

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, October 25, 2022

5:00 p.m. – Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, 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. The meeting is also available to view online, and the link will be available on the Bountiful City website homepage (www.bountifulutah.gov) approximately one hour prior to the start of the meeting.

AGENDA

5:00 p.m. – Work Session

1. Joint meeting with Planning Commission about General Plan – Mr. Francisco Astorga p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meetings held October 11, 2022 p. 5
4. Council Reports
5. Consider approval of expenditures greater than \$1,000 paid October 3 & 10, 2022 p. 13
6. Honoring the late Mr. Christian Costlow for doing business in Bountiful as the Owner of Great Western E-bikes – Mayor Kendalyn Harris
7. Consider approval of the purchase of Washington Park playground equipment from Sonntag Recreation in the amount of \$150,000 – Mr. Brock Hill p. 17
8. Consider approval of the purchase of 48 transformers from Anixter Power Solutions in the amount of \$129,264 – Mr. Allen Johnson p. 29
9. Consider approval of Ordinance 2022-10 for landscape text amendments – Mr. Francisco Astorga p. 31
 - a. Public Hearing
 - b. Action
10. Consider granting final acceptance of the Towns on 2nd Development and authorize the release of the remaining bond funds for the development – Mr. Lloyd Cheney p. 47
11. Adjourn


City Recorder

City Council + Planning Commission Staff Report



Subject: Comprehensive General Plan Update
Author: Francisco Astorga, AICP, Planning Director
Date: October 25, 2022

Background

The City is working with a planning consultant, Logan Simpson Design, to update the City's current Comprehensive General Plan. The City's efforts officially started in July 2022 via a joint meeting with the Planning Commission and City Council.

Analysis

Bountiful by Design, Bountiful's General Plan Update Process, is in the midst of finalizing the vision statement and guiding principles that will ultimately serve as a "compass" for the new general plan. As we wrap up visioning efforts, we are considering key opportunities that will eventually lead to goals, policies, strategies, updated future land use map, etc. This joint work session will provide an update on key milestones, deliverables met, discuss public input received to date, and present upcoming next steps in the General Planning process.

This joint work session discussion is intended to provide an update to the City Council and the Planning Commission. The tentative meeting agenda includes the following:

1. Welcome + Introductions
2. Timeline Overview
3. Process to-date recap
 - a. Public Input Received
 - b. Milestones and Deliverables
4. Visioning Update
5. What's Next
 - a. Existing Conditions Report
 - b. Opportunities

Department Review

The Planning Director is the project manager for the Comprehensive General Plan Update.

Significant Impacts

None.

Recommendation

None. This is the second joint work-session acting as an update to the Council and the Commission.

Minutes of the
BOUNTIFUL CITY COUNCIL
October 11, 2022 – 6:00 p.m.

Official notice of the City Council Meeting was given by posting an agenda at City Hall 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 Journal and Standard Examiner.

Work Session – 6:00 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Cecilee Price-Huish
	Asst. City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	Asst. Planner	Nicholas Lopez
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:02 p.m. and welcomed those in attendance.

SUMMARY OF PLANNING COMMISSION LANDSCAPE RECOMMENDATIONS – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga presented the proposed changes that the Planning Commission forwarded to the City Council regarding the Landscaping Section, Chapter 16, of the Bountiful City Land Use Code. He explained that an ordinance would be forthcoming and that a public hearing would be held at the next City Council meeting.

Mr. Astorga explained that the language about drip irrigation was given more specificity and that “street trees” would now be labelled “front yard trees” to add clarity.

Mr. Astorga said that it is recommended that City parks and open spaces not have the same frontage landscaping requirements as commercial and residential properties, simply because they are different and have landscaping spread throughout the entire property. Councilmember Bell disagreed with this proposal, saying he believes the focus on street trees should not vary from what the City expects from everyone else, even though parks are unique.

Next, Mr. Astorga explained that the Planning Commission felt concerned about not having a tree requirement for single-family dwellings and has proposed a minimum tree and shrub requirement for new developments.

Mr. Astorga continued that Weber Basin is mandating that new single-family and two-family dwelling developments cannot have lawn area that exceeds 35% of the total landscaped areas in the front and side yard.

Mr. Astorga added that the Planning Commission created a standard for shrubs in single-family and two-family dwellings. They propose one shrub for every 200 sq ft of non-impervious area

1 in the front yard. Councilmember Bradshaw asked if shrubs could include flowers, flowering plants
2 or decorative grasses, etc. Mr. Astorga said they would be open to substitutions; they simply want
3 anything that adds some greenery to the front yard. Councilmember Bell suggested they require
4 perennial plants that return every year. Councilmembers Bradshaw and Price-Huish agreed and also
5 asked that the language be changed to include a broader array of plants.

6 Councilmember Bell suggested they use a square-footage requirement instead of a number
7 requirement, since shrubs vary in size by quite a bit. He also expressed his concern that one shrub for
8 every 200 sq ft was not enough. Mr. Astorga answered that even if 50% of the front yard on an
9 average Bountiful residential lot was paved, this proposal would require a minimum of five shrubs.
10 He added that Bountiful currently does not have any shrub requirement, so the Planning Commission
11 wants to try this out and see how it goes as they approve new single-family developments this year.

12 Councilmember Bahr asked who is responsible for sidewalk maintenance if tree roots lift the
13 concrete. Mr. Clint Drake answered that according to City Code, it is the responsibility of the
14 property owner to take care of lifted sidewalks, but that the City does repair many sidewalks every
15 year.

16 Mr. Astorga continued that it is proposed that any substantial addition to a residence (750 sq ft
17 or more), would require compliance with these new landscaping standards. Councilmembers
18 Bradshaw and Bahr expressed their dislike of this proposal, saying it feels like an overreach.
19 Councilmembers Bell and Price-Huish said they liked the proposal and felt it would help residents
20 reevaluate their landscaping when they make a major change to their property. Mayor Harris
21 suggested the Council check in with Councilmember Higginson on this issue during the regular
22 session to hear his opinion.

23 Mr. Astorga said that Weber Basin would prohibit turf in small spaces and paths and on
24 slopes greater than 25% to be eligible for the Flip-Your-Strip program. Councilmember Price-Huish
25 said that “path” is not defined in the code, and Mr. Astorga said they could easily change that word to
26 “area” to make it clearer.

27 The next items simply defined which plants and aggregate materials could be used and added
28 the two-inch caliper at 48” standard to the code concerning front yard trees.

29 Councilmember Price-Huish asked what happened to the code proposals concerning artificial
30 turf they had discussed previously. Mr. Astorga answered that the Planning Commission felt there
31 was no real urgency to add artificial turf language to the code due to the low interest from residents.
32 The Planning Commission plans to research best practices concerning artificial turf and bring that to
33 the Council at a later date.

34 Councilmember Bradshaw asked why the new code specified “ball and burlap” for conifer
35 trees. Mr. Astorga said that it was simply the best language the Commission could find for that item,
36 but that they would be happy to remove or adapt that language as directed. Councilmembers Bell,
37 Price-Huish and Bahr agreed that it would be best to not use such specific language.

38 Mr. Astorga went on to explain that the Commission proposes removing the term “Xeriscape”
39 from the code and simply calling this section “Park Strip Standards.” They also recommend keeping
40 the 50% live vegetation requirement in the park strip. He added that staff requested rubber mulch be
41 added to the list of acceptable park strip landscaping materials and that they follow the advice of the
42 public works, streets and engineering staff to increase aggregate size to a two-inch minimum. This is
43 to help keep the storm drain system in good repair. Those same departments also added pavers,
44 flagstones and cobble, up to six inches in diameter, to the acceptable materials list.

45 Mr. Astorga said that they propose to allow poured concrete so long as it is not more than
46 50% of the width of the lot, including driveway approaches and drop-off locations.

1 Councilmember Bell asked about the prohibition of boulders in the park strip. Mr. Lloyd
2 Cheney answered that the City must preserve the public right of ways and that large boulders in the
3 park strip can present a hazard and cause injuries. Boulders will still be allowed in front yards. After
4 some discussion, the Council asked staff to reconsider this proposal and perhaps incorporate a size
5 limit instead of banning all boulders.

6 Mr. Astorga explained that the final proposal adds the provision that all areas susceptible to
7 high flows would be subject to review by a public works inspector. This gives the City Engineer the
8 ability to take a look at certain sites and give direction.

9 Councilmember Bradshaw, as a final thought, suggested that the Planning Commission look
10 at item G again, and think about how many homes on the hillside have terraced areas smaller than
11 eight feet wide in their yards, which would be impacted.

12
13 The meeting ended at 6:58 p.m.
14
15
16

17 **Regular Meeting – 7:00 p.m.**
18 **City Council Chambers**

19
20 Present: Mayor Kendalyn Harris
21 Councilmembers Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard
22 Higginson (via zoom), Cecilee Price-Huish
23 City Manager Gary Hill (via zoom)
24 Asst. City Manager Galen Rasmussen
25 City Engineer Lloyd Cheney
26 City Attorney Clinton Drake
27 Planning Director Francisco Astorga
28 Streets Director Charles Benson
29 Asst. Planner Nicholas Lopez
30 Recording Secretary Maranda Hilton
31

32 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

33 Mayor Harris called the meeting to order at 7:04 p.m. and welcomed those in attendance. Mr.
34 Jim Clark led the Pledge of Allegiance and President Scott Allen, Bountiful Stone Creek Stake,
35 offered a prayer.
36

37 **RESOLUTION 2022-18 ALLOWING ELECTRONIC PARTICIPATION BY RICHARD**
38 **HIGGINSON – MR. CLINT DRAKE**

39 Councilmember Bradshaw made a motion to approve Resolution 2022-18 with the following
40 corrections: changing the date to October 11, 2022 after the second “whereas” clause and changing
41 the pronoun from “her” to “him”. Councilmember Bahr seconded the motion, which passed with
42 Councilmembers Bahr, Bell, Bradshaw and Price-Huish voting “aye.”
43

44 Councilmember Richard Higginson joined the meeting via Zoom and participated in the
45 remainder of the meeting.
46

1 **PUBLIC COMMENT**

2 The public comment section was opened at 7:09 p.m.
3

4 Mr. Joel Powell (resident of Unincorporated Davis County) explained that he and his
5 neighbors are being annexed by the city of North Salt Lake but would rather be annexed by Bountiful
6 City. He asked the Council for direction regarding how they might seek Bountiful's annexation if
7 they can stop the annexation into North Salt Lake.
8

9 Ms. Rachel Coleman (1400 South) explained that a South Davis Junior High student was hit
10 by a car last week while crossing the street near the school. She said that her own son was almost hit
11 by a car while crossing at the crosswalk in front of his school. She said that the City needs to make
12 the streets safer and help change the mentality of drivers and pedestrians. She explained that although
13 some good suggestions were made at the traffic safety meeting, she feels we need something more
14 tactical that will help take people out of "autopilot."
15

16 Mr. Kort Delost (310 South 750 East) explained that he and his neighbors have been
17 concerned about trespassing at 425 Medical Drive, which has been abandoned for one and a half
18 years. He said he set up a camera after noticing tracks going through a gap in the fence and has seen
19 many trespassers and different groups of youth coming and going since January 2022. He asked the
20 Council to please address this safety issue.
21

22 Mr. Thomas Call (Unincorporated Davis County) told the Council that being annexed by
23 North Salt Lake would be a burden to him and his neighbors, most of whom have Bountiful addresses
24 and own businesses in Bountiful. He reiterated that they would rather be annexed by Bountiful than
25 North Salt Lake if they must be annexed.
26

27 The public comment section was closed at 7:18 p.m.
28

29 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD SEPTEMBER**
30 **27, 2022**

31 Councilmember Bahr made a motion to approve the minutes from September 27, 2022, and
32 Councilmember Price-Huish seconded the motion. The motion was approved with Councilmembers
33 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting "aye."
34

35 **BCYC REPORT**

36 No report was given.
37

38 **COUNCIL REPORTS**

39 Councilmember Higginson gave his remarks about the landscaping code changes. He
40 suggested staff write the ordinance concerning home additions in a way that it could be easily
41 removed or retained depending on what the Council decides the night of adoption. He said he would
42 report back about his trip when he gets back.

43 Councilmember Bahr did not have a report.

44 Councilmember Price-Huish thanked the Planning Commission for all of the time, effort and
45 research they put into the landscaping suggestions.

1 Mayor Harris reported that she attended the Utah League of Cities and Towns (ULCT)
2 convention last week and was grateful for the opportunity to learn about things going on around the
3 State. She said the ULCT is a great partner, and she appreciates the work they do.

4 Councilmember Bell reported that the BCYC will be hosting a “Pumpkin Walk” at North
5 Canyon Park on October 22. He also announced that tickets for the annual Christmas concert will go
6 on sale November 1st. The concert will be performed by a group called the Crescent Super Band and
7 will be Christmas themed.

8 Councilmember Bradshaw reported that the SDRD board met last week and has begun the
9 work of addressing the budget for the next fiscal cycle. She said that the Recreation District reached
10 out to residents who no longer have access to warm water pools for therapy and offered them passes
11 to try out the Rec pools.

12 Councilmember Price-Huish added a comment, that she attended the Utah Outdoor
13 Recreation Summit last week and it was a wonderful opportunity to see the coordination and efforts
14 to enhance connectivity and alignment of trails along the Wasatch Front.

15
16 **CONSIDER APPROVAL OF:**

17 **A. EXPENDITURES GREATER THAN \$1,000 PAID SEPTEMBER 19 & 26, 2022**

18 **B. AUGUST 2022 FINANCIAL REPORT**

19 Councilmember Higginson made a motion to approve the expenditures paid
20 September 19 & 26, 2022 along with the August 2022 Financial Report and Councilmember
21 Price-Huish seconded the motion. The motion was approved with Councilmembers Bahr,
22 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

23
24 **CONSIDER APPROVAL OF IN-HOUSE RECYCLING PROPOSAL – MR. CHARLES**
25 **BENSON**

26 Mr. Charles Benson reported on the recommendation to move recycling collection in-house
27 once the City’s contract with Ace Recycling expires in November. Ace Recycling agreed to let the
28 City lease and ultimately purchase their cans, which will save the City money. The City has two
29 refuse trucks it can use for recycling collection until the time they can budget for and purchase new
30 trucks for this purpose. The City also has staff who could be utilized until new employees are hired
31 and trained. The funds for the trucks, the cans and the new employees would be diverted from funds
32 that would have been paid to Ace. Mr. Benson explained that staff recommends moving recycling
33 collection in-house, combining the recycling fund into the current sanitation and landfill fund for
34 budgeting and reporting purposes, authorizing the lease agreement with Ace Recycling for the cans,
35 and authorizing the hiring of two new full-time employees beginning December 1st.

36 After asking a few questions, Councilmembers thanked Mr. Benson for his work and said
37 they felt this proposal would be a benefit to the City and the residents.

38 Councilmember Bell made a motion to approve the in-house recycling proposal and its
39 components as presented by Mr. Benson. Councilmember Price-Huish seconded the motion. The
40 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
41 “aye.”

42 Mayor Harris explained that the City has a policy that rewards employees who find tax
43 savings for the City and asked that the Council consider awarding this to Mr. Benson for his idea.

44 Councilmember Bradshaw made a motion that staff explore the awarding of the incentive to
45 Mr. Benson and Councilmember Bahr seconded the motion. The motion was approved with
46 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

1
2 **CONSIDER APPROVAL OF ORDINANCE 2022-09 AMENDING THE DEVELOPMENT**
3 **PLAN FOR RENAISSANCE LOT 11 – MR. FRANCISCO ASTORGA**

4 Mr. Francisco Astorga explained that Lot 11 of Renaissance Towne Center is being changed
5 to townhomes with a non-residential space instead of apartments with a parking garage, and this
6 change in the development plan constitutes holding a public hearing for the legislative amendment to
7 the plan.

8 Mr. Astorga went through the proposed changes from the Planning Commission for the
9 development plan. The Planning Commission asked that the developer create a better transition in
10 heights between the townhomes and the tower on the corner, and the developer agreed. He explained
11 that the Planning Commission was divided on the minimum setback for the townhomes along Main
12 Street; three commissioners voted for a 10' setback and three voted to keep the 20' setback. The
13 developer, Mr. Brian Knowlton is asking for a 10' setback. The Commission then unanimously
14 approved a recommendation for a 15' setback. Mr. Astorga continued that Staff recommended
15 removing the four townhomes in the middle of the site, but the Planning Commission did not agree
16 with that recommendation. The final recommendations for the developer consisted of having more
17 architectural details and windows on the tower and a heavy use of brick, for aesthetic purposes.

18 Councilmember Bahr asked Mr. Lloyd Cheney why he recommends keeping a 20' setback for
19 the Main Street townhomes. Mr. Cheney explained his personal opinion that a 20' setback for
20 residential properties on a busy street is still too close, especially when the intended outcome is to
21 create a nice, walkable area. His other concern is accessing the utilities, saying that a short setback
22 will make it more difficult for City crews to do maintenance work without causing damage, and
23 perhaps even put private property in jeopardy in the event of a water line break. After some
24 discussion, the Council asked to hear from the developer, Mr. Knowlton, about the request for a 10'
25 setback and other questions that were asked.

26 Mr. Knowlton said the reasoning behind having a 10' setback for the three units on Main
27 Street is that those three units are only two-stories above street level, making a shorter setback just
28 fine. He added that the three feet between the sidewalk and the back of the curb and gutter is where
29 the gas line is located. He said the water line is in an eight-foot strip of land the City owns on the
30 property-side of the sidewalk. Which means that the 10' easement is only being used for the power
31 lines and all the requirements for spacing are being met. He feels the fear that crews will do damage
32 to private property is unfounded and he complimented the City for their excellent crews. He added
33 that after all the easements and setbacks add up, the buildings end up being 23' away from the street,
34 which is a long way. Mr. Knowlton said that pushing the setback farther in would mean making the
35 driveways on the backside of the buildings smaller than required by code and would cause problems.

36 Mr. Knowlton then addressed the recommendations for brick use and windows. He explained
37 his reservations about requiring brick as the primary material, saying he would like to leave that up to
38 the architect to be determined in the site plan. He also said that some of the proposed windows on the
39 tower cannot be done, due to the placement of the firewall, but that they will have some windows
40 there. He asked it to be on the record that he does not like the bold paragraph included in the staff
41 report on this item which is on page 54 of the City Council packet. He added that keeping the four
42 townhome units in the middle are very important for the development and losing them is not an
43 option.

44
45 **A. PUBLIC HEARING**

46 The public hearing was opened at 8:37 p.m.

1
2 No comments were made.

3
4 The public hearing was closed at 8:37 p.m.

5
6 **B. ACTION**

7 Councilmember Bell said that he feels strongly that the setback should not be
8 shortened to 10' because, he feels, in urban areas setbacks should not be tied to building
9 heights and they should be consistent for the entire block. He did say he could approve a 15'
10 setback.

11 Councilmember Higginson said he is comfortable with the 10' setback because of the
12 accumulation of setbacks and easements that add up to more. He also said the four middle
13 townhome units should stay in the plan.

14 Councilmember Bahr said she agreed with Councilmember Higginson's remarks.

15 Councilmember Price-Huish agreed also and said that she is happy to see townhomes
16 added to this site and would like to keep the momentum moving forward on this project.

17 Councilmember Bradshaw made a motion to amend item four in Ordinance 2022-09
18 to read 10' instead of 15' and otherwise adopt the ordinance. Councilmember Higginson
19 seconded the motion. The motion was approved with Councilmembers Bahr, Bradshaw,
20 Higginson and Price-Huish voting "aye." Councilmember Bell voted "nay."

21
22 **PRESENTATION OF MODERATE INCOME HOUSING REPORT – MR. FRANCISCO**
23 **ASTORGA**

24 Mr. Astorga explained that the State changed the reporting process this year and the City was
25 simply required to fill out a form indicating which strategies they adopted. The deadline was October
26 1st. He reported that Bountiful adopted strategies E, F, G and L, but due to HB462 drastically
27 changing the language of strategy L, they omitted it from the report and still met the requirement to
28 have at least three.

29 Mr. Astorga said he would work with the City Manager to schedule work sessions to discuss
30 implementation strategies in order to conform to HB462 changes in the 2023 report.

31 Councilmember Bradshaw added that HB462 was one of the big omnibus bills of the
32 legislative session and that it is an issue worthy of keeping an eye on. She believes the legislature will
33 continue using it to dole out penalties and give rewards as cities choose to comply or not.

34
35 **CONSIDER APPROVAL OF LOT LINE ADJUSTMENT AT 1848 EAST MAPLE HILLS**
36 **DRIVE – MR. LLOYD CHENEY**

37 Mr. Cheney explained that to stay in accordance with State law, a lot line adjustment for an
38 existing subdivision must be brought before the Council now. He said that Mr. Ashworth is the owner
39 of the three lots, which were platted in the 1970s when the foothill zone did not have as many
40 restrictions. He explained that Mr. Ashworth would like to construct a detached accessory structure
41 on Lot 103 and the Planning Commission has forward a positive recommendation for the line
42 adjustment to combine Lot 102 and the remaining portion of Lot 103.

43 Councilmember Price-Huish made a motion to approve the lot line adjustment at 1848 Maple
44 Hills Drive and Councilmember Bahr seconded the motion. The motion was approved with
45 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting "aye."
46

1 **CONSIDER APPROVAL OF THE REIMBURSEMENT AGREEMENT WITH THE**
2 **RAINEY FAMILY FOR THE CONSTRUCTION OF EAGLE RIDGE DRIVE – MR. LLOYD**
3 **CHENEY**

4 Mr. Cheney explained that it is exciting to have this item come before the Council and that
5 construction is very close to beginning on Eagle Ridge Drive. The City proposed to the Rainey family
6 that the City complete the public improvements and have the Rainey family reimburse the City. The terms
7 and conditions of the reimbursement are in this agreement. The City estimates that the expenses will
8 be \$1.1M, which will be repayable within 15 years depending on their timeline to develop the
9 subdivision. He explained that this agreement will remain with the property.

10 Councilmember Bahr made a motion to approve the reimbursement agreement with the
11 Rainey family for Eagle Ridge Drive and Councilmember Higginson seconded the motion. The
12 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
13 “aye.”

14
15 **ADJOURN**

16 Councilmember Bradshaw made a motion to adjourn the regular session and Councilmember
17 Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,
18 Higginson and Price-Huish voting “aye.”

19
20 The regular session was adjourned at 9:02 p.m.
21

Mayor Kendalyn Harris

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
October 3 & 10, 2022

Author: Tyson Beck, Finance Director

Department: Finance

Date: October 25, 2022



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 October 3 & 10, 2022

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 3, 2022**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,027.50	230198	5227088-02	5/16 D.E. Auto - Customer # 6000052
14090	BLUE BEST HEATING	Streets	104410 426000	Bldg & Grnd Suppl & Maint	11,769.00	230206	21726274	Heater Upgrades for Building
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	16,458.00	230210	113134	Tubgrinding from 9/7-9/22/22
1393	BTS LANDSCAPING PROD	Landfill	575700 462400	Contract Equipment	22,411.25	230210	113133	Tubgrinding from 7/14-7/27 and 8/9-8/31/22
1507	BURT BROTHERS TIRE I	Light & Power	535300 448635	Vehicles	1,570.80	230211	1030097035	#5069 Rim and Tire Repair - Customer ID 118
1596	CATE RENTAL & SALES,	Storm Water	494900 425000	Equip Supplies & Maint	1,120.49	230215	235102	Misc. Parts and Supplies - Customer # 02308
1596	CATE RENTAL & SALES,	Storm Water	494900 425000	Equip Supplies & Maint	1,186.21	230215	235036	Misc. Parts and Supplies - Customer # 02308
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	11,722.69	230224	123819	Sept. 2022 Animal Control Services
5351	DEERE CREDIT, INC.	Landfill	575700 425000	Equip Supplies & Maint	1,915.51	230226	2694679	Property Tax on Lease
12839	EDGE EYEWEAR	Light & Power	535300 445201	Safety Equipment	3,625.04	230231	INV059434	Eye Glasses - Customer ID B00368
2104	ESRI-ENVIRONMENTAL S	Engineering	104450 425000	Equip Supplies & Maint	1,003.00	230233	94336513	Maintenance and Materials - Customer # 163812
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	1,650.89	230235	1198412	Setter Supplies - Customer # 48108
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	6,132.00	230243	22479	Professional Lawn Service
2350	GREEN SOURCE, L.L.C.	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	3,850.00	230243	21179	Professional Lawn Service
11418	HUMDINGER EQUIPMENT	Landfill	575700 425000	Equip Supplies & Maint	1,479.64	230251	29532	Replacement Wheel Tip for Tana
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,421.38	230257	407628	Road Base - Customer # BCTY07399
13969	LAUNCH CONSTRUCTION	Legislative	454110 473100	Improv Other Than Bldgs	518,182.03	230258	2202-4	Project for Washington Park
13969	LAUNCH CONSTRUCTION	Storm Water	494900 473106	Storm Drain Construction	76,571.90	230258	2202-4	Project for Washington Park
3195	MOUNTAINLAND SUPPLY	Water	515100 474500	Machinery & Equipment	1,996.23	230270	S104960342.001	Misc. Parts and Supplies - Customer # 18498
3458	PETERBILT OF UTAH, I	Streets	104410 425000	Equip Supplies & Maint	1,555.75	230279	955193	Misc. Parts and Supplies - Acct # 457
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	2,510.00	230284	182233	Street Signs - Customer # UT1005
4051	STATE OF UTAH	Landfill	575700 431300	Environmental Monitoring	5,136.00	230292	10042022	Landfill Solid Waste Quarterly Fee 3Q2022
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	2,980.00	230297	2022100123418	Fluoride - Acct # C1303
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	1,989.47	230307	9916470741	Account # 771440923-00001
9364	VISTA OUTDOOR SALES	Golf Course	555500 448240	Items Purchased - Resale	1,431.76	230309	689313	Golf Accessories - Account # 199088-0000
4522	WATERFORD SYSTEMS	Water	515100 448000	Operating Supplies	4,972.54	230310	191467	Chemical Testing
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,295.00	230315	109878	Janitorial Cleaning for July 2022
13321	ZOHO CORP	Computer Maintenance	616100 429200	Computer Software	1,075.50	230317	2349600	ManageEngine-Service Desk Licensing Software
					TOTAL:			
								<u>712,039.58</u>

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 10, 2022**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1507	BURT BROTHERS TIRE I	Light & Power	535300 448635	Vehicles	2,224.71	230327	1030097206	Rims and Tires - Customer ID 118
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,113.28	230341	75840	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,750.00	230341	75830	Tree Trimming
5281	DOMINION ENERGY UTAH	Parks	104510 427000	Utilities	1,272.27	230343	10012022K	Account # 2493910000
5039	E.C.T. SALES & SERVI	Water	515100 474500	Machinery & Equipment	9,822.00	230344	19989	VFD Panel
2142	FASTENAL CO	Light & Power	535300 448632	Distribution	1,577.71	230348	UTSL1169732	Standoff Bracket Washers- Customer # UTSL10068
5265	FIVE 9's COMMUNICATI	Legislative	104110 466000	Contingency	14,158.04	230350	40756	Job # 42659 WilsonPro Cell Booster Installation
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	13,885.92	230366	26148	ERT's Metering
2605	INTERFORM	Light & Power	535300 445202	Uniforms	1,062.56	230371	363360	FR Work Clothes - Client # 9334
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445201	Safety Equipment	1,269.29	230373	S013196439.001	Glove Testing - Customer # 221694
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	230374	SLC10220056	Janitorial Services for October 2022- Cust # 06507
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,287.08	230382	9029	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,290.76	230382	8986	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	27,271.10	230382	9022	Patching - Customer # BOUN02610
3105	MHL SYSTEMS	Streets	104410 425000	Equip Supplies & Maint	19,444.50	230391	22-15921	Plow Blades
3105	MHL SYSTEMS	Streets	104410 425000	Equip Supplies & Maint	19,444.50	230391	22-15922	Plow Blade and Parts
3105	MHL SYSTEMS	Streets	104410 425000	Equip Supplies & Maint	19,444.50	230391	22-15923	Plow Blades
3293	NICKERSON CO INC	Water	515100 431000	Profess & Tech Services	6,891.00	230401	J24328	Repair to Pump
3402	PACIFICORP	Light & Power	535300 448628	Pineview Hydro Operating Costs	1,649.39	230407	CR216230	2022 O&M Cost - Customer # 10000242
12326	PARSONS BEHLE & LAT	Liability Insurance	636300 431000	Profess & Tech Services	4,342.00	230409	1437045	Deposition and Attorney Fees - Client # 29728
3633	RADWELL INTERNATIONA	Light & Power	535300 448627	Echo Hydro Operating Costs	1,680.00	230413	33056441	Hydro Control Equipment - Customer # 256707
3633	RADWELL INTERNATIONA	Light & Power	535300 448627	Echo Hydro Operating Costs	3,300.00	230413	33044122	Hydro Control Equipment - Customer # 256707
3633	RADWELL INTERNATIONA	Light & Power	535300 448628	Pineview Hydro Operating Costs	2,730.87	230413	33044122	Hydro Control Equipment - Customer # 256707
13120	RECYCLE IT	Landfill	575700 448000	Operating Supplies	3,030.00	230415	10044	202 Mattresses Recycling
10034	RHOMAR INDUSTRIES, I	Streets	104410 448000	Operating Supplies	1,560.83	230418	102444	Shimmer N Shine 55 gallon drum
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Collectn Service	9,737.72	230420	NP-93619	Recycling Fees
3835	SALT LAKE WHOLESale	Police	104210 445100	Public Safety Supplies	6,947.20	230422	12028	5.56 MM 55GR MCBT Ball M193
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	1,046.98	230426	INV-795989	600' Climbing Ropes - Customer # 68053
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	2,727.61	230426	INV-7967724	Carabiners, Ropes & Pulley's - Customer # 68053
3968	SNOW, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	2,336.00	230429	502263	Legal Fees - Matter # 15087.9
14114	SPOHN RANCH	Legislative	454110 473100	Improv Other Than Bldgs	13,000.00	230433	BU001	Washington Park Skate Park Design
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	35,844.90	230442	0350646	Fuel - Account # 000275
5322	UCS WIRELESS	Landfill	575700 425000	Equip Supplies & Maint	1,085.50	230443	80167	Radio Repairs
14112	WEBB	Information Technology	104136 425000	Equip Supplies & Maint	1,276.00	230451	84932	Replace AV Equipment in I.T. Conference Room
TOTAL:					<u>257,279.22</u>			

City Council Staff Report

Subject: Washington Park Playground Purchase
Author: Brock Hill
Departments: Parks
Date: 25 October 2022



Background

Over the past few weeks, the Parks Department has received bid proposals from 3 playground supply companies for purchase of the large playground equipment for the new Washington Park project. A budget and generic plans and specifications were developed and prepared from the park Master Plan as developed in cooperation with MGB+A Landscape Architects. As construction has proceeded and project management responsibilities have been assumed by the City, it was determined that for the good of the project playground equipment selection, schedule, and budget, it and would be best for the City to contract and purchase the playground equipment directly from the selected supplier, thereby saving the City approximately \$12,000 in taxes.

Analysis

Staff contacted three playground equipment supply companies, Big T Recreation representing Playworld equipment; Sonntag Recreation representing Landscape Structures equipment; and Garrett and Company Inc. representing Miracle equipment. Their responses are as listed:

<u>Project budget for playground equipment:</u>	\$150,000
Big T Recreation	\$141,072
Sonntag Recreation	\$150,000
Garrett and Company Inc.	\$152,041

Evaluation of the bids and proposed designed were based on playground equipment performance factors including value for dollars spent, play value, playground type must be inclusive to all age groups and user types, structures must allow for multiple users at the same time, the equipment should encourage social play and stretch the physical and mental abilities of the user. In addition, consideration was given to researched product availability and delivery dates, equipment durability, included equipment installation, customer service record, and past working relationships. The engineered fiber safety surfacing will be managed and purchased separately.

After analyzing all options, bids, and layouts proposed, it was determined that Sonntag Recreation's, Layout Option 2 proposal and bid was the most responsible and responsive quote given, as requested by staff.

Department Review

The review was completed by the Parks Department with the cooperation of the City Engineer.

Significant Impacts

There are sufficient funds available from the previously approved Washington Park construction budget and ongoing realized cost savings through the combined efforts of the contractor and staff.

Recommendation

It is recommended that the City Council accept the proposal of Sonntag Recreation, Layout Option 2 as shown and authorize staff to enter into a purchase agreement for Landscape Structures playground equipment in the amount of \$150,000.

Attachments

Big T Recreation Layout Option 2 with quote
Sonntag Recreation Layout Option 2 with quote
Garrett and Company Inc. Layout Option 1 with quote



Big T Recreation
 11618 S. State St #1602
 Draper, UT 84020
 801-572-0782
 taft@bigtrec.com

QUOTE

Date	Quote #
10/05/2022	15691
Exp. Date	
	12/28/2022

Shipping Address
Bountiful 400 North 200 West Bountiful, Utah 84010

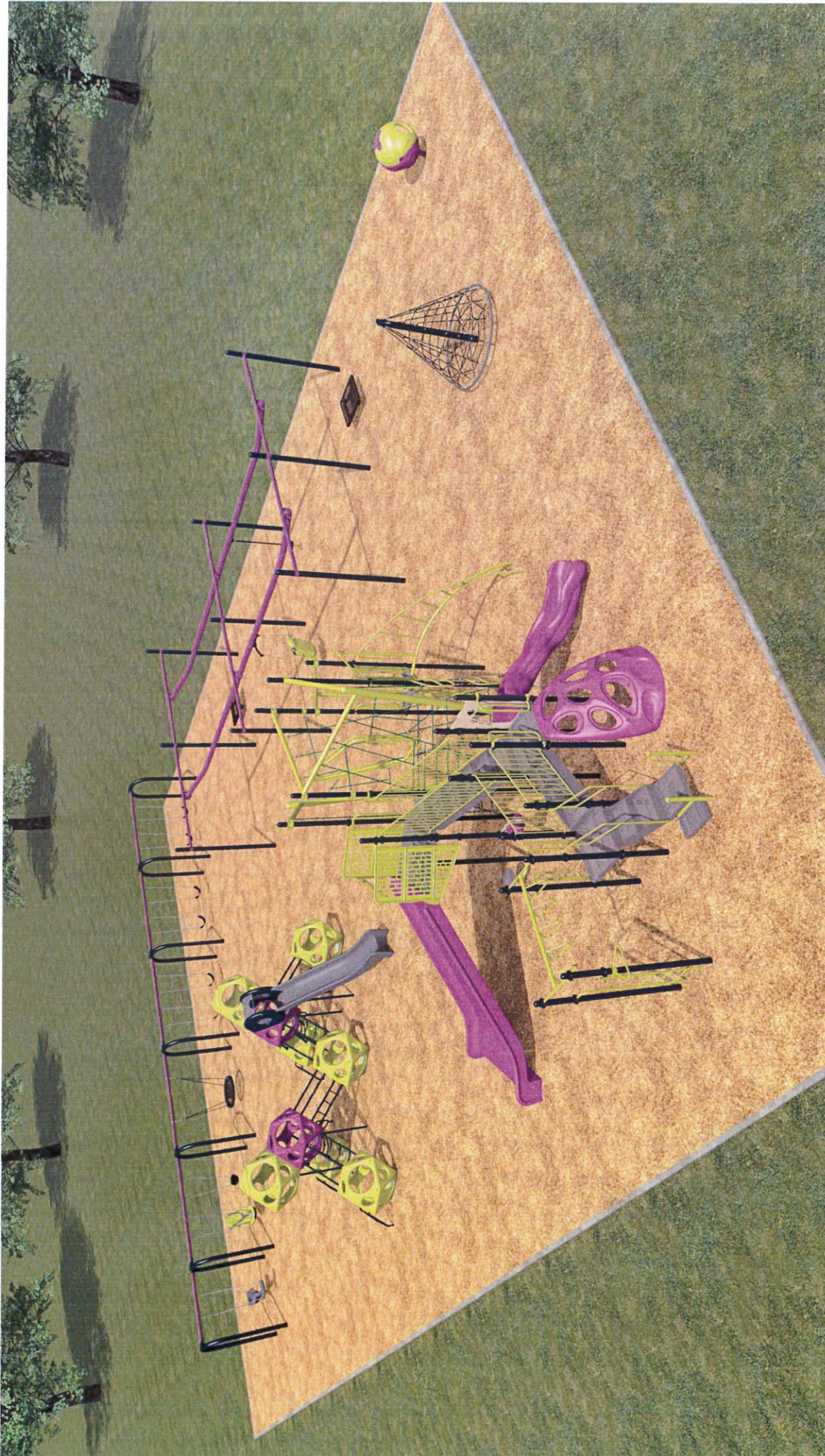
PRODUCT	DESCRIPTION	QTY	RATE	AMOUNT
Playground Structure	Washington Park Playground Project Option # 2 New Playground By Playworld Reference Design # 22-9931A Converge Climbing Structure with Mighty Descent Slide Playcubes Climber with Straights Slide Spinami Spinner Double Zoom Trax Cozy Cocoon Inclusive Spinner 6 Bay Swings Set with Basket Swings, Belts, Tots, and Swing along.	1	111,523.00	111,523.00
Installation	Installation By Certified Crew	1	29,549.00	29,549.00
Freight	Freight Direct Truck (13,909 LBS) Free Freight Fall Promotion *Safety Surfacing Not Included* Tax Exempt Certificate Required at Time of Order	1	0.00	0.00
			SUBTOTAL	
			TAX	
			TOTAL	\$141,072.00

Accepted By

Accepted Date

Acceptance of this quote agrees to the terms and conditions set by Big T Recreation. Please contact us with any questions or concerns P: 801.572.0782, F: 801.216.3077 or E: taft@bigTrec.com or merit@bigTrec.com.

We thank you for your business.



POST & COMPONENT	ROTOPOLD PLASTIC	2-COLOR PLASTIC	EEO-ARMOR
Cobalt	Lavender	Beige-Gray	Gray
Chartreuse	Beige		
Lavender	Chartreuse		
	Cobalt		
	Gray		
		ROPE	Green

Sales Representative

Equipment Manufacturer




Washington Park - Option 2
 Bountiful City, Utah



Sonntag
Recreation, LLC

QUOTE

September 14, 2022

Sonntag Recreation

EXPIRATION DATE: 4/1/2023

4245 S. Panorama Circle, Salt Lake City, UT 84124

Office: 801-278-9797 Fax: 801-278-9794

jeff@sonntagrec.com

TO: Launch Construction
ATTN: Jeff Belliston

SALESPERSON	JOB	PAYMENT TERMS	LEAD TIME
Jeff	Washington Park Option 2	Net 30	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Landscape Structures – Playground Design Option 2		\$155,795.00
1	Installation of Playground Equipment & Engineered Wood Fiber Safety Surfacing (No Site Excavation or Site Prep)		30,000.00
1	Freight		7,600.00
	Bountiful City to Provide 333 Cubic Yards of Engineered Wood Fiber safety surfacing per our conversation with Brock Hill on 9/13/2022. <u>Sonntag will install the wood fiber</u>		

Note: We have not included sales tax on this quote. If Sales Tax is necessary, we will need to revise our quote

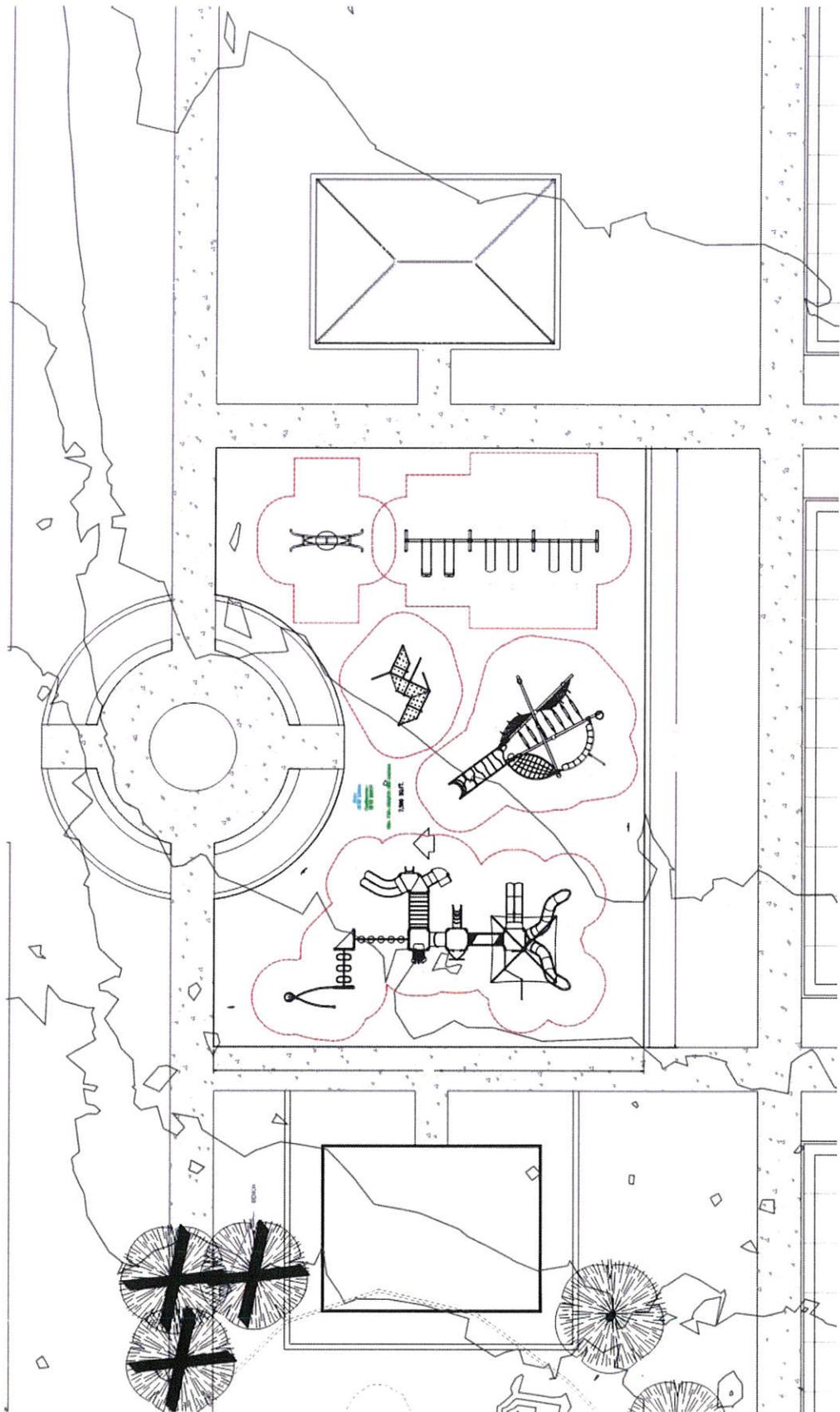
SUBTOTAL	\$193,395.00
LESS DISCOUNT	-42,633.00
TOTAL	\$150,762.00

Quotation prepared by: Jeff Sonntag _____

This is a quotation on the goods named, subject to the conditions noted below: (Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.)

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!





llr
landscape
structures

Washington Park

1163386-02-01 • 03.25.2022



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Estimate



PROJECT WASHINGTON PARK-BOUNTIFUL
BILL TO CITY OF BOUNTIFUL
 950 SOUTH 200 WEST
 BOUNTIFUL, UT 84010
 BHILL@BOUNTIFUL.GOV

DRAWING N/A
SHIP TO BROCK HILL
 450 W. 740 S.
 BOUNTIFUL, UT 84010
 BHILL@BOUNTIFUL.GOV

ESTIMATE 22007-1
OPTION 1
DATE 10/5/2022
EXPIRES 12/4/2022

ITEM	DESCRIPTION	QTY	AMOUNT
1001 PLAY STRUCTURE	714S654J: KIDS CHOICE MEGATOWER SALE FLYER STRUCTURE	1.00	\$ 54,999.00
1003 FREESTANDING PLAY	TEN SPIN	1.00	\$ 4,052.00
1003 FREESTANDING PLAY	BARREL RIDE	1.00	\$ 2,226.00
1003 FREESTANDING PLAY	TWIN RIDER	1.00	\$ 1,180.00
1001 PLAY STRUCTURE	CYCLOCONE DIAMOND CLIMBER SPINNER	1.00	\$ 11,419.00
1003 FREESTANDING PLAY	AQUARIUS	1.00	\$ 19,321.00
1003 FREESTANDING PLAY	SADDLE SEAT SPINNERS (1 ANGLED, 1 STRAIGHT)	2.00	\$ 1,423.00
1003 FREESTANDING PLAY	3.5" OD ARCH SWINGS, 2 BELTS, 2 TOTS, 1 INCLUSIVE, 1 GENERATION SEAT	1.00	\$ 7,093.00
1003 FREESTANDING PLAY	MANTIS CABLEWAY - 20 M	1.00	\$ 12,423.00
			\$ -
6003 INSTALLATION	INSTALLATION OF OPTION 1	1.00	\$ 37,905.00
			\$ -
	PRICE DOES NOT INCLUDE SURFACING.		\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

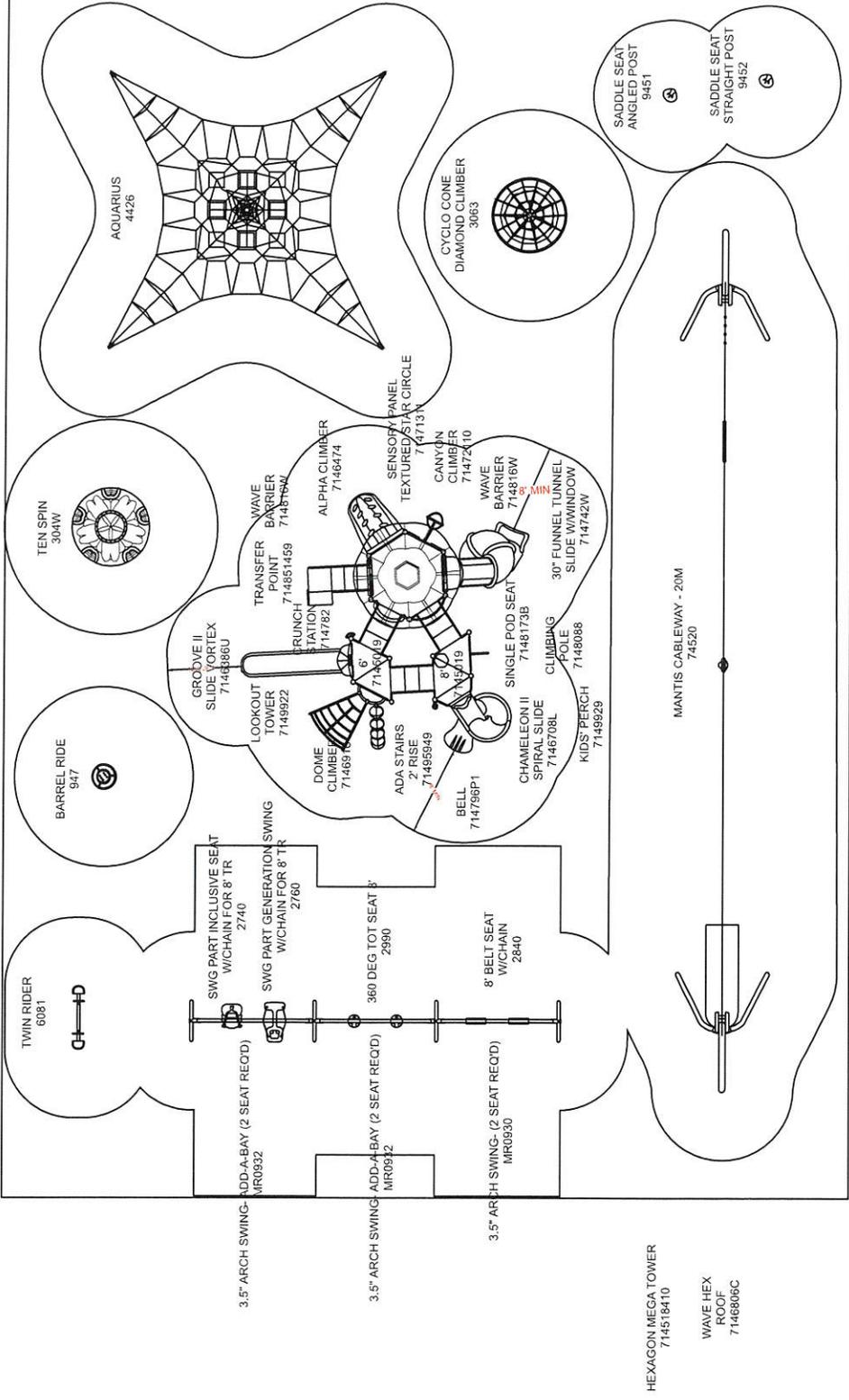
Thank You

Thank you for choosing Garrett Parks and Play for your recreation equipment needs. We sincerely appreciate your business!

SUBTOTAL \$ 152,041.00
SALES TAX \$ -
OFFLOAD \$ -
TOTAL \$ 152,041.00

FOR KIDS AGES
5-12
YEARS

Washington Option 1 Bountiful, UT



To promote safe and proper equipment use by children, Miracle recommends the installation of either a Miracle safety sign or other appropriate safety signage near each play system's main entry point(s) to inform parents and supervisors of the age appropriateness of the play system and general rules for safe play.

AN ENERGY ABSORBING PROTECTIVE SURFACE IS REQUIRED UNDER & AROUND ALL PLAY SYSTEMS

R0032_44837469448

GARRETT & COMPANY, INC.
 PHONE NO: (801) 265-8443
 FAX NO: (801) 263-1254
 850 Quaking Aspen Dr
 Murray, UT
 GROUND SPACE: 94'-0" x 65'-0"
 PROTECTIVE AREA: 109'-6" x 77'-0"
 DRAWN BY: Angela LeBaron
 DATE: 6/2/2022



City Council Staff Report



Subject: Transformer purchase approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: October 25, 2022

Background

Transformers continue to be hard to purchase and their lead times are a factor in keeping an adequate inventory. These transformers will be used on the system as needed.

Analysis

Specifications and an invitation to submit a bid for the transformers were sent out to two (2) major suppliers.

24 (ea.) 37.5 Kva 1-phase O.H. transformer
24 (ea) 50 kva 1-phase O.H. transformer

We received and opened one (1) sealed bids and held a bid opening on October 7, 2022. The results are as follows:

Distributors/Manufacture	Total Cost	Delivery
Anixter Power Solutions – GE Salt Lake City	\$129,264	26-30 weeks

Department Review

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

Significant Impacts

These transformers will be purchased and placed into inventory until they are needed.

Recommendation

The Staff recommends approval of the bid from Anixter Power Solutions for the sum of \$129,264.

This item will be discussed at the Power Commission meeting Tuesday morning, October 25, 2022, and we will bring their recommendation to the City Council meeting that night.

Attachments. None

City Council Staff Report



Subject: Landscaping Ordinance Land Use Code Text Amendment
Author: Francisco Astorga, AICP, Planning Director
Date: October 25, 2022

Background

On June 21, 2022, the City Council held a Landscaping Ordinance Work Session as a follow up to the 2022 Water Outlook discussion. During the June 2022 work session, Staff requested direction from the Council in whether the City should amend the Landscaping Ordinance restricting / limiting turf grass (lawn). Weber Basin Water Conservancy District (Weber Basin) currently offers a rebate (\$1.25 per square foot) to residents in qualifying cities within the district's service areas to remove turf grass in the park-strip areas provided each municipality's ordinances contain certain restrictions.

The Council requested an independent Planning Commission review of the Land Use Code landscaping regulations with a broader view prioritizing 1. aesthetics and 2. water conservation (including the Weber Basin's rebate). On July 19, 2022, the Commission held a work session discussion and provided a collective independent opinion regarding Weber Basin's proposed regulations, the City's current park-strip ordinance, and the City's current landscaping ordinance. The Commission requested additional sample regulations regarding shrubs/trees within single-family/two-family (duplex) dwelling lots. On August 16, 2022, the Planning Commission held a follow-up work session where artificial grass and shrubs/trees were discussed as previously directed.

On August 23, 2022, the Planning Director reported the Commission's independent collective option to the City Council. The Council provided general direction and expressed concerns regarding materials that could have negative impacts on the City's storm drain system. A brief work session was held with the Planning Commission on September 20, 2022, regarding the Council's added priority regarding effects to the storm drain system. The balance of the Ordinance is 1. aesthetics, 2. water conservation, and 3. storm drain system effects.

On October 4, 2022, the Planning Commission reviewed a proposed ordinance drafted by the Planning Staff with the input from the Engineering/Public Works Department. After thorough discussion and deliberation, the Planning Commission forwarded a positive recommendation to the City Council (6-0 vote). On October 11, 2022, the City Council held a work session and provided feedback to Staff regarding the proposed Ordinance.

Analysis

Staff has addressed the Council's concerns identified during the October 11 work session which included:

- Removing potentially confusing language from the proposed park strip regulation.
- Removing specific coniferous tree requirements.

- Removing additions to single family dwellings from triggering the park strip xeriscape requirement.
- Adding proposed language allowing shrub substitution on private property with other live vegetative materials.
- Clarifying walkway areas within park strips.

The proposed ordinance has two (2) other items of note that were discussed during the October 11 work Session

- Staff removed the proposed boulder prohibition within park strips. After internal discussion, other existing areas of code address Staff concerns regarding clear view areas, height, etc.
- Sub-section 14-16-109 (B)(6) and 14-16-115(H)(2) regarding the applicability of this proposed code to additions to single-family dwellings and two-family dwellings has been left in the ordinance. Council will need to decide whether this section should remain in the final version.

It should be noted that WaterSense is a program sponsored by the U.S. Environmental Protection Agency (EPA) designed to encourage water efficiency through the use of a special label on consumer products. Staff has coordinated with Weber Basin and the proposed Landscaping Ordinance will comply with the Flip the Strip program according to a conversation with Weber Basin staff on October 19, 2022.

Department Review

This report was written by the Planning Director and reviewed by the City Manager.

Significant Impacts

Amending the Code could create a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code will impact the City's Code Enforcement program as there will be additional parameters to enforce.

Recommendation

Staff recommends that the City Council review the drafted Land Use Code Text Amendment reflected on the proposed Landscaping Ordinance, hold a public hearing, and approve the ordinance.

Attachments

1. Proposed Landscaping Ordinance



BOUNTIFUL

Bountiful City Ordinance No. 2022-10

MAYOR
Kendalyn Harris

CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

An Ordinance Amending Chapter 16 of the Land Use Code of Bountiful City related to Landscaping.

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The City Council requests certain Land Use Code Text Amendments relating to landscaping be considered; and
3. After review and a public hearing of a proposed landscaping ordinance on October 4, 2022, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a work session discussion regarding landscaping on June 21, 2022, August 23, 2022, and October 11, 2022.
5. The Planning Commission of Bountiful City held a work session discussion regarding landscaping on July 19, 2022, August 16, 2022, and September 20, 2022.
6. The City Council of Bountiful City held a public hearing on this Ordinance on October 25, 2022, and considered the statements made from the public, as well as the recommendations from the Planning Commission and the Staff.
7. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
8. The City Council of Bountiful City reviewed the proposed landscaping ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Chapter 16 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related to Landscaping is hereby adopted and enacted as shown on Exhibit A.

SECTION 2. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this ___ day of October 2022.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

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CHAPTER 16

LANDSCAPING AND FENCING

- 14-16-101 PURPOSE**
- 14-16-102 APPLICATION**
- 14-16-103 DEFINITIONS**
- 14-16-104 PLAN SUBMITTAL**
- 14-16-105 PLAN IMPLEMENTATION**
- 14-16-106 INSTALLATION BOND**
- 14-16-107 GENERAL PROVISIONS**
- 14-16-108 CLEAR-VIEW AREAS**
- 14-16-109 TYPES AND LOCATION OF LANDSCAPING**
- 14-16-110 FENCE, WALL AND LIGHTING STANDARDS FOR A SINGLE-FAMILY OR TWO-FAMILY DWELLING**
- 14-16-111 FENCE, WALL AND LIGHTING STANDARDS IN ALL OTHER DEVELOPMENTS**
- 14-16-112 GRADE DIFFERENTIAL**
- 14-16-113 VACANT LOTS**
- 14-16-114 NONCOMPLYING WALLS AND FENCES**
- 14-16-115 XERISCAPE STANDARDS**
- 14-16-116 BARBED WIRE AND ELECTRICAL FENCE RESTRICTIONS**
- 14-16-117 TREE SELECTION LIST**

14-16-101 PURPOSE

This Chapter establishes general standards for the manner in which landscaping, fences, walls, and other types of screening and buffering devices shall be installed and maintained. Other sections of this Title may contain specific criteria that supersede the provisions of this Chapter.

14-16-102 APPLICATION

The provisions of this Chapter shall apply to all parcels of land located within Bountiful City, unless specifically stated otherwise in this Title.

14-16-103 DEFINITIONS

See Chapter 3 of this Title for the following definitions:

- “WALL” or “FENCE”
- “SCREENING DEVICE”
- “BUFFERING DEVICE”
- “HEIGHT OF WALLS AND FENCES”
- “OPEN-STYLE FENCE”
- “XERISCAPE”

14-16-104 PLAN SUBMITTAL

Any site plan submittal required by this Title shall include a landscaping plan that includes:

- A. The location and type of landscaped areas,

- 54 B. An area calculation table showing the size and percentage of landscaping and
55 impervious surface areas,
56
57 C. A list of existing and proposed landscape materials/plants,
58
59 D. The location of walls, fences and other screening and buffering devices,
60
61 E. The location and design of a pressurized irrigation system.
62
63 F. Landscape and/or sprinkler plans shall be prepared by a Landscape Architect licensed
64 to practice in the State of Utah. The City may waive this requirement for projects less
65 than one (1) acre in size.
66

67 **14-16-105 PLAN IMPLEMENTATION**

68
69 In administering the implementation of an approved landscaping plan, the Planning Director
70 may allow substitutions for approved plants, landscape features and other amenities consistent
71 with the intent of this Chapter, but only if the existing conditions of the site or the availability of
72 the building materials make it not possible to implement the plan as approved.
73

74 **14-16-106 INSTALLATION BOND**

75
76 Landscaping, sprinkling system, walls, fences, screening structures, walks, parking areas and
77 other on-site improvements shall be installed and bonded for in accordance with the provisions
78 of this Title and the City Code.
79

80 **14-16-107 GENERAL PROVISIONS**

81
82 The following shall apply to all property within the City of Bountiful:

- 83
84 A. Each property owner and/or occupant shall provide and continuously maintain on-site
85 landscaping, fencing, walls and other required improvements equal to the minimum
86 requirements of this Title and as shown on an approved site plan.
87
88 B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to
89 accumulate on the property.
90
91 C. Each property owner and/or occupant shall provide and continuously maintain
92 landscaping within park strip areas (between the curb and sidewalk), ~~except for~~
93 ~~approved driveways, walkways and utility service areas.~~ Asphalt ~~or concrete paving~~ in
94 place of landscaping between the sidewalk and curb is prohibited.
95
96 D. Any developed property shall have a pressurized irrigation system that shall be installed
97 and continuously maintained in all landscape areas. ~~Drip irrigation or bubblers shall be~~
98 ~~used in non-lawn areas. Lawn areas, planting beds, etc., shall be irrigated on separate~~
99 ~~valves. Drip emitters, pop up spray heads, and rotors shall be placed on separate~~
100 ~~irrigation valves. WaterSense labeled smart irrigation controllers shall be used for~~
101 ~~landscaped areas.~~
102
103 E. It is unlawful to strip, excavate or otherwise remove top soil from a site unless a permit
104 allowing the activity has been issued by the Engineering Department.
105

106 F. Any required improvement, including landscaping, shall be installed within six (6) months
107 of the date of the occupancy permit or of the equivalent final inspection.
108

109 **14-16-108 CLEAR-VIEW AREAS**
110

111 A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-
112 view area shall be maintained at the intersection of every street, whether public or
113 private, and at the intersection of every driveway with a public or private street. The
114 clear-view provisions are considered life-safety standards and shall supersede any
115 conflicting provisions of this Title.
116

117 B. No provision of this section shall be construed to allow the continuance of any
118 nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material,
119 or other obstruction which interferes with the safety of pedestrians or vehicle traffic.
120

121 C. The clear-view area for a street intersection is the area of land determined by measuring
122 forty (40) feet from the point of juncture of street curb lines, and then connecting the
123 termini of those lines forming a triangle that encompasses a portion of the street right-of-
124 way and the adjoining lot. Within that clear-view area, the following shall apply:
125

126 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight
127 obscuring devices shall not exceed two (2) feet in height above the level of the
128 curb.
129

130 2. Open style fences shall not exceed four (4) feet in height above the level of the
131 curb.
132

133 3. Tree trunks shall not be located within the clear-view area; however, tree
134 canopies may extend into the clear view area if they are trimmed at least seven
135 (7) feet above the elevation of the sidewalk and eleven (11) feet above the
136 elevation of the street. It is unlawful to allow any vegetation or other growth to
137 block any traffic sign, traffic signal, street light, or other public safety device,
138 regardless of whether it is located in a clear-view area or not.
139

140 4. No sign shall be allowed in the clear-view area unless it is specifically permitted
141 by this Title and it is determined by the City Engineer that it is not a safety
142 hazard.
143

144 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic
145 shall be allowed within the clear-view area unless it is specifically permitted by
146 this Title and it is determined by the City Engineer that it is not a safety hazard.
147

148 D. The clear-view area for the intersection of a driveway and a street shall be determined
149 by first establishing the point of intersection of the driveway edge and the street property
150 line, then measuring ten (10) feet along the property line away from the driveway, and
151 ten (10) feet along the edge of the driveway in toward the property. A line is then drawn
152 from the termini of the two lines, forming a triangle. This is accomplished on both sides
153 of the driveway. Within the triangles and the area between them, the following shall
154 apply:
155

156 1. An open style fence shall be a maximum of four (4) feet in height.

157 2. Any wall or other type of solid fence or sight obscuring growth shall be a
158 maximum of three (3) feet in height.

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173
3. Tree trunks shall not be located within this clear view triangle; however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the sidewalk and eleven (11) feet above the street.
 4. Tree canopies or other growth shall not block signs or signals.
 5. Sight obscuring growth shall be a maximum of three (3) feet in height in the parkstrip.
 6. The driveway clear-view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked and that accesses the rear yard, if it is determined by the Planning Director that the drive access is not a primary access.

174 **14-16-109 TYPES AND LOCATION OF LANDSCAPING**

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211
- A. With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:
 - A. 1. Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.
 - B. 2. The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.
 - C. 3. ~~Street-Front yard~~ trees shall be required along each street and any reverse frontage conditions. ~~Street-Front yard~~ trees shall be located within the front, ~~corner side or and~~ street ~~side~~ yard setbacks. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.
 - D. 4. In addition to required ~~street-front yard~~ trees, each lot or parcel shall include the following:
 1. a. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
 - i. Five hundred (500) square feet of required landscaping in ~~commercial~~ developments that are two (2.0) acres or larger, or
 - ii. Seven hundred fifty (750) square feet of required landscaping in all ~~multifamily developments and all commercial~~ developments that are less than 2.0 acres in size; and
 2. b. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.
 3. c. Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.
 4. d. Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family,

212 commercial, institutional, or industrial use located within twenty (20) feet of a
213 single-family residential development or zone.

214
215 5. Public parks are exempt from tree and shrub requirements as found in this
216 section.

217
218 6. Lawn areas in all developments shall not exceed twenty percent (20%) of the
219 total landscape areas.

220
221 B. The landscaping on a lot or parcel with a single-family or a two-family dwelling shall
222 meet the following criteria:

223
224 1. Each tree shall be planted and staked in accordance with the Standard Tree
225 Planting Detail of this Title.

226
227 2. Each lot or parcel shall have a minimum of two (2) front yard trees.

228
229 3. Front Yard trees shall be required along each street and any reverse frontage
230 conditions. Front yard trees shall be located within the front ~~of~~ and street side
231 yard setbacks. Each tree shall be a minimum two (2) inch caliper and shall be
232 planted at a minimum spacing of one (1) tree for every seventy (70) lineal feet of
233 street frontage.

234
235 4. Within new single-family or two-family dwellings, lawn areas shall not exceed
236 thirty-five percent (35%) of the total landscape areas in the front and side yards.

237
238 5. Lots/parcels without any lawn in the front yard shall have one (1) shrub for every
239 two hundred (200) square feet of non-impervious area located within the front
240 and street side yard setbacks. Trees can fulfill this requirement if they are not
241 counted towards the front yard tree requirement. The land use authority may
242 allow additional substitutions in the form of comparable live vegetation such as
243 perennials, etc.

244
245 6. This section applies to new construction and additions consisting of 750 square
246 feet or more.

247
248 C. Lawn shall not be installed in areas less than eight feet (8') feet wide as measured at its
249 narrowest point and/or on slopes greater than 25%.

250
251 D. Live vegetation shall be selected from the Weber Basin Water Conservancy District
252 recommended plant list. These plant materials are suitable for the local climate with
253 respect to temperature ranges and moderate to high drought tolerance. The land use
254 authority may allow substitutions if it is found similar in size, growth pattern, durability,
255 desirability, and/or impact.

256
257 E. Required deciduous trees shall have a minimum two-inch (2") caliper trunk measured at
258 a height of 48" and coniferous trees shall have a minimum of 48" in height. All heights to
259 be measured from the finished landscape surface.

260
261 **14-16-110 FENCE, WALL AND LIGHTING STANDARDS FOR A SINGLE-FAMILY OR**
262 **TWO-FAMILY DWELLING**

263
264 The following shall apply to any single-family or two-family dwelling on an individual lot:

- 265
266 A. On an interior lot, a fence located within a minimum rear and/or side yard setback shall
267 be:
268
269 1. A maximum of six (6) feet in height if the fence is solid and/or otherwise site
270 obscuring.
271
272 2. A maximum of eight (8) feet in height if the fence is “open style” (at least 75%
273 open and as further defined by this Title).
274
275 3. A maximum of eight (8) feet in height if the lower section of the fence is solid for
276 a maximum of six (6) feet in height and then “open style” (at least 75% open and
277 as further defined by this Title) for the remaining vertical distance.
278
279 B. In the minimum front yard setback area, an “open style” fence shall be a maximum of
280 four (4) feet in height, and any wall or other type of fence shall be a maximum of three
281 (3) feet in height, except as further restricted in a clear-view area.
282
283 C. On a corner lot and on any lot that does not qualify as an interior lot, a street side yard
284 and/or street rear yard may be enclosed by a fence to the same extent as a minimum
285 rear yard or minimum side yard setback on interior lot, except for any clear-view area.
286
287 D. A fence enclosing a recreational facility (whether private or public), such as a tennis
288 court, swimming pool, ball diamond, etc., may be allowed up to ten (10) feet in height, as
289 long as it is “open style” and not site obscuring, is located at least five (5) feet away from
290 the property line, and is not within the minimum front yard setback area. A fence greater
291 than ten (10) feet in height and/or closer than five (5) feet to a property line may be
292 permitted with a conditional use permit or through the site plan review process if the
293 fence is part of a new project. A fence abutting the Interstate freeway system may be
294 erected to a height not exceeding eight (8) feet on the property line adjacent to the
295 freeway right-of-way.
296
297 E. Outdoor lighting shall be directed downward by means of prismatic lens, deflector, or
298 other shading device to avoid projecting onto adjacent properties or streets. No flashing
299 lights shall be allowed except for seasonal decoration allowed by this Title.
300

301 **14-16-111 FENCE, WALL AND LIGHTING STANDARDS IN ALL OTHER**
302 **DEVELOPMENTS**
303

304 With the exception of a single-family or two-family dwelling on an individual lot, the following
305 shall apply to any lot or parcel within Bountiful City:
306

- 307 A. A wall or fence shall be a maximum of six (6) feet in height, with the exception that any
308 wall or solid fence located within twenty (20) feet of a public street shall be a maximum
309 of three (3) feet in height, and any “open style” fence located within twenty feet of a
310 public street shall be a maximum of four (4) feet in height.
311
312 B. Any outdoor storage area shall be screened from view by a minimum six (6) foot high
313 wall constructed of, or finished with, materials to match or compliment the main building
314 material of the site.
315
316 C. Any roof mounted mechanical equipment shall be screened from public view by a
317 parapet wall or similar device that is no lower in height than six (6) inches below the

318 height of the mechanical equipment on the exposed side or sides. No chain link fencing,
319 with or without slats, shall be allowed as a screening device for such equipment.

320
321 D. Any loading or delivery facility shall be screened from street view by a six (6) foot high
322 wall constructed of wood, brick, vinyl, masonry, or similar material as approved by the
323 land use authority.

324
325 E. A solid screening device or wall of masonry, wood, vinyl or similar material shall be
326 constructed along property lines which are located within twenty (20) feet of a residential
327 dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas
328 within twenty (20) feet of a public street property line, where it shall be the maximum
329 height allowed in a single-family residential zone.

330
331 F. A wall of six (6) feet in height shall be required along the rear lot line of a reverse
332 frontage lot. In conjunction with a subdivision plat or Planned Unit Development a fence
333 along the rear lot line of a reverse frontage lot may have a maximum height of eight (8)
334 feet with specific approval of the Planning Commission. Such walls shall be constructed
335 of masonry, wood, vinyl, or similar material as determined by the land use authority. Any
336 **street-front yard** tree or landscaping element required by this Title shall be installed
337 between the wall and the public street improvement.

338
339 G. The exterior boundary of a mobile home park shall be provided with a masonry, wood or
340 vinyl wall having a minimum height of five (5) feet and a maximum height of six (6) feet
341 and shall be designed in an irregular or undulating pattern to create an attractive
342 appearance, as determined by the land use authority. The mobile home park owner and
343 a lessee shall landscape the land between the wall and public street improvements with
344 **street-front yard** trees and other landscape materials and shall maintain the landscaping
345 continuously as required by this Title.

346
347 H. Outdoor lighting shall be directed downward by means of prismatic lens, deflector or
348 other shading device to avoid projecting onto adjacent properties or streets. No flashing
349 lights shall be allowed except for seasonal decoration allowed by this Title.

350
351 **14-16-112 GRADE DIFFERENTIAL**

352
353 In instances where there is a grade differential along a property line separating two (2) lots as a
354 result of a retaining wall or topographic feature, a fence, hedge, wall, or other permitted
355 screening device may be erected to the maximum height permitted on either side of the property
356 line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured
357 rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to
358 vertical posts such that one end of the panel is at grade level, and the other end is no more than
359 two-tenths (0.2) of a foot above grade level for each linear foot of fence panel. The area
360 beneath the bottom of the fence and the ground may be filled or remain open, and the panel
361 height may be the maximum permitted on either side of the property line.

362
363 **14-16-113 VACANT LOTS**

364
365 Minimum yard setback areas apply to each lot or parcel, regardless of whether it is vacant or
366 developed. Therefore, fencing standards shall be applied to a vacant or undeveloped lot in the
367 same manner as to developed land.

368
369 **14-16-114 NONCOMPLYING WALLS AND FENCES**

370

371 A noncomplying wall, fence, landscaping element, or related site feature shall be considered a
372 noncomplying site element and shall not be reconstructed except as permitted under the
373 procedures for noncomplying sites as set forth in the Administration and Procedures Chapter of
374 this Title.

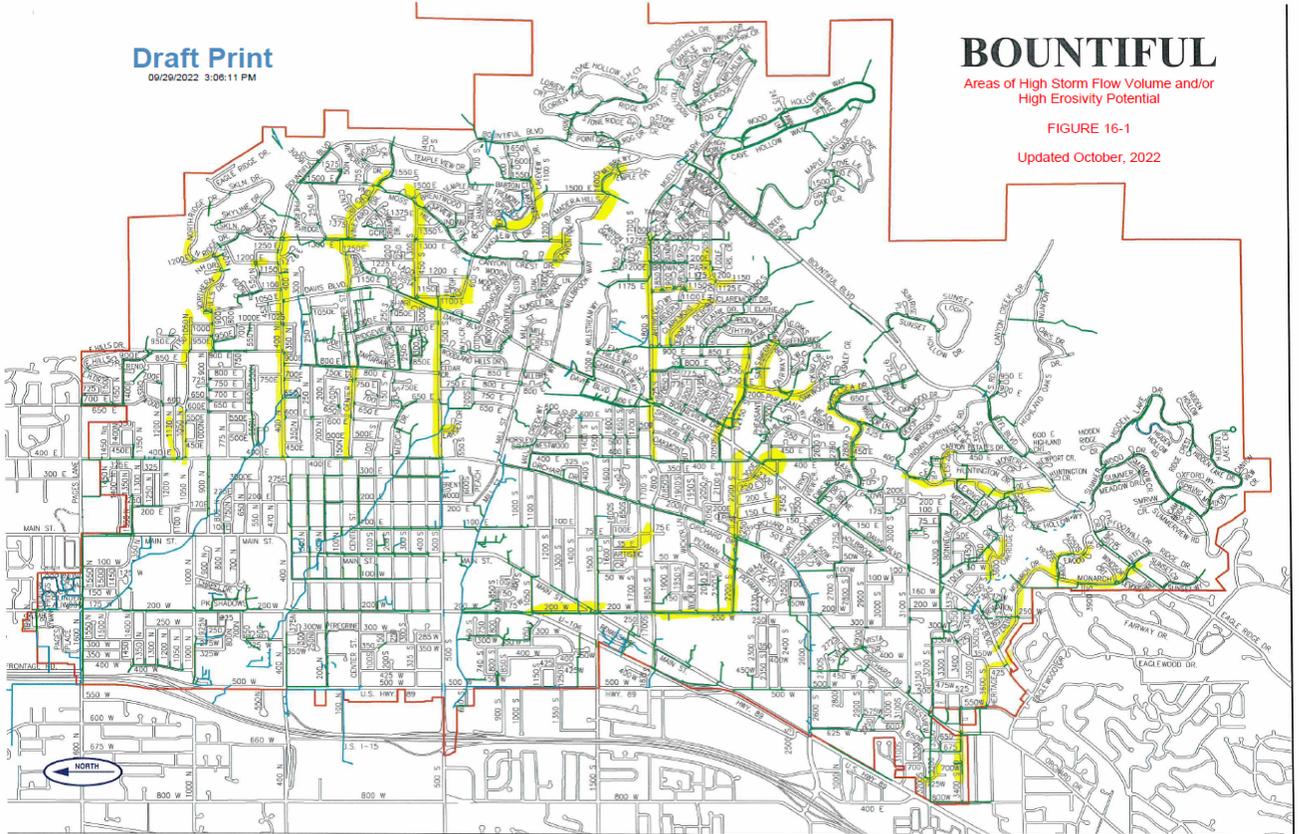
375
376 **14-16-115 XERISCAPE PARKSTRIP STANDARDS**
377

378 The following are the minimum standards for xeriscaping any parkstrip or other landscape area
379 located within a public right-of-way:

- 380
- 381 A. There shall be at least one (1) street tree for every forty (40) linear feet of frontage, or
382 fraction thereof.
 - 383
 - 384 B. At least fifty percent (50%) of the required landscape area shall be in live vegetation
385 including tree canopies.
 - 386
 - 387 C. Live vegetation shall be distributed throughout the landscape area, and shall not be
388 clustered or segregated.
 - 389
 - 390 D. Bark, lawn clippings, chipped wood, rubber mulch, and similar loose materials are not
391 permitted.
 - 392
 - 393 E. Decorative rock, white quartz rock, and gravel material shall be a minimum of ~~one (1)~~
394 two inch (2") aggregate, and shall not exceed the height of the sidewalk nor the top back
395 of curb. ~~Pavers, flagstone, cobble up to six inches (6") in diameter, or similar materials~~
396 ~~are permitted. Such~~ Decorative and white quartz rock, gravel, and similar material shall
397 be at least three (3) inches deep and shall be placed completely on top of a weed fabric
398 barrier that allows the permeation of water. ~~No more than fifty percent (50%) of the park~~
399 ~~strip may be concrete or similar solid paving surface including driveways and walkway~~
400 ~~approaches. Asphalt is not allowed in the park strip.~~
 - 401
 - 402 F. ~~White quartz rock, lava rock, and gravel or any other material that approximates the~~
403 ~~color of concrete, are not permitted. Bricks intended for use on buildings, lava rock, and~~
404 ~~large cobble exceeding six inches (6")-are prohibited.~~
 - 405
 - 406 G. Any area of xeriscape shall be improved with a drip irrigation system or similar
407 permanent irrigation system that covers the entire area.
 - 408
 - 409 H. Lawn shall not be installed in park strips.
410
 - 411 1. Existing lots/parcels with a single-family dwelling or two-family dwelling are exempt
412 from this requirement.
 - 413
 - 414 2. This section applies to all new construction, and additions to existing single-family
415 and two-family dwellings consisting of 750 square feet or more.
 - 416
 - 417 I. Materials which are proposed to be installed in areas throughout the City that are
418 susceptible to high flows and erosion of materials from park strips as identified in Figure
419 16-1 shall be subject to review prior to installation by the Public Works Director, or
420 designee.
 - 421

422 Figure 16-1
423

FIGURE 16-1
Updated October, 2022



424
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- J. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain or other public facility, regardless of how such migration occurs.

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431

14-16-116 BARBED WIRE AND ELECTRICAL FENCE RESTRICTIONS

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- A. Barbed Wire. It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence or any similar device on any residential property. Where allowed, any barbed wire fence or similar device shall be deemed unlawful unless it is attached at the top of a fence or similar structure at a height not less than six (6) feet above the ground. In such cases, no more than three (3) strands of barbed wire, maximum of six (6) inches apart each, strung tightly and not coiled, shall be allowed and not be included in the overall height requirement of the fence.

440
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442

- B. Electrical Fences. It shall be unlawful for any person to erect or cause to be erected or to maintain any device on a fence with an electrical charge.

443
444

14-16-117 TREE SELECTION LIST

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446
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451

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree contained in the approved list.

452
453

Table 14-16-117a

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree	2 = Screening Tree	3 = Front Yard Street Tree
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3
Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crataegus Lavellei	Carrier Hawthorn	1	2	3
Crataegus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3
Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3

Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus Ioensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa Shubert"	Canada Red Cherry	1	2	-
Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3
Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Calleryana Rancho	Rancho Ornamental Pear	1	2	3
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3
Quercus Borealis	Northern Red Oak	1	-	-

Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-

City Council Staff Report

Subject: Final Acceptance of the Towns on 2nd Development
Address: 393 W 200 N
Author: City Engineer
Department: Engineering
Date: October 25, 2022



Background

Brad Kurtz, developer, is requesting Final Acceptance and the release of bond funds for his development on 200 North Street. This project was granted final site plan approval by the City Council in May, 2019.

Analysis

Mr. Kurtz's project added 11 multifamily units to an existing 12 unit development on the south side of 200 North Street by incorporating adjacent single family homes and utilizing available space in the existing development. Public improvements and utilities for the project were limited to new sewer and culinary water systems, a connection to the storm drain system, construction of new drive approaches and replacement of damaged curb, gutter and sidewalk. The Engineering Department has inspected the improvements and has not identified any deficiencies which need to be corrected before the remaining bond funds can be released.

Department Review

This memo has been reviewed by the City Manager.

Recommendation

Staff recommends the City Council grant Final Acceptance of the Towns on 2nd Development and authorize the release of the remaining Bond funds for the development.

Significant Impacts

Final Acceptance of the project will initiate the City's assumption of maintenance of the public improvements and allow the developer to receive the remaining bond funds held by the City.

Attachments

1. Aerial photo



Figure 1 Towns on 2nd Development