING ALMOND	5 GAL.	2
	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	5 GAL.	12
	SPIRAEA JAPONICA 'MERTYANN' TM DAKOTA GOLDCHARM SPIREA	5 GAL.	23

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL.	25
	JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.	24

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	DICENTRA SPECTABILIS 'ALBA' WHITE JAPANESE BLEEDING HEART	1 GAL	9
	ECHINACEA PURPUREA 'PRAIRIE SPLENDOR' PRAIRIE SPLENDOR CONEFLOWER	1 GAL.	37
	GAURA LINDHEIMERI 'CRIMSON BUTTERFLIES' CRIMSON BUTTERFLIES WINDFLOWER	1 GAL.	40
	HAKONECHLOA MACRA 'AUREOLA' 'GOLDEN VARIEGATED HAKONECHLOA	1 GAL.	20
	HEMEROCALLIS X 'APRICOT SPARKLES' DAYLILY	1 GAL.	79
	HEMEROCALLIS X 'STELLA SUPREME' STELLA SUPREME DAYLILY	1 GAL.	101
	HEUCHERA X 'MIDNIGHT ROSE' CORAL BELLS	1 GAL.	36
	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL.	86
	PENNISETUM ALOPECUROIDES 'HAMELN' HAMELN DWARF FOUNTAIN GRASS	1 GAL.	122
	PENNISETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL.	16
	KENTUCKY BLUE GRASS (INCLUDES PARK STRIP)	3,447 S.F.	SOD

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION TO ENSURE PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR SPECIFICS.
4. NEW LAWN AREAS TO BE SODDED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 3 DIFFERENT VARIETIES). FINE LEVEL ALL AREAS PRIOR TO LAYING SOD. SEE SOD LAYING NOTES FOR MORE INFORMATION
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDING MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL PRIOR TO SPREADING) IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREAS. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF SLOW-RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIFICS. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREE IS ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

SOD LAYING NOTES

1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OUT IRREGULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. LAY SOD FLUSH WITH ADJOINING EXISTING SODDED OR PAVED SURFACES.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOD ROLLER. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS OR OTHER IRREGULARITIES. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
5. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 4" OF TOPSOIL.
6. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPLACE DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

VINE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CLEMATIS X 'JACKMANI' JACKMAN CLEMATIS	5 GAL	4
	LONICERA SEMPERVIRENS 'MAGNIFICA' TRUMPET HONEYSUCKLE	5 GAL	4

HARDSCAPE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	3/4"-1 1/2" 'SOUTHTOWN' CRUSHED ROCK FROM NEPHI SANDSTONE (OR OWNER APPROVED EQUAL) @ 3" DEPTH	VARIES	12,776 SQ. FT.
	FLAGSTONE: 1" THICK BY 18" MIN. DIAMETER QUARTZITE GREY IN COLOR.	VARIES	127 SQ. FT.

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N

10' 0 10' 20' 30'

SCALE: 1"=10'-0" ON 24X36 SHEET

In Site DESIGN GROUP
Landscape Architecture Land Planning
17 North 470 West American Fork, Utah 84003
801.756.0155 www.insitedesigngroup.com
staff: heidi@insitedesigngroup.com

CONSULTANTS:

STAMP: 356182 Brandon Wilson

PROJECT:
BOUNTIFUL COTTAGES
IVORY HOMES
BOUNTIFUL, UTAH

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

SHEET TITLE:
PLANTING PLAN

DRAWN BY: JCB
CHECKED: DGW
DATE: 4-13-2020
REVISIONS:
JOB NO. 20-111

SHEET: LS102

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FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY 1/4" PER FOOT - APPLY ELASTOMERIC SEALANT
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

2 X 4 WALL:

2X 6 WALL:

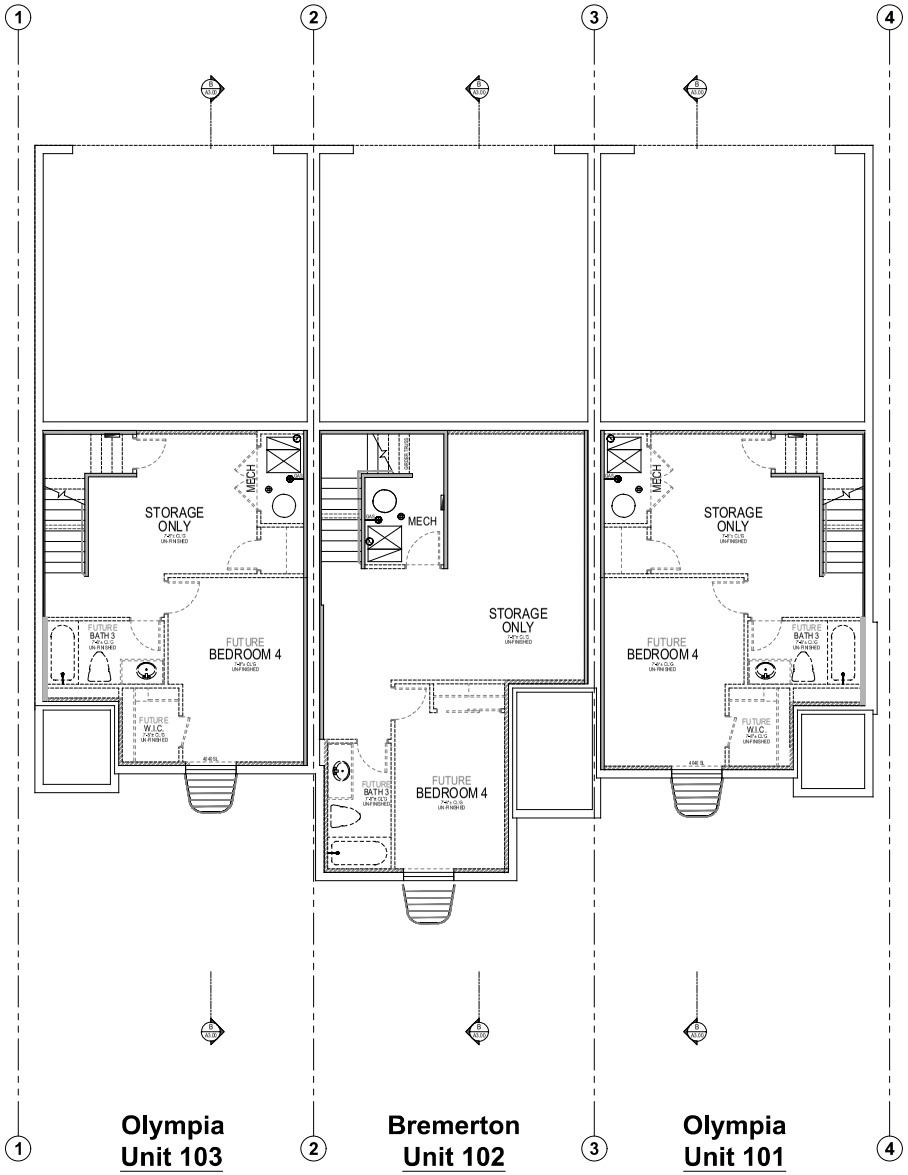
DOUBLE 2 X 4 WALL:

NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE:

R-11 INSUL. BLANKET ATTACHED TO FDN. WALL:

MANSCOT EXTERIOR VENEER:

FULL HEIGHT EXTERIOR VENEER:



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC

PROJECT NUMBER 20 - 0063

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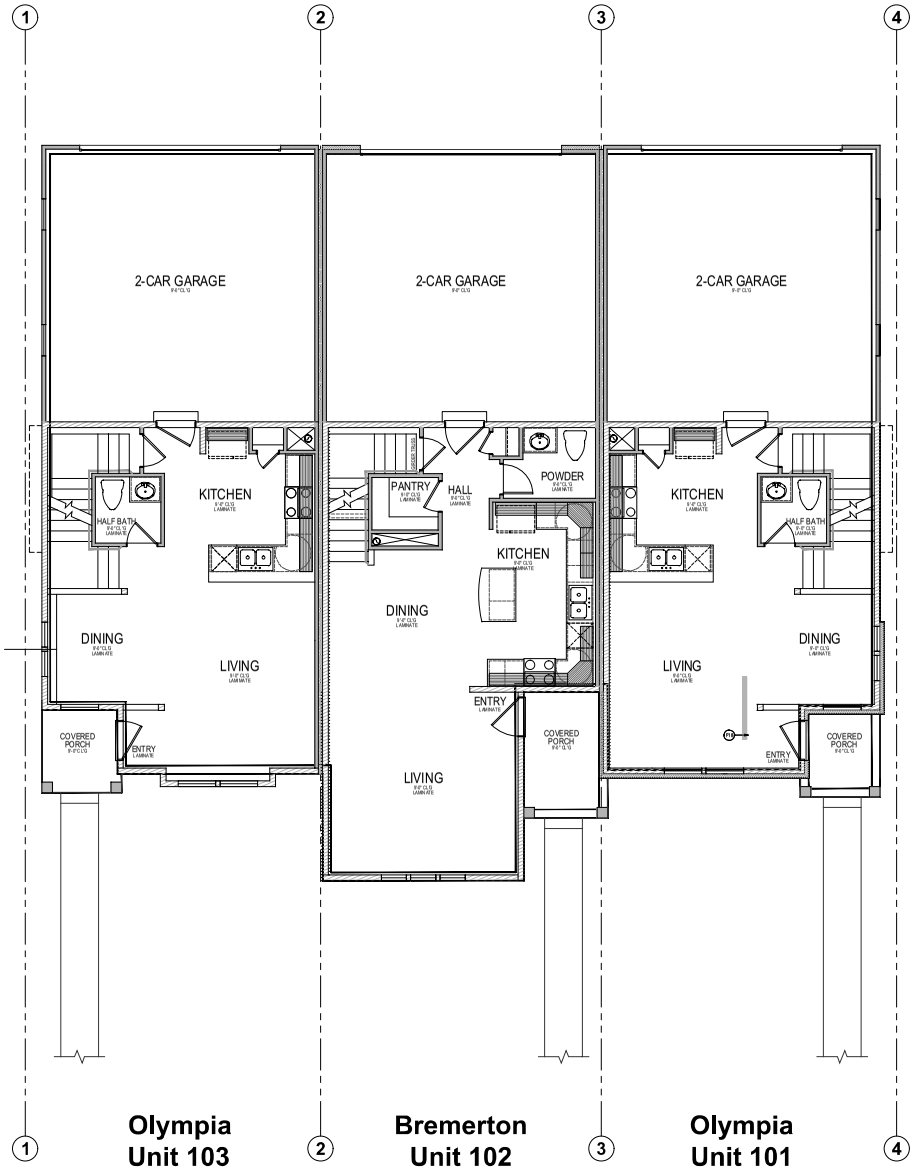
Bountiful Chase

Main Street, Bountiful, Utah

Building # 1

Units: 101-103

Drawn	3/3/020
Revised	3/3/020
Printed	3/3/020
Drawn By:	Sheet #
VH	A1.00



FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC

PROJECT NUMBER
20 - 0063

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Bountiful Chase

Main Street, Bountiful, Utah

Building #
1
Units:
101-103

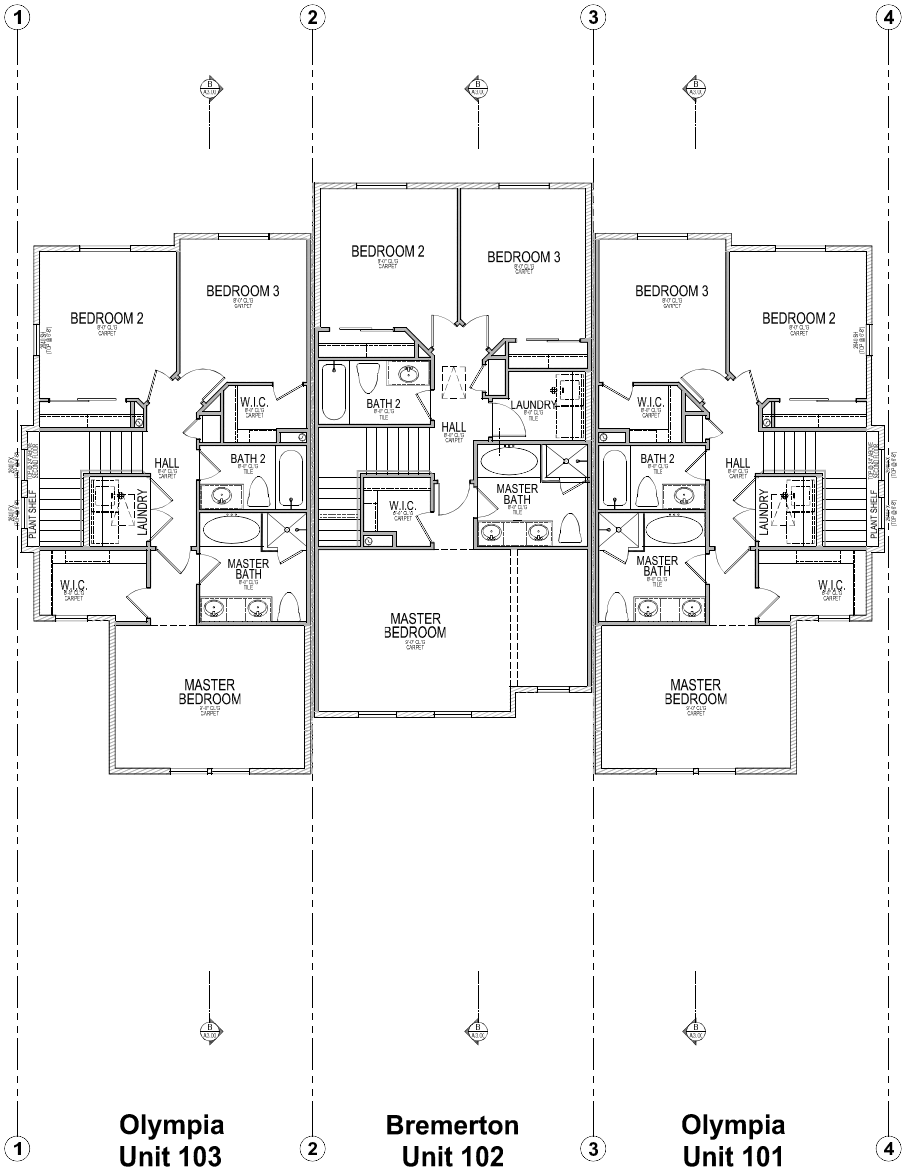
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Revised	3/3/020
Printed	3/3/020
Drawn By:	Sheet #
VH	A1.01

FLOOR PLAN NOTES

- CEILING HEIGHTS AT OR ABOVE 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" & CEILING HEIGHTS BELOW 9'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 6'-8" (UNO)
- ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL SLOPE AWAY AFTER FOOT. APPLY ELASTOMERIC SEALANT.
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

WALL LEDGEND

- 2 X 4 WALL
- 2 X 6 WALL
- DOUBLE 2 X 4 WALL
- NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE
- R-11 INSUL. BLANKET ATTACHED TO FDN. WALL
- WAINSCOT EXTENSION W/NICHE
- FULL HEIGHT EXTENSION W/NICHE



Olympia
Unit 103

Bremerton
Unit 102

Olympia
Unit 101

SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

FOCUS ENGINEERING AND SURVEYING, LLC

PROJECT NUMBER
20 - 0063

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Bountiful Chase
Main Street, Bountiful, Utah

Building #
1
Units:
101-103

Drawn	3/30/20
Revised	3/30/20
Printed	3/30/20
Drawn By:	Sheet #
VH	A1.02





Fascia/Soffit/Windows
White



Moire Shingle

1. Interstate Brick Old Virginia	2. Trim (siding/stucco) SW 7008 Alabaster	3. Siding SW 7036 Accessible Beige	4. Stucco SW 7018 Dovetail	5. Siding SW 6236 Grays Harbor	6. Front Door SW 6233 Samovar Silver





TOWNHOME ELEVATIONS *color option 1*

IVORYHOMES



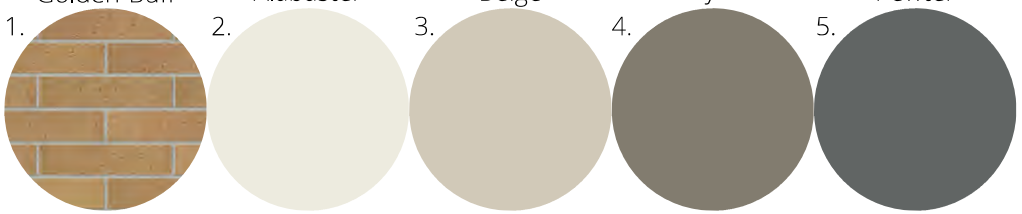


Fascia/Soffit/Windows
White



Moire Shingle

1. Interstate Brick Golden-Buff
2. Siding/Trim (siding/stucco) SW 7008 Alabaster
3. Stucco SW 7036 Accessible Beige
4. Siding SW 7046 Anonymous
5. Front Door SW 2848 Roycroft Pewter







TOWNHOME ELEVATIONS *color option 2*

IVORYHOMES





Fascia/Soffit/Windows
White

Moire Shingle

1. Interstate Brick Ebony
2. Trim (siding/stucco) SW 7005 Pure White
3. Siding SW 9166 Drift of Mist
4. Stucco SW 7017 Dorian Gray
5. Siding SW 7019 Gauntlet Gray
6. Front Door SW 6233 Samovar Silver





TOWNHOME ELEVATIONS *color option 3*

IVORYHOMES

City Council Staff Report

Subject: Interlocal Cooperation Agreement for Administrative Services Provided for the South Davis Recreation District
Author: Tyson Beck, Finance Director
Department: Finance
Date: May 26, 2020

Background

Since October 2007 Bountiful City (the City) employees have been contracted to provide administrative services on behalf of the South Davis Recreation District (the District) in exchange for stipulated monthly fees. These services encompass numerous activities but can be categorized as follows: accounting, finance, accounts payable, treasury, human resources, payroll and benefits, information technology, lawn care and irrigation, parking lot plowing and sweeping, and field maintenance and lighting.

These City-provided services were contracted through an interlocal agreement signed by both government entities in August of 2019. That agreement only covered the period from August 2019 through June 2020. It is now necessary to extend this interlocal agreement.

Analysis

It is proposed that the interlocal agreement between the City and the District again be extended.

The interlocal agreement proposed would authorize the continuation of City-provided services through June 2021, extending the agreement one additional fiscal year. Upon nearing the completion of the proposed extension, it is anticipated that another interlocal would again be negotiated and brought before the City Council and District Board for approval.

The proposed agreement would entail an estimated 308 City-employee service hours per month for administrative services and additional hours for grounds maintenance. The proposed agreement would compensate the City $12,790 monthly through the end of the agreement in June of 2021. Due to the financial strain that the COVID-19 pandemic has placed on the District, the proposed fee has no increase from the previous agreement.

This proposed agreement will also be reviewed and approved by the District Board.

Department Review

This report was prepared by the Finance Director and reviewed by the City Manager.

Significant Impacts

The City and the District would enter into an interlocal cooperation agreement that would continue through June of 2021 with anticipated agreement renewals in the future that would continue these services. This interlocal agreement would provide the City's General Fund with needed revenues to help cover the long-standing personnel costs being incurred to provide these services for the District.

Recommendation

It is recommended that the City Council approve Resolution 2020-04 regarding an Interlocal Cooperation Agreement for City employee services to be provided to the District.

Attachments

Resolution 2020-04 Interlocal Cooperation Agreement – Bountiful City Services

Bountiful City Services Interlocal Agreement with the SDRD – July 2020 to June 2021

BOUNTIFUL

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City
Resolution No. 2020-04

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR BOUNTIFUL CITY SERVICES PROVIDED TO THE SOUTH DAVIS RECREATION DISTRICT.

WHEREAS, the Parties, pursuant to Utah's Interlocal Cooperation Act, codified at Title 11, Chapter 13, Utah Code Ann. (the "Act"), are authorized to enter in an agreement; and

WHEREAS, the Parties desire to enter into an Agreement of Interlocal Cooperation for their mutual benefit and for the further purpose of Bountiful City (the City) employees providing services to the South Davis Recreation District (the District) as specified herein; and

WHEREAS, the City has provided these services to the District since October of 2007 and both parties desire to continue said services through June of 2021; and

WHEREAS, both parties desire to formalize verbal agreements currently in place into a written agreement;

Now, therefore, be it resolved by the City Council of Bountiful, Utah as follows:

Section 1. **Agreement Approved.** The Bountiful City Council hereby approves the attached Interlocal Cooperation Agreement for City services to be provided to the District.

Section 2. **Mayor Authorized to Execute.** The Mayor of Bountiful City is authorized to sign and execute the attached Interlocal Cooperation Agreement and any other documents necessary to implement the Agreement.

Section 4. **Severability Clause.** If any section, part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts and provisions of this Resolution shall be severable.

Section 5. **Effective Date.** This Resolution shall become effective immediately upon its passage. The Agreement shall take effect as described therein.

Adopted by the City Council of Bountiful, Utah, this 26th day of May, 2020.

Randy Lewis, Mayor

Shawna Andrus, City Recorder

INTERLOCAL COOPERATION AGREEMENT
BETWEEN
SOUTH DAVIS RECREATION DISTRICT
AND
BOUNTIFUL CITY

THIS AGREEMENT ("Agreement") is made and entered into as of the ____ day of June, 2020, by and between SOUTH DAVIS RECREATION DISTRICT, a special service district of the State of Utah, hereinafter referred to as the "District," and BOUNTIFUL CITY, a Utah municipal corporation, hereinafter referred to as the "City."

WITNESSETH:

WHEREAS, Title 11 Chapter 13 of the *Utah Code Annotated,* 1953, as amended, authorizes contracts between public agencies to enter into Agreements for cooperative action and to provide and/or exchange services between such agencies; and

WHEREAS, the parties to this Agreement are both governmental entities located in Davis County, State of Utah and are empowered to provide and operate recreational facilities and programs for the benefit of their citizens; and

WHEREAS, the City and District have coordinated together on various projects and in acquiring facilities and desire to cooperate in obtaining and providing fiscal and related services and to cooperate with each other in doing so; and

WHEREAS, the parties desire to reduce their respective understandings and agreements to writing;

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. The City hereby agrees to provide fiscal, personnel, computer, and related services to the District as more particularly set forth in the proposed scope of services attached hereto as Exhibit A and by this reference made a part hereof. In performing services for the District, the City will comply with all applicable laws, rules and regulations of any governmental entity having jurisdiction over the District.
2. In order to coordinate with the City in providing services to the District, the District will perform those functions set forth under the District's role as specified in Exhibit A attached hereto.
3. It is the intent and desire of the parties hereto to cooperate in carrying out the terms of this Agreement in order to obtain coordinated, economical fiscal information and related services described in Exhibit A attached hereto and to minimize unnecessary expenses for the District and the City.
4. The District will pay administrative service fees to the City in accordance with the schedule attached hereto as Exhibit B and by this reference made a part hereof. The City will provide monthly written billings to the District for services performed. The District will pay the City's invoice within 30 days of receipt of the same.

5. This Agreement shall be effective beginning July 1, 2020 through June 30, 2021, unless the same is terminated as provided herein. Either party hereto may terminate this Agreement upon giving the other party 180 days written notice prior to the date of termination. In the event of termination, the City shall be paid for all services rendered up to the effective date of such termination.
6. No separate legal entity is created by the terms of this Agreement. To the extent that this agreement requires administration other than as set forth herein, it shall be administered by the Executive Director of the District and the City Manager of the City, acting as a joint board. There shall be no real or personal property acquired jointly by the parties as a result of this Agreement.
7. This Agreement is not assignable.
8. Each party hereto shall be solely responsible for providing workers compensation, wages and benefits for its own personnel who provide any assistance under this Agreement.
9. Each party hereto shall be responsible and shall defend the actions of its own employees, negligent or otherwise, performed pursuant to the provisions of this Agreement.
10. This Agreement contains the entire agreement and understanding of the parties hereto with respect to the subject matter hereof and supersedes all prior agreements and understandings, written or oral, between the parties with respect to the subject matter hereof.
11. This Agreement shall be submitted to the authorized attorney for each party for approval as to form in accordance with Section 11-13-202.5 of the *Utah Code Annotated,* 1953, as amended.
12. If any portion of this Agreement is held to be unenforceable or invalid for any reason by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.
13. This Agreement is not intended to benefit any person or entity not named as a party hereto.
14. If either party fails to perform its obligations hereunder or to comply with the terms hereof, the non-defaulting party shall have all rights and remedies available at law and in equity.
15. This Agreement may be amended only in writing signed by the parties hereof.
16. Each of the parties hereto shall cause the governing body of that party to pass a resolution authorizing said party to enter into this Agreement and a copy of said resolution shall be attached hereto and be a part hereof by this reference.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective duly authorized representatives as of the day and year first hereinabove written.

SOUTH DAVIS RECREATION DISTRICT

_____

Tami Filmore, District Board Chair

Dated:_____

ATTEST:

_____

Tyson Beck, District Clerk

Approved as to form and compliance with applicable law:

_____

Attorney for South Davis Recreation District

BOUNTIFUL CITY

_____

Randy Lewis, Bountiful City Mayor

Dated:_____

ATTEST:

_____

Shawna Andrus, City Recorder

Approved as to form and compliance with applicable law:

_____

Bountiful City Attorney

EXHIBIT A

Scope of Services and Division of Duties:

Bountiful City's Role	District's Role
<u>Human Resources / Payroll:</u> Bi-weekly payroll processing using City computer and software to include: 1. Employee set-up/maintenance. 2. Bi-weekly time sheet printing. 3. Payroll tax calculations, remittance, and reporting. 4. Time entry. 5. Employee benefits processing & remittances including State Retirement and 401(k) programs. 6. Payroll check and direct deposit issuance. Preparation and maintenance of new employee information packets and change forms. Creation and maintenance of permanent employee files. Conduct benefits open enrollment annually. Preparation of W -2 annually. Provision of technical assistance related to management and employee payroll and benefit questions. Aid in State retirement systems maintenance, reporting, and occasional audits. Aid in tracking Affordable Care Act hours. Aid with salary surveys and State census reporting. Aid in the annual budget process by creating payroll and benefit cost projections.	<u>Human Resources / Payroll:</u> Time sheet preparation, reviews, submission for payment to the City. Hiring, employee evaluations, job actions (promotions, reclassifications, demotions), terminations. Workers Compensation administration (including training, injury claims and reporting). Maintenance and administration of personnel policies, job descriptions, etc. Supply needed forms and envelopes.

EXHIBIT A (Continued)

Bountiful City's Role	District's Role
Accounting / Accounts Payable: Provide full general ledger accounting services using City-provided financial reporting software to include: 1. District transaction data entry into financial software. 2. Preparation of monthly journal entries. 3. Monthly reconciliations and closing of books. 4. Capital asset tracking and reporting. 5. Yearly closing of books in accordance with governmental accounting standards. 6. Preparation of yearend reconciliations, schedules, and documents necessary for independent audit. 7. Coordinate and orchestrate annual independent financial statement audit. Provide financial reporting to include: 1. Monthly detailed cash disbursement listing for management use and Board approval. 2. Monthly budget-to-actual reports for management use and Board approval. 3. Monthly revenue and expense reports from the City's financial software with graphs illustrating the prior three-years of comparison data. 4. Quarterly cash/investment balances report. 5. Annual financial report analysis for management and the Board. Provide a competent individual to act as District Clerk who attends the monthly Board meetings. Weekly accounts payable (AP) services using City computers and software that include: 1. Input and processing of AP invoices, and issuance of checks using City computers and printers. 2. Secondary/independent internal control review over AP batches and vendor adjustments.	Accounting / Accounts Payable: Vendor negotiation and management. Invoice review, approval and coding (recommend change of invoice remittance address to Bountiful City's address). Accounts Receivable establishment, collection, and write-offs (provide documentation as needed). Supply daily transaction and deposit reporting from the District's point-of-service software for input into the financial reporting software by the City. District management review of monthly financial reporting. Supply checks, forms and envelopes. District Clerk duties other than financial (minutes, resolutions, contracts, agreements, etc.).

EXHIBIT A (Continued)

Bountiful City's Role	District's Role
Accounting / Accounts Payable (Continued): 3. Set up and maintenance of District vendors. 4. Preparation and issuance of annual 1099's to vendors. Preparation of sa1es tax reports, monthly filing, and remittance of taxes due. Quarterly and annual transparency reporting preparation and submission to the State. Submit the annual audited financial reports to the State Auditor's Office and other regulatory agencies.	

EXHIBIT A (Continued)

Bountiful City's Role	District's Role
Treasury / Budget: Provide investment and cash management services that include: 1. Recording of daily and monthly revenues and investment transactions. 2. Monitoring of cash and investment balances. 3. Monthly bank account and investment reconciliations. 4. Investing of funds in accordance with approved policies and laws. Semi-annual reporting of deposits and investments with the State Treasurer. Annual reporting of Unclaimed Property to State Treasurer's Office. Prepare and file property tax certification forms with County staff. Provide budgeting assistance that includes: 1. Annually assemble a budget document with historical data for District Management to begin creation of a tentative budget to present to the District Board. 2. Prepare and submit required budget reports to Utah State Auditor. Provide a competent individual to act as District Treasurer who attends the monthly Board meetings.	Treasury / Budget: Daily cash receipting and closing. Daily deposits. Submission of daily cash/credit card reports to City staff for recording. Collection of retumed checks. Correction of deposit errors from bank and reporting of corrections to City staff for recording in financial records. Prepare budget calendar in connection with City staff. Develop annual operating and capital budget data for budget document preparation by City staff. Present budget to board for tentative and final approval. Prepare budget and property tax resolutions for adoption by District board.

EXHIBIT A (Continued)

Bountiful City's Role	District's Role
<u>Information Systems:</u> Provide telephone and internet services that include: 1. Work with service providers and ensure continuity of services. 2. Trouble shoot and answer questions regarding these services. 3. Provide assistance with new equipment setup and maintenance. Provide server/network services that includes: 1. House all District data and software and ensure data accessibility, integrity, and recovery. 2. Provide assistance with network equipment (i.e. switches, access points, etc.). 3. Provide network security such as firewalls and antivirus software. Provide computer/computerized systems support that includes: 1. Trouble shoot and answer questions regarding District computers. 2. Provide assistance with new computer setup and maintenance. Installation of necessary software and hardware. Provide email services that include: 1. Work with service providers and ensure continuity of services. 2. Trouble shoot and answer questions regarding these services. Provide inquiry/reporting access to the City's financial reporting software to specific District employees. Also provide financial software support.	<u>Information Systems:</u> District reimbursement to the City for the District's portion of the service providers' monthly billings as well as any direct purchases of equipment/software on behalf of the District. Notification of need for telecommunication and data processing moves, additions and changes. Daily operation of hardware and software.
<u>Other Operational and/or Administrative:</u> Technical assistance with other areas as needed (extra fee may be required depending on the request). These would be items requested of City staff that are outside of the scope of the services described here in Exhibit A.	<u>Other Operational and/or Administrative:</u> All other operational or managerial services required to run the District that are not specifically identified as part of the City's scope of responsibility as described here in Exhibit A.

EXHIBIT B

Schedule of Services and Charges:

Service Category	Est. 2020 Monthly Hr	2020 Monthly Service Fee	Est. 2021 Monthly Hr	2021 Monthly Service Fee
Human Resources/Payroll	121	$ 4,589	121	$ 4,589
Accounting	78	2,958	78	2,958
Accounts Payable	58	2,200	58	2,200
Treasury/Cash Management	25	949	25	949
Information Systems	26	986	26	986
Monthly Totals	308	$ 11,682	308	$ 11,682

2020 Hourly Rate	2021 Hourly Rate
$ 37.93	$ 37.93

Bountiful City Non-Administrative Monthly Services:		
Field maintenance and lighting	$ 250	($3,000 annually)
Lawn care and irrigation	$ 375	($4,500 annually)
Parking lot snowplowing and sweeping	$ 483	($5,800 annually)

	2020	2021
Total Combined Monthly Service Fee	$ 12,790	$ 12,790

City Council Staff Report

Subject: **Electronic Attendance at Bountiful City Council, Planning Commission, Power Commission, and Administrative Committee Meetings**
Author: **Clinton Drake**
Dept: **Legal**
Date: **May 26, 2020**

Background

Utah Code Annotated §52-4-207 prohibits a public body from holding an electronic meeting unless the public body has adopted a resolution, rule of ordinance governing the use of electronic meetings. On March 11, 2020 the World Health Organization (WHO) declared Covid-19 a global pandemic at which time various rules and regulations were imposed that were intended to "slow the spread" of the virus. The Federal Government and the State of Utah have taken recently taken steps easing certain rules and regulations in an effort to "reopen" our economy. Although rules and restrictions have been reduced, the State is still in an Orange or moderate risk phase that still recommends social distancing measures and the ability to use electronic meetings as necessary.

Analysis

Passing Bountiful City Resolution 2020-05 will allow Bountiful City Public Bodies to meet electronically as needed through the months of June, July, and August.

Department Review

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

Significant Impacts

None.

Recommendation

It is recommended that the City Council approve the Bountiful City Resolution 2020-05 Allowing Members of the Bountiful City Council, Planning Commission, Power Commission, and Administrative Committee to Electronically Attend all Public Meetings, Including Regular, Special, and/or Emergency Meetings During the Months of June, July, and August of 2020.

Attachments

Resolution 2020-05

BOUNTIFUL

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonson

CITY MANAGER
Gary R. Hill

BOUNTIFUL CITY, UTAH
RESOLUTION NO. 2020-05

A RESOLUTION ALLOWING MEMBERS OF THE BOUNTIFUL CITY COUNCIL, BOUNTIFUL CITY PLANNING COMMISSION, BOUNTIFUL CITY POWER COMMISSION, AND THE BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE TO ELECTRONCIALLY ATTEND ALL PUBLIC MEETINGS, INCLUDING REGULAR, SPECIAL, AND/OR EMERGENCY MEETINGS DURING THE MONTHS OF JUNE, JULY, AND AUGUST OF 2020

WHEREAS, Utah Code Annotated §52-4-207 prohibits a public body from holding an electronic meeting unless the public body has adopted a resolution, rule of ordinance governing the use of electronic meetings; and

WHEREAS, on March 11, 2020 the World Health Organization (WHO) declared Covid-19 a global pandemic; and

WHEREAS, considering the projections regarding the spread of Covid-19 virus by the WHO and the guidelines for limiting human interaction provided by the Federal government, the Bountiful City Council has determined that it is essential to temporarily allow for the City Council, Planning Commission, Power Commission, and Administrative Committee (Public Bodies) to be able to meet electronically via telephone or other electronic means, and

WHEREAS, the Council has determined that in the interests of continuity of the City's business it is essential that all or a portion of the Public Bodies may attend public meetings via telephone or other electronic means during the months of June, July, and August of 2020; and

WHEREAS, all public meetings will be noticed and conducted according to the Utah Open and Public Meetings Act, except as may be temporarily waived, amended, or modified by the chief executive officer of the City pursuant to Utah Code §53-2a-205; and

WHEREAS, all other bylaws, rules and/or regulations for the respective public bodies shall still govern and apply, except as may be temporarily waived, amended, or modified by the chief executive officer of the City pursuant to Utah Code §53-2a-205; and

WHEREAS, the Bountiful City Council finds it in the bests interests of Bountiful City to make such an authorization for all the Public Bodies and their respective members during the months of June, July, and August of 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Bountiful City, Utah, as follows:

Section 1. Authorization. The Bountiful City Council, Bountiful City Planning Commission, Bountiful City Power Commission, and the Bountiful City Administrative Committee is hereby authorized to allow for any and all of its members to electronically attend public meetings, including

regular, special, and/or emergency meetings via telephone or any other electronic means for the duration of the months of June, July, and August of 2020.

Section 2. Effective date. This Resolution shall take effect immediately upon passage.

APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 26TH DAY MAY, 2020.

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Randy C. Lewis, Mayor

ATTEST:

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Shawna Andrus, City Recorder