

# BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, September 8, 2015

**Work Session – 6:00 p.m.**

**Regular Meeting - 7:00 p.m.**

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to both the Work Session and Regular Meeting. Deliberations will occur in both meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

## AGENDA

### Work Session – 6:00 p.m.

1. Dogs in parks/leash law discussion – Mr. Brock Hill p. 3
2. Senior Housing/Assisted Living discussion – Mr. Chad Wilkinson p. 9

### Regular Session – 7:00 p.m.

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Approve minutes of previous meeting – August 11, 2015 p. 25
3. Council Reports
4. Youth Council Report
5. Consider approval of:
  - a. Weekly expenditures > \$1,000 paid July 27, August 3, 17, 18 (June invoices), 23 & 24, 2015 p. 29
  - b. Monthly financial report – June 2015 p. 37
6. Davis County School District Bond presentation – Mr. Craig Carter, Davis County School District
7. PUBLIC HEARING on the purpose and operation of the proposed South Davis Fire Service area that will provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services and receive public input on the proposed local district – Mr. Russell Mahan p. 45
8. Consider approval of a quit claim deed on Richard Sharp property located at 500 East Mill Street – Mr. Russell Mahan p. 49
9. Consider approval of the steel pole bid from Sabre in the amount of \$97,179 – Mr. Allen Johnson p. 51
10. Consider approval of the voltage transformer bid from Codale Electric in the amount of \$30,702 – Mr. Allen Johnson p. 53
11. Consider approval of an interior painting contract for the Public Safety Building with Peck’s Painting in the amount of \$28,905 – Chief Tom Ross p. 55
12. Consider approval of contract to repair the Millstream Way slope with Impressive Homes in the amount of \$77,163 – Mr. Lloyd Cheney p. 57
13. PUBLIC HEARING – Consider amending the provision of Chapter 6 and Chapter 14 of the Bountiful City Land Use Ordinance related to allowing telecommunications facilities within commercial zones – Mr. Chad Wilkinson p. 59
14. Consider approval of a subdivision amendment for Northern Hills Subdivision Plat B in order to combine Lots 63 & 64 located at 1232 East Northern Hills, Brad Miller, applicant – Mr. Paul Rowland p. 65
15. Consider preliminary and final plat approval of the Orchard Pines PUD Commercial Lot 2 Condominium at 2155 South Orchard Drive, Knowlton General, applicant – Mr. Paul Rowland p. 69
16. Consider approval of preliminary and final site plan to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approximately 35 West 100 South, Hepworth Investments, applicant. – Chad p. 73
17. Consider approval of Resolution 2015-10 appointing John Marc Knight and Chad Wilkinson as Bountiful City representatives for the Bountiful Redevelopment Agency Taxing Entity Committee – Chad p. 79
18. Adjourn to a closed City Council 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).



# City Council Staff Report

**Subject:** Bountiful City Leash Law

**Author:** Brock Hill

**Department:** Parks

**Date:** 8 September 2015



## **Background**

In the late 1980s the City Code, which was then scattered in innumerable files and not centralized, was compiled by the Assistant City Attorney into a single document. Many sections, including the one about dogs in parks, were written or re-written. Loose dogs confronting other people in the park, dogs confronting other dogs, lack of owner responsibility, lack of dog licensing and vaccinations, and owners not cleaning up after their dogs were considered as factors that went into the decision of not allowing dogs in Bountiful City Parks. There were no such things as dog parks then. Dog parks now exist and pet owners are more conscientious about ownership responsibility, licensing and vaccinating, and cleaning up after their dogs. After 25+ years, it is time to review Bountiful City's current leash law.

It is important to note, the "dog at large" provision in the City's Animal Control Ordinance, stating "it is illegal for people to have their dogs off leash, off their property", is from the Davis County model ordinance, which all Davis County cities have adopted, and should remain as is.

## **Analysis**

Bountiful City's current leash law is:

- No dogs in the cemetery (6-1-109(d)).
- No dogs in parks (6-12-109(m)).
- Can walk a pet on sidewalks if leashed (6-2-109).

In addition, Davis County's "at large" model ordinance states:

- No animals "at large," meaning off owner's property without a leash. This is a county ordinance (8-2-101)

As a direct result of the current leash law, Bountiful City has no formal or developed facility for dog owners to take their animals for open off-leash exercise, play, and social interaction. Owners are able and encouraged to use Bountiful City trails at Summerwood, Sessions, and Mueller Park as viable, on-leash options. These locations can, however, be cumbersome, time consuming, and inconvenient. Further, there are limited options in southern Davis County, which often cause dog owners to leave the city and travel to Salt Lake City which has several off-leash dog parks and allows dogs on-leash in all parks.

The City's ordinance is routinely violated by owners and dogs, both on and off-leash, in parks which can be witnessed on any given day, by individuals and families using Bountiful

playgrounds, sports fields, and open park and natural areas. When spoken to, most are surprised when they learn their on-leash dog is not allowed in the park.

Off-leash dogs in parks often results in clandestine use of parks by dogs and owners for games of fetch, obedience training, and playing with other dogs. The expectations of a park experience, by all users, are different depending on the nature of the park, playgrounds vs. baseball fields vs. open/natural area. Because there aren't any off leash areas for dogs, misunderstanding, confrontation, and disconcerting and uncomfortable situations have been and will continue to be the experience for non-dog owners. These issues and concerns need to be addressed.

Staff met with Bountiful residents Kate Bradshaw and Audrey Harris who are advocates for improved facilities for dogs and dog-owners in the City. Many of the concepts outlined in this section were discussed and developed with them.

Important information for your consideration:

- a. There are 1,354 licensed dogs in Bountiful (Source: Davis County Animal Control). This is likely a low number as not all dogs are licensed.
- b. Most recent census shows about 14,200 households in Bountiful.
- c. City consultant surveys for Millcreek Park: 272 responses
  - i. 56 people listed a dog park as their #1 amenity choice. This tied with a splash pad at the highest vote category for #1 amenity choice.
  - ii. When respondents were asked to rank top 5 amenity choices, a dog park had 88 votes and was ranked 6<sup>th</sup> overall. (1. Splash pad with 136 votes, 2. ADA friendly playground with 134 votes, 3. Nature Park with 112 votes, 4. Stream trail with 99 votes, and 5. 2-5 year old specific play ground with 98 votes)
- d. "Bountiful Needs a Dog Park" Facebook page created in April 2015 to advocate for dog access and space at Millcreek Park has 254 friends and had click rate as high as 540 during the survey period for the park.

One of the biggest problems associated with dogs in parks, whether on or off leash, is dog waste. Many dog owners do not pick-up and dispose of dog waste properly. Dogs in parks will increase this problem. To help mitigate it, dog stations with bags should be installed. A dog station delivered and installed by staff is approx. \$300. 27 stations will be needed to equip all parks.

Other concerns include increased unwanted dog/human interactions in parks with aggressive or "over friendly" dogs.

Changes to Bountiful City Ordinances that could be considered

- e. Change parks ordinances to allow dog on-leash in city parks.
  - i. Issues to address in the ordinance
    1. Whether all or just some parks should be allowed for on-leash use
    2. Ensure the changes are a positive experience for all Bountiful citizens.
    3. Consider fine increases for failure to pick up poop or for aggressive dogs

- f. Establish an off-leash dog park(s)
  - i. May decrease clandestine off-leash use of other park facilities
  - ii. Could help take advantage of under-used space or space not useful to people due to slope.
  - iii. Form work group to establish park rules, serve as park ambassadors, and provide park-use education to dog owners

### **Department Review**

This review was completed by the Parks Department with the assistance of the City Manager and City Attorney

### **Significant Impacts**

Positive impacts could include:

- Dog owners in Bountiful will stop being routine lawbreakers.
- Well-socialized and exercised dogs are less likely to be surrendered to Animal Control, which will have a positive impact on that budget line item.
- May have positive impact on Animal Control related calls within the City.
- May have positive impact on dog licensing and vaccinations.
- Dog & owners walk daily no matter the weather and often multiple times per day and can offer extra eye and ears within City parks and on our streets.
- Often a person with a dog will visit places with less visibility than they otherwise might go because of the added security a dog brings. This can lead to a decrease in visits to this less visible areas by people engaging in undesirable activities that don't want to encounter a dog (whether on or off-leash).

Negative impacts could include:

- No funds are budgeted for dog-waste stations. Estimated cost is 27 stations at \$300/station (\$8,100).
- Increased City staff responsibilities, including more regular waste removal and enforcement.
- Additional maintenance costs/issues
- Citizen/animal health and safety concerns
- Additional Policing requirements
- Property availability or acquisition
- Increased use/impact/nuisance/noise in existing parks/facilities
- Impact on existing neighborhoods and residents

### **Recommendation**

If City Council would like to amend the city's leash laws:

- 1) The City Council could ask staff to return with an ordinance that allows on-leash dog use in the City parks and addresses concerns about dog waste, aggressive dogs, and encourages responsible owner behavior.

2) To help provide visibility and encourage dog owners to “own” the problem of dog-waste in parks, the City could require the local owner groups to provide the funding for the dog stations. This has been successfully implemented in Park City.

**Attachments**

- Highlights of other Cities and County leash laws

	Bountiful	Salt Lake City	Park City	Layton	Davis County	St. George
<b>City Parks</b>	Dogs are not allowed on park grounds (6-12-009)	Dogs allowed in city parks, must be on 6' leash (15-8-70)	dogs on leash allowed in public parks, ski areas, golf courses (7-3-2)	Dogs are not allowed on city parks, schools, picnic areas, play area etc. (8-7-60). Exception for leashed dogs using portions of the City trail system outside formal establish parks (8-7-60)	Dogs not allowed on school premises, picnic, play or other public areas (6-28-70)	Dogs allowed in city parks on 6' leash. Wilderness parks have different rules. (7-3-1)
<b>Dog Parks/Trails</b>	No ordinance	Ordinances includes list of designated parks where dogs are permitted to run off leash. Dogs must be under voice control of owner/custodian (15-8-70).	Several off leash parks and trails, rules posted on mountaintrails.org and basinrecreation.org	Dogs on leash in parks, leash study area begins April 1, 2015 at 2 Layton city parks. Retractable leashed up to 16' allowed.	1 off leash dog park, Legacy events facility in Farmington. County park/facility.	2 city off leash dog parks, rules on city parks' website
<b>Vaccinations</b>	dogs & cats older than 6 months must have rabies vaccine. Dogs must be revaccinated every 24 months. Cats must be revaccinated every 12 months. (8-2-136)	Dogs & cat older than 4 months must have rabies vaccine. Revaccination schedule for adult animals to be kept current with current compendium of animal rabies control published by National Association of State Public Health Veterinarians. (8-4-240)	Rabies vaccines must be obtained every 3 years. (7-2-1). Dogs/cats must be vaccinated at 4 months. Revaccination schedule every 36 months (7-4-1)	Dogs /cats must be vaccinated at 6 months and revaccinated every 24 months. (8-6-10)	Dogs/cats must be vaccinated at 4 months and revaccinated every 36 months (6-12-10) Editorial note, this could be clearer. The license has 36 month renewal, but the rabies is somewhat vague.	Dogs/cats must be vaccinated at 4 months and revaccinated every 24 months (dog) and 12 months (cats) (5-2-6)
<b>Tethering</b>	tethering is allowed, but tether cannot extend beyond property line (8-2-129)	Unlawful to tether a dog in any manner that would cause injury or damage. A tethered dog must have access to food, water, and shelter. Dogs can't be tethered for more than 1 hour in any 8 hour time period (8-4-400). Exemptions from tethering law: it has been mandated by animal services, dog is registered as dangerous animal, owner has made application, a running/trolley tether, herding activity, hunting activity, camping (8-4-405)	tethering is allowed, but tether cannot extend beyond property line (7-3-3)	tethering is allowed, but tether cannot extend beyond property line (8-4-100)	tethering is allowed, but tether cannot extend beyond property line (6-16-100)	tethering is allowed, but tether cannot extend beyond property line (5-2-7)
<b>Total number of Dogs/Cats allowed</b>	2 dogs and/or 2 cats (8-2-114)	No limit on the number of dogs/cats. All dogs/cats must licensed and cared for (8-4-70)	3 dogs (7-2-1)	2 dogs and/or 2 cats (8-3-60)	3 dogs/and or 3 cats with requirement that the 3rd dog or cat be from animal shelter (6-12-60)	2 dogs unless an acre or more is owned (5-2-4)



# City Council Staff Report

## Staff Report



**Subject:** Assisted Living Discussion  
**Author:** Chad Wilkinson, City Planner  
**Department:** Planning and Economic Development  
**Date:** September 8, 2015

### Background

In February of 2014, the City Council adopted a six month moratorium on the approval of any new senior housing in Bountiful City, including approval of any new assisted living, skilled nursing and age restricted apartment facilities. In July of 2014, the moratorium was extended an additional six months to allow more time for collection and analysis of existing demographic data and information on senior housing units in Bountiful and Davis County. The City commissioned the consulting firm of Lewis, Young, Robertson, and Burningham (LYRB) to perform an analysis of Senior Housing in Bountiful and other communities in Davis County in order to determine the amount of senior housing in Davis County and the percentage of senior housing provided in Bountiful compared to the remainder of the County. Their analysis was completed in January 2015 and is attached to this report. The Council previously reviewed the results of the study in a combined work session with the Planning Commission and determined that no changes should be made to the current ordinance. The moratorium expired in February 2015. Since that time, the City has had inquiries about construction of assisted living developments in Bountiful, but as of the date of this report, no new applications have been filed. A proposed development of a 131 unit assisted living development on 400 North has received preliminary approval from the City Council and final approval has been tentatively scheduled for September 22. This development was accounted for in the LYRB study.

In early July, the Planning Department received a request from three of the existing Assisted Living providers in Bountiful requesting that the City adopt a new moratorium on assisted living and that a “feasibility and impact study” be conducted prior to any additional approvals by the City. A copy of the letter requesting the additional moratorium is attached to this report. One of the issues identified in the letter was new assisted living units that were proposed or under construction in surrounding communities. We are aware of a new 125-unit assisted living development that has been constructed in Farmington near Station Park that was not included in the original study and we will discuss at the work session the impacts of this facility on the findings of the study. An analysis of the findings of the LYRB study was incorporated in the original staff report and is included below.

**Analysis:** Senior Housing is an important component of any City’s housing supply. Provision of adequate numbers of housing units for all residents of Bountiful is essential

and particularly important in light of the aging population in the community, state, and nation. Balanced provision of housing includes an adequate inventory of single family, multifamily, senior housing and assisted living and skilled nursing facilities.

As listed in the LYRB analysis, Bountiful City makes up approximately 13.8 percent of the overall population of Davis County. However, the City provides 59 percent of the approved skilled nursing beds, 42 percent of assisted living units and 38 percent of independent age restricted units in Davis County. A perception that Bountiful had a disproportionate number of senior and assisted living units was one of the factors that led the Council to adopt the moratorium on senior housing in order to document whether the perception was supported by actual data. The study confirms that the City does have a disproportionate percentage of senior units when compared to its share of the overall population in the county.

Another concern of the Council was the future status of these units once the current demand for senior housing begins to decrease. Eventually the increase in demand caused by the aging of the baby boom generation will level off and then decrease, potentially creating a surplus of units. Current policy provides a “density bonus” for senior housing units which could create problems if and when the City receives requests to convert senior housing to conventional multifamily units.

The analysis performed by LYRB also includes the vacancy rates for senior housing in Bountiful and the County. The analysis indicates a vacancy rate of 42 percent for skilled nursing facilities (based on the number of approved beds) and a vacancy rate of 14 percent for assisted living units in Bountiful. This rate is an average of the facilities in the City with some facilities having much higher vacancy rates and some much lower. Age restricted independent living units have much lower vacancy rates with some of these facilities reporting zero percent vacancy.

**Current Regulations:** Assisted living and independent age restricted housing is currently allowed in the RM (Multi Family) zones throughout the City and within the H (Hospital) Zone near Lakeview Hospital (see current zoning map). New skilled nursing and convalescent homes are currently only allowed within the Hospital zone. Current standards in the zoning ordinance provide a density “bonus” based on a conversion table that allows for an increase in units per acre at a rate of up to 3 units of senior housing per 1 multifamily unit. By way of example, total assisted living units allowed on a two-acre parcel in an RM-13 zone could potentially be increased from 26 units to 78 units. These density increases are tied directly to whether the units have their own kitchen facilities, with units containing kitchens provided with a smaller increase in density and units without kitchens receiving a larger density increase. It should be noted that there is no density requirement

in the Hospital zone and that the number of units allowed in that zone is determined by parking, landscaping and restrictions on building height and setbacks.

As previously mentioned, this density bonus could lead to issues with housing density in the future if the City receives requests to convert the facilities to conventional multifamily housing. Specifically, conversion to multifamily housing could lead to requests for much higher densities than allowed by the underlying zones. The vacancy rates for skilled nursing and assisted living units also calls into question the need for a density bonus.

**Discussion of Options:** Based on the results of the analysis, the City has several options:

- One option would be to make no changes to the ordinance and to allow for senior and assisted living to be developed as currently allowed. This would not address the disproportionate share of units nor the concerns related to future adaptive reuse of the units.
- A second option would be to repeal the density bonus and allow development of units based on the underlying density and height standards of the zone. This option would address the overall number of units allowed in the City and limit future conversion of units to conventional multi-family to the underlying density of the zones.
- A third option would be to reduce the number of zones where these uses are allowed. While this could be considered, the multifamily and hospital zones seem to be the appropriate zones for these uses and a complete elimination of the uses is not desirable as they are an important component of the housing stock for the City.

Based on the results of the LYRB analysis, it seems that the option to repeal the density bonus would best address the future development of senior housing units in the City while still allowing for reasonable development of this needed housing type. Repealing the density bonus would also result in densities consistent with surrounding properties should the City receive requests to convert units to standard multi-family units in the future. Repealing the density bonus would not impact properties in the Hospital zone.

### **Department Review**

This item has been reviewed by the City Manager and City Planner

### **Significant Impacts**

Amending the policies related to senior housing will impact several sections of the Zoning ordinance and will impact the number of senior housing units allowed in the City.

### **Recommendation**

No formal action is necessary at this time, but Staff would like Council to provide direction on whether the issue of amending the regulations governing assisted living units should be revisited and a new moratorium on these developments adopted to provide time for changes to the Land Use Ordinance.

**Attachments**

Senior Housing Analysis prepared by Lewis Young Robertson and Burningham  
Letter Requesting a Moratorium on the approval of new Assisted Living Developments

# SENIOR HOUSING ANALYSIS

## BOUNTIFUL CITY



JANUARY 2015

  
**LEWIS YOUNG  
ROBERTSON & BURNINGHAM, INC.**

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## SECTION I: INTRODUCTION

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The following consists of an analysis regarding Senior Housing in Bountiful and Davis County. The objectives of this analysis include the following:

- Determine if there is a surplus and/or a disproportionate share of senior housing units in Bountiful compared to other communities within Davis County;
- Determine if the demographic within Bountiful will support this level of senior housing; and
- Assist the council in determining whether to continue to provide a density bonus for age restricted units.

### **DEFINITION OF SENIOR HOUSING**

The City has defined Senior Housing as the following:

- Age restricted units for people who otherwise take care of themselves but with no children allowed (limited to independent care facilities);
- Assisted living centers with various levels of medical or physical help; and
- Convalescent centers/rest homes for long term and final care.

## SECTION 2: DEMOGRAPHICS

The population for Bountiful City in 2010 was approximately 42,552 as shown in Table 2.1. Davis County population was 306,479, thus Bountiful City makes up approximately 13.8 percent of the County's total population.

The table below shows population by age for comparable communities within Davis County. The cities with the highest percentage of population over the age of 65 are Bountiful and Centerville, at 16 percent and 12 percent respectively. Centerville has a slightly higher median age than Bountiful at 36.8 years compared to Bountiful City's 34.1 years.

TABLE 2.1: PERCENTAGE OF POPULATION BY AGE

Percent	Bountiful	Woods Cross	Centerville	Farmington	Kaysville	Layton	Clearfield	West Bountiful	Davis County	State
<b>Population</b>	<b>42,552</b>	<b>9,761</b>	<b>15,335</b>	<b>18,275</b>	<b>27,300</b>	<b>67,311</b>	<b>30,112</b>	<b>5,265</b>	<b>306,479</b>	<b>2,763,885</b>
Under 10 years	16%	24%	16%	21%	22%	20%	22%	18%	20%	19%
10 to 19 years	15%	15%	17%	17%	20%	17%	16%	17%	17%	16%
20 to 34 years	20%	27%	18%	22%	18%	22%	30%	20%	22%	24%
35 to 44 years	10%	13%	11%	13%	13%	13%	12%	12%	12%	12%
45 to 54 years	12%	9%	14%	12%	12%	12%	9%	15%	12%	11%
55 to 64 years	10%	6%	12%	9%	8%	9%	6%	12%	8%	9%
65 years and over	16%	6%	12%	7%	7%	7%	6%	7%	8%	9%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

Source: Census 2010

TABLE 2.2: MEDIAN AGE

	Bountiful	Woods Cross	Centerville	Farmington	Kaysville	Layton	Clearfield	West Bountiful	Davis County	State
Combined	34.1	27.9	36.8	28.8	27.7	29.2	27.7	31.6	29.4	29.3

Source: ACS 2008-2012, 5-year estimates

A comparison of Bountiful City's age distribution in the year 2000 compared to 2010 illustrates an increase in older populations. In 2000, persons over the age of 65 made up approximately 14 percent of the City's total population. In 2010, these individuals made up 16 percent of the population.

TABLE 2.3: BOUNTIFUL POPULATION DISTRIBUTION (2000, 2010)

	2000	2010
0 to 4	8%	8%
5 to 19	25%	23%
20 to 29	14%	13%
30 to 39	11%	12%
40 to 64	27%	27%
65 and over	14%	16%
<b>Total</b>	<b>100%</b>	<b>100%</b>

Source: Census 2000 & 2010

Similarly, Davis County's population 65 years and over has also grown slightly between 2000 and 2010, now making up eight percent of the total population.

TABLE 2.4: DAVIS COUNTY POPULATION DISTRIBUTION (2000, 2010)

	2000	2010
0 to 4	10%	10%
5 to 19	25%	24%
20 to 29	19%	17%
30 to 39	14%	15%
40 to 64	24%	26%
65 and over	7%	8%
<b>Total</b>	<b>100%</b>	<b>100%</b>

*Source: Census 2000 & 2010, GOMB*

## POPULATION PROJECTIONS

A comparison of County-wide demographics projects a similar pattern of an increase in older population into the future. The Governor's Office of Management and Budget (GOMB) provides population projections broken out by age. Table 2.5 and 2.6 below illustrate GOMB's population growth projections. Davis County's population 65 years and over currently makes up eight percent of the total population. This percentage is anticipated to grow to 16 percent in 2040 and 20 percent in 2060.

TABLE 2.5: DAVIS COUNTY POPULATION BY AGE SUMMARY

	2000	2010	2020	2030	2040	2050	2060
0 to 4	23,403	31,471	33,695	31,251	32,913	34,387	36,103
5 to 17	60,849	74,240	83,056	78,435	80,519	86,038	90,308
18 to 29	46,775	52,151	59,716	64,802	64,213	67,642	72,839
30 to 39	33,081	45,565	51,233	51,602	57,635	58,996	62,192
40 to 64	58,361	79,050	95,430	110,967	123,075	131,610	143,420
65 and over	17,724	25,080	33,838	54,876	68,037	86,991	99,123
<b>Total</b>	<b>240,193</b>	<b>307,557</b>	<b>356,968</b>	<b>391,933</b>	<b>426,392</b>	<b>465,664</b>	<b>503,985</b>

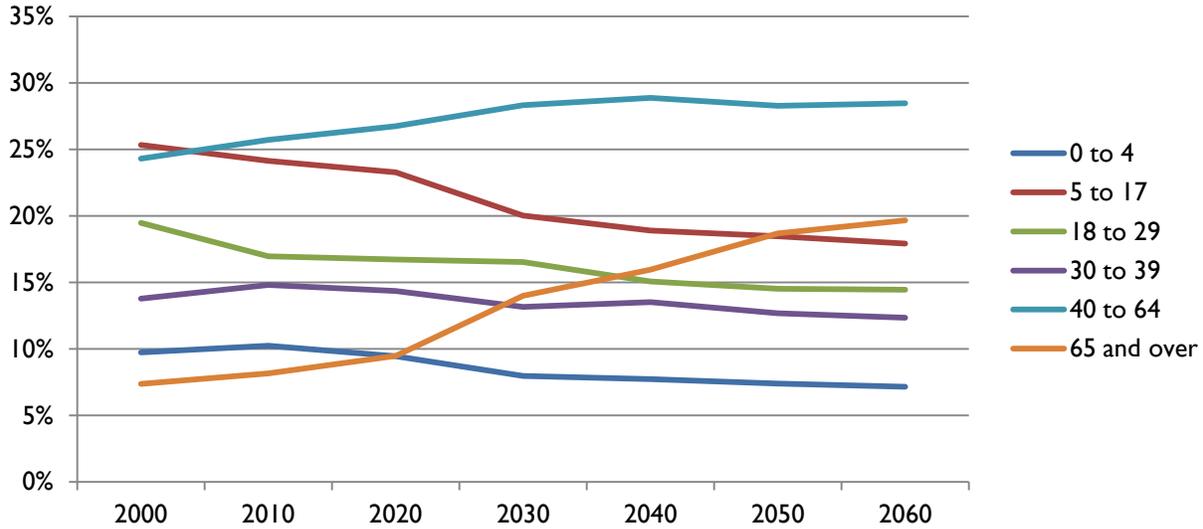
*Source: Governor's Office of Management and Budget, 2012 Baseline Projections*

TABLE 2.6: DAVIS COUNTY POPULATION % DISTRIBUTION

	2000	2010	2020	2030	2040	2050	2060
0 to 4	10%	10%	9%	8%	8%	7%	7%
5 to 17	25%	24%	23%	20%	19%	18%	18%
18 to 29	19%	17%	17%	17%	15%	15%	14%
30 to 39	14%	15%	14%	13%	14%	13%	12%
40 to 64	24%	26%	27%	28%	29%	28%	28%
65 and over	7%	8%	9%	14%	16%	19%	20%
<b>Total</b>	<b>100%</b>						

Figure 2.1 illustrates this growing trend of population over the age of 65.

FIGURE 2.1: DAVIS COUNTY POPULATION PROJECTIONS AND AGE DISTRIBUTION



Bountiful City already has a high percentage of population over the age of 65 compared to Davis County. The tables below assume a conservative approach; that Bountiful City’s population over the age of 65 will continue to make up 16 percent of the total population until 2040 at which time this demographic will increase to the same levels as the County (approximately 19 percent in 2050 and 20 percent in 2060). Using these assumptions, population over the age of 65 will amount to 9,796 residents in 2060.

TABLE 2.7: BOUNTIFUL POPULATION % DISTRIBUTION

	Historic		Projections				
	2000	2010	2020	2030	2040	2050	2060
0 to 4	8%	8%	8%	8%	8%	7%	7%
5 to 19	25%	23%	23%	23%	23%	18%	18%
20 to 29	14%	13%	13%	13%	13%	15%	14%
30 to 39	11%	12%	12%	12%	12%	13%	12%
40 to 64	27%	27%	27%	27%	27%	28%	28%
65 and over	14%	16%	16%	16%	16%	19%	20%
<b>Total</b>	<b>100%</b>						

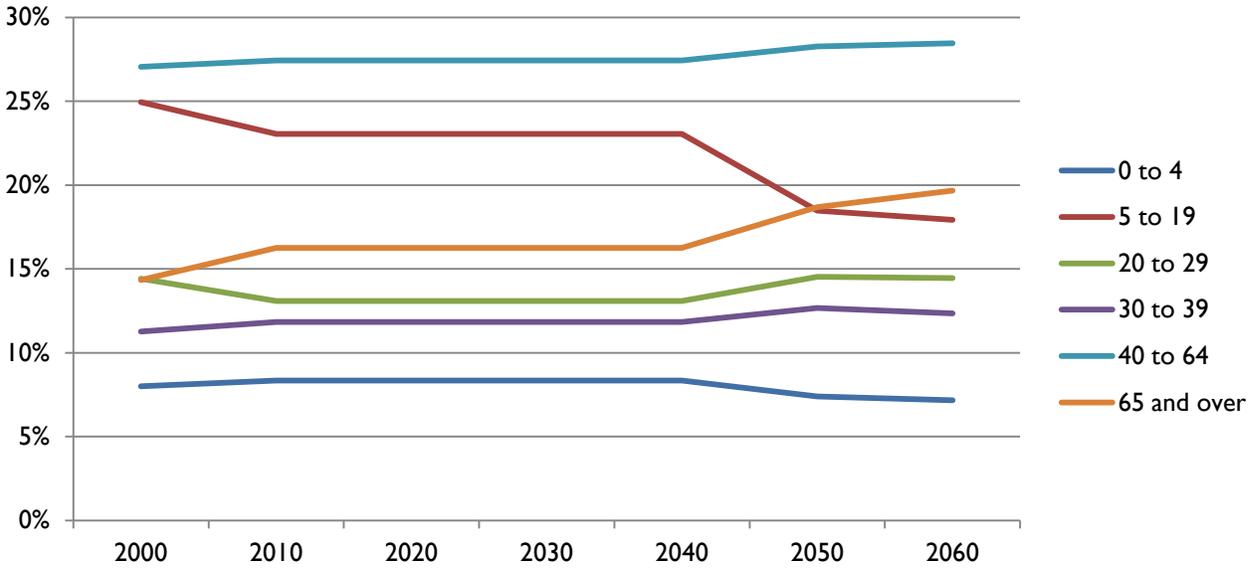
TABLE 2.8: BOUNTIFUL CITY POPULATION BY AGE SUMMARY

	Historic		Projections				
	2000	2010	2020	2030	2040	2050	2060
0 to 4	3,303	3,553	3,840	3,986	4,035	3,618	3,568
5 to 19	10,305	9,805	10,598	11,000	11,135	9,052	8,925
20 to 29	5,950	5,567	6,017	6,245	6,322	7,117	7,199
30 to 39	4,654	5,038	5,445	5,652	5,721	6,207	6,146
40 to 64	11,171	11,670	12,614	13,092	13,253	13,847	14,174
65 and over	5,918	6,919	7,479	7,762	7,857	9,152	9,796
<b>Total</b>	<b>41,301</b>	<b>42,552</b>	<b>45,993</b>	<b>47,737</b>	<b>48,323</b>	<b>48,993</b>	<b>49,808</b>

Source: Census 2000 & 2010  
 Total Population matches GOMB 2012 projections for Bountiful City

Figure 2.2 illustrates Bountiful City's population trend as described above.

FIGURE 2.2: BOUNTIFUL CITY POPULATION PROJECTIONS AND AGE DISTRIBUTION



While the tables and graph above depict a conservative approach to the aging population demographic in Bountiful City, the proportional population 65 years and over may continue to grow between the years of 2020 and 2040, instead of remaining at 16 percent of the total population.

## SECTION 3: EXISTING SENIOR HOUSING INVENTORY

LYRB has worked closely with Bountiful City and many other surrounding communities to document and inventory the Senior Housing within Davis County. The following contains an inventory of Senior Housing within Bountiful followed by an inventory of other surrounding communities.

### BOUNTIFUL SENIOR HOUSING INVENTORY

#### SKILLED NURSING FACILITIES

Skilled nursing facilities track occupancy by the number of beds currently occupied. Table 3.1 illustrates that Bountiful City currently has three skilled nursing facilities with a total of 344 beds. Currently only 199 of these beds are occupied, resulting in vacancy of 42 percent.

TABLE 3.1: BOUNTIFUL CITY SKILLED NURSING FACILITIES

Name	Address	Type of Housing	Phone Number	Beds			% Vacancy
				Total Beds	Occupied Beds	Vacant Beds	
<b>Bountiful</b>							
Avalon Care Center	523 N. Main, Bountiful, Utah 84010	Skilled nursing	801-951-2273	122	72	50	41%
North Canyon Care Center	350 S. 400 E. Bountiful, Utah 84010	Skilled nursing	801-397-4700	102	52	50	49%
Life Care Center	460 W. 2600 S., Bountiful 84010	Skilled nursing	801-295-3135	120	75	45	38%
<b>Bountiful Skilled Nursing Facilities Inventory</b>				<b>344</b>	<b>199</b>	<b>145</b>	<b>42%</b>

#### ASSISTED LIVING FACILITIES

Assisted living facilities typically track occupancy by the number of rooms or units occupied. The table below indicates that Bountiful City currently has five assisted living facilities with a total of 361 rooms. An application for one additional facility is currently pending. Following completion of this additional assisted living facility, the number of rooms will total 491. Not including this new facility, current vacancy is approximately 14 percent.

TABLE 3.2: BOUNTIFUL CITY ASSISTED LIVING FACILITIES

Name	Address	Type of Housing	Phone Number	Rooms			% Vacancy
				Total Rooms	Occupied Rooms	Vacant Rooms	
<b>Bountiful</b>							
Country Oaks Assisted Living (Avalon)	565 East Medical Drive, Bountiful, Utah 84010	Assisted Living	801-529-4712	7	6	1	14%
Heritage Place	1150 S. Main, Bountiful, Utah 84010	Assisted Living	801-298-3241	147	109	38	26%
Legacy House Assisted Living	79 E. Center, Bountiful, Utah 84010	Assisted Living	801-294-2925	114	103	11	10%
Welcome Home Inc.	633 E. Medical Dr., Bountiful, Utah 84010	Assisted Living	801-298-4969	31	30	1	3%
Barton Creek Assisted Living	499 East 500 South, Bountiful, Utah 84010	Assisted Living	801-298-4200	62	61	1	2%
<b>Bountiful Assisted Living Facilities Inventory</b>				<b>361</b>	<b>309</b>	<b>52</b>	<b>14%</b>
Pending Assisted Living Facility	392 W 400 N, Bountiful, Utah 84010	Assisted Living		130			

#### INDEPENDENT AGE-RESTRICTED APARTMENTS

Bountiful City currently has four apartment complexes providing independent age-restricted housing. One more complex is anticipated to be completed in the spring of 2015. Following the completion of this additional apartment complex, the number of apartment units classified as age-restricted housing will be 240. Not including this new complex, current vacancy is approximately two percent.

TABLE 3.3: BOUNTIFUL CITY INDEPENDENT AGE-RESTRICTED APARTMENTS

Name	Address	Type of Housing	Phone Number	Units			% Vacancy
				Total Units	Occupied Units	Vacant Units	
<b>Bountiful</b>							
Village on Main	1525 North Main Street, Bountiful, Utah 84010	Conventional Housing (Seniors 55+)	801-298-9500	96	93	3	3%
Riley Court Apartments	517 South 100 East, Bountiful, Utah 84010	Independent 55+ apartments	801-989-1602	36	35	1	3%
The Park Apartments	555 S. 100 E. Bountiful, UT 84010	Independent 55+ apartments		16	16	0	0%
Meadows	285 E 1450 N Bountiful, UT 84010	Independent 62+ apartments	801-939-9192	72	72	0	0%
<b>Bountiful Assisted Living Facilities Inventory</b>				<b>220</b>	<b>216</b>	<b>4</b>	<b>2%</b>
New Units coming 2015	Near Riley Court Apartments	Independent 55+ apartments		20			

### REMAINING DAVIS COUNTY SENIOR HOUSING INVENTORY

In order to complete an inventory of existing Senior Housing in Davis County, LYRB contacted the following communities: Centerville, Clearfield, Clinton, Farmington, Kaysville, Layton, West Point, Woods Cross, North Salt Lake, and West Bountiful. It is believed that no Senior Housing exists in North Salt Lake, West Bountiful, and Woods Cross.

### SKILLED NURSING FACILITIES

Table 3.4 illustrates that the remaining Davis County has four skilled nursing facilities with a total of 237 beds. Currently only 205 of these beds are occupied, resulting in vacancy of 14 percent.

TABLE 3.4: REMAINING DAVIS COUNTY SKILLED NURSING FACILITIES

Name	City	Address	Type of Housing	Phone Number	Beds			% Vacancy
					Total Beds	Occupied Beds	Vacant Beds	
Heart and Home	Centerville	71 East Center Street & 41 East Center Street, Centerville, Utah	Skilled Nursing/Assisted Living	801-677-0179	22	21	1	5%
Rocky Mountain Care	Clearfield	1481 E 1450 S, Clearfield, UT	Skilled Nursing, long-term rehab	801-728-4300	145	125	20	14%
Thatcher Brook Rehab	Clearfield	1795 S. 400 E, Clearfield, UT	Skilled Nursing and Short-term rehab,	801-614-5700	30	26	4	13%
Fairfield Village (Legacy Village of Layton)	Layton	1203 North Fairfield Road, Layton, UT	Skilled Nursing	801-807-0113	40	33	7	18%
<b>Remaining Davis County Skilled Nursing Facilities Inventory</b>					<b>237</b>	<b>205</b>	<b>32</b>	<b>14%</b>

### ASSISTED LIVING FACILITIES

The table below indicates that remaining Davis County currently has ten assisted living facilities with a total of 502 rooms. Approximately 485 of these rooms are currently occupied, thus the vacancy rate is three percent.

TABLE 3.5: REMAINING DAVIS COUNTY ASSISTED LIVING FACILITIES

Name	City	Address	Type of Housing	Phone Number	Rooms			% Vacancy
					Total Rooms	Occupied Rooms	Vacant Rooms	
Superior Assisted Living	Centerville	463 West Rawlins Circle, Centerville Utah	Assisted Living	801-652-5480	8	8	0	0%
Chancellor Gardens Assisted Living (Clearfield MSL, LLC)	Clearfield	1425 S. 1500 E., Clearfield, Utah	Assisted Living	801-779-0798	130	124	6	5%
Country Pines Assisted Living	Clinton City	1748 W. 1800 N Clinton, UT 84015	Assisted Living	801-773-1649	47	47	0	0%
Country Care Assisted Living	Farmington	533 S 950 W, Farmington, UT 84025	Assisted Living	801-451-7881	32	31	1	3%

Name	City	Address	Type of Housing	Phone Number	Rooms			% Vacancy
					Total Rooms	Occupied Rooms	Vacant Rooms	
Apple Tree Assisted Living	Kaysville	565 N 300 W, Kaysville, UT 84037	Assisted Living	801-546-5600	65	64	1	2%
Gardens (Apple Village) Assisted Living	Layton	2600 E Highway 193 Layton, UT	Assisted Living	801-771-2525	80	80	0	0%
Pheasant View Assisted Living	Layton	1242 E Pheasant View Dr Layton, UT	Assisted Living	801-546-4100	21	14	7	33%
Fairfield Village (Legacy Village of Layton)	Layton	1203 North Fairfield Road, Layton, UT	Assisted Living	801-807-0113	72	72	0	0%
Beehive Homes	Layton	59 King Street, Layton, Utah	Assisted Living	801-593-0338	12	11	1	8%
The Family Tree Assisted Living	West Point	3150 West 421 North, West Point, Utah	Assisted Living	801-775-8733	35	34	1	3%
<b>Remaining Davis County Assisted Living Facilities Inventory</b>					<b>502</b>	<b>485</b>	<b>17</b>	<b>3%</b>

### INDEPENDENT AGE-RESTRICTED APARTMENTS

Remaining Davis County has four apartment complexes providing independent age-restricted housing. These apartment complexes provide 356 apartment units. Nearly all of these units are currently occupied. Many age-restricted apartment complexes have said that waiting lists are available since demand has been high for age-restricted units.

TABLE 3.6: REMAINING DAVIS COUNTY INDEPENDENT AGE-RESTRICTED APARTMENTS

Name	City	Address	Type of Housing	Phone Number	Units			% Vacancy
					Total Units	Occupied Units	Vacant Units	
Country Pines Retirement Community	Clinton City	1706 W. 1800 N Clinton, UT 84015	Independent Living	801-773-0990	52	51	1	2%
Rose Cove	Farmington	847 N. Shepard Creek Parkway, Farmington UT	Independent Senior Apartments (50+)	801-451-7673	124	123	1	1%
St. Marks Garden	Kaysville	514 N 300 W, Kaysville, Utah	HUD govt. subsidized (62+ apartment units)	801-544-4231	72	72	0	0%
Fairfield Village (Legacy Village of Layton)	Layton	1203 North Fairfield Road, Layton, UT	Independent Living	801-807-0113	108	108	0	0%
<b>Remaining Davis County Independent Age-Restricted Apartments</b>					<b>356</b>	<b>354</b>	<b>2</b>	<b>1%</b>

### SENIOR HOUSING COMPARISON

The tables below summarize Senior Housing provided in Bountiful compared to remaining Davis County. Bountiful City provides 59 percent of the total skilled nursing beds, 42 percent of the total assisted living rooms, and 38 percent of the independent age-restricted apartments. The largest percentage of vacant rooms, beds, or units resides in Bountiful City. Note that such a high vacancy exists in skilled nursing beds since most skilled nursing facilities are “licensed” for many more beds than they currently provide or plan to provide in the near future.

The Senior Housing category with the least vacancy is independent age-restricted apartments.

TABLE 3.7: SKILLED NURSING COMPARISON

Community	Total Beds	Occupied Beds	Vacant Beds	% Vacancy
Bountiful City	344	199	145	42%
Remaining Davis County	237	205	32	14%
<b>Total</b>	<b>581</b>	<b>404</b>	<b>177</b>	<b>30%</b>
<b>Bountiful as % of Total</b>	<b>59%</b>	<b>49%</b>	<b>82%</b>	

TABLE 3.8: ASSISTED LIVING COMPARISON

Community	Total Rooms	Occupied Rooms	Vacant Rooms	% Vacancy
Bountiful City	361	309	52	14%
Remaining Davis County	502	485	17	5%
<b>Total</b>	<b>863</b>	<b>794</b>	<b>69</b>	<b>8%</b>
<b>Bountiful as % of Total</b>	<b>42%</b>	<b>39%</b>	<b>75%</b>	

TABLE 3.9: INDEPENDENT AGE-RESTRICTED APARTMENTS

Community	Total Units	Occupied Units	Vacant Units	% Vacancy
Bountiful City	220	216	4	2%
Remaining Davis County	356	354	2	1%
<b>Total</b>	<b>576</b>	<b>570</b>	<b>6</b>	<b>1%</b>
<b>Bountiful as % of Total</b>	<b>38%</b>	<b>38%</b>	<b>67%</b>	

While a basic comparison of Senior Housing as shown in the tables above is helpful in determining the magnitude of Senior Housing that exists in Bountiful compared to other communities within Davis County it is also important to compare Senior Housing based on population and population over the age of 65.

Table 3.10 compares Bountiful City Senior Housing per 1,000 population to Senior Housing in Clearfield, Farmington, Kaysville, and Layton. Bountiful City provides 8.08 skilled nursing beds per 1,000 population and 8.48 assisted living units per 1,000 population. This is a higher amount than any of the comparable communities shown below. However, Farmington City provides more senior apartments per 1,000 population than Bountiful.

TABLE 3.10: SENIOR HOUSING PER 1,000 POPULATION

	Total Population	Skilled Nursing Beds per 1,000 Population	Assisted Living Units per 1,000 Population	Independent Senior Apartments per 1,000 Population
Bountiful	42,552	8.08	8.48	5.17
Clearfield	30,112	5.81	4.32	0.00
Farmington	18,275	0.00	1.75	6.79
Kaysville	27,300	0.00	2.38	2.64
Layton	67,311	0.59	2.75	1.60
Centerville	15,335	1.43	0.52	0.00

When comparing Senior Housing based on population over the age of 65, Clearfield has a higher number of skilled nursing beds and assisted living units per 1,000 population than Bountiful. Farmington and Kaysville both have a higher number of independent living apartments per 1,000 population than Bountiful. However, Bountiful City is the only community that provides a significant amount of all three types of Senior Housing.

TABLE 3.11: SENIOR HOUSING PER 1,000 POPULATION AGE 65+

	Population 65+ Years	Skilled Nursing Beds per 1,000 Population 65+	Assisted Living Units per 1,000 Population 65+	Independent Senior Apartments per 1,000 Population 65+
Bountiful	6,919	49.72	52.18	31.80
Clearfield	1,678	104.29	77.47	0.00
Farmington	1,309	0.00	24.45	94.73
Kaysville	1,973	0.00	32.94	36.49
Layton	4,772	8.38	38.77	22.63
Centerville	1,781	12.35	4.49	0.00

## SECTION 4: FINDINGS AND RECOMMENDATIONS

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The following summarizes the findings and recommendations related to Senior Housing in Bountiful City.

- Bountiful City has the highest percent of population over the age of 65 (16 percent) compared to other communities in Davis County.
- The Governor's Office of Management and Budget projects that Davis County population over the age of 65 will grow from eight percent of the total population in 2010 to 20 percent of the total population in 2060.
- Bountiful City will also likely experience an increase in the percent of population over the age of 65 between now and 2060, creating a greater demand for Senior Housing.
- Bountiful City makes up approximately 13.8 percent of Davis County's total population. However, approximately 59 percent of skilled nursing beds in Davis County reside in Bountiful, 42 percent of assisted living rooms in Davis County reside in Bountiful, and 38 percent of independent age-restricted apartment units in Davis County reside in Bountiful.
- The highest vacancy rates exist in skilled nursing facilities, followed by assisted living facilities. Independent age-restricted apartment units currently are in high demand.
- Since vacancy rates are high for skilled nursing facilities, Bountiful City may wish to discourage these Senior Housing facilities by discontinuing the density bonus currently provided.
- Independent age-restricted apartments are currently in high demand. The City may choose to encourage this type of Senior Housing as these units can more easily be converted to serve other housing uses in the future if densities are consistent with the underlying zones.

July 2, 2015

Chad Wilkinson  
Bountiful City  
Planning & Economic Development  
790 South 100 East  
Bountiful, UT 84010

**RE:**

Expired Assisted Living Moratorium -  
Request to Implement a Continued Moratorium

Dear Mr. Wilkinson:

The following comments regarding the above-referenced matter are respectfully submitted to the Bountiful Planning Commission on behalf of Barton Creek Assisted Living, Heritage Place, and Bountiful Legacy House.

As a result of Bountiful City's February 2015 expiration of the Assisted Living Moratorium, at least two companies have approached Bountiful City for approval to build large (a 150 bed and a 130 bed) assisted living facilities within the city limits. We, as the owners and/or managing members of the assisted living facilities currently operating within Bountiful City, want to express our opposition to the approval of these new facilities.

Please consider the economic climate of assisted living facilities in Bountiful:

1. The proposed placements of these two facilities is too close to existing assisted living business
2. Adding 280 beds could easily run the established long-term Bountiful assisted living facilities out of business
3. The three assisted living facilities currently operate at 85% capacity and can continue to meet the needs of our population without adding more beds
4. We are concerned that overbuilding of Assisted Living Facilities within Bountiful City limits will ultimately lead to unusable specialized structures that will be closed after the baby boomers have peaked.

Please provide this correspondence to the Planning Commission for consideration and note our formal request to implement another Assisted Living Moratorium until the city conducts a thorough and professional feasibility and impact study. We are also aware that there are number of large Assisted Living Facilities being built along Bountiful City's borders and in Farmington City. As such, we would appreciate it if this proposed study would include neighboring cities. Upon completion of this study, we are requesting that the Bountiful City Assisted Living Moratorium be reinstated.

Thank you for the opportunity to comment – please contact any one of us for additional information or questions regarding this request.

Respectfully,



David A. Bland, CEO  
The Inn on Barton Creek  
801-397-8101



Julie Black, Director  
Heritage Place Senior Living  
801-298-3241



Drew Hanson, Director  
Bountiful Legacy House  
801-294-2925

Minutes of the  
BOUNTIFUL CITY COUNCIL  
August 11, 2015 – 6:03 p.m.

Present: Mayor: Randy Lewis  
 Council Members: Kendalyn Harris, Richard Higginson, Beth Holbrook,  
 John Marc Knight, John Pitt  
 City Manager: Gary Hill  
 Asst. City Manager: Galen Rasmussen  
 City Engineer: Paul Rowland  
 City Attorney: Russell Mahan  
 City Planner: Chad Wilkinson  
 Department Directors & Personnel:  
 Tom Ross- Police Chief  
 Alan West – IS  
 Brock Hill – Parks  
 Recording Secretary: Nikki Dandurand

Official Notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City and Utah Public Notice Websites, and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

**Work Session – 6:03-6:58 p.m.**

**REVIEW OF THE PROPOSED DESIGN CONCEPT FOR MILL STREET PARK - MR. PAUL ROWLAND & MGB+A ARCHITECTS**

Mr. Rowland stated the unveiling of the proposed park plan was on July 9, 2015, and was met with positive reviews. In his staff report a timeline was presented with the park’s progress from first concept to eventual finish. Mr. Rowland presented slides of the final concept drawings of the proposed park and turned the time over to Jay Bollwinkel of MGB+A Architects to explain and answer questions. Mr. Bollwinkel explained that there were originally four different drawings of park concepts with an online survey, and he believes this final drawing encompasses all the public’s comments and requests. Councilwoman Harris asked what the fence line will look like for the neighboring properties. Mr. Bollwinkel stated it could be a chain link fence, or retaining type block wall, depending on the location. Council further discussed the pathway materials, a final name, water elements, ADA accessible features, and the playground materials. Mr. Bollwinkel assured Council that through this process there will be more drawings to refine and time to get more input on particular items. Mayor Lewis said this is going to be a beautiful park and is excited to see it happen in Bountiful.

**Regular Meeting – 7:03 p.m.**  
**City Council Chambers**

Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.

1 Aiden Seipher, Troop 200, led the Pledge of Allegiance; Melanie Lewis, wife of Mayor Lewis, gave  
2 a prayer.

3  
4 **APPROVAL OF MINUTES**

5 Minutes of the July 28, 2015 meeting were presented. Councilman Knight made a motion to  
6 approve the minutes as presented, and Councilman Higginson seconded the motion. Voting was  
7 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8  
9 **COUNCIL REPORTS**

10 Councilwoman Harris wanted to thank the Youth Council for their help in passing out flyers  
11 for the Tour of Utah, the Chuckwagon breakfast, parade assistance and helping the City in various  
12 events. Councilman Higginson mentioned that the Tour of Utah was fun to watch. Councilwoman  
13 Holbrook also enjoyed the race, Summerfest and mentioned there are two concerts left for the  
14 summer concert series. Councilman Knight enjoyed the race as well, and watched the other stages  
15 finish with Tour Tracker. Councilman Pitt agreed with the others that the summer events this year  
16 have been really fun to enjoy.

17  
18 **YOUTH COUNCIL REPORT**

19 None.

20  
21 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 4, 2015**

22 Mayor Lewis presented the weekly expenditure summary paid on August 4, 2015 for  
23 \$1,091,678.27. Councilwoman Harris inquired about the item for the power surge. Mr. Mahan  
24 responded it was a city equipment failure that caused the surge to the business. Councilman Knight  
25 moved to approve the expenditures as presented, and Councilwoman Holbrook seconded the motion.  
26 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting  
27 “aye”.

28  
29 **CONSIDER APPROVAL OF A SINGLE EVENT PERMIT FOR ST. OLAF’S**  
30 **OKTOBERFEST EVENT ON SEPTEMBER 25-26, 2015 – MR. CHAD WILKINSON**

31 Mr. Wilkinson stated this is an annual event for St. Olaf’s and the police have never had any  
32 problems with this event and recommends approval. Councilman Pitt moved to approve the permit,  
33 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons  
34 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

35  
36 **CONSIDER APPROVAL OF THE ANNUAL TYLER TECHNOLOGIES SOFTWARE**  
37 **MAINTENANCE CONTRACT IN THE AMOUNT OF \$68,808.02 – MR. ALAN WEST**

38 Mr. West presented the contract with Tyler Technologies for all software support,  
39 maintenance and tech fees for the upcoming year. Councilman Higginson made a motion to approve  
40 the contract, and Councilwoman Harris seconded the motion. Voting was unanimous with  
41 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

42  
43 **CONSIDER ADOPTION OF RESOLUTION 2015-09 TO INITIATE THE PROCESS FOR**  
44 **CONSIDERING WHETHER TO ESTABLISH AN INDEPENDENT FIRE SERVICE AREA –**  
45 **MR. RUSSELL MAHAN**

46 Mr. Mahan stated that there has been talk of creating an independent district for over 10 years

1 and it is now proposed to create a new “Fire Service Area.” Tonight’s discussion is only to adopt a  
2 resolution to initiate the process to consider this action, not to formally establish a district. Mr.  
3 Mahan explained that all the cities joined in this would follow the same regulations and rules, with  
4 the exception of certain bonds that Bountiful will be held harmless from. Bountiful is the last city in  
5 the County to adopt this resolution, with the County already approving the motion this morning.  
6 Councilman Higginson expressed his appreciation to the City Manager and City Attorney for keeping  
7 Bountiful’s contributions safe and accounted for. Mayor Lewis agreed. It was also mentioned that  
8 the new budget committee will be formed with all current City Managers. Councilman Higginson  
9 asked why the public would be subject to impact fees, and is there a way around it or to waive the  
10 fees. Mr. Mahan responded that all the fees have to be district wide, so it is unavoidable.  
11 Councilman Pitt made a motion to adopt Resolution 2015-09, and Councilman Higginson seconded  
12 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and  
13 Pitt voting “aye”.

14  
15 **CONSIDER FINAL SUBDIVISION APPROVAL FOR VAL VERDA MEADOWS**  
16 **SUBDIVISION – MR. PAUL ROWLAND**

17 Mr. Rowland stated that approximately four weeks ago the preliminary site plans were  
18 presented and approved. Brighton Homes has submitted the final plat plans and requests approval.  
19 The Planning Commission has recommended approval pending the following conditions:

- 20  
21 1. Post a bond to cover the costs of construction of the new cul-de-sac and sign a  
22 development agreement for the required subdivision improvements.  
23 2. Make all necessary red line corrections to the drawings.  
24 3. Payment of all required fees.  
25 4. Provide a current Title Report.  
26 5. Pay for an overlay of the disturbed portions of 3100 South and 200 West Streets  
27 6. Lots 1, 5 and 6 shall only have access off of the new cul-de-sac or 200 West and not  
28 3100 South, to be noted on the plat.  
29

30 Councilman Pitt made a motion to approve the final site plans, and Councilwoman Holbrook  
31 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
32 Knight and Pitt voting “aye”.

33  
34 Councilman Higginson asked Staff for an update on the proposed animal control contract.  
35 Mr. Gary Hill stated that the City has responded to the County with additional questions to include  
36 the scope of services involved, staffing concerns and funding issues. There is a meeting next week  
37 with several City Managers to further discuss this.  
38

39 Councilman Higginson made a motion to meet in a closed session to discuss the acquisition or  
40 sale of real property, pending litigation and/or to discuss the character and/or competency of an  
41 individual(s) (Utah Code 52-4-205) and to adjourn afterward. Councilwoman Holbrook seconded the  
42 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
43 voting “aye”. The regular meeting of City Council was adjourned at 7:35 p.m.  
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*Attendees in Closed Session:*

*Mayor: Randy Lewis*  
*Council Members: Kendalyn Harris, Beth Holbrook, Richard Higginson, John Marc Knight, John Pitt*  
*City Manager: Gary Hill*  
*City Attorney: Russell Mahan*  
*City Engineer: Paul Rowland*

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*Mayor, Randy Lewis*

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*City Recorder, Shawna Andrus*

PENDING

# City Council Staff Report



**Subject:** Expenditures for Invoices > \$1,000.00 paid  
July 27, August 18-June Invoices,  
August 3, 10, 17, 23 & 24, 2015

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** September 8, 2015

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## **Background**

This report is prepared following the weekly accounts payable run. It includes payments for all expense invoices equaling or exceeding \$1,000.00. Payments affecting only revenue or balance sheet accounts are not included. Such payments include those to acquire additions to inventories, the remittance of payroll withholdings and taxes, and performance bond refunds. Expenses for salaries and wages and utility deposit and credit balance refunds are 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 and approve the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid July 27, August 18-June Invoices, August 3, 10, 17, 23 & 24, 2015.

## Expenditure Report for Invoices >\$1,000.00

Paid July 27, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>FULL DESC</u>
1070	ALBRIGHT, WILLIAM J.	Legal	10.431100 Legal And Auditing Fees	\$ 1,650.00	184340	07012015	PUBLIC DEFENDER CONTRACT
1103	ALPHAGRAPHICS BOUNTIFUL	Legislative	10.461000 Miscellaneous Expense	1,639.08	184342	179730	BUDGET BOOKS
6652	BALLINGHAM GOLF & TURF	Golf Course	55.426000 Bldg & Grnd Suppl & Maint	2,391.19	184347	17163	UNIPAR SAND
1395	BODY WORKS UNLIMITED	Liability Insurance	63.451100 Insurance & Surety Bonds	2,417.70	184350	07202015	POLICE VEHICLE REPAIR
1716	CMT ENGINEERING LABOR	Streets	45.473300 New Constr - Class "C"	1,536.00	184366	54978	400 E ROAD RECONSTRUCTION
2039	EDWARDS, DAVID	Police	10.415000 Employee Education Reimb	2,400.50	184374	07012015	2015 SUMMER TUITION
2350	GREEN SOURCE, L.L.C.	Golf Course	55.426000 Bldg & Grnd Suppl & Maint	3,459.30	184380	11372	CASCADE,VALISTA,TURFSCREEN,VIREO
5517	HOLBROOK ASPHALT CO.	Streets	10.473200 Road Materials - Overlay	48,837.04	184385	10313	ASPHALT TREATMENT-CHIP SEAL & HA5 FOG COAT
5600	HORROCKS, JORDAN	Parks	10.415000 Employee Education Reimb	1,200.00	184387	07062015	EDUCATION REIMBURSEMENT
2932	LES SCHWAB TIRE CENTER	Water	51.425000 Equip Supplies & Maint	1,322.36	184405	50100077252	TIRE #1139
3129	MILSOFT UTILITY SOLUTIONS	Light & Power	53.429300 Computer	4,713.47	184408	20152358	PORCHE 1 YEAR SYSTEM MAINTENANCE
3195	MOUNTAIN STATES SUPPLY	Parks	10.426000 Bldg & Grnd Suppl & Maint	1,994.76	184410	S101473720.001	SPEARS,ADAPTER,TEFLON TAPE,ROTOR
3195	MOUNTAIN STATES SUPPLY	Water	51.448400 Dist Systm Repair & Maint	2,843.44	184410	S101478705.001	METER BOXES
5553	PURCELL TIRE AND SERVICE	Streets	10.425000 Equip Supplies & Maint	1,048.25	184428	2815294	TIRES FOR FLEET
4171	THATCHER COMPANY	Water	51.448000 Operating Supplies	3,470.63	184447	1366147	CHLORINE
4217	TITLEIST	Golf Course	55.448240 Items Purchased - Resale	1,035.12	184448	901041618	CLUBS
4229	TOM RANDALL DIST. CO	Golf Course	55.425000 Equip Supplies & Maint	1,676.63	184449	231394	FUEL
4229	TOM RANDALL DIST. CO	Streets	10.425000 Equip Supplies & Maint	18,386.43	184449	231984	FUEL
4273	TURF EQUIPMENT CO	Golf Course	55.426000 Bldg & Grnd Suppl & Maint	1,808.51	184451	385653-00	PARAFIN O-RING,SOLENOID
5000	U.S. BANK CORPORATE	Police	10.423000 Travel & Training	2,879.50	184452	07102015JP	TRAINING-LEADERSHIP,EXCEL,HR,NASRO
5000	U.S. BANK CORPORATE	Police	10.425200 Communication Equip Maint	3,268.94	184452	07102015DE	PROJECTOR, CELL BOOSTER
4358	UTAH COMMUNICATIONS	Light & Power	53.448641 Communication Equipment	1,048.25	184454	111826	#5066 RADIO
4387	UTAH LEAGUE OF CITIES	Legislative	10.421000 Books Subscr & Mmbrshp	23,313.69	184456	07012015	MEMBERSHIP FEE FOR FY 2015-2016
4567	WESTERN REFUSE & RECYCLING	Sanitation	58.425000 Equip Supplies & Maint	3,039.58	184461	139425	MAINTENANCE ITEMS FOR "G" TRUCKS
<b>TOTAL:</b>				<u>\$ 137,380.37</u>			

**Expenditure Report for Invoices >\$1,000.00**

**Paid August 3, 2015**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1067	AL-JON MANUFACTURING	Landfill	57.425000	Equip Supplies & Maint	\$ 3,272.13	184513	147601-IN	COOLER RAD T3
1078	ALL STAR STRIPING, LLC	Streets	10.448000	Operating Supplies	2,814.00	184514	3878	SCHOOL STENCIL
1211	ASPHALT MATERIALS INC	Streets	10.441200	Road Matl Patch/ Class C	1,161.85	184515	34548	PATCHING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	4,112.32	184516	69B13415	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	4,112.32	184516	69B13515	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	68G82315	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	68G82415	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	69O09815	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	69O09915	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	69Z70615	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	5,140.40	184516	69Z70715	TREE TRIMMING
1615	CENTURYLINK	Enhanced 911	10.428000	Telephone Expense	3,556.32	184526	07222015	ACCT #801-578-0401 452B
1716	CMT ENGINEERING LABOR	Streets	45.473300	New Constr - Class "C"	1,861.00	184530	55104	400 E ROAD RECONSTRUCTION
1883	DAVIS CHAMBER OF COMMERCE	Legislative	10.421000	Books Subscr & Mmbrshp	2,500.00	184534	13124	MEMBERSHIP DUES 07/01/2015-07/01/2016
2154	FEDERAL ENERGY	Light & Power	53.448628	Pineview Hydro	8,682.48	184540	H15547-00	2015 ANNUAL FALLING WATER CHARGES-PINEVIEW
2154	FEDERAL ENERGY	Light & Power	53.448627	Echo Hyrdo	9,416.14	184540	H15518-00	2015 ANNUAL FALLING WATER CHARGE-EDHO
2164	FERGUSON ENTERPRISES	Water	51.448400	Dist Systm Repair & Maint	1,950.00	184541	957605-1	HYDRANT
4979	GOVCONNECTION, INC.	Police	10.425500	Terminal Maint & Queries	1,284.82	184544	52857005	TONER
2350	GREEN SOURCE, L.L.C.	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	1,221.15	184547	10457	NITROPLAST,UPTAKE IRON
2350	GREEN SOURCE, L.L.C.	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	1,266.10	184547	10448	FUNGICIDE,VEREO
2483	HIGHLAND GOLF	Golf Course	55.425100	Special Equip Maintenance	31,283.00	184552	26565	NEW GOLF CARTS
2763	JOY FOUNDATION	RAP Tax	83.426100	Special Projects	8,000.00	184564	07202015	FY2015 ALLOCATION
2799	KELLERSTRASS ENTERPRISES	Streets	10.425000	Equip Supplies & Maint	17,498.82	184565	236784	FUEL
6665	MCLEAN, MICHAEL HUGH	Legislative	10.492080	Contr-Bntfl Comm Serv Council	3,000.00	184573	73115	BOUNTIFUL CITY CONCERT IN THE PARK 7/31/15
3194	MOUNTAIN STATES LEASE	Light & Power	53.474600	Vehicles	1,638.00	184577	23730	#5067 SHELVES/RACKS
3194	MOUNTAIN STATES LEASE	Light & Power	53.474600	Vehicles	109,779.00	184577	1298 MSL	#5067 SINGLE BUCKET TRUCK
3195	MOUNTAIN STATES SUPPLY	Water	51.448400	Dist Systm Repair & Maint	3,363.90	184578	S101487339.001	SYSTEM MATERIALS
3461	PETERSEN BROS. DRILL	Water	51.472130	Wells	7,355.00	184587	7222015	ZESIGAR 20" WELL-WORK AFTER JULY 1
3519	POND'S PLUMBING/HEAT	Legislative	10.426050	Bldg/Grnds Maint - Stoker	1,395.00	184589	862	STOKER
3519	POND'S PLUMBING/HEAT	Legislative	10.426050	Bldg/Grnds Maint - Stoker	1,456.00	184589	847	STOKER
3690	REMOTE CONTROL SYSTEM	Water	51.429300	Computer Hardware	1,000.00	184594	15116	YEARLY SCADA SOFTWARE UPDATE/PHONE SUPPORT
3723	RITER ENGINEERING CO	Light & Power	53.448650	Meters	1,444.00	184595	201513749	DEMAND METER 16S 200 CLASS
3777	ROTATIONAL MOLDING	Sanitation	58.448010	Garbage Containers	9,385.00	184599	31696	GARBAGE CANS
3830	SALT LAKE COMMUNITY	Light & Power	53.423001	Education Benefit	2,196.00	184603	SCE16-06	APPRENTICESHIP-BUCKWAY,BUCKLEY,PEARCE
4016	SPRINT	Police	10.425200	Communication Equip Maint	1,296.64	184608	07122015	ACCT #456251837
4025	STAKER & PARSON COMPANY	Storm Water	49.441200	Road Matl Patch/ Class C	1,187.12	184609	3825198	STORM WATER PATCHING
4025	STAKER & PARSON COMPANY	Streets	10.441200	Road Matl Patch/ Class C	1,236.84	184609	3826068	PATCHING
4025	STAKER & PARSON COMPANY	Streets	10.441200	Road Matl Patch/ Class C	1,243.88	184609	3828371	PATCHING
4025	STAKER & PARSON COMPANY	Streets	10.441200	Road Matl Patch/ Class C	9,649.20	184609	3829197	PATCHING
4217	TITLEIST	Golf Course	55.448240	Items Purchased - Resale	1,510.29	184616	901102358	MENS WEAR
4273	TURF EQUIPMENT CO	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	1,098.16	184618	387253-00	IRRIGATION PARTS
4314	UNIVAR USA, INC.	Water	51.448000	Operating Supplies	1,047.18	184622	SL807037	FLUORIDE
4314	UNIVAR USA, INC.	Water	51.448000	Operating Supplies	1,590.75	184622	SL807038	FLUORIDE
4314	UNIVAR USA, INC.	Water	51.448000	Operating Supplies	2,090.70	184622	SL806883	FLUORIDE
5304	UTAH VOICES, INC.	Legislative	10.492080	Contr-Bntfl Comm Serv Council	3,000.00	184628	07282015	CONCERT IN THE PARK SERIES
4466	VORTEX PRODUCTIONS	Legislative	10.462090	Contr To Handcart Days	20,000.00	184631	972143	JULY 23 FIREWORKS
<b>TOTAL:</b>					<u>\$ 321,797.51</u>			

**Expenditure Report for Invoices >\$1,000.00**

**Paid August 17, 2015**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1067	AL-JON MANUFACTURING	Landfill	57.425000	Equip Supplies & Maint	\$1,096.62	184835	147754-IN	PARTS FOR COMPACTOR
1405	BOUNTIFUL CITY	Water	51.461300	Street Opening Expense	\$5,321.75	184839	07312015	JULY 2015 PAVEMENT REPAIRS
2886	LAKEVIEW ROCK PRODUCTS	Water	51.461300	Street Opening Expense	\$1,379.15	184863	329935	ROADBASE
2886	LAKEVIEW ROCK PRODUCTS	Water	51.461300	Street Opening Expense	\$2,078.51	184863	330221	ROADBASE
2987	M.C. GREEN & SONS INC	Storm Water	49.441250	Storm Drain Maintenance	\$7,607.50	184867	3059	ADDITIONAL STORM DRAIN
3195	MOUNTAIN STATES SUPPLY	Water	51.448400	Dist Systm Repair & Maint	\$1,579.36	184871	S101513804.001	INVENTORY
3195	MOUNTAIN STATES SUPPLY	Water	51.448400	Dist Systm Repair & Maint	\$1,668.31	184871	S101517216.001	INVENTORY
3235	NAPA AUTO PARTS	Streets	10.425000	Equip Supplies & Maint	\$2,299.00	184873	243505	ACCT #7429
3375	OLYMPUS INSURANCE AGENCY	Workers' Comp Insurance	64.451000	W/C Reinsurance Premiums	\$4,056.00	184876	13363	14-15 MECC XSWC AUDIT
5313	QUADRA MANUFACTURING	Streets	10.425000	Equip Supplies & Maint	\$1,303.00	184880	119507	STABILIZER
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	\$1,225.40	184891	3849348	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	\$3,007.84	184891	3850320	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	\$3,928.05	184891	3848533	PATCHING
4171	THATCHER COMPANY	Water	51.448000	Operating Supplies	\$3,470.25	184893	1368383	CHLORINE
1973	UTAH DIVISION OF WATER	Storm Water	49.422000	Public Notices	\$1,200.00	184900	670000000000069	FY2016 ANNUAL MUNICIPAL STORMWATER PERMIT
4567	WESTERN REFUSE & REC	Sanitation	58.425000	Equip Supplies & Maint	\$1,137.71	184904	139726	GRABBER PARTS-SANITATION
4567	WESTERN REFUSE & REC	Sanitation	58.425000	Equip Supplies & Maint	\$3,222.00	184904	139622	FRONT MOUNT VANE PUMP SYSTEM
<b>TOTAL:</b>					<u>\$45,580.45</u>			

**Expenditure Report for Invoices >\$1,000.00**

*Paid August 18, 2015 - June 2015 Invoices*

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
6716	LARREAU & LYTHGOE	Liability Insurance	63.451150	Liability Claims/Deductible	\$ 64,000.00	184914	08122015	SETTLEMENT FOR BRENT & GENT
3271	NETWIZE	Information Systems	45.474500	Machinery & Equipment	1,750.00	184916	NV8149	UPGRADE TO VSPHERE V.6
5453	PLAYSPACE DESIGNS INC	Redevelopment Agency	73.426100	Special Projects	16,082.00	184917	11495	PARIS EQUIPMENT-ARCADIA TRASH RECEPTACLE
<b>TOTAL:</b>					<u>\$ 81,832.00</u>			

**Expenditure Report for Invoices >\$1,000.00**

*Paid August 23, 2015*

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
3105	MHL SYSTEMS	Streets	10.425000	Equip Supplies & Maint	\$9,064.86	184919	15-12623	PLOW BLADES
				<b>TOTAL:</b>	<u>\$9,064.86</u>			

**Expenditure Report for Invoices >\$1,000.00**

**Paid August 24, 2015**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	\$ 4,112.32	184924	70T38815	TREE TRIMMING
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.448632	Distribution	4,112.32	184924	70T38915	TREE TRIMMING
2055	ELECTRICAL CONSULTANT	Light & Power	53.474780	CIP 08 Dist Sub SW Sub	29,368.05	184945	62644	SW SUBSTATION DESIGN
6330	MGB+A INC	Parks	10.473100	Improv Other Than Bldgs	5,384.50	184972	2015-278	MILLCREEK PARK
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448621	Power Purch IPP	1,406.83	184997	08212015	August Payment for July Power Purchases
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448628	Pineview Hydro	6,861.53	184997	08212015	August Payment for July Power Purchases
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448632	Distribution	9,275.39	184997	08212015	August Payment for July Power Purchases
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448622	Power Purch San Juan	173,700.29	184997	08212015	August Payment for July Power Purchases
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448620	Power Purch CRSP	242,359.79	184997	08212015	August Payment for July Power Purchases
4341	UTAH ASSOCIATED MUNICIPAL	Light & Power	53.448626	Power Purch UAMPS (Pool, etc)	892,376.93	184997	08212015	August Payment for July Power Purchases
<b>TOTAL:</b>					<u>\$ 1,368,957.95</u>			



# City Council Staff Report

**Subject:** June 2015 Financial Reports  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** September 3, 2015



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## **Background**

This report includes summary revenue, expense, and budget information for all of the City's funds. Both revenues and expenses, including capital outlay, have been included. These reports 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.

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

The FY2015 budget portion of this report is the formally amended FY2015 budget approved by the City Council in June of 2015. The originally adopted FY2015 budget figures are also presented for informational purposes.

## **Recommendation**

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

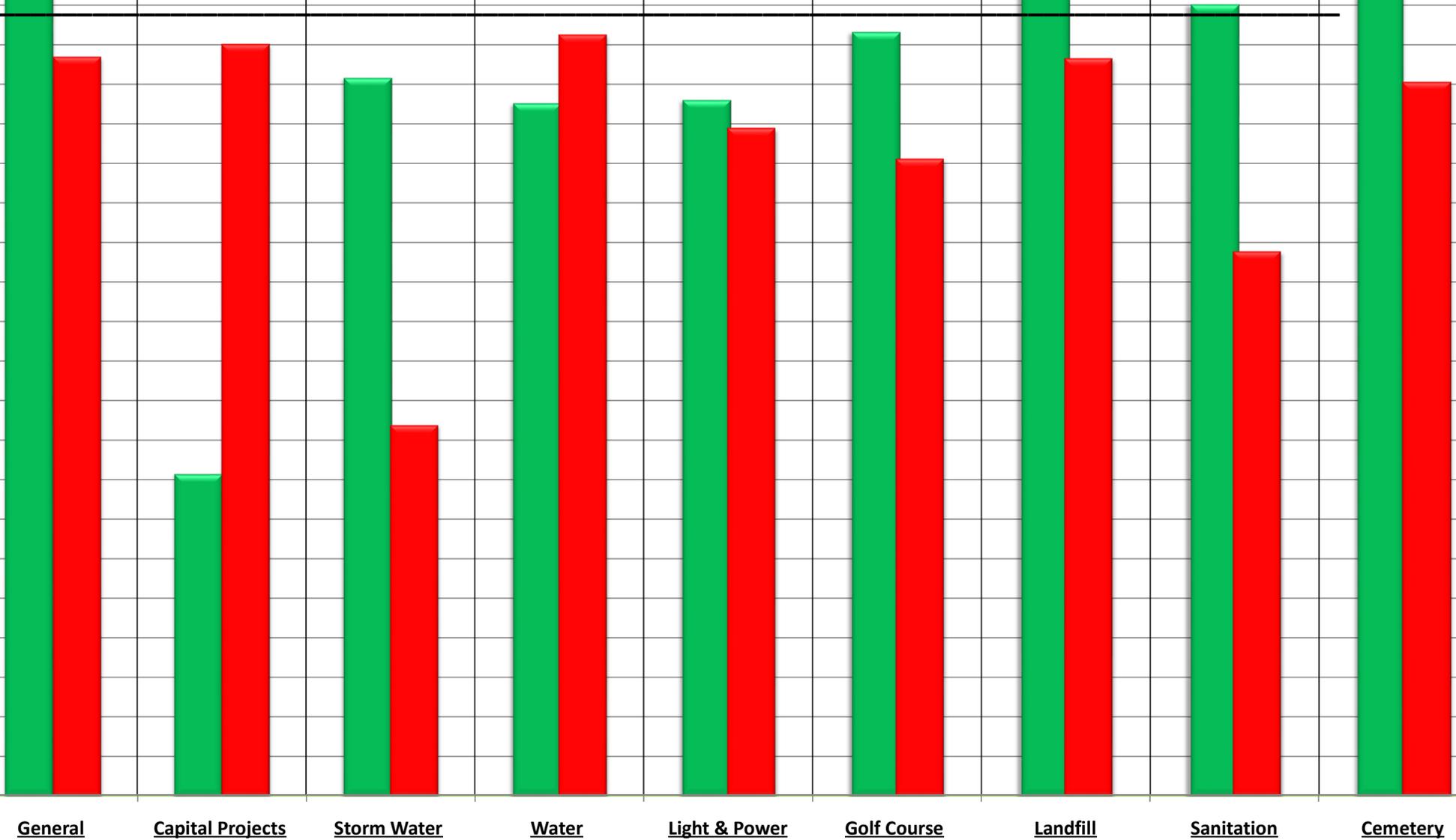
## **Attachments**

- June 2015 YTD Revenue & Expense Reports

# June 2015 Budget Performance Report

■ Revenues  
■ Expenditures - Includes Capital Outlay

100% of the year has expired



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City of Bountiful, UT  
JUNE 2015 YTD REVENUE REPORT-FY 2015

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FOR 2015 12

JOURNAL DETAIL 2015 1 TO 2015 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-17,240,100	-16,596,600	-16,976,806.78	-2,702,194.28	.00	380,206.78	102.3%
30 DEBT SERVICE	-269,000	-269,000	-268,156.13	-371.62	.00	-843.87	99.7%
44 MUNICIPAL BUILDING AUTHORITY	-721,387	-723,387	-598,290.83	-386,021.23	.00	-125,096.17	82.7%
45 CAPITAL IMPROVEMENT	-3,946,495	-4,158,495	-1,700,365.59	-164,635.99	.00	-2,458,129.41	40.9%
48 RECYCLING	-369,043	-388,810	-354,680.86	-31,563.09	.00	-34,129.14	91.2%
49 STORM WATER	-1,256,158	-1,256,158	-1,141,231.64	-105,693.06	.00	-114,926.36	90.9%
51 WATER	-4,181,760	-4,351,760	-3,817,181.76	-327,983.95	.00	-534,578.24	87.7%
53 LIGHT & POWER	-29,190,706	-29,190,706	-25,703,966.35	-2,209,416.42	.00	-3,486,739.65	88.1%
55 GOLF COURSE	-1,631,340	-1,644,340	-1,589,692.42	-233,405.61	.00	-54,647.58	96.7%
57 LANDFILL	-1,279,807	-1,104,182	-1,677,872.78	-167,542.84	.00	573,690.78	152.0%
58 SANITATION	-1,007,190	-1,015,190	-1,017,152.91	-90,579.47	.00	1,962.91	100.2%
59 CEMETERY	-479,879	-418,343	-533,060.17	-107,039.70	.00	114,717.17	127.4%
61 COMPUTER MAINTENANCE	-56,250	-56,250	-35,500.33	-55.78	.00	-20,749.67	63.1%
63 LIABILITY INSURANCE	-528,823	-528,823	-363,664.14	-4,149.75	.00	-165,158.86	68.8%
64 WORKERS' COMP INSURANCE	-326,674	-376,674	-251,034.58	-27,144.58	.00	-125,639.42	66.6%
72 RDA REVOLVING LOAN FUND	-1,006,598	-1,000,000	-459,900.87	-40,797.36	.00	-540,099.13	46.0%
73 REDEVELOPMENT AGENCY	-2,544,641	-2,544,641	-1,448,504.46	-21,656.26	.00	-1,096,136.54	56.9%
74 CEMETERY PERPETUAL CARE	0	0	-62,159.29	-9,036.33	.00	62,159.29	100.0%
78 LANDFILL TRUST	0	0	-4,134.49	-373.87	.00	4,134.49	100.0%
83 RAP TAX	-371,000	-655,000	-464,222.41	-118,736.36	.00	-190,777.59	70.9%
91 GFAAG	0	0	1,947.80	.00	.00	-1,947.80	100.0%
92 OPEB TRUST	0	0	-12,159.99	-804.49	.00	12,159.99	100.0%
99 INVESTMENT	0	0	82,753.25	48,048.62	.00	-82,753.25	100.0%
GRAND TOTAL	-66,406,851	-66,278,359	-58,395,037.73	-6,701,153.42	.00	-7,883,321.27	88.1%

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

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City of Bountiful, UT  
JUNE 2015 YTD EXPENSE REPORT-FY 2015

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FOR 2015 12

JOURNAL DETAIL 2015 1 TO 2015 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<b>10 GENERAL FUND</b>							
4100 Non-Departmental	-808,500	-808,500	-809,520.00	-67,460.00	.00	1,020.00	100.1%
4110 Legislative	635,892	777,463	693,108.07	54,368.57	.00	84,354.93	89.1%
4120 Legal	347,188	340,188	326,732.61	28,883.17	.00	13,455.39	96.0%
4130 Executive	267,281	267,281	253,210.00	27,321.02	.00	14,071.00	94.7%
4134 Human Resources	192,558	192,558	174,733.35	26,544.88	.00	17,824.65	90.7%
4136 Information Systems	492,967	492,967	472,587.73	56,723.67	.00	20,379.27	95.9%
4140 Administration	646,608	646,608	604,576.40	66,519.00	.00	42,031.60	93.5%
4143 Treasury	570,165	563,665	552,032.10	81,395.73	.00	11,632.90	97.9%
4160 Government Buildings	117,826	120,826	117,325.80	13,449.30	.00	3,500.20	97.1%
4210 Police	5,855,397	5,865,397	5,535,243.03	676,999.00	.00	330,153.97	94.4%
4215 Reserve Officers	43,561	43,561	14,112.05	1,448.66	.00	29,448.95	32.4%
4216 Crossing Guards	136,905	136,905	136,623.42	6,000.02	.00	281.58	99.8%
4217 PROS	301,432	301,432	299,995.83	28,740.38	.00	1,436.17	99.5%
4218 Liquor Control	42,826	49,826	49,463.68	7,974.63	.00	362.32	99.3%
4219 Enhanced 911	595,000	595,000	564,252.50	48,499.57	.00	30,747.50	94.8%
4220 Fire	1,900,000	1,905,000	1,904,867.86	.00	.00	132.14	100.0%
4410 Streets	3,310,069	3,310,069	2,927,638.55	400,218.45	.00	382,430.45	88.4%
4450 Engineering	764,953	764,953	728,711.74	86,874.54	.00	36,241.26	95.3%
4510 Parks	781,400	786,400	779,027.18	125,204.21	.00	7,372.82	99.1%
4610 Planning	245,001	245,001	193,734.36	21,415.26	.00	51,266.64	79.1%
TOTAL GENERAL FUND	16,438,529	16,596,600	15,518,456.26	1,691,120.06	.00	1,078,143.74	93.5%
<b>30 DEBT SERVICE</b>							
4710 Debt Sevice	269,000	269,000	234,438.00	213,700.00	.00	34,562.00	87.2%
TOTAL DEBT SERVICE	269,000	269,000	234,438.00	213,700.00	.00	34,562.00	87.2%
<b>44 MUNICIPAL BUILDING AUTHORITY</b>							
4110 Legislative	721,387	723,387	719,387.32	386,271.12	.00	3,999.68	99.4%
TOTAL MUNICIPAL BUILDING AUTHORITY	721,387	723,387	719,387.32	386,271.12	.00	3,999.68	99.4%
<b>45 CAPITAL IMPROVEMENT</b>							

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45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110	Legislative	900,000	758,000	475,517.43	3,652.64	.00	282,482.57	62.7%
4136	Information Systems	115,000	115,000	107,686.88	9,200.00	.00	7,313.12	93.6%
4140	Administration	20,000	21,000	20,228.28	.00	.00	771.72	96.3%
4210	Police	448,495	472,495	390,101.19	67,691.62	.00	82,393.81	82.6%
4410	Streets	2,275,000	2,523,000	2,708,127.87	1,029,748.97	.00	-185,127.87	107.3%
4510	Parks	340,000	260,000	245,215.69	3,468.21	.00	14,784.31	94.3%
4610	Planning	0	9,000	8,952.63	8,952.63	.00	47.37	99.5%
	TOTAL CAPITAL IMPROVEMENT	4,098,495	4,158,495	3,955,829.97	1,122,714.07	.00	202,665.03	95.1%
<hr/>								
48	RECYCLING							
4800	Recycling	368,810	388,810	368,684.70	62,010.70	.00	20,125.30	94.8%
	TOTAL RECYCLING	368,810	388,810	368,684.70	62,010.70	.00	20,125.30	94.8%
<hr/>								
49	STORM WATER							
4900	Storm Water	1,292,181	1,256,158	588,842.48	-78,028.31	.00	667,315.52	46.9%
	TOTAL STORM WATER	1,292,181	1,256,158	588,842.48	-78,028.31	.00	667,315.52	46.9%
<hr/>								
51	WATER							
5100	Water	4,241,760	4,351,760	4,190,698.38	376,896.53	.00	161,061.62	96.3%
	TOTAL WATER	4,241,760	4,351,760	4,190,698.38	376,896.53	.00	161,061.62	96.3%
<hr/>								
53	LIGHT & POWER							
5300	Light & Power	29,380,878	29,190,706	24,679,447.64	2,325,858.79	.00	4,511,258.36	84.5%
	TOTAL LIGHT & POWER	29,380,878	29,190,706	24,679,447.64	2,325,858.79	.00	4,511,258.36	84.5%
<hr/>								
55	GOLF COURSE							

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FOR 2015 12		JOURNAL DETAIL 2015 1 TO 2015 6						
55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,731,699	1,644,340	1,326,037.02	78,341.22	.00	318,302.98	80.6%
	TOTAL GOLF COURSE	1,731,699	1,644,340	1,326,037.02	78,341.22	.00	318,302.98	80.6%
<hr/>								
57	LANDFILL							
5700	Landfill	1,419,182	1,104,182	1,030,370.01	81,217.71	.00	73,811.99	93.3%
	TOTAL LANDFILL	1,419,182	1,104,182	1,030,370.01	81,217.71	.00	73,811.99	93.3%
<hr/>								
58	SANITATION							
5800	Sanitation	1,145,246	1,015,190	699,246.34	-189,496.50	.00	315,943.66	68.9%
	TOTAL SANITATION	1,145,246	1,015,190	699,246.34	-189,496.50	.00	315,943.66	68.9%
<hr/>								
59	CEMETERY							
5900	Cemetery	415,343	418,343	377,780.02	40,310.66	.00	40,562.98	90.3%
	TOTAL CEMETERY	415,343	418,343	377,780.02	40,310.66	.00	40,562.98	90.3%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	56,250	56,250	59,251.33	11,943.25	.00	-3,001.33	105.3%
	TOTAL COMPUTER MAINTENANCE	56,250	56,250	59,251.33	11,943.25	.00	-3,001.33	105.3%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	528,823	528,823	557,541.56	77,889.55	.00	-28,718.56	105.4%
	TOTAL LIABILITY INSURANCE	528,823	528,823	557,541.56	77,889.55	.00	-28,718.56	105.4%
<hr/>								
64	WORKERS' COMP INSURANCE							

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64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	326,674	376,674	294,411.13	29,541.83	.00	82,262.87	78.2%
	TOTAL WORKERS' COMP INSURANCE	326,674	376,674	294,411.13	29,541.83	.00	82,262.87	78.2%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	1,000,000	1,000,000	40,000.00	40,000.00	.00	960,000.00	4.0%
	TOTAL RDA REVOLVING LOAN FUND	1,000,000	1,000,000	40,000.00	40,000.00	.00	960,000.00	4.0%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	2,617,272	2,544,641	2,215,741.82	1,035,871.54	.00	328,899.18	87.1%
	TOTAL REDEVELOPMENT AGENCY	2,617,272	2,544,641	2,215,741.82	1,035,871.54	.00	328,899.18	87.1%
<hr/>								
83	RAP TAX							
8300	RAP Tax	371,000	655,000	633,077.17	149,539.43	.00	21,922.83	96.7%
	TOTAL RAP TAX	371,000	655,000	633,077.17	149,539.43	.00	21,922.83	96.7%
<hr/>								
91	GFAAG							
4210	Police	0	0	495.70	.00	.00	-495.70	100.0%
4410	Streets	0	0	1,325.84	.00	.00	-1,325.84	100.0%
4450	Engineering	0	0	318.47	.00	.00	-318.47	100.0%
4610	Planning	0	0	168.47	.00	.00	-168.47	100.0%
	TOTAL GFAAG	0	0	2,308.48	.00	.00	-2,308.48	100.0%
<hr/>								
92	OPEB TRUST							
9200	OPEB Trust	0	0	106,792.08	16,952.42	.00	-106,792.08	100.0%

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FOR 2015 12

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92	OPEB TRUST	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
	TOTAL OPEB TRUST	0	0	106,792.08	16,952.42	.00	-106,792.08	100.0%
	GRAND TOTAL	66,422,529	66,278,359	57,598,341.71	7,472,654.07	.00	8,680,017.29	86.9%
** END OF REPORT - Generated by Tyson Beck **								

# City Council Staff Report

**Subject: Public Hearing on Creating an Independent Fire Service Area**

**Authors: Russell Mahan**

**Department: City Attorney**

**Date: 8 September 2015**



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## **Background**

Tonight there is a public hearing to consider establishing an independent “Fire Service Area” with its own authority to levy a property tax. It would be governed by elected representatives from the cities and county, and have a budgetary committee consisting of the city managers. There have been several discussions of this item, and it last appeared on the City Council agenda on August 4<sup>th</sup>, when a longer memorandum was given to the Council. No decision is to be made tonight. This is a public hearing only.

## **Analysis**

This is an opportunity for the public to give whatever input it may have on the subject of creating an independent fire district. The Council decision of whether to approve a resolution to establish the district will be considered at a future meeting.

## **Department Review**

This memorandum has been prepared by the City Attorney and reviewed by City Manager.

## **Recommendation**

The public is invited to speak tonight. There is no action to be taken by the City Council.

## **Significant Impacts**

The creation of the fire district will have multiple and significant impacts.

## **Attachments**

Notice of Public Hearing.

THIS ADVERTISEMENT NEEDS TO BE AT LEAST 1/4 PAGE IN SIZE, USE 18 POINT TYPE, AND BE SURROUNDED BY A 1/4 INCH BORDER. IT MUST BE PUBLISHED ONCE EACH WEEK FOR FOUR CONSECUTIVE WEEKS

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Davis County and the cities of Bountiful, Centerville, North Salt Lake, West Bountiful and Woods Cross have adopted Resolutions proposing the creation of a local district to provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services. The proposed local district will assume the responsibilities of the current South Davis Metro Fire Agency. A summary of the Resolution is set out below. Each City Council and the Davis County Commission will hold a public hearing to explain the purpose and operation of the district and receive public input on the proposed local district at the dates, times and locations below:

BOUNTIFUL--September 8, 2015 at 7:00 p.m. in the Bountiful City Council Chambers, 790 S. 100 E., Bountiful, UT.

CENTERVILLE—September 15, 2015 at 7:00 p.m. in the Centerville City Council Chambers, 250 N. Main St., Centerville, UT.

DAVIS COUNTY—September 15, 2015 at 6:00 p.m. in the Davis County Commission Chambers, 61 S. Main St., Farmington UT

NORTH SALT LAKE—September 15, 2015, at 7:00 p.m. in the North Salt Lake City Council Chambers, 10 E. Center St., North Salt Lake, UT.

WEST BOUNTIFUL—September 15 , 2015 at 7:30 p.m. in the West Bountiful City Council Chambers, 550 N. 800 W., West Bountiful, UT.

WOODS CROSS—September 15, 2015 at 7:00 p.m. in the Woods Cross City Council Chambers, 1555 S. 800 W., Woods Cross, UT.

#### SUMMARY OF THE ADOPTED RESOLUTION

Purpose of the Proposed District--Provide fire protection, emergency response services, emergency medical response, paramedic, ambulance services and related services and assume the assets, liabilities and responsibilities of the current South Davis Metro Fire Agency.

Areas included in the Proposed District--The proposed district will include the area within the corporate limits of the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and all property in the unincorporated area of Davis County located south of an east/west extension of the northern corporate limits of Centerville City, north of the Salt Lake County Line, west of U.S. Forest Service line, and east of the Great Salt Lake.

Funding for the Proposed District-- The proposed district will be funded through revenues that may include member assessments, revenues generated by its operations and such other revenues that are authorized by law. Property taxes will be imposed by the proposed district.

Governance of the Proposed District-- The proposed local district will be governed by a Board of Trustees composed of one elected official appointed by each participating entity. The Fire Chief will serve as the Chief Executive and Administrative Officer of the district.

Administrative Oversight-- There will be an Administrative Committee advisory to the Board of Trustees on matters relating to the budget of the district, the compensation of the district's officers and employees and such other matters as are assigned to it by the Board of Trustees. The Administrative Committee is composed of City Managers or other representatives appointed by the Member participating governmental entities. The Chair of the Administrative Committee serves as the Budget Officer for the district.

## PROTESTS

Within 60 days after a public hearing, any registered voter living within the boundaries of the proposed district or property owner owning property located within the boundaries of the proposed district may file a written protest against the creation of the proposed district. Protests for voters or property owners in Centerville, North Salt Lake, West Bountiful and Woods Cross must be filed with the appropriate City Recorder no later than November 16, 2015. Protests for voters or property owners in Bountiful City must be filed with the Bountiful City Recorder no later than November 9, 2015. Protests for voters or property owners in that portion of the unincorporated area of Davis County included in the proposed district must be filed with the Davis County Clerk no later than November 16, 2015.



# City Council Staff Report



**Subject: Quitclaim Deed on Sharp Property**  
**Author: Russell Mahan**  
**Department: City Attorney**  
**Date: September 8, 2015**

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## **Background**

In the purchase of the Swaney property next to the new City park in Mill Street, part of our agreement with him was that there would be a quitclaim deed given to Richard Sharp for his property north of the City park. This is done for the purpose of eliminating a remote claim under an earlier Swaney deed that clouded the Sharp title when the location of the creek changed years ago. This property is located at 500 East Mill Street, which is shown on the map. The land does not involve the City park in any way.

## **Analysis**

The City will simply be giving a quitclaim deed to the Sharps for their own property which they already have under their fence. It does not warrant any title to the Sharps. Doing this will fulfill a commitment under the Swaney purchase agreement. It does involve any park land.

## **Department Review**

This staff report was prepared by the City Attorney and reviewed by the City Manager.

## **Significant Impacts**

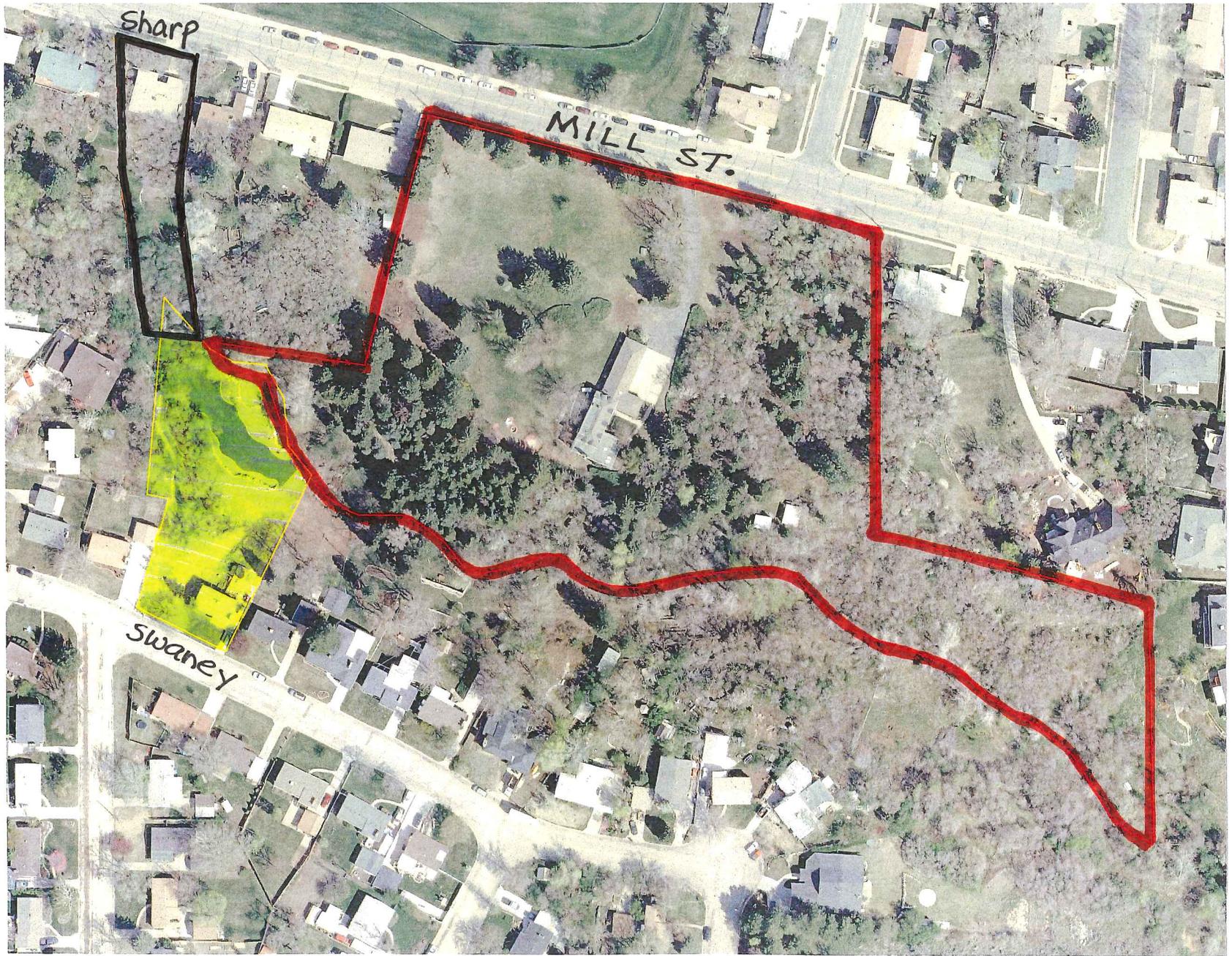
There are no significant impacts.

## **Recommendation**

It is recommended that the City Council approve the issuance of a quitclaim deed for the property depicted in the map.

## **Attachments**

1. Staff report.
2. Map.



# City Council Staff Report

**Subject:** Steel Poles  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** September 8, 2015



## **Background**

These steel poles are needed as part of the complete rebuild of our Southwest Substation which is located at 252 West 1800 South, Bountiful, Utah. Demolition of the substation is scheduled for mid September 2015 and the new substation should be back in service by or before May 2016.

## **Analysis**

The invitation to bid was sent out to six vendors and we received three sealed bids for the bid opening. The results of the Steel Pole bid opening are as follows.

<b>Manufacturer</b>	<b>Plant Location</b>	<b>Total Bid Price</b>	<b>Delivery</b>
<b>Sabre FWT</b>	<b>Fort Worth, Texas</b>	<b>\$97,179</b>	<b>18 weeks</b>
Nello	South Bend, Indiana	\$110,402	16weeks
Galvanizers	West Fargo, North Dakota	No design calculations	Unidentified

The bid from Galvanizers was incomplete because it did not include the requested design calculations, and it did not meet our delivery date requirements.

Electrical Consultants, Inc. (ECI) who is the electrical engineering firm that we have hired to assist us with the Southwest Substation project has reviewed the bids and has verified that the bid from Sabre meets the specifications.

## **Department Review**

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

## **Significant Impacts**

This item is included in the 2015-16 fiscal budget and will be paid for from the Capital Work In Progress account 535300-474780.

## **Recommendation**

Staff and ECI recommend the approval of the Quote from Sabre for a total of \$97,179.

We will send this item out to the Power Commission and poll them by phone to get their recommendation. We will bring their recommendation to the City Council meeting that night.

## **Attachments**

None



# City Council Staff Report

**Subject:** Voltage Transformers  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** September 8, 2015



## **Background**

This equipment is needed as part of the complete rebuild of our Southwest Substation which is located at 252 West 1800 South, Bountiful, Utah. Demolition of the substation is scheduled for mid September 2015 and the new substation should be back in service by or before May 2016.

## **Analysis**

The invitation to bid was sent out to eight vendors and we received two bids. The results of the Voltage Transformer bid opening are as follows.

<b>Local Vendor</b>	<b>Manufacturer</b>	<b>Total Bid Price</b>	<b>Delivery</b>
<b>Codale Electric</b>	<b>ABB</b>	<b>\$30,702</b>	<b>17 weeks</b>
<b>Equal Electric</b>	<b>Instrument Transformer Equipment Corp.</b>	<b>\$46,572</b>	<b>16 Weeks</b>

Electrical Consultants, Inc. (ECI) who is the electrical engineering firm that we have hired to assist us with the Southwest Substation project has reviewed the bids and has verified that the bid from Codale Electric meets the specifications.

## **Department Review**

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

## **Significant Impacts**

This item is included in the 2015-16 fiscal budget and will be paid for from the Capital Work In Progress account 535300-474780.

## **Recommendation**

Power Commission, Staff, and ECI recommend the approval of the Voltage Transformer Quote from Codale Electric for a total of \$30,702.

## **Attachments**

None



# City Council Staff Report

**Subject:** Public Safety Building Interior Paint Contract  
**Author:** Chief Ross  
**Department:** Police Department  
**Date:** September 8, 2015



## **Background**

The following is a request to approve a paint contract for the Public safety Building interior. Funding for this contract has been approved in our FY2016 budget.

## **Analysis**

The Public Safety Building is nineteen years old and showing its age. Many of the interior walls have dings, nicks and scrapes and are in need of patching and fresh paint.

We have received three bids to patch and paint primarily the halls and common areas of our building on all three floors including the Second District Court area.

1. Grow Painting Inc	\$68,722
2. AGT Painting Inc	\$43,640
3. Peck's Painting	\$28,905

There is a significant price difference between bids, some of which may be attributed to the time of year. Staff has, however, verified that the low bid, Peck's Painting, is complete and that the bidder is aware of the work to be done. Staff recommends selecting Peck's Painting.

## **Department Review**

The Police Department and City Manager have reviewed this staff report.

## **Significant Impacts**

Funding for this contract is included in our FY2016 budget

## **Recommendation**

We respectfully request your approval to award the low bid paint contract to Peck's Painting in the amount of \$28,905. Thank you for our consideration in this matter.

## **Attachments**

N/A



# City Council Staff Report

**Subject:** 2015 Millstream Way Slope Repair Contract  
**Author:** Lloyd Cheney, Assistant City Engineer  
**Department:** Engineering / Water  
**Date:** 1 September, 2015



## **Background**

Last fall, a leak in the 10 inch diameter water line which crosses the Mill Creek Canyon caused some erosion damage to the rear portion of the properties at located at 1059 E and 1077 E Millstream Way. Plans were prepared for the repair work and the project was advertised earlier this summer, resulting in only one bid being received. After making some modifications to the plan, the project was re-advertised and resulted in TWO bids being submitted at the Bid Opening which was held Tuesday, September 1, 2015.

## **Analysis**

The results are as follows:

Impressive Homes	\$77,163.00
Allied Underground Technologies	\$79,746.00

## **Department Review**

Impressive Homes, owned by Brad Miller, is a local homebuilder who has teamed with Timberline Construction to bid on this project. We are very familiar with both Timberline Construction and Impressive Homes in the construction of many large custom homes throughout town. Many of these homes have required significant retaining and stabilization work, which is the forte of Timberline Construction. It is worthy to note that Timberline Construction is owned by Scott Cox, a Bountiful resident. The work will begin in mid-October, and should be completed in a month.

This memo has been reviewed by Paul Rowland, City Engineer and Mark Slagowski, Water Dept. Director.

## **Significant Impacts**

Funding for this project will come from the Water Department's Capital Water Main fund.

## **Recommendation**

- Accept the Proposal from Impressive Homes for the 2015 Millstream Way Slope Repair Project at the Unit Prices submitted in their proposal.

## **Attachments**

Bid tabulation attached.

Bountiful City Corporation  
 Millstream Way Slope Repair

Bid Opening : 1 Sept., 2015 2:00 pm

Item	Description	Unit	Quantity	Engineer's Estimate		Impressive Homes		Allied Underground	
				Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	3,000.00	3,000.00	650.00	650.00	10,750.00	10,750.00
2	Clear & Grade	LS	1	5,000.00	5,000.00	3,900.00	3,900.00	27,580.00	27,580.00
3	R/R Rock Slope	SqFt	250	40.00	10,000.00	14.00	3,500.00	11.00	2,750.00
4	Imported Backfill	Cyd	400	100.00	40,000.00	149.83	59,932.00	62.69	25,076.00
5	Erosion Control Mat	SqYd	1,200	8.00	9,600.00	1.90	2,280.00	2.50	3,000.00
6	Straw Wattles	Lft	500	7.50	3,750.00	5.00	2,500.00	3.00	1,500.00
7	Sprinkler Pipe	Lft	300	5.00	1,500.00	3.17	951.00	4.50	1,350.00
8	Sprinkler Heads	Ea	20	25.00	500.00	47.50	950.00	32.00	640.00
9	Sod & Topsoil	SqFt	1,000	2.00	2,000.00	2.50	2,500.00	7.10	7,100.00
Total					75,350.00		77,163.00		79,746.00

# City Council Staff Report

**Subject:** Public Hearing-Telecommunications  
Facilities in Commercial Zones  
**Applicant:** Bountiful City  
**Author:** Chad Wilkinson  
**Date:** September 8, 2015



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## Background

The current Bountiful City Land Use Ordinance includes standards for telecommunication towers (commonly referred to as cellular or cell towers) which stipulate that these facilities not be placed in residential areas unless there is no other alternative. In contrast the list of allowed uses for the commercial zone districts in Bountiful does not include telecommunications facilities as an allowed use in any of the commercial zones. Section 14-6-103 states, “any use not listed herein is also expressly prohibited.” Since telecommunications facilities are specifically identified as an allowed use in residential zones, this has led to confusion as to whether the intent of the ordinance was to exclude these uses from commercial zones. The proposed amendment would modify the table of allowed uses in commercial zones to allow for telecommunications uses as permitted uses on City owned properties in the Commercial zones and conditional uses on non-city owned property in these zones.

## Analysis

The zoning ordinance recognizes the need to provide for telecommunications sites within the City and provides general standards for their location. Among these standards is a policy which encourages these facilities to be constructed on City owned properties so that the revenues from them go to the benefit of the public. To that end, telecommunications facilities constructed in residential zones which are located on City property are classified as permitted uses while those located on non-city owned properties are classified as conditional uses, which require a public hearing. While it is appropriate to clarify the ordinance to expressly allow these facilities in commercial zones, priority should still be given to placing the facilities on city owned properties to ensure that the citizens of Bountiful are able to obtain the maximum benefits associated with these facilities. Several City owned properties are located within the existing commercial zoning districts and these City owned locations should be considered first. The proposed amendment also clarifies the City’s policy that public lands should be considered first for location of telecommunications facilities and that private lands should only be considered when no publicly owned option is available.

## Department Review

This item has been reviewed by the City Planner, City Engineer, and the City Attorney.

### **Significant Impacts**

The proposal would allow telecommunication towers to be constructed in commercial zones subject to the standards now applicable for towers constructed in residential zones. Impacts are expected to be limited and mitigated by standards requiring co-location.

### **Recommendation**

The Planning Commission considered the proposed amendment on August 18, 2015 and forwards a recommendation of approval to the City Council for the proposed amendment to the zoning ordinance allowing telecommunication facilities within the commercial zoning districts of the City with priority placed on locating these facilities on city owned properties.

### **Attachments**

1. Proposed Ordinance Amendment
2. Minutes of the August 18, 2015 Planning Commission

## **14-14-118 TELECOMMUNICATIONS TOWER SITES**

- A. It is the finding of the City Council that:
1. It is in the best interests of the citizens of the City to have quality cellular wireless telephone service available. This necessarily entails the erection of telecommunications towers within the City limits.
  2. It is the right of private enterprise to do business within the City, subject only to reasonable regulation by the City. This includes the telecommunications business.
  3. It is in the best interests of the citizens that the telecommunications towers which are constructed are:
    - a. as unobtrusive as possible in their location, size, and construction;
    - b. as few in number as possible;
    - c. subject to such reasonable restrictions as may best minimize the impact upon surrounding properties and the City as a whole; and
    - d. not placed in residential areas unless there is no other alternative.
  4. It is in the best interests of telecommunications businesses to have access to towers which are of the appropriate height and location to serve their reasonable needs.

5. It is the policy of the City of Bountiful to make available to telecommunications companies such sites as the City owns and which can reasonably serve the needs of the companies, the citizens, and the City.

**6. The visual burden of towers is borne by the public, and it would be appropriate for the revenues of those towers go to the public. Therefore, telecommunication towers shall be located on publicly owned sites (i.e. lands owned by governmental entities such as the City, schools, etc) where possible, and on private property only when public properties serving the same area are not available.**

**14-6-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

**Table 14-6-103**

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	N
Bar, Tavern, Drinking Establishment	C	N	N
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Fire Arm/Shooting Range – Indoor	C	N	N
Fire Arm/Shooting Range – Outdoor	N	N	N

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	C
Grocery Store	P	P	C
Hotels (Interior room access)	P	C	N
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	N
Medical/Dental Office	P	P	C
Millwork, Cabinetry	P	C	C
Motels (Drive-up/exterior room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	C
Professional Services	P	P	C
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C
Security Services	P	N	N
Self Storage Units or Warehouse w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	C
Tattoo Parlor	C	N	N
<b><u>Telecommunication Facility not on City Property</u></b>	<b><u>C</u></b>	<b><u>C</u></b>	<b><u>C</u></b>
<b><u>Telecommunication Facility on City property</u></b>	<b><u>P</u></b>	<b><u>P</u></b>	<b><u>P</u></b>
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	C
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N

G:\PLAN\Planning Commission\Ordinance\2015\Telecommunications Facilities in Commercial Zones\CC Staff Report  
Telecommunications Facilities in Commercial zones 9-8-15.docx

**3. PUBLIC HEARING - Consider amending the provisions of Chapter 6 and Chapter 14 of the Bountiful City Land Use Ordinance related to allowing telecommunications facilities within commercial zones.**

Chad Wilkinson presented the staff report.

The current Bountiful City Land Use Ordinance includes standards for telecommunication towers (commonly referred to as cellular or cell towers) which stipulate that these facilities not be placed in residential areas unless there is no other alternative. The list of allowed uses for the commercial zone districts in Bountiful does not include telecommunications facilities as an allowed use in any of the commercial zones. Section 14-6-103 states, "any use not listed herein is also expressly prohibited." Since telecommunications facilities are specifically identified as an allowed use in residential zones, this has led to confusion as to whether the intent of the ordinance was to exclude these uses from commercial zones. The proposed amendment would modify the table of allowed uses in commercial zones to allow for telecommunications uses as permitted uses on City owned properties in the Commercial zones and conditional uses on non-city owned property in these zones.

The proposal would allow telecommunication towers to be constructed in commercial zones subject to the standards now applicable for towers constructed in residential zones. Impacts are expected to be limited and mitigated by standards requiring co-location.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the zoning ordinance allowing telecommunication facilities within the commercial zoning districts of the City with priority placed on locating these facilities on city owned properties.

Chairman Smith opened the Public Hearing at 6:46 p.m.

Amy Taylor, leader for Scout Troop 269. Ms. Taylor was concerned about the safety of the telecommunication poles at the schools.

Staff discussed the safety applications in place at the schools that currently have telecommunication poles in place.

Chairman Smith closed the Public Hearing at 6:51 p.m.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the proposed amendment to the zoning ordinance allowing telecommunication facilities within the commercial zoning districts of the City with priority placed on locating these facilities on city owned properties as outlined by staff. Sean Monson seconded the motion.

Voting was 4-0 with Commission Members Higginson, Monson, Smith and Spratley voting Aye.

  
Chad Wilkinson, City Planner

# Council Staff Report



**Subject:** Preliminary and Final Subdivision Approval for Northern Hills Subdivision Plat B Amended  
**Address:** 1332 E Northern Hills Drive  
**Author:** City Engineer  
**Department:** Engineering, Planning  
**Date:** Sept 8, 2015

---

## Background

Ms. Suzan Allen and family own both lot 63 and lot 64 of the Northern Hills Subdivision Plat B. Their home sits on lot 63 and they have maintained lot 64 as a large yard/landscape area with a sports court. The Allens have been using both lots as a single property and are now requesting that this subdivision amendment be approved to formally combine these two lots into one to allow for the construction of an addition to their home which will extend over the line between the two lots.

## Analysis

The Allens are planning to build an addition to their home which will extend over the property line between the two lots which they have owned and occupied for several years. This option was not available to them until recently when the City abandoned a culinary water line that previously ran in an easement between the two properties.

Since the water line easement needs to be vacated and the property line permanently removed, an amended plat is required. While the County's property tax system can combine the properties under one tax ID number for tax purposes, the reality is that the two lots are still separate and lot 63 could still be sold with a house encroaching on the east side. By amending the plat, the two lots are eliminated and one single lot is recorded in their place.

## Department Review

The proposed preliminary plat has been reviewed by the Engineering Department and Planning Department and the Planning Commission.

## Recommendation

With the conditions listed below, the Planning Commission sends the recommendation that the City Council grant preliminary and final approval of the Highland Oaks Subdivision Plat B Amended.

1. Make all necessary red line corrections to the drawings.
2. Payment of all required fees.
3. Provide a current Title Report.

### **Significant Impacts**

This subdivision amendment has no significant impacts.

### **Attachments**

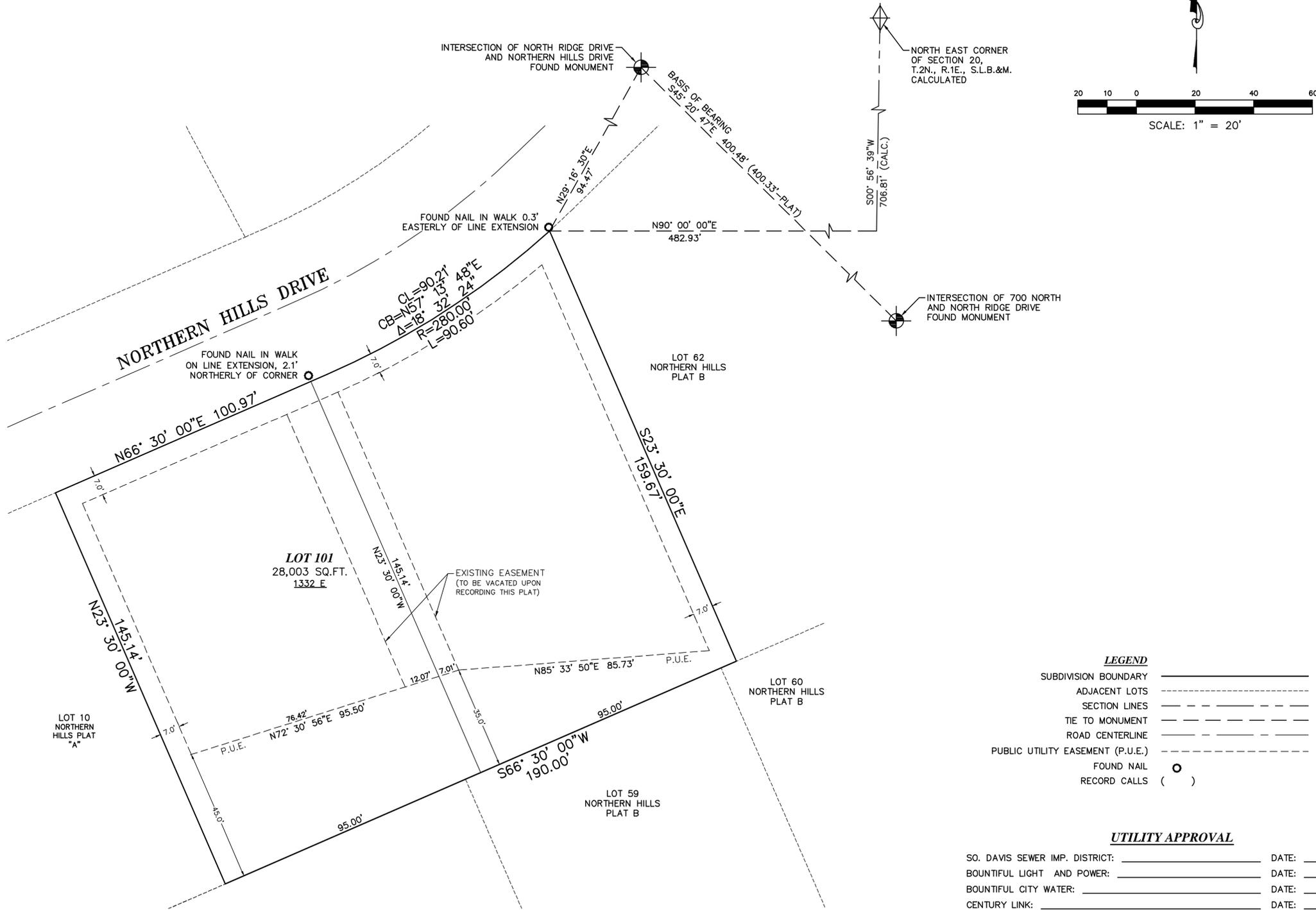
A lovely color aerial photo showing the area of lots 63 and 64  
A copy of the Northern Hills Subdivision Plat B Amended.

Aerial Photo of the Proposed Northern Hills Plat B Amended



**NORTHERN HILLS SUBDIVISION PLAT B AMENDED**  
**COMBINING LOTS 63 & 64 OF NORTHERN HILLS SUBDIVISION PLAT B**

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 JULY 2015



**SURVEYOR'S CERTIFICATE**

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 166385 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 HEREWIT AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS NORTHERN HILLS SUBDIVISION PLAT B AMENDED COMBINING LOTS 63 & 64 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE \_\_\_\_\_ UTAH SURVEYOR NO. 166385

**DESCRIPTION**

BEGINNING AT THE NORTHWEST CORNER OF LOT 62 NORTHERN HILLS SUBDIVISION, PLAT B, A SUBDIVISION OF PART OF SECTION 20 & 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH SAID POINT BEING CALCULATED AS SOUTH0°56'39" WEST 706.81 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 20 AND NORTH0°00'00" WEST 482.93 FEET FROM THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE SOUTH23°30'00" EAST 159.67 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10 NORTHERN HILLS PLAT A; THENCE NORTH23°30'00" WEST 145.14 FEET TO THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTH LINE OF NORTHERN HILLS DRIVE; THENCE NORTH 66°30'00" EAST 100.97 FEET ALONG SAID LINE TO A POINT OF TANGENCY WITH A 280.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 90.60 FEET, (CENTRAL ANGLE=18°32'24", CHORD BEARING AND DISTANCE = NORTH57°13'48" EAST 90.21 TO THE POINT OF BEGINNING, CONTAINING 0.349 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 NORTHERN HILLS SUBDIVISION PLAT B AMENDED COMBINING LOTS 63 & 64, 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\_\_.

FOR: \_\_\_\_\_  
 BY: \_\_\_\_\_

**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF CKHO, LLC, 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: \_\_\_\_\_

**LEGEND**

SUBDIVISION BOUNDARY	_____
ADJACENT LOTS	-----
SECTION LINES	-----
TIE TO MONUMENT	-----
ROAD CENTERLINE	-----
PUBLIC UTILITY EASEMENT (P.U.E.)	-----
FOUND NAIL	○
RECORD CALLS	( )

**UTILITY APPROVAL**

SO. DAVIS SEWER IMP. DISTRICT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOUNTIFUL LIGHT AND POWER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOUNTIFUL CITY WATER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COMCAST: \_\_\_\_\_ DATE: \_\_\_\_\_  
 QUESTAR GAS: \_\_\_\_\_ DATE: \_\_\_\_\_

**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 ON THIS DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
 BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.

\_\_\_\_\_  
 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

181 North 200 West, Suite #4  
 Bountiful, Utah 84010  
 Phone 801-298-2236  
 Fax 801-298-5983

# Council Staff Report

**Subject:** Preliminary and Final Plat approval for Orchard Pines PUD Commercial Lot 2 Condominium  
**Author:** Chad Wilkinson, City Planner  
Paul Rowland, City Engineer  
**Address:** 2155 Orchard Drive  
**Date:** September 8, 2015



## Background and Analysis

Mr. Brian Knowlton, applicant, requests preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium, which encompasses the recently constructed mixed commercial/residential building at 2155 S. Orchard Drive. The building is located on Lot 2 of the Orchard Pines and already exists as a mixed use commercial/residential structure. The building meets all of the requirements that were in place at the time of the Orchard Pines Commercial PUD approval and this change is solely for the purpose of producing a condominium plat on this lot so that the individual units can be sold independently.

The Engineering and Planning Department have reviewed the proposed condominium plat and recommends that it be approved with some minor redline corrections.

## Department Review

The proposed preliminary plat has been reviewed by the Engineering Department and Planning Department, as well as the Planning Commission.

## Recommendation

With the conditions listed below, the Planning Commission sends the recommendation that the City Council grant preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium.

1. Submit the signed, final mylar ready for signatures.
2. Submit a current title report.
3. Payment of fees

## Significant Impacts

This subdivision amendment has no significant impacts.

## Attachments

Lovely Color Aerial photo of the proposed condominiums  
Proposed Condominium Plat

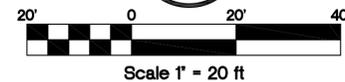
Orchard Pines PUD Commercial Lot 2 Condominium



# ORCHARD PINES P.U.D. COMMERCIAL LOT 2 CONDOMINIUM

LOCATED IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2  
NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
SHEET 1 OF 5

NORTHEAST CORNER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN



**LEGEND**

	LIMITED COMMON
	PRIVATE AREA (UNITS)
	COMMON AREAS

**BUILDING CORNER COORDINATE TABLE  
(DAVIS COUNTY COORDINATES)**

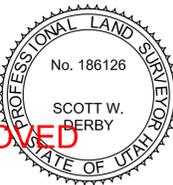
	NORTHING	EASTING
1	N 111717.97	E 116833.36
2	N 111728.35	E 116786.46
3	N 111794.10	E 116823.23
4	N 111783.49	E 116865.42

**BOUNDARY CORNER COORDINATE TABLE  
(DAVIS COUNTY COORDINATES)**

NO	NORTHING	EASTING
5	N 111724.17	E 116696.65
6	N 111839.20	E 116746.63
7	N 111829.29	E 116919.87
8	N 111699.84	E 116851.09

**SURVEYOR'S CERTIFICATE:**

I, SCOTT W. DERBY, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 186126 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS



PRELIMINARY-NOT APPROVED

**ORCHARD PINES P.U.D.  
COMMERCIAL LOT 2 CONDOMINIUM**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

**BOUNDARY DESCRIPTION:**

ALL OF LOT 2 OF ORCHARD PINES P.U.D. COMMERCIAL PHASE SUBDIVISION RECORDED AS ENTRY NO. 2365129 IN BOOK 4532 AT PAGE 1131 WITH FILE NUMBER 4829 OF THE OFFICIAL RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE.

**BASIS OF BEARING:**

THE BASIS OF BEARING FOR THIS PLAT IS NORTH 00°57'54" WEST BETWEEN THE FOUND EAST QUARTER CORNER AND THE FOUND NORTHEAST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

**GENERAL NOTES:**

REFER TO RECORD OF SURVEY ON FILE AT THE DAVIS COUNTY SURVEYORS OFFICE FOR DETAILED INFORMATION PERTAINING TO THIS PROPERTY.

**OWNER'S DEDICATION:**

WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HERE AFTER KNOWN AS:

**ORCHARD PINES P.U.D.  
COMMERCIAL LOT 2 CONDOMINIUM**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNERS ALSO GRANT TO ANY AND ALL PUBLIC AND PRIVATE UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE ROADWAYS AND COMMON AREAS FOR THE PURPOSE OF PROVIDING ACCESS FOR UTILITY INSTALLATION, MAINTENANCE, USE AND REPLACEMENT. ADDITIONALLY, SAID OWNERS CONSENT TO CREATE A HOME OWNERS ASSOCIATION TO PRESERVE AND MAINTAIN THE STREETS AND COMMON AREAS SHOWN HEREON, AND DO DEDICATE ALL STREETS AND COMMON AREAS TO SAID HOME OWNERS ASSOCIATION.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.; 20\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS \_\_\_\_\_, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF UTAH  
COUNTY OF SALT LAKE )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.; 20\_\_ PERSONALLY APPEARED BEFORE ME, \_\_\_\_\_ WHO BEING BY ME DULY SWORN, DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID \_\_\_\_\_ BY AUTHORITY OF ITS \_\_\_\_\_, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID \_\_\_\_\_ EXECUTED THE SAME.

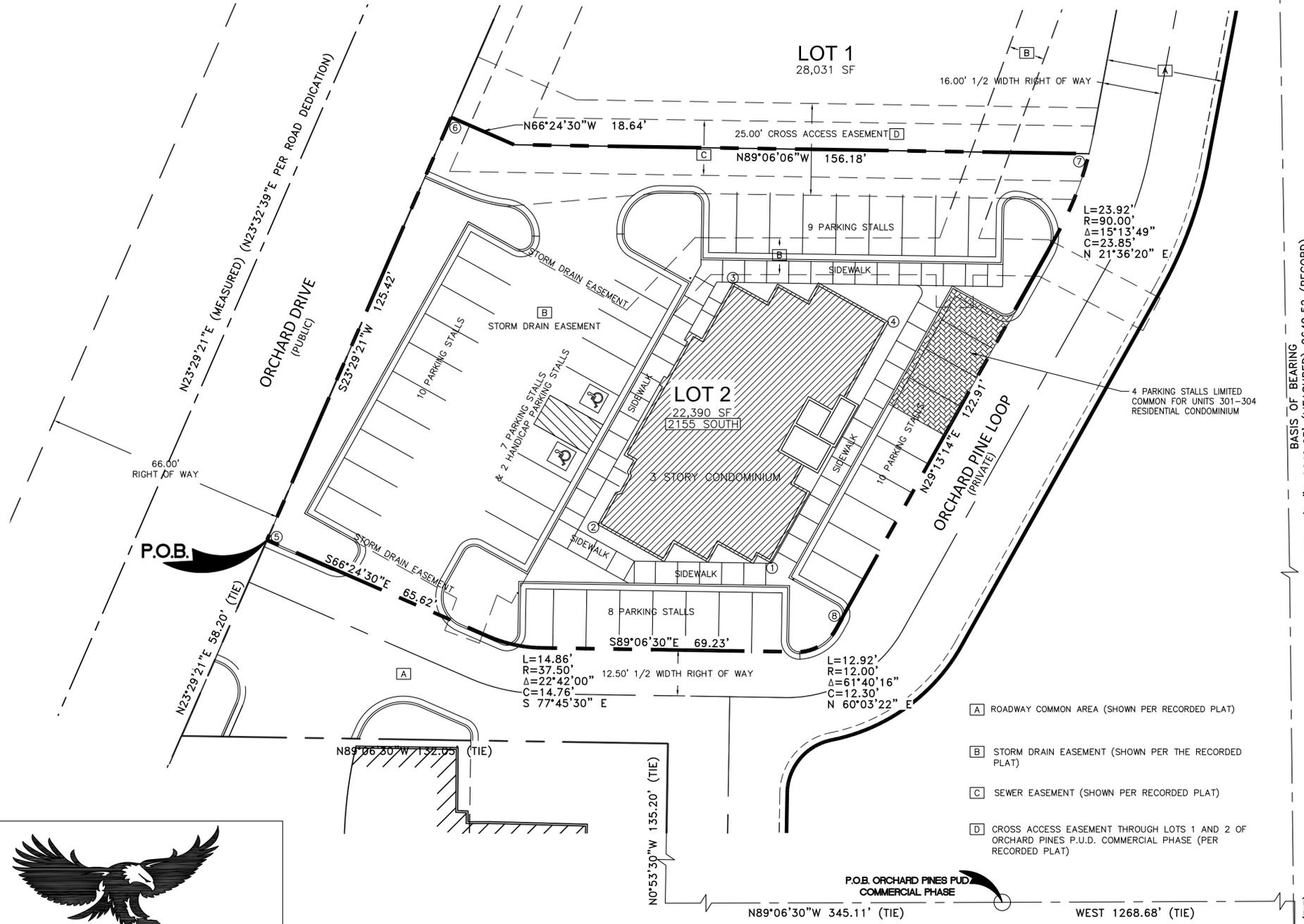
NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_

**ORCHARD PINES P.U.D. COMMERCIAL LOT 2 CONDOMINIUM  
2135 SOUTH ORCHARD DRIVE  
BOUNTIFUL, UTAH 84010**

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ 20\_\_ AT \_\_\_\_\_ IN BOOK \_\_\_\_\_  
OF OFFICIAL RECORDS PAGE \_\_\_\_\_

\_\_\_\_\_  
DAVIS COUNTY RECORDER  
BY: \_\_\_\_\_  
DEPUTY RECORDER



**LEGEND**

	SECTION LINE		ADJACENT PROPERTY / ROW LINE
	FOUND SECTION CORNER		PHASE LINE
	SET 5/8 REBAR AND CAP		GENERAL NOTE REFERENCE

- A** ROADWAY COMMON AREA (SHOWN PER RECORDED PLAT)
- B** STORM DRAIN EASEMENT (SHOWN PER THE RECORDED PLAT)
- C** SEWER EASEMENT (SHOWN PER RECORDED PLAT)
- D** CROSS ACCESS EASEMENT THROUGH LOTS 1 AND 2 OF ORCHARD PINES P.U.D. COMMERCIAL PHASE (PER RECORDED PLAT)

NOTE:  
COMMON AREAS, AS USED HEREIN "COMMON AREA" SHALL MEAN ALL REAL PROPERTY WITHIN THE PARCELS EXCEPT THOSE AREAS OCCUPIED BY BUILDINGS, DOCKS, LOADING AREAS, SERVICE AREAS AND CANOPIES WHICH ARE ATTACHED TO BUILDINGS BUT WHICH EXTEND OVER THE COMMON AREA SHALL BE DEEMED TO BE PART OF THE BUILDING WHICH THEY SERVE OR TO WHICH THEY ARE ATTACHED AND NOT PART OF THE COMMON AREA.

**WILDING  
ENGINEERING**

14721 SOUTH HERITAGE CREST WAY  
BLUFFDALE, UTAH 84065  
801.553.8112  
WWW.WILDINGENGINEERING.COM

<p style="text-align: center;"><b>PLANNING COMMISSION</b></p> <p>APPROVED THIS _____ DAY OF _____ AD, 20__ BY THE BOUNTIFUL CITY PLANNING AND ZONING COMMISSION.</p> <p>_____ CHAIRMAN</p>	<p style="text-align: center;"><b>CITY ENGINEER'S APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ AD, 20__ BY THE BOUNTIFUL CITY ENGINEER.</p> <p>_____ BOUNTIFUL CITY ENGINEER</p>	<p style="text-align: center;"><b>CITY ATTORNEY'S APPROVAL</b></p> <p>APPROVED THIS _____ DAY OF _____ AD, 20__ BY THE BOUNTIFUL CITY ATTORNEY.</p> <p>_____ BOUNTIFUL CITY ATTORNEY</p>	<p style="text-align: center;"><b>CITY COUNCIL APPROVAL</b></p> <p>PRESENTED TO THE BOUNTIFUL CITY COUNCIL THIS _____ DAY OF _____, 20__ AT WHICH TIME IT WAS APPROVED AND ACCEPTED</p> <p>ATTEST: CITY RECORDER _____ MAYOR _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



# City Council Staff Report

**Subject:** Amended preliminary and final site plan review for Phase 2 of a Multi Family-mixed use development

**Address:** 35 West 100 South

**Author:** Chad Wilkinson, Planning Director

**Department:** Planning and Engineering

**Date:** September 8, 2015



---

## **Background**

The applicant, Brian Knowlton, representing the Hepworth family is requesting an amended conditional use permit and preliminary and final site plan approval to construct an 18-unit multifamily development. The planning commission originally approved a Conditional use permit for the property on June 2, 2015. Approval of the proposed amendment will supersede the previous plan.

## **Analysis**

The amended proposal reduces the overall units from 42 units to 18 and removes from the application the properties originally included on the south west of the site. The revised proposal includes a new driveway on 100 West requiring removal of one of the previously approved buildings. The driveway has been relocated to the north with a large landscape buffer area between the driveway and the property to the north west. The revised proposal now exceeds the minimum parking requirement by several spaces and includes the required number of covered parking spaces. Submittal of a revised landscape plan consistent with the amended plan will be required prior to building permit approval

No changes have been proposed to the architecture of the buildings or the height of the structures. Setbacks for the remaining buildings remain the same as originally proposed. The dumpster location was specifically discussed during the previous review. However, the new location is also consistent with the direction given by the planning commission. Small changes are proposed to the drainage plan including a new catch basin at the driveway on 100 West. The storm drain storage has remained unchanged with the proposal and provision of sewer and water to the buildings is consistent with the previous approval.

## **Department Review**

The application has been reviewed by the City Planner and City Engineer.

## **Significant Impacts**

Impacts were considered in the previous review. The property is located in a developed area with access to adequate sewer and water. The proposal meets the requirements of the

Downtown Zone related to parking and access and the proposed building heights and setbacks meet the requirements of the zoning ordinance.

### **Recommendation**

The Planning Commission reviewed the request on September 1, 2015 and recommends preliminary and final approval of the amended site plan for Phase 2 of the mixed use commercial/residential development subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to issuance of building permits, the property shall be consolidated into one parcel.
3. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Approval of the amended Conditional Use Permit and site plan rescinds the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council.

### **Attachments**

1. Aerial photo
2. Zoning Map
3. Amended Site plan

G:\ENG\Site Plans\35 West 100 South Hepworth Amended\CC Staff Report Hepworth 35 West 100 S 9-8-15.docx

# Aerial Photo





# 100 S MAIN MIXED USE PROJECT PHASE 2

## SITE AND UTILITY PLAN

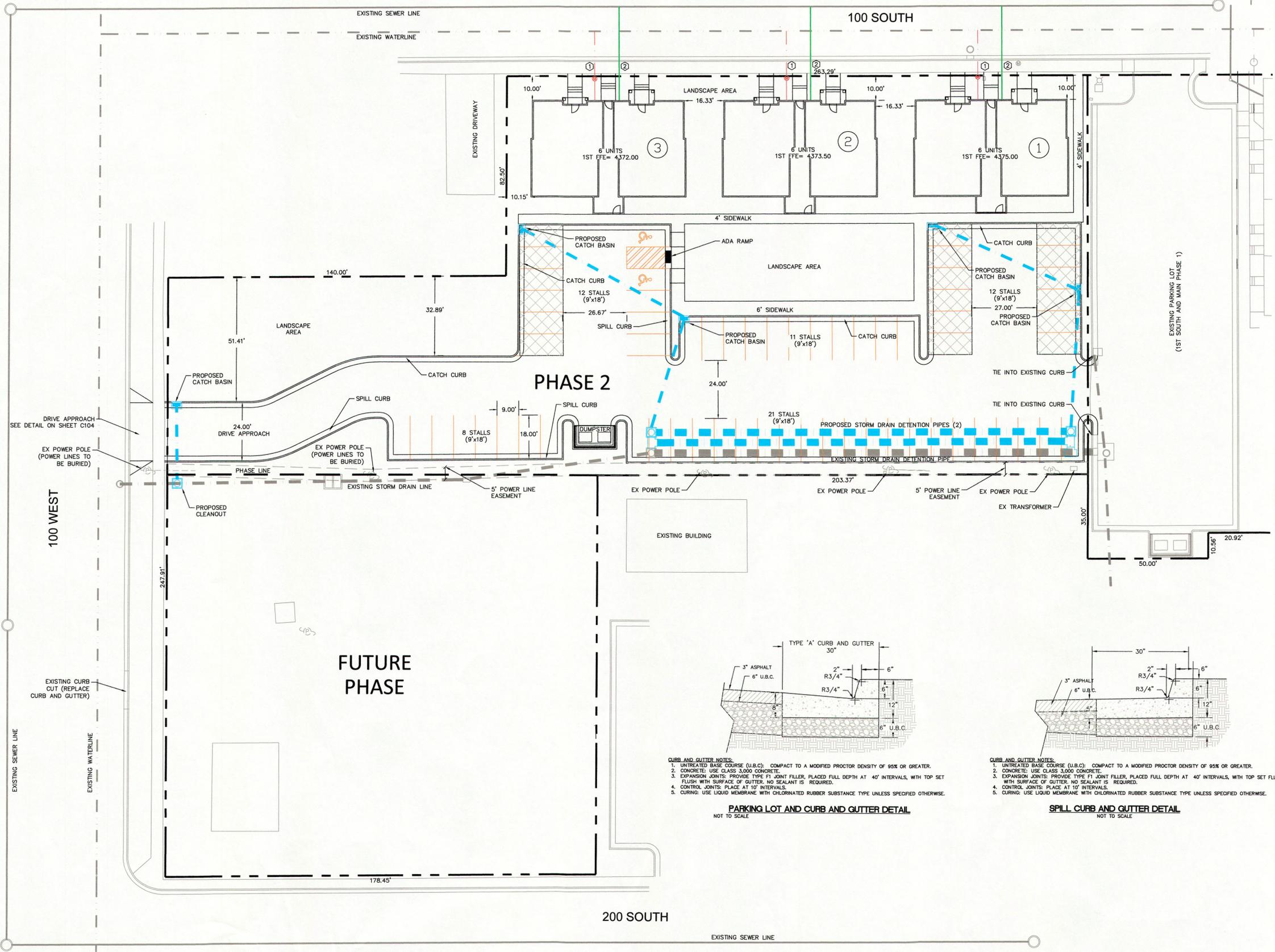


**WILDING**  
ENGINEERING

14721 SOUTH HERITAGE DRETT WAY  
BLUFFDALE, UTAH 84065  
801.593.8112  
WWW.WILDINGENGINEERING.COM

**DRAWING NOTES:**

- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL CONTACT BLUE STAKES FOR UTILITY MARKING PRIOR TO ANY EXCAVATION.
- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH DAVIS SEWER IMPROVEMENT DISTRICT'S DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FACILITIES CONFORM TO THE CITY'S DESIGN AND CONSTRUCTION STANDARDS AND STORM WATER MASTER PLAN.
- DETENTION STORAGE REQUIRED= 4153 CUBIC FEET  
DETENTION PROVIDED:  
UNDERGROUND STORAGE PROVIDED: 4355 CU. FT.  
SEE APWA DETAIL PLAN NO. 315 FOR STORM DRAIN CATCH BASINS
- SEE APWA DETAIL PLAN NO. 330 FOR STORM DRAIN CLEANOUTS.
- SEE APWA DETAIL PLAN NO. 231 FOR SIDEWALKS.



**PARKING TABULATION**

REQUIRED:  
RESIDENTIAL  
18 UNITS X 2.25 STALLS/ UNIT = 41 STALLS

PROVIDED:  
TOTAL PARKING PROVIDED = 64 STALLS  
COVERED STALLS PROVIDED = 18 STALLS  
HANDICAP PROVIDED = 2

**LEGEND**

① 1 1/2" WATER LATERAL W/ METER (SEE APWA DETAIL 522)

② 6" SEWER LATERAL (SEE APWA DETAIL 431)

COVERED PARKING

NO.	REVISION	DATE
1	REVISE TO SHOW ONLY HEPWORTH PROPERTY	08/10/15
2	BOUNTIFUL CITY COMMENTS	06/30/15
3	BOUNTIFUL CITY COMMENTS	06/08/15

**PROJECT INFORMATION**

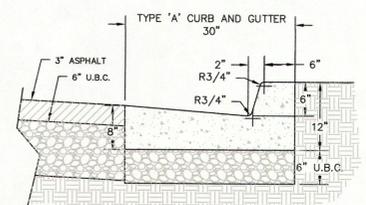
**100 S MIXED USED PROJECT PHASE 2**

**SITE AND UTILITY PLAN**

**BOUNTIFUL, UTAH**

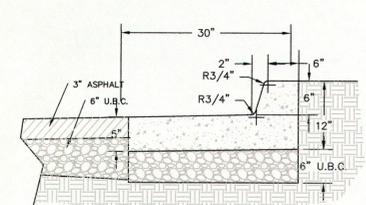
DRAWN <b>JRP</b>	CHECKED <b>DPW</b>	PROJECT # <b>15091</b>
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	DATE <b>05/08/15</b>
	SCALE <b>1" = 20'</b>
	SHEET <b>C101</b>



- CURB AND GUTTER NOTES:**
- UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
  - CONCRETE: USE CLASS 3,000 CONCRETE.
  - EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER; NO SEALANT IS REQUIRED.
  - CONTROL JOINTS: PLACE AT 10' INTERVALS.
  - CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

**PARKING LOT AND CURB AND GUTTER DETAIL**  
NOT TO SCALE



- CURB AND GUTTER NOTES:**
- UNTREATED BASE COURSE (U.B.C.): COMPACT TO A MODIFIED PROCTOR DENSITY OF 95% OR GREATER.
  - CONCRETE: USE CLASS 3,000 CONCRETE.
  - EXPANSION JOINTS: PROVIDE TYPE F1 JOINT FILLER, PLACED FULL DEPTH AT 40' INTERVALS, WITH TOP SET FLUSH WITH SURFACE OF GUTTER; NO SEALANT IS REQUIRED.
  - CONTROL JOINTS: PLACE AT 10' INTERVALS.
  - CURING: USE LIQUID MEMBRANE WITH CHLORINATED RUBBER SUBSTANCE TYPE UNLESS SPECIFIED OTHERWISE.

**SPILL CURB AND GUTTER DETAIL**  
NOT TO SCALE

S:\DATA\15091 HEPWORTH\100 S 100 W Property.dwg \15091 Base HEPWORTH STANDALONE SITE.dwg PLOT DATE: Aug 10, 2015



# City Council Staff Report

**Subject:** Consider approval or Resolution 2015-10  
Appointing City Representatives for  
the Bountiful RDA Taxing Entity Committee  
**Author:** Gary Hill City Manager and Chad Wilkinson,  
RDA Director  
**Department:** Planning and Economic Development  
**Date:** September 8, 2015



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## **Background**

Over the past several months, the City Manager and RDA Director, along with Councilman Knight and Mayor Lewis have been meeting with representatives of Davis County School District, Davis County, and other taxing entities to request an extension of the tax increment collection period for the Bountiful City Redevelopment project area. The most recent proposal for extension of the collection period has been well received and the time has come to convene a meeting of the Taxing Entity Committee as required by state law in order to formally request the extension.

The Taxing Entity Committee or TEC is a committee made up of representatives of each of the various entities which levy taxes in the Redevelopment Area and its composition is set by state Code. The committee is authorized to act on behalf of the taxing entities in approving or amending Redevelopment areas. Representatives are appointed by the County, School District, State Board of Education and a representative from the other taxing entities such as the irrigation districts. Utah Code Section 17-4-102 (2) (a) (i.) authorizes the City Council to appoint two members to the TEC.

## **Analysis**

Taxing entities will typically appoint one representative who is an elected official and one representative from staff. The Mayor has nominated John Marc Knight and Chad Wilkinson to serve as the voting representatives for Bountiful City on the TEC. Councilman Knight has represented the RDA in negotiations with the School District and County and has expressed a desire to assist in the RDA extension process. As RDA Director, Chad has been involved with the negotiations with the various taxing entities and has assisted in developing the current proposal.

## **Department Review**

The item has been reviewed by the RDA Director and City Manager

## **Recommendation**

It is recommended that the City Council approve resolution 2015-10 appointing John Mark Knight and Chad Wilkinson as representatives of Bountiful City on the Taxing Entity Committee for the Bountiful RDA.



# BOUNTIFUL

City of Beautiful Homes and Gardens

**MAYOR**  
Randy C. Lewis  
**CITY COUNCIL**  
Kendalyn Harris  
Richard Higginson  
Beth Holbrook  
John Marc Knight  
John S. Pitt

**CITY MANAGER**  
Gary R. Hill

## BOUNTIFUL CITY RESOLUTION No. 2015-10

### **A RESOLUTION APPOINTING JOHN MARC KNIGHT AND CHAD WILKINSON AS THE BOUNTIFUL CITY REPRESENTATIVES ON THE BOUNTIFUL REDEVELOPMENT AREA TAXING ENTITY COMMITTEE**

WHEREAS, The Bountiful Redevelopment Agency has requested to convene a meeting of the Bountiful Redevelopment Area Taxing Entity Committee to consider extending the tax increment collection period for the Bountiful RDA; and

WHEREAS, Utah Code Section 17-4-102 (2) (a) (i.) authorizes the Bountiful City Council to appoint two representatives to the Committee to represent the City as voting members; and

WHEREAS, The Bountiful City Council supports efforts to extend the Bountiful RDA collection period.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH,  
AS FOLLOWS:**

**Section 1. Appointment.** City Council Member John Marc Knight and Chad Wilkinson are hereby appointed to represent Bountiful City as voting members of the Bountiful Redevelopment Area Taxing Entity Committee.

**Section 2. Effective date.** This Resolution shall become effective upon passage.

**ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 8TH DAY OF  
SEPTEMBER, 2015.**

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**RANDY C. LEWIS, MAYOR**

**ATTEST:**

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**SHAWNA ANDRUS, CITY RECORDER**