

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, September 12, 2017

Work Session – 6:00 p.m.

Regular Session - 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 all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

AGENDA

6:00 p.m. – Work Session

1. Legislative Update – City Staff
2. Plat A process update – Mr. Chad Wilkinson

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meeting – August 22, 2017 p. 3
4. Council reports
5. BCYC Report
6. Consider approval of:
 - a. Weekly expenditures > \$1,000 paid August 14, 15, 21, 28, 29, 30 & September 4, 2017 p. 11
 - b. July 2017 Financial report p. 19
7. Consider approval of the Bountiful City Water Conservation Plan – Mr. Mark Slagowski p. 27
8. Consider approval of the proposal from Stantec Consulting in the amount of \$25,000 to help complete Bountiful City’s source protection plan – Mr. Mark Slagowski p. 39
9. Consider approval of the purchase of four police vehicles from Performance Automotive Group in the total amount of \$104,152 – Chief Tom Ross p. 41
10. Consider final site plan approval for Bristol Village, a 19-unit multifamily townhome unit development at 1910, 1940 and 1950 South 200 West, Taylor Spendlove representing Brighton Development Utah LLC, applicant – Mr. Chad Wilkinson p. 43
11. Consider preliminary and final site plan approval for Square at 2600 Service Alley Improvements, 500 West 2600 South, Kevin Alcott, applicant – Mr. Chad Wilkinson p. 49
12. Consider preliminary approval of the Stone Creek Estates subdivision located at approximately 1500 East and 400 North, Brock Johnston representing Rainey Homes, applicant – Mr. Paul Rowland p. 59
13. Consider approval of final subdivision and final site plan for 5th West Office Park commercial subdivision, located at 1065 South 500 West, Jeff Beck representing Union Avenue LLC, applicant – Mr. Paul Rowland p. 71
14. Consider approval of Ordinance 2017-09, vacating Shaw Subdivision located at 672 and 680 East 400 North – Mr. Paul Rowland p. 75
15. Consider approval of a cemetery statue purchase from Main Street Art, Inc. in the amount of \$55,441 – Mr. Gary Hill p. 81
16. Adjourn to an RDA meeting with a separate agenda


City Recorder

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**Minutes of the
BOUNTIFUL CITY COUNCIL**

August 22, 2017 – 6:30 p.m.

Present: Mayor Randy Lewis
Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
John Marc Knight, John Pitt
City Manager Gary Hill
Asst. City Manager Galen Rasmussen
City Attorney Clinton Drake
City Planner Chad Wilkinson
Asst. City Engineer Lloyd Cheney
City Recorder Shawna Andrus

Department Directors/Staff:

Asst. Streets/Sanitation Dir. Charles Benson
Information Systems Director Alan West
Parks Director Brock Hill
Power Director Allen Johnson
Parks Staff Geno Flanary
Bruce Sweeten
Annette Nelson
Recording Secretary Nikki Dandurand

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

Work Session – 6:30 p.m.
Planning Conference Room

Mayor Lewis welcomed those in attendance and called the session to order at 6:30 p.m.

CEMETERY STATUE DISCUSSION – MR. GALEN RASMUSSEN

Mr. Rasmussen provided a PowerPoint presentation that included the background and current status of this project. This project started as a citizen initiative, with the City matching up to \$40,000. There is currently enough money to fund the statue and as more money is donated, it will reduce the amount the City will pay. City representatives, including cemetery staff and citizen volunteers visited the cemetery previously and decided on three site options with different plot allowances. Once the contract is approved, the project should be completed in approximately two months. Councilman Pitt suggested a walkway up to and around the statue, so people will have a path and not walk on headstones. Mr. Brock Hill stated that based on the lots available and the rate they are used, this section of the cemetery will be filled in about eight years. Mr. Gary Hill stated there is room now if expansion is needed. Councilman Higginson stated that the decision does not need to be made now and it can be adjusted as necessary. Mayor Lewis asked what is needed from the Council tonight.

1 Mr. Rasmussen replied just the okay to proceed with the contract. Councilman Pitt asked if cemetery
2 staff can hold off selling the closest plots to the statue. Mr. Brock Hill stated the plots are sold in
3 chronological order, with the area being full in approximately eight years. Mr. Rasmussen stated
4 they will bring back a contract at the next Council meeting.
5
6

7 **Regular Meeting – 7:05 p.m.**
8 **City Council Chambers**
9

10 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance.
11 Chad Wilkinson, City Planner, led the Pledge of Allegiance; President James Maguire, Bountiful East
12 Stake, gave an opening prayer.
13

14 **PUBLIC COMMENT**

- 15 • Kate Bradshaw – excited for new dog leash ordinance
- 16 • Jerri Smith – 313 W. 2350 S. - requesting solar speed limit signs on her street, repave
17 the road
- 18 • Reed B. – appreciates the new dog leash ordinance, would still like a dog free zone in
19 the parks
- 20 • Gary Davis – concerned with dog leash ordinance, Concerts in the Park issues, golf
21 ball purchases, cell tower generator, fix name of old Colonial Square
22

23 **APPROVE MINUTES OF PREVIOUS MEETING – AUGUST 8, 2017**

24 Mayor Lewis presented the minutes from the previous meeting. Councilwoman Harris moved
25 to approve the minutes and Councilman Higginson seconded the motion. Voting was unanimous
26 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
27

28 **COUNCIL REPORTS**

29 Councilman Pitt gave condolences to the Jenkins family, as Neal (former Bountiful City Parks
30 & Recreation Director) and his wife, Elaine, were killed in a boating accident over the weekend.
31 Mayor Lewis also noted that the previous Woods Cross Police Chief, Paul Howard, also passed
32 away.
33

34 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JULY 31,**
35 **AUGUST 1, 7 & 8, 2017**

36 Mayor Lewis presented the expenditure reports and asked for a motion to approve.
37 Councilwoman Harris asked about the Golf Course consultation. Mr. Gary Hill replied that the
38 preliminary report is complete and will be presented in about a month to the Council. Councilman
39 Higginson moved to approve the weekly expenditures and Councilwoman Harris seconded the
40 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
41 voting “aye”.
42

43 **CONSIDER APPROVAL OF EASEMENT RELEASES AT RENAISSANCE TOWNE**
44 **CENTER, PAD A AND AUTHORIZING THE MAYOR TO SIGN THE RELEASE**
45 **DOCUMENTS – MR. LLOYD CHENEY**

46 Mr. Wilkinson stated the commercial/residential mixed use building that has been proposed

1 and approved for the empty building pad at the Renaissance Towne Center PUD on the north side of
2 the medical building does not exactly match the pad that was proposed on the original subdivision
3 plat in 2005. These two small encroachments do not affect any existing or proposed utilities so there
4 is no problem with releasing the blanket utility easement in these two areas. Mr. Broadhead has
5 already received the necessary approvals and all of the utility companies have signed off on the
6 release. Councilman Higginson moved to approve the easement release and Councilwoman Harris
7 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
8 Knight and Pitt voting “aye”.

9
10 **CONSIDER APPROVAL OF THE FIRST AMENDED DEVELOPMENT AGREEMENT**
11 **WITH TOWN CENTER, LLC - MR. CLINTON DRAKE**

12 Mr. Drake stated that Mr. Bruce Broadhead contacted the City on behalf of Town Center,
13 LLC, seeking clarification as to whether the Pad “A” portion of the Renaissance Town Centre
14 Development had direct access to the parking structure/garage. The Development Agreement allows
15 for such access and nothing is prohibiting it. Mr. Drake noted that the review provided for a few
16 minor changes which are provided to the Council in red line form. Councilman Pitt moved to
17 approve the easement release and Councilman Higginson seconded the motion. Voting was
18 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

19
20 **CONSIDER APPROVAL OF LEASE AGREEMENT BETWEEN BOUNTIFUL CITY AND**
21 **VERIZON WIRELESS FOR INSTALLATION OF COMMUNICATIONS EQUIPMENT AT**
22 **THE BOUNTIFUL CITY PARK AT APPROXIMATELY 200 WEST AND 400 NORTH –**
23 **MR. CLINTON DRAKE**

24 Mr. Drake stated that the Bountiful City Council recently approved a cell tower site for
25 Verizon Wireless just north of the South Davis Recreation Center in Bountiful City Park
26 (approximately 650 North 200 West). The lease agreement sets forth the terms of the use of the cell
27 tower site. The lease agreement is nearly identical to the lease agreement recently approved by the
28 Bountiful City Council for communications equipment at the Bountiful Ridge Golf Course. There is
29 also a signature line for the South Davis Recreation Center to acknowledge the tower. Councilman
30 Higginson made a motion to approve the purchase and Councilwoman Holbrook seconded the
31 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
32 voting “aye”.

33
34 **CONSIDER APPROVAL OF ORDINANCE 2017-08 ADOPTING THE PROPOSED**
35 **CHANGES TO THE MUNICIPAL CODE ALLOWING DOGS IN ALL CITY PARKS “ON**
36 **LEASH” ONLY – MR. BROCK HILL**

37 Mr. Hill stated this item has been discussed in previous meetings. The proposed changes
38 would allow dogs to be in all City parks and open spaces “on leash” only, with added item 8-2-129
39 (c)(3), referencing they are not allowed in water, playground equipment, etc. Those areas are still
40 restricted. Mr. Drake also mentioned that the ordinance prohibits the tethering of dogs. The dog(s)
41 have to be under direct control of the owner. Mr. Hill mentioned the dog waste concern and
42 recommended the help of resident Kate Bradshaw for a good resource. Councilman Pitt was glad to
43 read point (c)(5) concerning immediate removal of animal waste and made a motion to approve
44 Ordinance 2017-08 and Councilman Knight seconded the motion. Councilwoman Holbrook asked if
45 the dog waste receptacles would have signs to accompany them, or if signs could possibly be posted
46 for the playground areas as well. Mr. Hill stated the City’s current signs just say they are not

1 allowed. The City will need to change/update all the signs, but the purchase of the waste cans should
2 provide signage. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight
3 and Pitt voting “aye”.

4
5 **CONSIDER APPROVAL OF A PROXIMITY VARIANCE AND BEER LICENSE FOR**
6 **ICHIBAN SUSHI LLC, 595 WEST 2600 SOUTH, ZENG LIN, APPLICANT – MR. CHAD**
7 **WILKINSON**

- 8 • **PUBLIC HEARING**
9 • **ACTION**

10
11 Mr. Wilkinson stated the applicant is requesting a proximity variance and beer license for the
12 property located at 595 W. 2600 South in the former Ho Ho Gourmet location. The property is
13 located within 600 feet of an established preschool and is accessed by a vehicle entrance within 200
14 feet of an existing church so a proximity variance is required in order for the City to approve an
15 alcohol license at this location. The Code allows for a variance to the proximity standards subject to
16 approval by the City Council at a public hearing.

17
18 ***PUBLIC HEARING:***

19 OPEN – 7:35 p.m.

20 -Gary Davis – no objection, good location

21 -Vaun Andrus – asked if only beer/wine will be sold. Mr. Wilkinson replied that no
22 other liquor will be allowed

23 CLOSED - 7:37 p.m.

24
25 Councilman Pitt asked if the restaurant’s open hours will overlap with the preschool hours.
26 Mr. Wilkinson said yes, because the restaurant is open for lunch, but the owners were made aware of
27 the public hearing tonight. Councilwoman Holbrook made a motion to approve the license and
28 Councilman Knight seconded the motion. Councilpersons Harris, Higginson, Holbrook and Knight
29 voted “aye”, Councilman Pitt voted “nay.” The license was passed with a 4-1 approval.

30
31 Councilwoman Holbrook made a motion to move into a Canvass Board Meeting, Councilman
32 Pitt seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
33 Knight and Pitt voting “aye”.

34
35 **CONSIDER APPROVAL OF THE 2017 PRIMARY ELECTION RESULTS AS PREPARED**
36 **BY THE DAVIS COUNTY CLERK/AUDITOR’S OFFICE. (A SPECIAL MEETING WILL**
37 **BE HELD ON AUGUST 29TH FOR THE CANVASS IF ALL BALLOTS HAVE NOT BEEN**
38 **ACCOUNTED FOR BY MEETING TIME) – MS. SHAWNA ANDRUS.**

39 Mayor Lewis asked for a motion to convene as the Bountiful City Canvass Board, and that
40 motion was made by Councilwoman Holbrook and seconded by Councilman Pitt with
41 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye.” Following the vote the
42 Mayor turned the time over to Ms. Andrus. Ms. Andrus stated that a canvass is when the legislative
43 body of the government entity approves the outcome of the election. There was a 40% voter turnout
44 which was an improvement from the last primary election in 2013 that had only an 11% voter
45 turnout. The climate and method of the voting has helped with this increase. Listed are the
46 candidates, in random order as prescribed by the Lieutenant Governor’s Master Ballot Position List,

1 with the number of votes each received. The two candidates with the most votes for Mayor will be
2 on the November ballot, as well as the four candidates with the most votes for City Council. The
3 official canvass results will be posted on Bountiful City's website and votes by precinct are available.
4 There were some ballots which could not be counted for various reasons. Councilwoman Holbrook
5 asked how the County verifies signatures. Ms. Andrus replied that they compare with the residents
6 driver's license and if needed, they attempt to contact the citizen. Ms. Andrus also stated that this
7 election is not eligible for a recount. Councilman Pitt made a motion to approve the election results
8 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons
9 Harris, Higginson, Holbrook, Knight and Pitt voting "aye". Councilwoman Holbrook then moved to
10 reconvene as the City Council and Councilman Higginson seconded the motion. Voting was
11 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".
12

13 **CONSIDER APPROVAL OF THE ANNUAL TYLER TECHNOLOGIES SOFTWARE**
14 **MAINTENANCE CONTRACT IN THE AMOUNT OF \$75,691.73 – MR. ALAN WEST**

15 Mr. West stated this contract is worth about \$500,000, but the City is fortunate to only pay
16 about 12% of that. Through this maintenance agreement we receive all updates and enhancements to
17 the Munis software. The contract also provides full access to Tyler's technical support staff to resolve
18 issues or get general processing help. Councilwoman Holbrook stated this is a highly critical part of
19 running the City and expressed appreciation to the Information Technology Department.
20 Councilwoman Holbrook made a motion to approve the contract and Councilman Higginson
21 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
22 Knight and Pitt voting "aye".
23

24 **CONSIDER APPROVAL OF THE PURCHASE OF A ONE TON CAB AND CHASSIS**
25 **FROM KEN GARFF DODGE AND A NINE FOOT DUMP BODY FROM WILLIAMSEN-**
26 **GODWIN FOR THE STORM WATER DEPARTMENT IN THE TOTAL AMOUNT OF**
27 **\$38,087 – MR. GARY BLOWERS**

28 Mr. Charles Benson, filling in for Mr. Blowers, stated the next following items have all been
29 through the budget process and are ready for approval. The Storm Water Department would like to
30 replace a one ton dump truck. The truck is used year round for storm water system maintenance and
31 street sign maintenance. Councilman Higginson was impressed the cost came in so close to the
32 budget amount. Councilman Higginson made a motion to approve the purchase and Councilwoman
33 Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
34 Holbrook, Knight and Pitt voting "aye".
35

36 **CONSIDER APPROVAL OF THE PURCHASE OF A ONE TON CAB AND CHASSIS**
37 **FROM PERFORMANCE FORD AND A NINE FOOT DUMP BODY FROM WILLIAMSEN-**
38 **GODWIN FOR THE STREETS DEPARTMENT IN THE TOTAL AMOUNT OF \$42,730 –**
39 **MR. GARY BLOWERS**

40 Mr. Benson stated this truck will be used for year round road maintenance and towing heavy
41 equipment, mostly by the street patching crew. Councilman Knight made a motion to approve the
42 truck purchase and Councilman Higginson seconded the motion. Voting was unanimous with
43 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".
44

45 **CONSIDER APPROVAL OF THE PURCHASE OF A USED OIL DISTRIBUTOR TRUCK**
46 **FROM LEGACY EQUIPMENT IN THE AMOUNT OF \$105,000 – MR. GARY BLOWERS**

1 Mr. Benson stated the current truck has a 1981 chassis and was rebuilt in 1995 by City staff.
2 This truck is a crucial piece of equipment needed for paving our roads. Three bids were received and
3 staff recommends the low bid from Legacy Equipment. Councilwoman Holbrook asked about the
4 life span of these types of trucks. Mr. Benson replied approximately 10-15 years. Councilman
5 Higginson made a motion to approve the truck purchase and Councilman Pitt seconded the motion.
6 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
7 “aye”.

8
9 **CONSIDER APPROVAL OF THE PURCHASE OF TWO MVA138 SUBSTATION**
10 **AUTOTRANSFORMERS FROM VIRGINIA TRANSFORMER COPORATION IN THE**
11 **AMOUNT OF \$1,470,448 – MR. ALLEN JOHNSON**

12 Mr. Johnson stated that staff met with the Power Commission this morning, and all purchases
13 are recommended for approval. There are two major projects. One is to replace the first transformer
14 in Spring 2018 and the other transformer in the Fall of 2018. Councilwoman Holbrook asked what
15 the difference is between owing cost and purchase price listed on the staff report. Mr. Johnson
16 explained and stated that they are most interested in the efficiency cost. Councilwoman Holbrook
17 made a motion to approve the transformer purchase and Councilman Higginson seconded the motion.
18 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
19 “aye”.

20
21 Councilman Higginson asked what the Power Department has spent on maintenance in the
22 last ten years. Mr. Johnson replied that close to \$45 million has been spent, which is higher than
23 normal because of the extensive pole replacement, transformers and station upgrades.
24 Councilwoman Holbrook also mentioned this information has been presented to the candidates as
25 well.

26
27 **CONSIDER APPROVAL OF THE PURCHASE OF FIVE SIEMENS 46 KV CIRCUIT**
28 **BREAKERS FROM ELECTROTECH IN THE AMOUNT OF \$188,050 – MR. ALLEN**
29 **JOHNSON**

30 Mr. Johnson stated ElectroTech was the low bid for these items. Councilwoman Holbrook
31 made a motion to approve the purchase and Councilman Higginson seconded the motion and asked
32 where ECI is located. Mr. Johnson responded in Colorado. Voting was unanimous with
33 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

34
35 **CONSIDER APPROVAL OF THE BID FROM CACHE VALLEY ELECTRIC IN THE**
36 **AMOUNT OF \$301,607 FOR LINE CONSTRUCTION FOR THE PHASE 7 TRANSMISSION**
37 **LINE REBUILD – MR. ALLEN JOHNSON**

38 Mr. Johnson stated that this area runs between the Recreation Center and the Northwest
39 Substation (east of Viewmont High School). This section will include four steel poles and ten
40 wood poles, as well as a conductor for that section of line. Cache Valley Electric was the low
41 bid. Councilwoman Holbrook made a motion to approve the bid and Councilman Higginson
42 seconded the motion and asked where the infrastructure is analyzed in the system. Mr. Johnson
43 responded that they have identified all the sections and can only take one loop out at a time. Voting
44 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

1 **CONSIDER THE PURCHASE OF 10 WOOD POLES FROM MCFARLAND CASCADE IN**
2 **THE AMOUNT OF \$27,120 – MR. ALLEN JOHNSON**

3 Mr. Johnson stated one section of transmission line in the lower loop has not been rebuilt and
4 reconducted. It is identified as Phase 7 and will require the replacement of fourteen poles between
5 the Recreation Center and the Northwest Substation (which is located to the east of the Viewmont
6 High School football field). This section will include four steel poles and ten wood poles. The four
7 steel poles have already been ordered. We use the butt treated poles because they hold up very well
8 in our area and are safer for the linemen to climb. Councilwoman Harris asked if it would be more
9 cost effective to treat our own poles. Mr. Johnson replied that it would not. Treating the poles is
10 very labor intensive. Once these poles are no longer available, the Department will look for other
11 options. Most of the wood poles are located in residents' back yards. Councilman Higginson also
12 commented that due to our changing climate, these butt treated poles are needed. Mr. Johnson noted
13 that there is a 50 year life span for each pole. Councilwoman Holbrook made a motion to approve
14 the poles purchase and Councilman Higginson seconded the motion. Voting was unanimous with
15 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

16
17 **CONSIDER APPROVAL OF THE PURCHASE OF ACSR OVERHEAD CONDUCTOR**
18 **WIRE FOR THE PHASE 7 TRANSMISSION LINE REBUILD FROM NORTHERN POWER**
19 **IN THE AMOUNT OF \$23,000 – MR. ALLEN JOHNSON**

20 Mr. Johnson stated this wire is for the Phase 7 rebuild as well. While the bid from Northern
21 Power is the highest, they are the only bid that will be able to meet the delivery date and keep the
22 project on schedule. Councilwoman Holbrook made a motion to approve the wire purchase and
23 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
24 Higginson, Holbrook, Knight and Pitt voting "aye".

25
26 **CONSIDER APPROVAL OF THE PURCHASE OF 46 TRANSFORMERS FROM**
27 **NORTHERN POWER – ERMCO IN THE AMOUNT OF \$86,516 – MR. ALLEN JOHNSON**

28 Mr. Johnson stated that the inventory of pad mount transformers is running low and it needs
29 to be replenished. The transformers will be used to replace damaged or leaking transformers on the
30 system and for future construction projects throughout the City. On February 20, 2017, the Council
31 awarded a bid for transformers to Anixter representing GE/Prolec. Their quote included an 8-10
32 week delivery. We are now at 27 weeks and still have not received all of those transformers and are
33 now aware that GE/Prolec is having problems meeting promised delivery dates. These new
34 transformers will be purchased and placed into inventory until needed. Councilwoman Harris asked
35 if we are using the same company. Mr. Johnson replied no. The GE/Prolec transformers are good
36 ones, but the inventory is too low to wait any longer for their delivery. Councilman Pitt asked if it is
37 a backlog or supply issue. Mr. Johnson replied that most likely the company took in too many bids
38 because they were a great price and now they cannot build them fast enough. GE makes good
39 transformers and we could possibly go back to them for more in the future, but right now we need
40 transformers now to continue the project. Councilwoman Holbrook made a motion to approve the
41 purchase and Councilman Higginson seconded the motion. Voting was unanimous with
42 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

43
44 Mayor Lewis asked for a motion to adjourn the regular session of City Council and move into
45 an RDA meeting. Councilman Higginson made a motion to adjourn the regular meeting and

1 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,
2 Higginson, Holbrook, Knight and Pitt voting “aye”.

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4 The regular session of the City Council was adjourned at 8:12 p.m.

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Mayor Randy Lewis

City Recorder

PENDING

City Council Staff Report



Subject: Expenditures for Invoices > \$1,000.00 paid
August 14-15, 21, 28-29, 30, &
September 4, 2017

Author: Tyson Beck, Finance Director

Department: Finance

Date: September 12, 2017

Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.00.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid August 14-15, 21, 28-29, 30, and September 4, 2017.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid August 14, 2017**

<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>
5368	ACE DISPOSAL INC	Recycling	48.4800.431550.	Recycling Collection Service	\$ 32,560.95	198047	08012017	Recycling for July 2017
7666	AMERICAN CHILLER MECH	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,792.03	198054	10043	Service Call
1447	BP ENERGY COMPANY	Light & Power	53.5300.448611.	Natural Gas	295,616.98	198060	1442575	Natural Gas
5281	DOMINION ENERGY UTAH	Light & Power	53.5300.448611.	Natural Gas	28,954.73	198076	08022017M	Acct # 6056810000
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist Systm Repair & Maint	11,862.58	198084	1026900	Hydrants
2386	HABITAT PRESERVES	Parks	10.4510.473100.	Improv Other Than Bldgs	18,490.00	198087	2600	Creekside Park Construction
2387	HACH COMPANY	Water	51.5100.448000.	Operating Supplies	6,142.00	198088	10486718	Turbitometer
2387	HACH COMPANY	Water	51.5100.448000.	Operating Supplies	12,284.00	198088	10533863	New Treatment Plant
2562	HYDRO SPECIALTIES CO	Water	51.5100.448650.	Meters	1,680.00	198093	19684	Itron Install Kit
6959	JANI-KING OF SALT LAKE	Light & Power	53.5300.424002.	Office & Warehouse	1,775.00	198099	SLC08170200	Custodial Service for Aug 2017
4996	KEDDINGTON & CHRISTENSEN	Finance	10.4140.431100.	Legal And Auditing Fees	2,576.65	198102	2760	1st Interim Billing for AuditService end June'17
4996	KEDDINGTON & CHRISTENSEN	Light & Power	53.5300.431100.	Legal And Auditing Fees	3,317.92	198102	2760	1st Interim Billing for AuditService end June'17
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,062.48	198103	1612	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	3,532.86	198103	1613	Paving
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	3,719.44	198103	1605	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,811.94	198103	1599	Patching
2987	M.C. GREEN & SONS INC	Water	51.5100.473110.	Water Mains	47,731.19	198110	3590	Storm Drain Project Application #5 Aug. 2017
3103	METRO GRAPHICS, LLC	Legislative	10.4110.422000.	Public Notices	1,800.00	198113	3870	Aug 2017 Quartly Newsletter
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	1,168.68	198119	S102300679.002	Parts
3293	NICKERSON CO INC	Water	51.5100.474500.	Machinery & Equipment	16,003.00	198121	J18763	50% of Stoneridge, 1 Pump, 1 Motor installed
3830	SALT LAKE COMMUNITY	Light & Power	53.5300.423001.	Education Benefit	2,346.00	198135	SCE18-17	Apprenticeship
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	18,022.49	198151	0261328	Fuel
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,045.00	198154	417094.01	Parts & Tools
4273	TURF EQUIPMENT CO	Golf Course	55.5500.474500.	Machinery & Equipment	52,754.96	198154	415768-00	Guard Turf, Mini Tine Head Kit, Carbide
4450	VERIZON WIRELESS	Water	51.5100.428000.	Telephone Expense	1,853.35	198158	9790161490	Acct # 442080322-00001
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	2,699.91	198158	9790148478	Acct # 371517689-00001
4567	WESTERN REFUSE & RECYCLING	Sanitation	58.5800.425000.	Equip Supplies & Maint	1,066.39	198162	148112	Grip Cylinder for OEM Heil
TOTAL:					<u>\$ 576,670.53</u>			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid August 15, 2017- JUNE 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>
1815	CROFT POWER EQUIPMENT	Light & Power	53.5300.448636.	Special Equipment	\$ 1,187.92	198036	71563	Chainsaw
1883	DAVIS CHAMBER OF COMMERCE	Legislative	10.4110.421000.	Books Subscr & Mmbrshp	2,500.00	198038	20706	Annual City Dues/ Legislative Memberhips
7803	J-U-B ENGINEERS, INC	Water	51.5100.472100.	Buildings	39,523.93	198041	0110027	Project 83-16-044Water Treatmnt Plant for Apr-Jun
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist System Repair & Maint	1,519.38	198043	\$102236525.001	Parts
3293	NICKERSON CO INC	Water	51.5100.474500.	Machinery & Equipment	14,276.00	198044	J18781	Motor Rebuild 1st East/ Completed May 2017
3293	NICKERSON CO INC	Water	51.5100.474500.	Machinery & Equipment	16,003.00	198044	J18763a	50% of Stoneridge, 1 Pump & 1 Motor Installed
7941	SHAMROCK PLUMBING LLC	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	2,228.00	198045	110286	Replaced Flushometers on Urinals & Toilets
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	198046	99242	February Cleaning Services
TOTAL:					<u>\$ 79,133.23</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid August 21, 2017**

<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>
1105	ALTEC INDUSTRIES, INC	Light & Power	53.5300.448635.	Vehicles	\$ 2,122.54	198167	50141114	5061 Boom Repair
7666	AMERICAN CHILLER MECHANICAL	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,271.34	198168	10089	Maintenance and Repairs
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	4,722.32	198172	74G61417	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	4,803.08	198172	73M19017	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	4,931.36	198172	74G61317	Tree Trimming
1212	ASPLUNDH TREE EXPERTS	Light & Power	53.5300.448632.	Distribution	5,140.40	198172	73M19117	Tree Trimming
1438	BOUNTIFUL RIDGE GOLF	Golf Course	55.5500.426100.	Special Projects	2,400.00	198180	08152017	Payment for JP Electric Tournament
1922	DELL BUSINESS CREDIT	Police	10.4210.445100.	Public Safety Supplies	1,345.74	198201	08262017	Acct # - 2570 247
1929	DEPT OF ENVIRONMENTAL	Storm Water	49.4900.448000.	Operating Supplies	1,320.00	198202	187000000000127	Storm Water Permit
9071	DRY CANYON LLC	Light & Power	53.5300.445202.	Uniforms	2,764.55	198205	1182	FR Shirts/Pants
2126	FAIRBANKS SCALES	Landfill	57.5700.426000.	Bldg & Grnd Suppl & Maint	1,291.00	198210	1349040	Scale Maintenance
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist System Repair & Maint	2,409.07	198211	1027724	Parts
2369	GRUBER POWER SERVICE	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	3,881.58	198222	195414	Maintenance
2473	HI-LINE	Light & Power	53.5300.448636.	Special Equipment	2,317.30	198227	10057639	Transformer ,Grins & Equipment
2642	INTERWEST SUPPLY COM	Streets	10.4410.425000.	Equip Supplies & Maint	2,641.50	198239	IN0065543	Snowplow Blade
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,069.32	198247	1630	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,103.14	198247	1652	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	5,204.10	198247	1644	Northern Hills Circ Paving
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	8,217.50	198247	1657	Paving
2886	LAKEVIEW ASPHALT PRODUCTS	Water	51.5100.461300.	Street Opening Expense	1,378.75	198249	350153	Road Base
2886	LAKEVIEW ASPHALT PRODUCTS	Water	51.5100.461300.	Street Opening Expense	2,218.96	198249	350221	Road Base
9147	M6 HOLDING COMPANY	RDA Revolving Loans	72.7200.461050.	Loaned Monies	42,874.00	198259	08222017	RDA Business Development Loan
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist System Repair & Maint	1,230.19	198266	S102300679.003	Grip Rings
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448650.	Meters	1,388.60	198266	S102310644.001	Meter Parts
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist System Repair & Maint	1,475.67	198266	S102300679.001	Parts
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist System Repair & Maint	3,548.05	198266	S102300985.001	Misc. Parts
8040	OTTO ENVIRONMENTAL	Sanitation	58.5800.448010.	Garbage Containers	15,750.00	198279	ELOY 22066	Garbage Containers
9087	POWELL, MARK	Redevelopment Agency	73.7300.461000.	Miscellaneous Expense	45,000.00	198286	1	Demolition of Stoker Building
5553	PURCELL TIRE AND SERV	Streets	10.4410.425000.	Equip Supplies & Maint	1,437.05	198287	2855777	Tires
3723	RITER ENGINEERING CO	Light & Power	53.5300.448650.	Meters	1,774.39	198290	201715180	Meter CT's
4273	TURF EQUIPMENT CO	Cemetery	59.5900.426000.	Bldg & Grnd Suppl & Maint	1,738.00	198305	418776-00	Parts
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	198323	99969	Janitorial Cleaning for Aug 2017
TOTAL:					\$ 180,664.50			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid August 28, 2017**

<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>
1051	AFFORDABLE PORTABLES	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	1,365.00	198341	33682	Port-a-Potty Rentals
7042	AFFORDABLE TURF	Golf Course	55.5500.425000.	Equip Supplies & Maint	1,026.46	198342	4019896	Turf
1078	ALL STAR STRIPING, LLC	Streets	10.4410.448000.	Operating Supplies	3,869.18	198344	4550	Road Striping
1121	AMERICAN ENVIRONMENT	Light & Power	53.5300.448613.	Plant	11,000.00	198346	1099	EPA Emmissions Testins
9152	CINESTAGE LLC	Legislative	10.4110.492080.	Community Events-BntflComServC	2,500.00	198355	08082017	Performance for Concerts in the Park on 7/14/2017
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.431600.	Animal Control Services	7,041.01	198357	83447	July 2017 Animal Control Services
2086	ENVIRONMENTAL RESPONSE	Landfill	57.5700.431300.	Environmental Monitoring	2,209.29	198359	4579	Bountiful Sanitary Landfill// Cust ID C000000044H
2483	HIGHLAND GOLF	Golf Course	55.5500.425100.	Special Equip Maintenance	1,161.32	198367	32384	Yamaha Charger
2537	HOSE & RUBBER SUPPLY	Streets	10.4410.425000.	Equip Supplies & Maint	3,790.09	198369	597327-001	Parts & Supplies
2727	JOHNSON, ALLEN R	Light & Power	53.5300.423000.	Travel & Training	1,386.08	198374	08232017	Travel & Training IPA, DEED, & UAMPS Conf
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	9,846.18	198376	1665	Paving
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	12,236.76	198376	1662	Paving 1150 E, & 2050 So. to 2200 So.
4844	LEGACY EQUIPMENT	Streets	10.4410.425000.	Equip Supplies & Maint	1,822.89	198378	81694	Harness Adapter & Upgrade Diag Display
4844	LEGACY EQUIPMENT	Streets	10.4410.425000.	Equip Supplies & Maint	2,628.37	198378	81635	Controller Cortex
9150	MAIN STREET ART INC	Cemetery	59.5900.473100.	Improv Other Than Bldgs	27,720.50	198384	3214	First Half of Statue "Close to Heaven"
9151	MARTIN, GREG	Information Technology	10.4136.423000.	Travel & Training	7,362.40	198385	08242017	Trvl & Training Sept 24 - Oct 1 Security Training
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	1,196.80	198399	0262165	Motor Oil
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425000.	Equip Supplies & Maint	2,194.39	198399	0260691	Fuel
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	21,363.96	198399	0261996	Fuel
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	1,113.29	198400	417988-00	Parts
4273	TURF EQUIPMENT CO	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	3,167.80	198400	418854-00	Parts
4285	TYLER TECHNOLOGIES	Light & Power	53.5300.429300.	Computer	1,125.68	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Engineering	10.4450.429300.	Computer Hardware	1,190.13	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Planning	10.4610.425000.	Equip Supplies & Maint	1,190.13	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Human Resources	10.4134.429200.	Computer Software	1,493.25	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Streets	10.4410.424000.	Office Supplies	1,941.81	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Finance	10.4140.429200.	Computer Software	4,055.50	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Treasury	10.4143.429200.	Computer Software	4,721.76	198401	045-197198	Tech Support
4285	TYLER TECHNOLOGIES	Light & Power	53.5300.429300.	Computer	4,727.87	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Engineering	10.4450.429300.	Computer Hardware	4,998.56	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Planning	10.4610.425000.	Equip Supplies & Maint	4,998.56	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Human Resources	10.4134.429200.	Computer Software	6,271.65	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Finance	10.4140.429200.	Computer Software	17,033.09	198401	045-197058	Tech Support
4285	TYLER TECHNOLOGIES	Treasury	10.4143.429200.	Computer Software	19,831.40	198401	045-197058	Tech Support
5000	U.S. BANK CORPORATE	Police	10.4210.425430.	Service & Parts	1,209.73	198402	08102017DE	Alarms & Monitors// Acct# --8851
5000	U.S. BANK CORPORATE	Liability Insurance	63.6300.451150.	Liability Claims/Deductible	1,358.65	198402	08102017CD	Car Rental// Acct#--8851
5000	U.S. BANK CORPORATE	Police	10.4210.423000.	Travel & Training	1,379.10	198402	08102017TK	Trvl&Train// Acct# -- 8851
5000	U.S. BANK CORPORATE	Legislative	10.4110.461750.	Employee Wellness & Recognit'n	1,992.20	198402	08102017SC	Emp Wellness Rec// Acct#-- 8851
5000	U.S. BANK CORPORATE	Treasury	10.4143.423000.	Travel & Training	2,062.22	198402	08102017TE	Trvl&Train// Acct# -- 8851
5000	U.S. BANK CORPORATE	Police	10.4210.423000.	Travel & Training	2,090.58	198402	08102017EB	Trvl&Train Expense// Acct# --8851
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448628.	Pineview Hydro	6,247.37	198404	08282017	Aug 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448622.	Power Purch San Juan	155,660.22	198404	08282017	Aug 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448620.	Power Purch CRSP	241,285.58	198404	08282017	Aug 2017 Power Resource Payment
4341	UTAH ASSOCIATED MUNI	Light & Power	53.5300.448626.	Power Purch UAMPS (Pool, etc)	921,372.50	198404	08282017	Aug 2017 Power Resource Payment
8034	WASATCH SOUND	Legislative	10.4110.492080.	Community Events-BntflComServC	2,400.00	198408	08252017	Concerts in the Park
4557	WESTECH FUEL EQUIPMENT	Streets	10.4410.426000.	Bldg & Grnd Suppl & Maint	1,608.71	198410	0268744	Testing for Underground Fuel Storage
9080	WILKINSON FERRARI	Light & Power	53.5300.422000.	Public Notices	2,005.00	198414	17-06-132A	Solar Public Relations
TOTAL:					<u>1,540,253.02</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid August 28, 2017 - JUNE INVOICES(FY 2017)**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>ORG DESC</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>FULL DESC</u>
2937	LEWIS, YOUNG,	Golf Course	55.5500.426100.	Special Projects	\$ 5,125.00	198336	2017-0061A	Consulting Services for Golf Course
5270	MITCHELL, SHARON R.	Legislative	10.4110.492080.	Community Events-BntflComServC	1,000.00	198337	06302017	Concert by Desert Ramblers
3375	OLYMPUS INSURANCE AGENCY	Workers' Comp Insurance	64.6400.451000.	W/C Reinsurance Premiums	2,792.00	198338	14278	Excess Workers Compensation 2016-2017
3411	PAINT SPOT BODY SHOP	Liability Insurance	63.6300.451150.	Liability Claims/Deductible	5,585.35	198339	06302017	Accident Repair Claim
					\$ 14,502.35			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
 Paid August 30, 2017- JUNE INVOICE (FY2017)**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPT.</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
4775	ROCKY MOUNTAIN VALVE	Water	51.5100.474500.	Machinery & Equipment	\$16,715.00	198333	1336-5301	Pump Control Valve for Millcreek & Stoneridge
TOTAL:					<u>\$16,715.00</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 4, 2017**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>ORG DESC</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	\$ 4,199.72	198422	74V43617	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,140.40	198422	74V43717	Tree Trimming
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474710.	CIP 01 138KV Trans Substation	7,410.00	198446	72206	Engineering Services for Substation
2055	ELECTRICAL CONSULTANTS	Light & Power	53.5300.474710.	CIP 01 138KV Trans Substation	18,778.50	198446	72209	Engineering Services for Substation
2386	HABITAT PRESERVES	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	1,580.00	198458	2624	Tree Removal
7803	J-U-B ENGINEERS, INC	Water	51.5100.472100.	Buildings	74,003.88	198468	0110762	Project 83-16-044 BNFTL Water Treatment Plant
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,049.56	198473	1696	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,186.74	198473	1681	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,113.18	198473	1697	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,598.44	198473	1687	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	3,602.40	198473	1691	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	4,520.10	198473	1671	Patching
2886	LAKEVIEW ROCK PRODUCTS	Water	51.5100.431000.	Profess & Tech Services	9,128.42	198475	350510	Road Base
2886	LAKEVIEW ROCK PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	19,629.66	198475	1638	Paving
4844	LEGACY EQUIPMENT	Storm Water	49.4900.425000.	Equip Supplies & Maint	1,284.47	198478	81545	Idler Pulley, Bolt & Spacer// Bearings & Bushings
3335	NYHART	Finance	10.4140.431000.	Profess & Tech Services	1,156.29	198492	0131296A	remaining 40%for services GASB 75 update for FY17
3335	NYHART	Light & Power	53.5300.431000.	Profess & Tech Services	1,488.93	198492	0131296A	remaining 40%for services GASB 75 update for FY17
5553	PURCELL TIRE AND SERVICE	Streets	10.4410.425000.	Equip Supplies & Maint	2,099.69	198502	2856438	Tires & Service
3972	SOLAR TURBINES, INC.	Light & Power	53.5300.448614.	Plant Equipment Repairs	5,163.00	198511	AFS19000892	HMI Control to Ethernet
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425000.	Equip Supplies & Maint	2,263.16	198516	0261611	Fuel
TOTAL:					<u>\$ 168,396.54</u>			

City Council Staff Report

Subject: July 2017 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: September 12, 2017



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

The FY2018 budget portion of these reports is the originally adopted FY2018 budget, approved by the City Council in June of 2017.

Recommendation

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

Attachments

- July 2017 Fiscal YTD Revenue & Expense Report – FY2018

July 2017 Budget Performance Report

■ Revenues
■ Expenditures - Includes Capital Outlay

8.33% of the year has expired

General

Capital Projects

Storm Water

Water

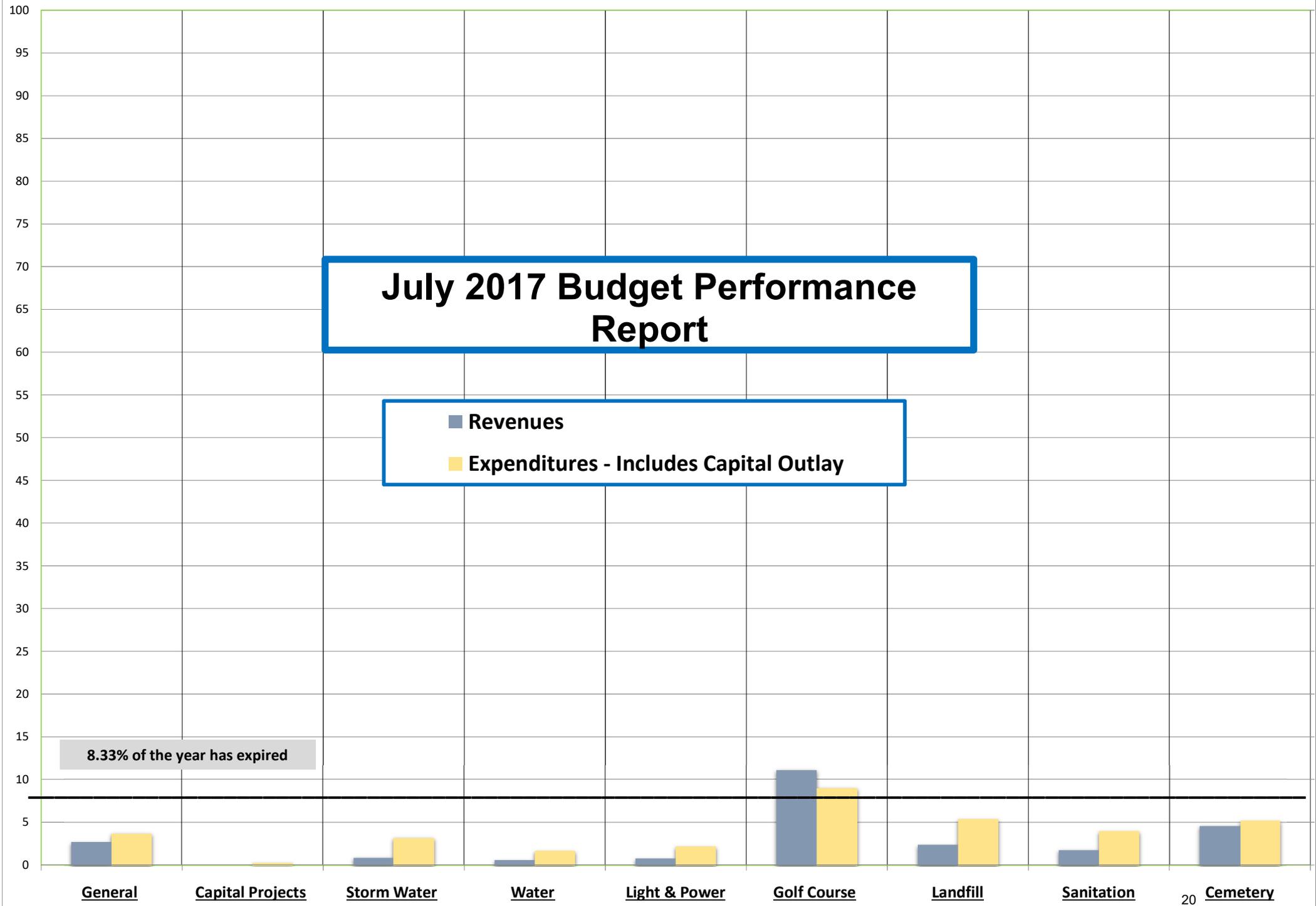
Light & Power

Golf Course

Landfill

Sanitation

20 Cemetery



09/07/2017 09:03
TBECK

City of Bountiful, UT
JULY 2017 YTD REVENUES - FY 2018

P 1
glytddbud

FOR 2018 01

JOURNAL DETAIL 2018 1 TO 2018 13

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-16,585,700	-16,585,700	-445,676.33	-445,676.33	.00	-16,140,023.67	2.7%
30 DEBT SERVICE	-115	-115	.48	.48	.00	-115.48	-.4%
44 MUNICIPAL BUILDING AUTHORITY	-170,315	-170,315	-498.97	-498.97	.00	-169,816.03	.3%
45 CAPITAL IMPROVEMENT	-9,675,200	-9,675,200	-48.54	-48.54	.00	-9,675,151.46	.0%
48 RECYCLING	-421,254	-421,254	-3,954.34	-3,954.34	.00	-417,299.66	.9%
49 STORM WATER	-1,601,304	-1,601,304	-13,873.05	-13,873.05	.00	-1,587,430.95	.9%
51 WATER	-9,305,863	-9,305,863	-55,172.28	-55,172.28	.00	-9,250,690.72	.6%
53 LIGHT & POWER	-34,500,206	-34,500,206	-264,972.02	-264,972.02	.00	-34,235,233.98	.8%
55 GOLF COURSE	-1,549,000	-1,549,000	-171,664.44	-171,664.44	.00	-1,377,335.56	11.1%
57 LANDFILL	-1,854,341	-1,854,341	-45,133.66	-45,133.66	.00	-1,809,207.34	2.4%
58 SANITATION	-1,151,124	-1,151,124	-21,058.74	-21,058.74	.00	-1,130,065.26	1.8%
59 CEMETERY	-624,650	-624,650	-28,857.24	-28,857.24	.00	-595,792.76	4.6%
61 COMPUTER MAINTENANCE	-41,328	-41,328	-41,022.45	-41,022.45	.00	-305.55	99.3%
63 LIABILITY INSURANCE	-544,655	-544,655	-356,841.43	-356,841.43	.00	-187,813.57	65.5%
64 WORKERS' COMP INSURANCE	-283,670	-283,670	-10,468.13	-10,468.13	.00	-273,201.87	3.7%
72 RDA REVOLVING LOAN FUND	-208,248	-208,248	-25,248.71	-25,248.71	.00	-182,999.29	12.1%
73 REDEVELOPMENT AGENCY	-1,143,113	-1,143,113	146.17	146.17	.00	-1,143,259.17	.0%
74 CEMETERY PERPETUAL CARE	0	0	-4,562.45	-4,562.45	.00	4,562.45	100.0%
78 LANDFILL TRUST	0	0	-988.92	-988.92	.00	988.92	100.0%
83 RAP TAX	-534,000	-534,000	-71.14	-71.14	.00	-533,928.86	.0%
92 OPEB TRUST	0	0	-1,530.77	-1,530.77	.00	1,530.77	100.0%
99 INVESTMENT	0	0	-53,905.91	-53,905.91	.00	53,905.91	100.0%
GRAND TOTAL	-80,194,086	-80,194,086	-1,545,402.87	-1,545,402.87	.00	-78,648,683.13	1.9%

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	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>10 GENERAL FUND</u>							
4110 Legislative	806,490	806,490	60,951.12	60,951.12	.00	745,538.88	7.6%
4120 Legal	294,824	294,824	12,789.67	12,789.67	.00	282,034.33	4.3%
4130 Executive	172,142	172,142	3,092.99	3,092.99	.00	169,049.01	1.8%
4134 Human Resources	136,428	136,428	3,673.37	3,673.37	.00	132,754.63	2.7%
4136 Information Technology	398,358	398,358	14,445.55	14,445.55	.00	383,912.45	3.6%
4140 Finance	396,647	396,647	14,117.64	14,117.64	.00	382,529.36	3.6%
4143 Treasury	141,849	141,849	-15,014.69	-15,014.69	.00	156,863.69	-10.6%
4160 Government Buildings	116,349	116,349	3,255.48	3,255.48	.00	113,093.52	2.8%
4210 Police	5,952,313	5,952,313	259,409.96	259,409.96	.00	5,692,903.04	4.4%
4215 Reserve Officers	10,000	10,000	204.80	204.80	.00	9,795.20	2.0%
4216 Crossing Guards	147,350	147,350	.00	.00	.00	147,350.00	.0%
4217 PROS	349,483	349,483	9,463.50	9,463.50	.00	340,019.50	2.7%
4218 Liquor Control	39,025	39,025	2,156.43	2,156.43	.00	36,868.57	5.5%
4219 Enhanced 911	595,000	595,000	43,723.37	43,723.37	.00	551,276.63	7.3%
4220 Fire	1,984,865	1,984,865	.00	.00	.00	1,984,865.00	.0%
4410 Streets	3,181,095	3,181,095	112,195.95	112,195.95	.00	3,068,899.05	3.5%
4450 Engineering	682,766	682,766	29,067.26	29,067.26	.00	653,698.74	4.3%
4510 Parks	875,401	875,401	45,808.21	45,808.21	.00	829,592.79	5.2%
4610 Planning	305,315	305,315	10,376.79	10,376.79	.00	294,938.21	3.4%
TOTAL GENERAL FUND	16,585,700	16,585,700	609,717.40	609,717.40	.00	15,975,982.60	3.7%
<u>30 DEBT SERVICE</u>							
4710 Debt Sevice	115	115	1.19	1.19	.00	113.81	1.0%
TOTAL DEBT SERVICE	115	115	1.19	1.19	.00	113.81	1.0%
<u>44 MUNICIPAL BUILDING AUTHORITY</u>							
4110 Legislative	170,315	170,315	20.64	20.64	.00	170,294.36	.0%
TOTAL MUNICIPAL BUILDING AUTHORITY	170,315	170,315	20.64	20.64	.00	170,294.36	.0%
<u>45 CAPITAL IMPROVEMENT</u>							

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45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110	Legislative	6,675,000	6,675,000	.00	.00	.00	6,675,000.00	.0%
4136	Information Technology	40,000	40,000	.00	.00	.00	40,000.00	.0%
4140	Finance	17,640	17,640	1,509.05	1,509.05	.00	16,130.95	8.6%
4210	Police	443,000	443,000	.00	.00	.00	443,000.00	.0%
4410	Streets	1,499,560	1,499,560	24,817.04	24,817.04	.00	1,474,742.96	1.7%
4510	Parks	1,000,000	1,000,000	.00	.00	.00	1,000,000.00	.0%
	TOTAL CAPITAL IMPROVEMENT	9,675,200	9,675,200	26,326.09	26,326.09	.00	9,648,873.91	.3%
48 RECYCLING								
4800	Recycling	421,254	421,254	1,705.11	1,705.11	.00	419,548.89	.4%
	TOTAL RECYCLING	421,254	421,254	1,705.11	1,705.11	.00	419,548.89	.4%
49 STORM WATER								
4900	Storm Water	1,601,305	1,601,305	51,983.53	51,983.53	.00	1,549,321.47	3.2%
	TOTAL STORM WATER	1,601,305	1,601,305	51,983.53	51,983.53	.00	1,549,321.47	3.2%
51 WATER								
5100	Water	9,305,863	9,305,863	160,814.18	160,814.18	.00	9,145,048.82	1.7%
	TOTAL WATER	9,305,863	9,305,863	160,814.18	160,814.18	.00	9,145,048.82	1.7%
53 LIGHT & POWER								
5300	Light & Power	34,500,206	34,500,206	749,381.92	749,381.92	.00	33,750,824.08	2.2%
	TOTAL LIGHT & POWER	34,500,206	34,500,206	749,381.92	749,381.92	.00	33,750,824.08	2.2%
55 GOLF COURSE								

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55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,549,001	1,549,001	140,180.88	140,180.88	.00	1,408,820.12	9.0%
	TOTAL GOLF COURSE	1,549,001	1,549,001	140,180.88	140,180.88	.00	1,408,820.12	9.0%
<hr/>								
57	LANDFILL							
5700	Landfill	1,854,342	1,854,342	99,444.80	99,444.80	.00	1,754,897.20	5.4%
	TOTAL LANDFILL	1,854,342	1,854,342	99,444.80	99,444.80	.00	1,754,897.20	5.4%
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58	SANITATION							
5800	Sanitation	1,151,125	1,151,125	45,626.10	45,626.10	.00	1,105,498.90	4.0%
	TOTAL SANITATION	1,151,125	1,151,125	45,626.10	45,626.10	.00	1,105,498.90	4.0%
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59	CEMETERY							
5900	Cemetery	624,650	624,650	32,400.51	32,400.51	.00	592,249.49	5.2%
	TOTAL CEMETERY	624,650	624,650	32,400.51	32,400.51	.00	592,249.49	5.2%
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61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	41,327	41,327	862.84	862.84	.00	40,464.16	2.1%
	TOTAL COMPUTER MAINTENANCE	41,327	41,327	862.84	862.84	.00	40,464.16	2.1%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	544,656	544,656	359,961.99	359,961.99	.00	184,694.01	66.1%
	TOTAL LIABILITY INSURANCE	544,656	544,656	359,961.99	359,961.99	.00	184,694.01	66.1%
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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	283,670	283,670	58,143.61	58,143.61	.00	225,526.39	20.5%
	TOTAL WORKERS' COMP INSURANCE	283,670	283,670	58,143.61	58,143.61	.00	225,526.39	20.5%
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72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	2,400	2,400	223.20	223.20	.00	2,176.80	9.3%
	TOTAL RDA REVOLVING LOAN FUND	2,400	2,400	223.20	223.20	.00	2,176.80	9.3%
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73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	3,621,184	3,621,184	5,568.51	5,568.51	.00	3,615,615.49	.2%
	TOTAL REDEVELOPMENT AGENCY	3,621,184	3,621,184	5,568.51	5,568.51	.00	3,615,615.49	.2%
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74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	0	0	19.70	19.70	.00	-19.70	100.0%
	TOTAL CEMETERY PERPETUAL CARE	0	0	19.70	19.70	.00	-19.70	100.0%
<hr/>								
83	RAP TAX							
8300	RAP Tax	534,000	534,000	8,015.15	8,015.15	.00	525,984.85	1.5%
	TOTAL RAP TAX	534,000	534,000	8,015.15	8,015.15	.00	525,984.85	1.5%
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92	OPEB TRUST							
9200	OPEB Trust	0	0	102.71	102.71	.00	-102.71	100.0%
	TOTAL OPEB TRUST	0	0	102.71	102.71	.00	-102.71	100.0%
GRAND TOTAL		82,466,313	82,466,313	2,350,500.06	2,350,500.06	.00	80,115,812.94	2.9%

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City Council Staff Report

Subject: Conservation Plan
Author: Mark Slagowski
Department: Water Department
Date: September 12, 2017



Background

Public Water Systems are required by State regulation to submit and keep on file for public review a conservation plan. Included in this plan is a description of the Bountiful water system, our rates including our new block rate structure. An inventory of our water resources and gallons produced and consumed in the last five years. Also included are conservation programs and goals for our water system.

Analysis

We have completed the conservation plan and it is required that the Council formally adopt it. Included in the packet is the plan for your review.

Department Review

I have reviewed the conservation plan with appropriate staff.

Recommendation

Staff recommends Council adopt this plan as written.

Significant Impact

This will bring us into compliance with the State regulation to maintain an updated conservation plan.

Attachments

None

BOUNTIFUL CITY WATER

Conservation Plan



Water

Prepared by Bountiful City Water Department
September 1, 2017
Mark E. Slagowski
Director

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INTRODUCTION

Utah is the second driest state in the nation, and as a consequence, ranks second in water used (as delivered via public water systems) per person per year. As the population of the state continues to grow, thus increasing demands on Utah's water resources, water supplies will become a much more valuable commodity.

Bountiful City recognizes that water is a precious resource that should be used wisely and the City has a responsibility to help our customers follow practical conservation practices. This water conservation plan is formalization of the City's existing plan for water conservation. It has been developed in response to the legislative changes to the Utah Code UCA 73-10-32, which requires all retail water suppliers to create a written water conservation plan.

Bountiful City's water conservation plan contains a basic description of the City and its current water system. It also contains a description of the City's current water conservation efforts, the current rate schedule, a contingency plan when there are constraints placed upon the City water supply, and a list of water conservation goals. Each goal has been assigned a timeline for implementation, which will allow the city to track and evaluate the progress toward achieving each conservation goal.

DESCRIPTION OF BOUNTIFUL AND ITS WATER SYSTEM

Bountiful is located in southern Davis County on the west slope of the Wasatch front. The elevation of Bountiful City ranges from 4260 feet above sea level in the northwest corner of the City, to 5920 feet above sea level at the highest tank in the City water system. More than half of the culinary water supplied to Bountiful City is from groundwater aquifers which are recharged naturally from precipitation in the foothills and mountains east of the City. The remainder of culinary water supplied is surface water treated at our own water treatment plant in Mueller Park, and from Weber Basin Plant #4 located on the east bench in Bountiful.

Bountiful City's estimated population in 2016 was 42,552 approximately 37,500 residents are served through 10,560 metered connections owned and operated by the city, approximately 400 of which are considered commercial. The balance of the City's population is served by South Davis Water District. Approximately 90% of Bountiful water customers have access to separate irrigation water through a pressurized secondary water system operated by Bountiful Irrigation. This secondary irrigation water is purchased from Weber Basin Water Conservancy District. The secondary water system does not have metered connections, but the total amount delivered to Bountiful Irrigation is measured and accounted for by Weber Basin.

Bountiful City's current water sources and associated water rights allow the City to adequately serve its customer base. Despite population growth elsewhere in Utah, Bountiful has developed nearly all available land within City boundaries, limiting the need for much expansion of the water system in the future. Analysis of current growth rates in the population in Bountiful, and with the per capita water use in conjunction with observations of water demand history shows it is unlikely that Bountiful City's water resources will be unable to meet the future needs of its customers within the foreseeable future.

WATER PRICING

The amount a Bountiful City water customer pays for delivered water is dependent on:

Customer use

Elevation of the water connection

Meter size

On July 1, 2017 Bountiful City implemented a block rate structure to comply with S.B. 28. The rates for water change at blocks of > 5,000 gallons = \$1.79, > 72,000 \$1.97, > 105,000 \$2.15 and > 505,000 \$2.33. Rates for meters in the high elevation area are slightly higher and the ranges are depicted in table 1 below.

Table 1. Current Water Rate Schedule

Low Elevation (Service from reservoirs below 5140' elevation)

Meter Size	Minimum Gallons included	Minimum Monthly Bill	Cost per 1000 gal. over minimum use
5/8 x 3/4	5,000	21.39	\$1.97- 2.33*
1"	7,000	30.27	\$1.97- 2.33*
1-1/2"	14,000	54.17	\$1.97- 2.33*
2"	22,000	82.50	\$1.97- 2.33*
3"	40,000	146.75	\$1.97- 2.33*
4"	65,000	237.26	\$1.97- 2.33*
6"	125,000	455.63	\$1.97- 2.33*

High Elevation (Service from reservoirs above 5140' elevation)

Meter Size	Minimum Gallons included	Minimum Monthly Bill	Cost per 1000 gal. over minimum use
5/8 x 3/4	5,000	23.57	\$1.98 – 2.57*
1"	7,000	33.89	\$1.98 – 2.57*
1-1/2"	14,000	61.05	\$1.98 – 2.57*
2"	22,000	92.51	\$1.98 – 2.57*
3"	40,000	164.88	\$1.98 – 2.57*
4"	65,000	266.74	\$1.98 – 2.57*

*Based on a four tiered block rate

WATER SUPPLY/INVENTORY OF WATER RESOURCES

Bountiful City's potable water supply is comprised of three sources: (1) wells drawing water from underground aquifers, (2) the Millcreek canyon stream and treatment plant, and (3) treated Weber River water purchased from WBWCD. In addition to the potable water supply, nonpotable water is supplied to most of Bountiful's residents via a secondary water system operated by Bountiful Water Sub conservancy District (aka Bountiful Irrigation). Bountiful owns the water rights for the water supplied by the wells and its own treatment plant.

1. Wells. Approximately 60 percent of Bountiful's potable water supply is provided by eight active City-owned and operated deep wells. Most well water is drawn from unconsolidated Aquifers under the valley floor, although a few of the wells located in the foothills and in canyons draw water from bedrock aquifers. The aquifers are replenished by precipitation sinking into recharge areas to the east of the City. The water from the wells is naturally filtered in the Aquifers, and requires no additional treatment for turbidity removal or inactivation of Microorganisms but we choose to maintain a .2 ppm minimum chlorine residual in the water system.

2. Millcreek Stream and Water Treatment Plant. Roughly 20 percent of the water needed to meet consumer potable needs is provided by Mill Creek, which heads in the mountains east of the City. Since the stream is a surface water source and is subject to surface contamination, this water receives complete treatment at Bountiful's Mill Creek Water Treatment Plant. This plant was built in 1986 and has a maximum capacity of 2 million gallons per day. Beginning July 1, 2017 we have begun upgrading this plant to a Toray membrane filtration system.

3. Purchased Water. The remaining 20 percent of the water the City delivers to its customers comes from the Weber Basin Water Conservancy District (WBWCD). This water is delivered by aqueduct from the Weber River to the District's Treatment Plant #4 in Bountiful. Bountiful diverts a portion of that plant's treated output to the City's distribution system through two metered diversion facilities. This water is purchased under a perpetual delivery contract entered into with WBWCD in 1953.

4. Irrigation System. In addition to the above three sources, the secondary (irrigation) system delivers about 13,000 acre feet of raw water between April and October each year, supplying most of the city with water for outdoor purposes. This water is diverted from the Weber River and conveyed by aqueduct to distribution reservoirs along the bench lands of the City and then through the Bountiful Water Subconservancy District's distribution system. The water delivered by the secondary system is more than double the amount delivered by the City's potable system and it is delivered in one half the time. The volume of secondary water used by residents is not measured by individual meters. Instead, residents pay for this water through annual assessments based on property size. Thus there is no financial incentive at all to conserve this water.

WATER PRODUCTION AND CONSUMPTION

Production. As used herein production means the total cumulative water delivered annually from all City owned sources. Each source includes a water meter which is read and data logged by the water system's SCADA equipment. The monthly and annual totals are recorded in an annual production report. Production varies somewhat from year to year and is dependent mostly on demand and to a lesser extent on several other factors. The annual variation normally stays within about 10%.

Consumption. In this context, consumption means the total water sales as measured by fixed customer meters. These meters are read by meter readers and the reading are reported to the City's utility billing department. The readings are entered into the customer database and amounts consumed are determined. Below, Figure 2 represents the water production and consumption data for Bountiful City from 2012-2016.

Figure 2. Bountiful City Water Production and Consumption: 2012-2016

Year	Units	Production	Consumption	% Loss
2012	Gallons	1,781,194,000	1,639,201,000	8.5
2013	Gallons	1,720,050,000	1,486,687,000	15
2014	Gallons	1,624,299,600	1,527,347,000	6.4
2015	Gallons	1,640,333,000	1,464,042,000	10.2
2016	Gallons	1,620,733,000	1,448,432,000	10.1

The differences between the production volume and the reported consumption volume is accounted for by:

- Leaks*
- flushing of water lines to maintain quality*
- street washing
- sewer cleaning
- fire fighting
- water theft
- meter inaccuracies (both production and customer meters)
- sales to contractors delivered through fire hydrants

*The biggest difference from year to year usually has to do with how aggressively we perform our flushing program, and the amount of leaks we have in a given year. Data from Bountiful

Irrigation and our own data suggest daily use of roughly 300 gpcd between both suppliers which is about 40 gpd above the State average.

Bountiful City strives to treat, purchase, and produce only the amount of water needed to serve our customers. Matching production of an adequate water supply to water use (without producing more than is strictly needed) is an elusive task. However, the goal should be to have a good grip on the production and consumption volumes and to try to maintain the ratio of water consumed to water produced as large as practicable. It will also be seen in Fig. 2 that from consumption high in 2012, there was a drop of about 10.1% on average over the next four years, despite the lessening of drought conditions and some population growth during that period. This reduction in gross consumption can most likely be attributed to the conservation campaigns that have been prevalent during the last several years, as well as encouragement from the City Water Department.

CURRENT PROBLEMS INHIBITING CONSERVATION

As with most water systems, Bountiful's system has a number of challenges and problems that interfere with optimal operation. The following problems were identified as tending to inhibit efforts to achieve additional conservation.

1. Most water waste occurs in connection with poor irrigation practices. However, most of the irrigation water used in Bountiful (estimated at 90%) is supplied by secondary water systems operated by non-City controlled organizations that do not meter water use. The lack of metering for this secondary water use seriously limits the options for measuring water waste or water conservation and in enforcing measures to encourage conservation
2. Bountiful's rate structure in the past has provided little or no financial incentive to conserve water. While conservation based rate structures provide some incentive to conserve water, the actual water saved is not proportional to the incentive assessed, due to the inelasticity of the demand-price relationship. A block rate structure was initiated on July 1, 2017. We will see over the next few years if it has had a measurable effect.
3. Due to the fact that over 90% of the costs to operate the water system are fixed, conservation of water will tend to reduce revenues and leave operations underfunded.
4. Water consumption data is difficult to use or analyze due to the manner in which it is reported to the Water Department by the Utility Billing Department. We will be able to lock this down a little better with our new utility billing system.

5. While much media attention has been focused in recent years on conservation, it is probable that many water users still lack practical knowledge or understanding of efficient water use practices, especially for outside watering.
6. The City has no recommended list of "water-wise" landscaping materials that can be given to water customers, although such lists are available from other sources. Bountiful has no written contingency plan for dealing with water shortages due to drought or unexpected long term loss of infrastructure.

CURRENT WATER CONSERVATION PRACTICES

Bountiful City recognizes the need to discourage wasteful water use practices and has employed the following practices or incentives.

1. The City adopted an ordinance in about 1994 to prohibit outside landscape watering between the hours of 10 am and 6 pm of each day (see Appendix A). This was done to bring Bountiful into conformance with the rules imposed on secondary water users by the suppliers of that water to avoid potential customer confusion. It was determined by the secondary water providers from their own experience that watering during these hours was less efficient than other hours due to higher losses due to wind and evaporation.
2. The City participates in several water education activities including contributions to The International Office of Water Education, providing presentations to schools or Civic groups upon request, and issuing periodic reminders to consumers in quarterly City newsletters and the annual Consumer Confidence Report.
3. An annual review of distribution system condition is done and replacement projects are selected. The annual water department budget typically includes about 1.5 million in line replacements. Lines having a leak history are strongly considered.
4. Bountiful has been actively engaged in upgrading meters and the meter reading system. The City is now fully metered for potable water, most of the meters are less than 10 years old and we have begun to read meters during the winter. This helps us catch leaks that we did not see during the winter in the past for our customers. Our new radio meter reading system has made it much easier to monitor use.
5. We have analyzed the City's system of accounting for water consumption. This was done with a goal to facilitate a better understanding about how much water is actually being used in Bountiful City. This has been accomplished through a monthly reckoning with accountants to see if improvements to the accounting or billing system(s) need to be made. We have a new utility billing system in place as of 2015-2016 and have more options as to how we can track data.

No other water conservation measures have been officially adopted. We have no official conservation coordinator on staff, but water system employees are aware of the need for conservation and encourage Bountiful citizens to check plumbing systems for leaks and to use water-reducing fixtures wherever possible.

PROPOSED WATER CONSERVATION MEASURES (GOALS)

Bountiful will continue to maintain current water conservation policies and practices. In addition, the Council agreed that the following goals were worth pursuing.

Goal #1: Decrease per-capita water consumption by three percent.

Consumer responsiveness to the City ordinance regarding water conservation, as well as to general media coverage has enabled the City to reduce its gross water consumption by approximately 11 percent over the last ten years despite growth in population. This is a goal we set in our plan of 2012 and we have met the goal for the past few years, but realistically it is probably due to high precipitation in the winter and spring.

Goal #2: Study the water rate structure to determine whether it is possible to achieve further conservation through alteration of the water rates without placing unreasonable cost burdens on the consumer or causing an operating revenue shortfall.

With the passage of S.B. 28 requiring the use of block rates, Bountiful City is implementing an increasing rate block structure in its billing system beginning in July, 2017.

Goal #3: Review available information for "Water-Wise" landscaping and establish some City guidelines for the same.

Consider allowing and recommending native plants or xeriscaping in commercial areas to allow the City to conserve more water in certain zones. The purpose of updating the landscape feature list is to aid water conservation efforts. There are many sources for information that we can include on our web site. This is also a goal we set in our conservation plan of 2012 and we have made progress, but we will continue to work on this.

Goal #4: Initiate a comprehensive education plan for water conservation practices and make it available to the public.

The comprehensive education plan will consist of (1) updating the Bountiful City Water Department website to include all ordinances, guidelines, and suggestions for minimizing water waste, (2) notifying each home informing citizens of ways to reduce water use, (3) creating an conservation presentation, which could be presented in public schools and civic groups, and (4) any other means deemed appropriate and/or necessary to maintain current conservation levels within the City. This is one of the goals previously set in our conservation plan of 2012 and we have made more progress. We will continue to work on this.

Goal #5: Seek to meet conservation goals while minimizing increases in water rates/prices.

This goal is also on a continuous timetable. Citizens should not be punished financially for trying to conserve water and those who do conserve should not subsidize those who waste.

Goal #6: Cooperate with secondary water suppliers in educating the public in efficient irrigation practices.

While this activity will not have as pronounced an effect on consumption of culinary water as on irrigation water in Bountiful, it nevertheless will result in waste reduction. Typical practices to be stressed would include installation of water-wise landscaping materials, use of rain or soil moisture sensors, etc. This goal is ongoing and will remain in our conservation plan in the foreseeable future. There are efforts by Weber Basin to install meters on secondary connections which has reduced water consumption by as much as 30% in metered areas. Bountiful Irrigation is now feeling pressure to do this as well.

Goal #7: Develop a contingency plan for water shortages.

Such a plan could establish perhaps three levels of supply: say Level 1 being 90% of normal or above in which no additional restrictions would be imposed; Level 2, where supply is 70% to 90% of normal, in which moderate conservation measures would be implemented; and a Level 3 in which supply was projected to be below 70% and more severe conservation measures would be adopted. This goal was not met from our plan of 2012 so it will remain as one of our goals for completion by January 1, 2019. We are currently working with Weber Basin on a County wide contingency plan.

PLAN IMPLEMENTATION AND UPDATING

In order to track progress on the goals stated above, the goals should be subdivided into discrete tasks and delegated to appropriate City staff. This will be done by the Water Director and progress will be reported to the City Council Water Committee. The entire plan will be reviewed once every five years and updated as required by statute. The revised plan will be presented at a regularly scheduled City Council meeting at which the public will have a chance to comment.

This plan was presented to and adopted by the Bountiful City Council on September 12, 2017. Minutes of the meeting will be found in Appendix B.

The plan will remain on file with the City Administrative office as well as the Water Department Office for public review. Public notification of the plan's availability will be accomplished by a notice in the annual Consumer Confidence Report, which is on the City's website.

APPENDIX

APPENDIX A

Excerpts from the Bountiful City Code - 2004 Relating to Water Conservation

6-5-109. Scarcity of Water.

In time of scarcity of water, whenever it shall in the judgment of the Mayor and the City Council be necessary, the Mayor shall by proclamation limit the use of water for other than domestic purposes to such extent as may be necessary for the public good. It is unlawful for any person to violate any proclamation made by the Mayor in pursuance of this Section.

6-5-114. Waste Prohibited.

It is unlawful for any water user to waste water, or to allow it to be wasted, by imperfect stops, taps, valves, leaky joints or pipes or to wastefully run water from hydrants, faucets, or stops or through basins, water closets, urinals, sinks, or other apparatus, or to use water in violation of the rules, regulations or Ordinances for controlling the water supply.

6-5-124. Outside Watering Restrictions.

(a) Watering outside the home with Bountiful City culinary water is prohibited between the hours of 10 a.m. and 6 p.m. from April 15th through October 15th of each year.

(b) The City Engineer, in his reasonable discretion, is authorized to permit water use in contravention of these provisions. A written application stating the reasons for the requested exception shall be submitted. A record shall be kept of any such exceptions granted, and a written permission issued.

(c) Anyone using water in violation of these provisions shall, upon a first violation, be warned against further illegal use, and upon a second or further violation, be assessed a water user fee of \$100 per violation. Such fee shall become part of the water bill of that person or of the property whereon such use occurred. There shall be a right of appeal of any such assessment to the City Council, which appeal must be made in writing within thirty days of the assessment.

(d) Anyone using water in violation of these provisions shall be guilty of a class C misdemeanor.

City Council Staff Report

Subject: Source Protection Plan
Author: Mark Slagowski
Department: Water Department
Date: September 12, 2017



Background

Public Water Systems are required by State regulation to submit and keep on file for public review a source protection plan. This plan would set forth delineation zones around our wells and other sources and identify and educate any facility or site which employs an activity or procedure that may potentially contaminate ground water. It also includes a management plan for all future potential sources of contamination. This plan also requires detailed descriptions of the aquifers from which we draw water and how they are recharged. We will do much of this work in house but we have decided that hiring a consulting firm to help us with this plan is the best option as they have the technical resources needed to complete the plan in a timely manner.

Analysis

We have asked for proposals from three consulting firms to help us put this plan together. We received two proposals.

Stantec Consulting	Trinity Consulting
\$25,000	\$39,500

Stantec helped us with our original plan so they are able to do it much cheaper as they already have much of the needed data on file to complete the project.

Department Review

I have reviewed the need to hire this firm with appropriate staff, the City Engineer and the City Manager.

Recommendation

Staff recommends Council approve \$25,000 for Stantec Consulting to help complete our source protection plan.

Significant Impact

This will bring us into compliance with the State regulation to maintain an updated source protection plan.

Attachments

None

City Council Staff Report



Subject: Vehicle Purchase
Author: Chief Ross
Department: Police Department
Date: September 5, 2017

Background

The following is a request to approve the purchase of four police vehicles. Funding for these vehicles has been approved in our FY 2018 budget.

Analysis

The vehicles to be purchased are three Dodge Chargers and one Ford Explorer. All four vehicles will be assigned to the Patrol division. The Chargers will be purchased from Performance Automotive Group at the Utah State Contract price of \$25,100 each. The Explorer will be purchased from Performance Automotive Group at the Utah State Contract price of \$28,852. The total price for all four vehicles is \$104,152 which is within the amount budgeted in our FY2018 budget.

The following vehicles will be sold;

- 2007 Dodge Charger with approximately 108,000 miles
- 2008 Dodge Charger with approximately 105,000 miles
- 2010 Dodge Charger with approximately 112,000 miles
- 2009 Ford Explorer with approximately 61,000 miles

Department Review

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

Recommendation

I respectfully request your approval to purchase four police vehicles in the amount of \$104,152. Thank you for your time and consideration in this matter.

Significant Impacts

Sufficient funds are currently budgeted.

Attachments

N/A

City Council Staff Report

Subject: Final Site Plan Review for 19 unit multifamily townhome development
Author: Chad Wilkinson, City Planner
Address: 1910, 1940 and 1950 S. 200 West
Date: September 12, 2017



Description of Request:

The applicant, Brighton Development Utah, is requesting final site plan approval for a 19 unit townhome style multifamily development.

Background and Analysis:

The submitted final site plan substantially conforms to the preliminary site plan which received approval from the Commission and City Council last month. The applicant has modified the site plan to address conditions related to access into the site, including sidewalk connections to the 200 West facing units and a sidewalk along one side of the access drive to provide pedestrian connection to the interior units. The applicant has also revised the onsite fire hydrant to the location requested by the City Engineer.

The previously submitted building elevations have not changed and the applicant will be required to follow the design approved by the City Council. The applicant has submitted a preliminary landscape plan which will require a few redline corrections in order to meet the Code, specifically related to number of trees. A final landscape plan will be required in conjunction with the building permit submittal. The applicant has proposed to shift the retaining wall on the north side of the development in order to allow a fence to be located on the property line in order to address concerns raised by a neighboring property owner.

Department Review

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

Significant Impacts

The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed.

Recommended Action

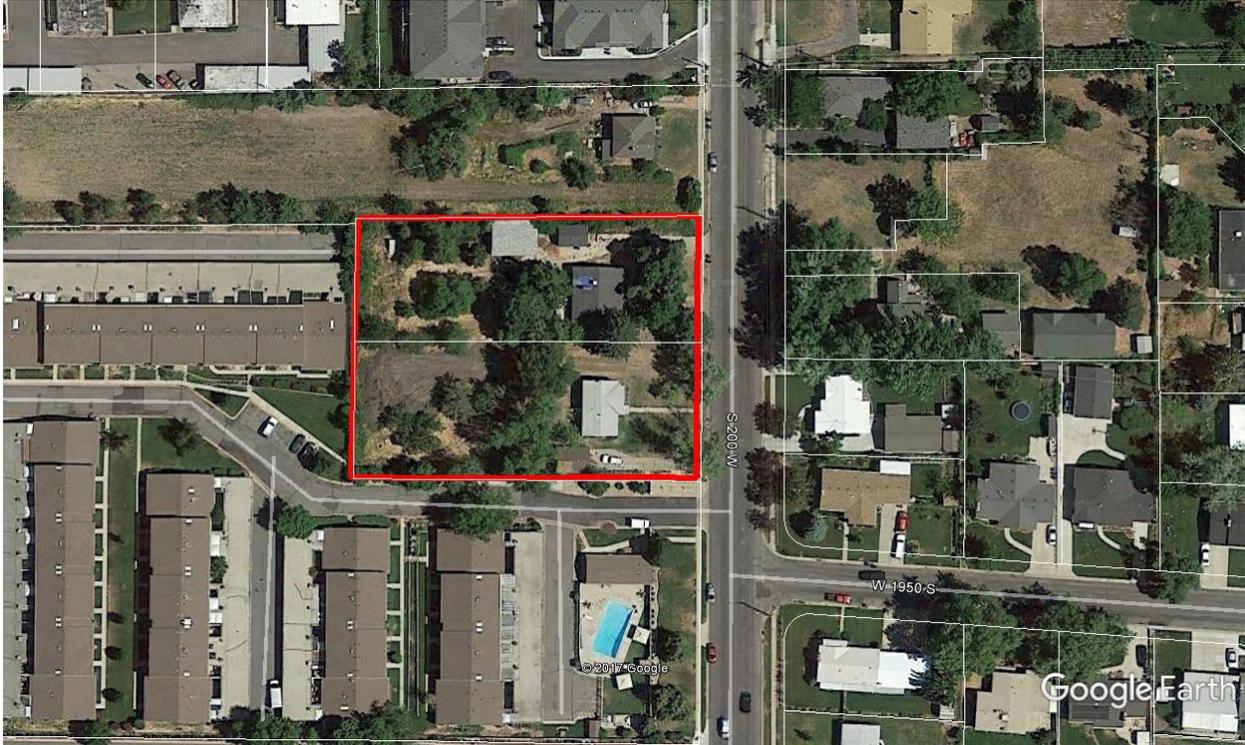
The Planning Commission reviewed the application on September 5, 2017 and recommends approval of the request for final site plan approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of a building permit, complete the following:
 - a. Consolidate the parcels and complete any proposed parcel boundary adjustments.
 - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Include the following:
 - i. Street trees shall be required along each street and any reverse frontage conditions. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.
 - ii. In addition to required street trees, each lot or parcel shall include the following:
 1. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
 2. Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or
 3. Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and
 4. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.
 - c. Any modifications required by conditions of the Planning Commission and City Council.

Attachments

1. Aerial photo
2. Site and utility plans
3. Landscape Plan

Aerial Photo

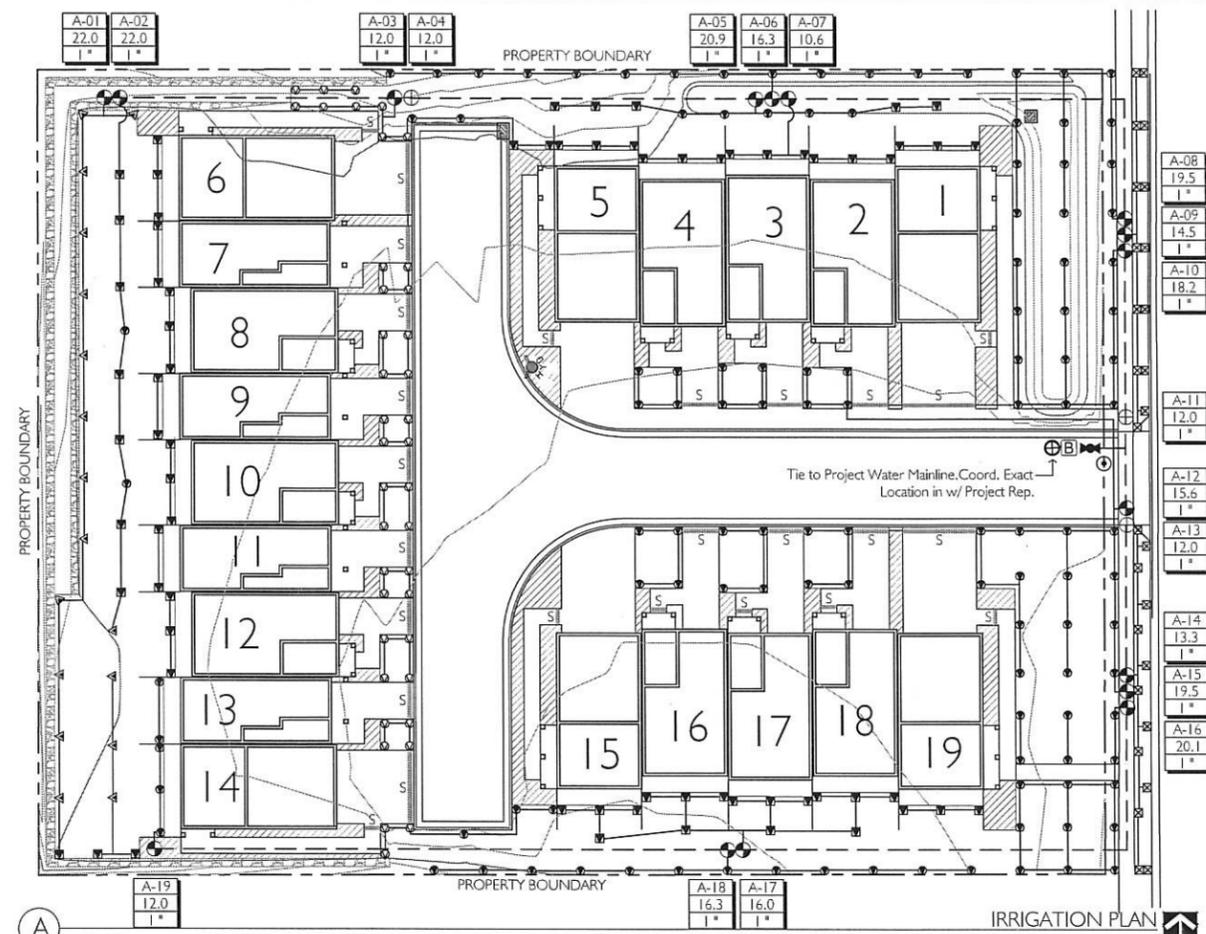




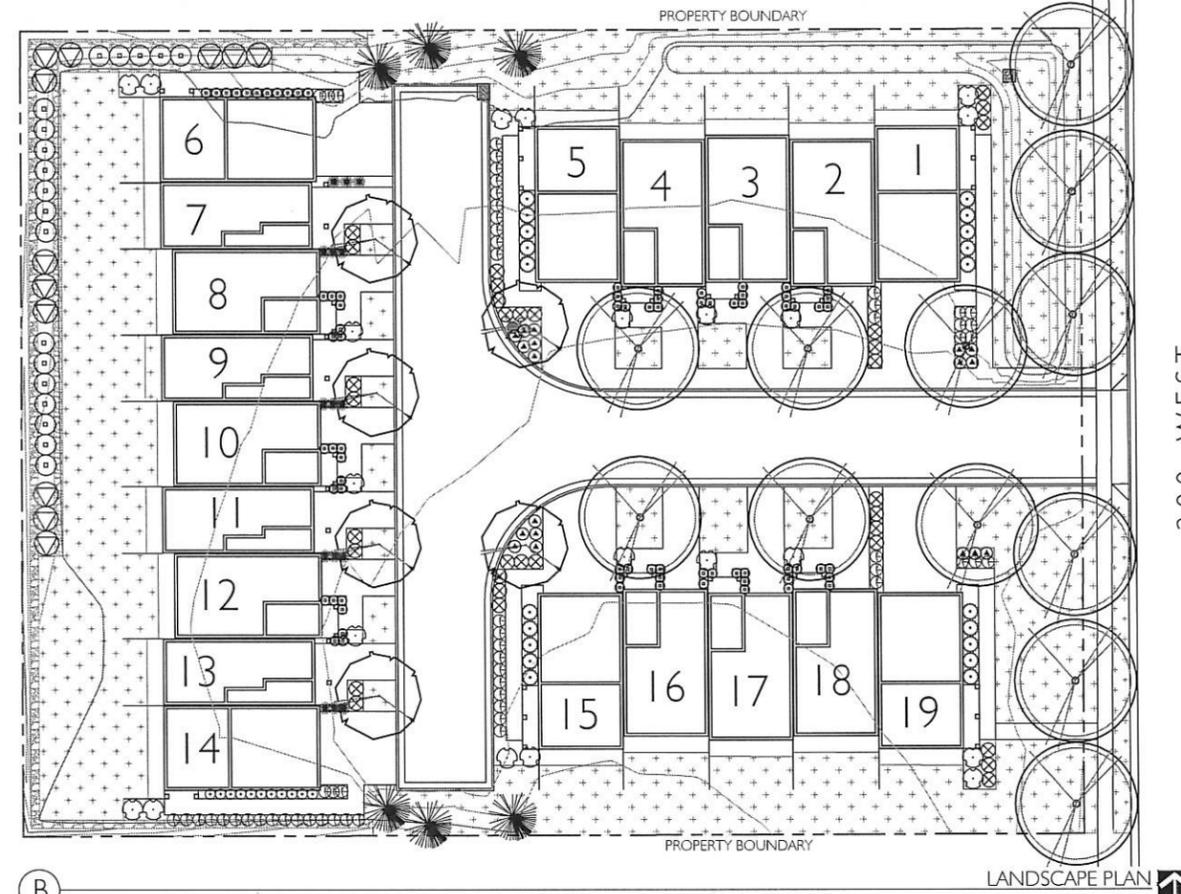
ISSUE DESCR.	DATE
	06.06.2017

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN, LLC. Copyright © 2017



IRRIGATION PLAN
SCALE: 1"=20'-0" NORTH



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

200 WEST

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
☐	Rainbird 1804-PRS w/ 15 Strip Series MPR (15RCS, 15LCS, 15SST)	30	1.21	4 x 15
☐	Rainbird 1804-PRS w/ 5 Series MPR (5Q-5F, 5VAN)	30	0.20	5.0
○	Rainbird 1804-PRS w/ 8 Sereis MPR (8Q-8F, 8VAN)	30	0.52	8.0
☐	Rainbird 1804-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10.0
○	Rainbird 1804-PRS w/ 12 Series MPR (12Q-12F, 12VAN)	30	1.30	12.0
▽	Rainbird 1804-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
▽	Rainbird 1804-PRS-18 VAN Spray Head	30	2.66	18.0
☐	Rainbird 1804-PRS-R17-24 (Qtr-Full)	40	0.92	17.0-24.0

- ☒ Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub
- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊕ Quick Coupling Valve Assembly
- ⊕ Controller - Rainbird ESP-20LXME - 20 Stations
- ⊕ Filter - 1/2"
- Lateral Pipe - Schedule 40 PVC
- 1/2" Sch 40 PVC Mainline
- Irrigation Sleeving (See Plan)
- ▨ Non-Irrigated Area

A-01	Valve #
12.0	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1-1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM

LANDSCAPE GENERAL NOTES

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

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
12	12	Acer truncatum x Acer Plat. 'Keithsform'	Norwegian Sunset Maple	2" Cal.
6	6	Chamaecyparis nootkatensis pendula	False Cypress	6-7'
6	6	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal.
SHRUBS				
18	18	Berberis thunbergii 'Momomb'	Cherry Bomb Japanese Barberry	2 Gal.
78	78	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	2 Gal.
19	19	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
12	12	Prunus x cistena	Cistena Plum	2 Gal.
33	33	Spiraea bumalda 'Goldmound'	Goldmound Spirea	2 Gal.
11	11	Spiraea japonica 'Little Princess'	Little Princess Spirea	2 Gal.
20	20	Taxus baccata repandens	Dwarf English Yew	2 Gal.
ORNAMENTAL GRASSES				
15	15	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
21	21	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
57	57	Pennisetum alopecuroides	Feather Grass	1 Gal.
TURF				
16,505 S.F.	16,505 S.F.	Chanshare Imperial Bluegrass		Sod
MULCH				
		Bark Mulch, Medium, Dark Brown - All Planters Unless Noted Otherwise		3" depth
EDGING				
		Metal - Steel, 4" x 3/16"		

200 WEST TOWNHOMES
 1900 SOUTH 200 WEST
 BOUNTIFUL, UTAH
 PREPARED FOR:
 BRIGHTON HOMES UTAH
 215 NORTH REDWOOD ROAD
 NORTH SALT LAKE, UTAH 84054

PRELIMINARY

LANDSCAPE PLAN

L101

City Council Staff Report

Subject: Preliminary and Final Site Plan Review for improvements at the Square at 2600
Author: Chad Wilkinson, City Planner
Address: 546 W. 2600 South and 2699 S. 625 West
Date: September 12, 2017



Description of Request:

The applicant, Kevin Alcott, representing the Colonial Square Property Owners Association, is requesting preliminary and final site plan review approval for improvements to the service drive and employee parking area. The proposed improvements include approval of a building pad for a new 1,260 square foot storage/equipment building for the development.

Background and Analysis:

The applicant previously completed improvements to the parking area and driveways located at the front of the development which were approved by the City Council in 2008. The current proposal involves improvements to the parking and driveway areas to the rear of the buildings and will include repaving the existing access road restoring/establishing landscaping in this area and constructing a new service and equipment building to store snow removal and other maintenance equipment. The work will also include the construction of a new waterway that will provide better handling of stormwater runoff from the site.

The development was originally constructed around 1976 and therefore the landscaping does not meet current code standards. The applicant proposes to bring the site into greater compliance with current standards by installing landscaping throughout the rear of the site. Because of the site layout originally approved, it is not possible to construct landscaping areas along all property lines as required by Code. Dimensionally, requiring 5 feet of landscaping along the perimeter of the site and 10 feet along areas abutting residential zones would eliminate much of the parking located in the rear of the development. Since this is a request to reconstruct existing parking areas and does not involve any new building, other than a small equipment shed, calling for the site to come into complete compliance is not required. The applicants' proposal to bring the site more into compliance with current standards is proportional with the request and is desirable to provide additional landscaping to the site while allowing for reconstruction of the paved areas.

Department Review

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

Significant Impacts

The proposed development will bring a currently nonconforming site into greater compliance with code standards. Repaving the existing drive areas and providing additional landscaping will provide a positive impact to the area and adjoining properties.

Recommended Action

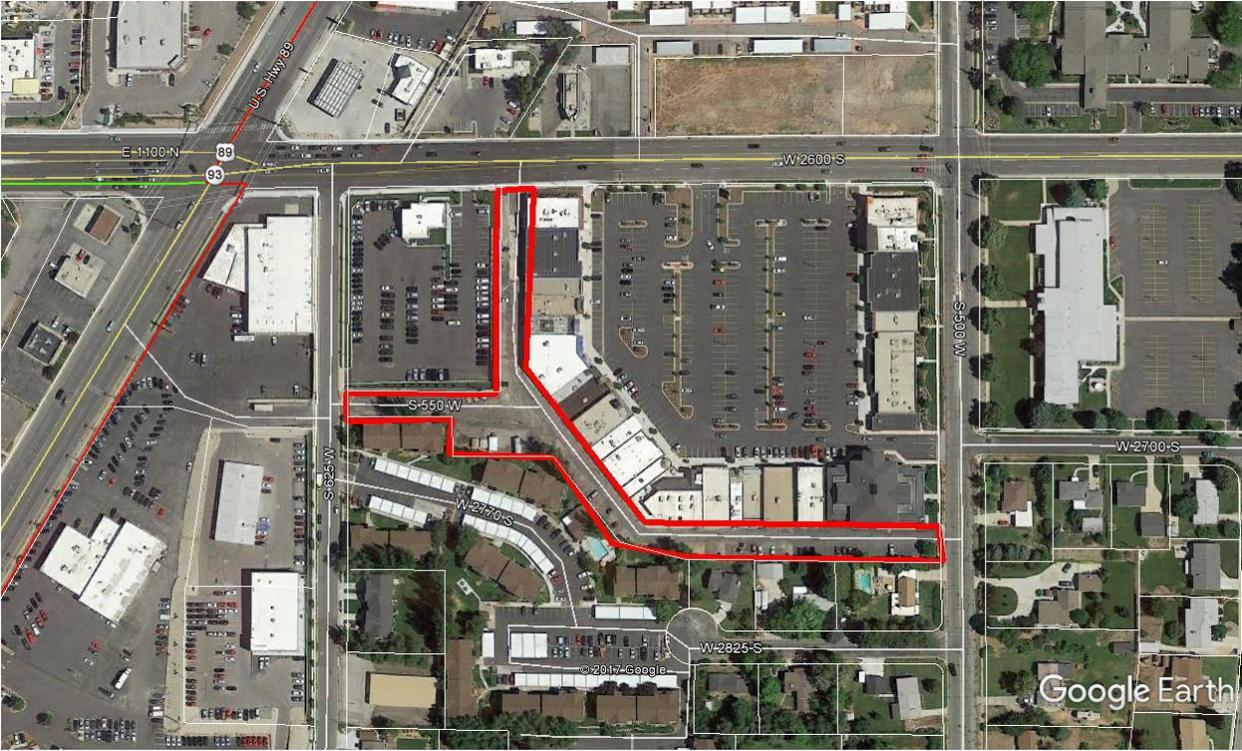
The Planning Commission reviewed the request on September 5, 2017 and recommends approval of the request for preliminary and final site plan approval subject to the following conditions:

1. Complete any modifications required by conditions of the Planning Commission and City Council.

Attachments

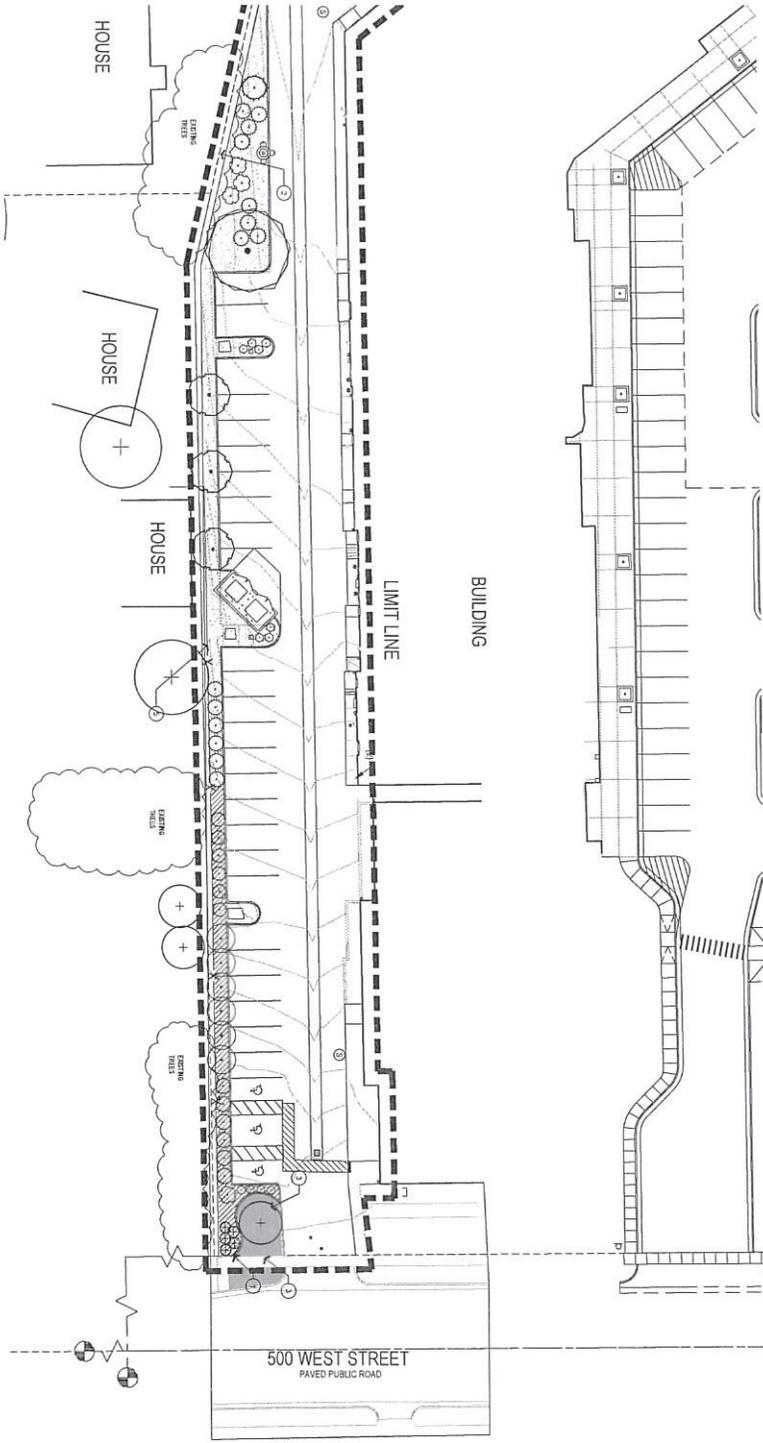
1. Aerial photo
2. Site and utility plans
3. Landscape Plan

Aerial Photo



Call Digs
 1-800-441-1111

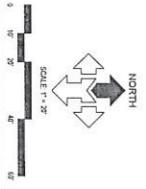
NOTICES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES.



GENERAL NOTE
 1. REFER TO SHEET 151204 FOR PLANTING NOTES AND LEGEND.

REFERENCE NOTES

- 1. APPROXIMATE LOCATION FOR CONNECTION TO EXISTING WATER CONNECTIONS FROM ANY APPLICABLE SOUTH DAKOTA WATER REQUIREMENTS (MNO) 29-444.
- 2. EXISTING AND TO BE PAVED AT GRADE OF FINISH ADVERTISED.
- 3. EXISTING SURF AREA VARIATION - REVIEW AS SHOWN.
- 4. CONCRETE WORKSHOP - SEE OTHER SHEETS.
- 5. EXISTING PACE TO ROAD.
- 6. EXISTING PAVED DRIVEWAY - REVIEW AS SHOWN AND VERIFY WITH FIELD SURVEYOR. FIELD SURVEYOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO UTILITIES.



REVISIONS	
REV	DESCRIPTION

PROJECT NO: 151204
 DRAWN BY: JH
 CHECKED BY: SS
 DATE: 08-23-17

COLONIAL SQUARE IMPROVEMENTS
 500 WEST 2600 SOUTH
 BOUNTIFUL, UTAH



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8410 South Sandy Parkway, Suite 200 Sandy, Utah 84670 801.233.7700 mcnialengineering.com

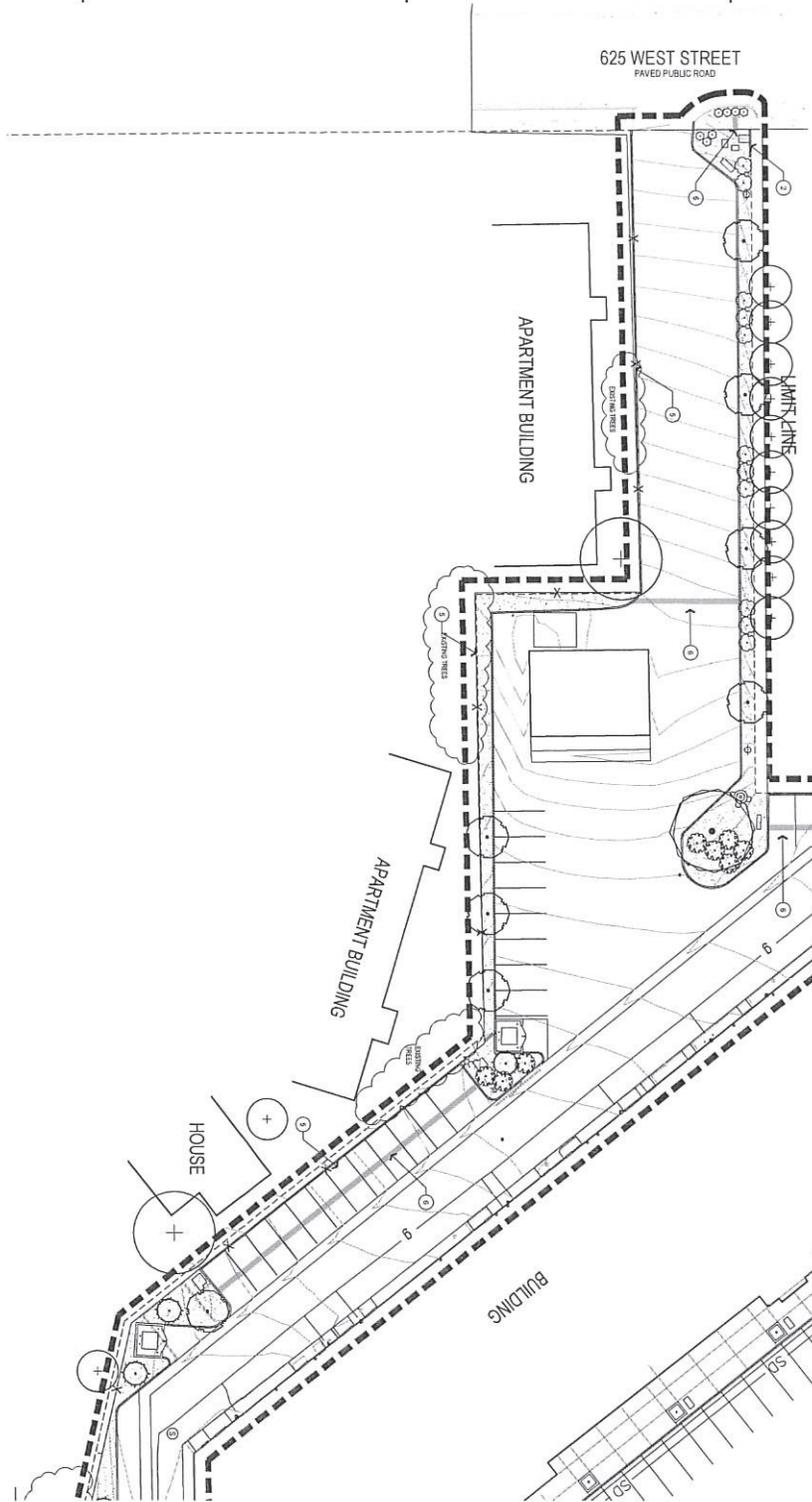
Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HD 36

AVOID CUTTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL UTILITIES AND SERVICES AND SERVICES ON THE SITE.

Call Digs

NOTICES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL UTILITIES AND SERVICES AND SERVICES ON THE SITE.

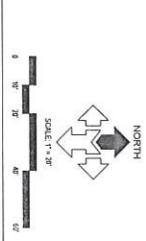


GENERAL NOTE

1. REFER TO SHEET 11.01 FOR PLANTING NOTES AND LEGEND.

REFERENCE NOTES

- 1. APPROXIMATE LOCATION FOR CONNECTION TO EXISTING WATER CONNECTIONS. FIELD AND APPLICABLE SOUTH DAKOTA WATER REQUIREMENTS (AWR) SHALL BE OBTAINED AND TO BE PROVIDED AT PLACE OF TIME AS NEEDED.
- 2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- 3. CONCRETE WORKSHOP - SEE DETAIL 02-211.
- 4. EXISTING UTILITY TO BE MAINTAINED.
- 5. PROVIDE A SLOPE FOR PROPOSED DRIVEWAY. SLOPE SHALL BE 1% TOWARD THE DRIVEWAY. PROVIDE PROPOSED PAVEMENT OR ALTERNATIVE SHALL BE 3" MIN. BELOW TOP OF PAVEMENT.



REVISIONS	
REV	DESCRIPTION

PROJECT NO.: 15204
 DRAWN BY: JM
 CHECKED BY: SS
 DATE: 06-23-17

COLONIAL SQUARE IMPROVEMENTS

500 WEST 2600 SOUTH
 BOUNTIFUL, UTAH



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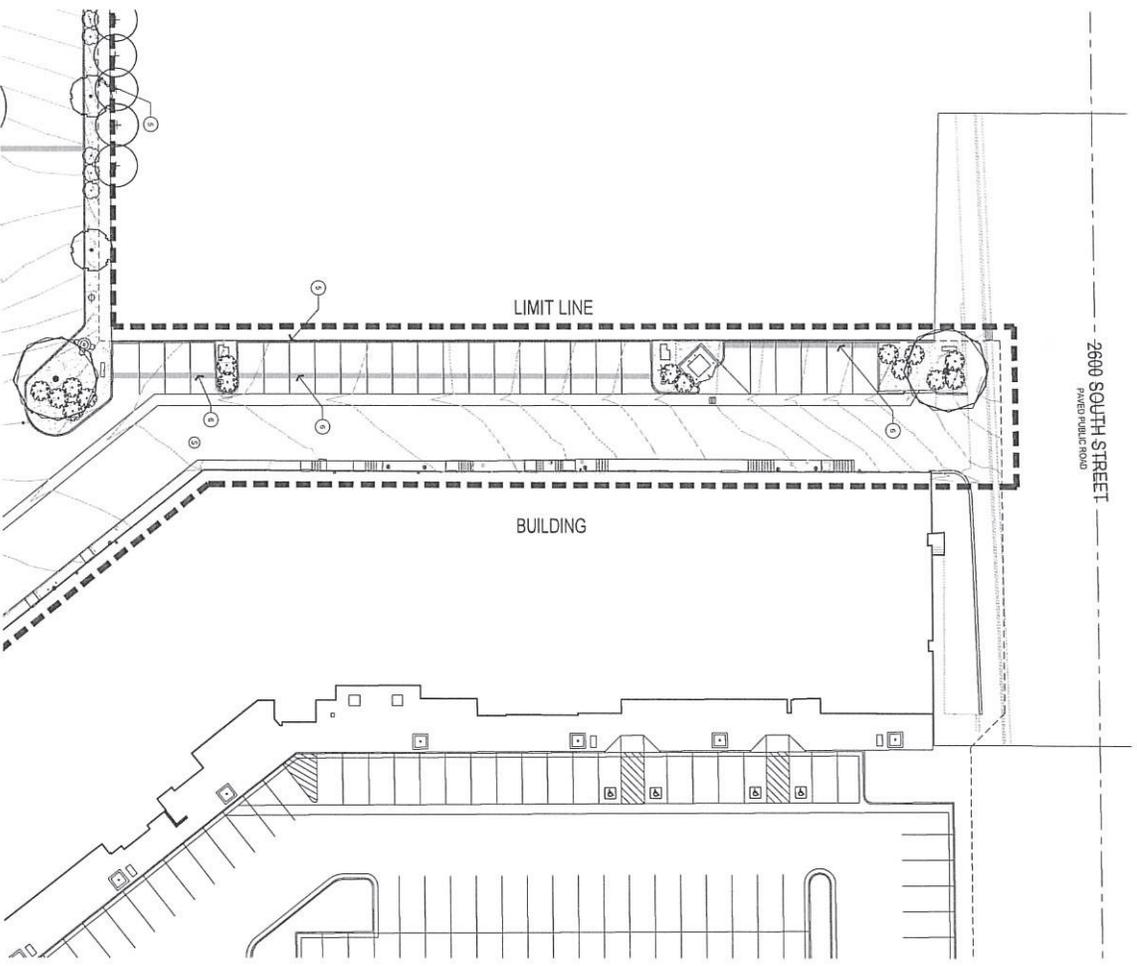
6410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS

11.02

PLANTING PLAN

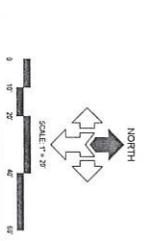
Call
 801-434-1111
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL SERVICES AND SHALL NOT BE RESPONSIBLE FOR THE LOCATION OF ANY SERVICES NOT SHOWN ON THE PLAN.



GENERAL NOTE
 1. REFER TO SHEET L1.01 FOR PLANNING NOTES AND LEGEND.

REFERENCE NOTES

- 1. PLANTING TO BE COMPLETED TO ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 2. EXISTING TREE TO BE REMOVED AT RISK OF THE CONTRACTOR'S RISK.
- 3. EXISTING TREE TO BE REMOVED - SEE SITE VISIT.
- 4. EXISTING TREE TO BE REMOVED - SEE SITE VISIT.
- 5. PROVIDE A SCHEDULE FOR PROTECTING EXISTING TREES TO BE REMOVED AT RISK OF THE CONTRACTOR'S RISK.



REVISIONS	
REV	DESCRIPTION

PROJECT NO. 1504
 DRAWING NO. 21
 CHECKED BY: SS
 DATE: 08.23.17

COLONIAL SQUARE IMPROVEMENTS
 500 WEST 2600 SOUTH
 BOUNTIFUL, UTAH



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 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HD

L1.03
 PLANTING PLAN

Council Staff Report

Subject: Preliminary Subdivision Approval Stone Creek Estates Subdivision
Address: 1600 East Bountiful Blvd
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: September 12, 2017



Background

Mr. Brock Johnston, of Rainey Homes is requesting preliminary approval of the Keller Property Subdivision, a 50 lot subdivision of the long vacant Keller property located at the top of 400 North Street. The proposed subdivision would occur over four phases with preliminary approval being requested for the entire property and then final approval being requested for each of the phases as construction progresses.

Analysis

Layout and Zone Requirements:

The property, which is located between 1500 East and what would be about 1700 East on both sides of Bountiful Blvd., is what has long been referred to as the Keller Property. This proposed development includes 50 single family lots on 33.5 acres of ground and is located in the R-3 zone. Rainey Homes is proposing to develop the property in 4 phases and is requesting an overall preliminary approval for the entire property, with final approval coming for each of the phases as they are ready for construction and sale. Bountiful City ordinance allows for this type of phased development as long as the preliminary plat “illustrates the total subdivision intended...”

Rainey Homes intends to develop the property in roughly the following four phases:

- Phase 1 south and west part of the property, includes 18 lots
- Phase 2 along the southwest side of Bountiful Blvd., includes 9 lots
- Phase 3 along both sides of the Eagle Ridge Drive extension to Ward Canyon, 15 lots
- Phase 4 single cul de sac between Bountiful Blvd. and the canyon, includes 8 lots

All of the lots, as proposed, exceed the minimum frontage requirements (80 ft.) and minimum lot size requirements (11,000 s.f.) for the zone. Also, all of the lots have the required 3,000 s.f. buildable pad as defined by ground under 30% in slope that is outside of required side yards and setbacks. The lots as proposed would basically match or be slightly larger than the lots in the surrounding subdivisions.

The farthest south E-W road will be quite steep. Not unusual in this part of Bountiful, but preliminarily it shows to have a grade of between 14.5% and 15%. Our code allows for streets with a grade to 12% without any type of special consideration, and up to 15% with

review. This road provides a necessary connection between Bountiful Blvd. and Moss Hill Drive along the extension of Eagle Ridge Drive. There is no other place to provide this connection which will result in a flatter slope so the grade of this street can't be avoided.

Phasing Considerations:

Along with the need to break the large amount of work required for this project in to more manageable parts, the city and developer have discussed a phasing scheme that will also meet a couple of other needs.

Phase 1. When the utilities are installed in Bountiful Blvd. as part of Phase 2 (discussed below), a detour will be needed to direct traffic around the work site. The best available detour is 1300 East, but if drivers ignore that, Moss Hill Drive, which is a 60 ft. wide local collector street, will provide the last and best way to avoid a traffic bottle neck at the road closure. Phase 1 includes the completion of Moss Hill Drive with all of its utilities and sidewalk on both sides of the street and a water line extended to 75 So. Street.

Phase 2. Phase 2 will close Bountiful Blvd. for the installation of the utility lines and will result in a completely rebuilt road surface between the southeast end of the subdivision where the Blvd. meets the Granada Hills subdivision and Moss Hill Drive.

Phase 3. Because the extension of Eagle Ridge Drive is included on our Master Streets Plan as a 60 ft. wide local collector street and because our ordinances only allow for a maximum 600 foot long cul de sac, the construction of Eagle Ridge Drive as part of Phase 3 will require the extension of the paved travel surface all of the way to the end of the pavement on the north side of Ward Canyon under the "B". The City has agreed that we will install the paving, curb and walk over the Stone Creek debris basin and the developer will be required to construct a paved roadway, similar to the section of temporary road on Skyline Drive below, to the end of the Eagle Ridge Plat C improvements. That will provide an all-weather surfaced road connecting both sides of the canyon. Additionally, the developer will be required to construct a 10 ft. wide sidewalk along the EAST side of the new Eagle Ridge Drive extension and along the WEST side of Bountiful Blvd. from Eagle Ridge Drive to its current end at the Granada Hills Subdivision, to complete the existing walking trail along Bountiful Blvd.

Phase 4. Phase 4 includes the nine lots around the cul de sac on the north side of Bountiful Blvd., some of which back on to Ward Canyon. Road construction in this phase will be standard construction, however the layout of several lots are such that a restriction needs to be shown on the final plat restricting construction on the steep slope of the canyon.

As each phase is designed, approved and constructed, the developer will be required to provide development agreements and bonds to cover the improvements.

Utilities:

Bountiful City currently has a waterline which runs in Bountiful Blvd. from View Crest Drive to where the proposed intersection with Eagle Ridge Drive will be. From that point the line runs along the proposed Eagle Ridge Drive alignment to the north and serves the area north of Ward Canyon around the "B". That is the only existing utility in the entire area, including sewer, water, irrigation water and storm drain. All of the utilities will have to be installed as part of the subdivision development, including in Bountiful Blvd. When Bountiful Blvd. was constructed the property owner declined the opportunity to install all of the utilities with the road construction, resulting in the need to now close and completely dig up the street in order to install the needed lines.

The first phase can be constructed with only slight impact on Bountiful Blvd. at the southeast end where it connects to the Granada Hills Subdivision. It will also include installing a water line along Moss Hill Drive south to 75 South St. in order to provide a proper looped system.

The construction of Phase 2 will require the Blvd. to be closed and all of the utility lines be installed. The developer is aware of this situation and knows that they will ultimately have to reconstruct the street surface when the lines and service laterals have been installed. Phases 3 and 4 can have the utilities install as a normal part of the street construction, without disruption to traffic on Moss Hill Drive or Bountiful Blvd.

Storm Water:

After close review it has been determined that the additional run off water created by the development of this property can be handled in the excess capacity of the Stone Creek channel improvements and therefore onsite storm water detention will not be required. The developer will be required to pay the regular Storm Water Impact Fee at \$2,100/ per acre. Modifications to the storm drain outlet into Stone Creek currently located at Moss Hill Drive and Bountiful Blvd. will need to be approved and permitted by Davis County Flood Control.

Off Site Water Line Contribution:

Computer modeling of our water system shows that we currently have enough reservoir capacity to meet the needs of both this development and the future development of the Kingston property on the north side of Stone Creek. This area is served by the 1.5 million gallon reservoir located just east of the temple. However, our computer model has also shown that this development and the future Kingston property development will force a need to increase our ability to get water from the city's wells and other sources, all of which are located below Davis Blvd., to the Temple View reservoir. These improvements include a new pump house at the Hanna Holbrook Elementary school reservoir, new pump lines from that point to our existing trunk line running across Bountiful Blvd./Eaglewood Drive and eventually a new pump house located at a new 1.5 million gallon reservoir that the city is going to construct on the Kingston Property just west of where Moss Hill Drive meets Bountiful Blvd.

In order to make the on-site water system work for all but Phase 3, an additional tie to our existing water system will be required on 75 So. Street. This will mean laying new line in

Moss Hill Drive west of the LDS church, but will reduce the need for multiple pressure reducing valves in the new streets.

We have been meeting with Rainey Homes and the Kingstons for several months discussing their respective participation in these various projects, and the timing for each. While not all of the projects will be constructed with the first phase of this project, each will eventually need to be built as the phasing progresses. I have attached a summary spreadsheet which we have shared with the Rainey group and the Kingstons which includes the estimated timing and pricing for the projects and how the responsibility for payment will be shared.

Parcel 3

As proposed, the property that is to be developed with this plan excludes a 5.7 acre parcel, much of which is north of Stone Creek and which is inaccessible from the south side. It also includes the very steep ground along the south side of the creek which contains the abandoned road that used to be the main access to the mountain before Skyline Drive was built. Bountiful City ordinance does not allow for remainder parcels to be left orphaned by the subdivision of a property so this property would need to be included as part of the surrounding lots. Rather than creating a bunch of large, odd-shaped and mostly unusable lots, Rainey Homes has proposed that the Parcel 3 property be dedicated to the city to be used as open space. The Bountiful Trails Committee is very excited about the prospect of improving the old road and constructing a trail which would connect from Bountiful Blvd. at Moss Hill Drive to Eagle Ridge Drive at the Stone Creek Detention Basin. Although a short section, it would be the first step in providing a trail which could eventually be built from Rocket Park along Stone Creek to the detention basin and tying into the trails which access the mountain through Ward Canyon.

Department Review

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

Recommendation

The Planning Commission sends the recommendation for preliminary approval of the Stone Creek Estates Subdivision with the following conditions:

1. Pay the Storm Water Impact Fee as described.
2. Participate in the off-site water costs as described.
3. Dedicate the property designated as Parcel 3 to Bountiful City for trails and open space.
4. Receive approval from Davis County Flood Control for any modification to the storm water outfall.
5. Construct the 10 ft. wide walk along Eagle Ridge Drive and Bountiful Blvd. as

described.

6. Construct the full width of Moss Hill Drive including all curb and gutter and walk on both east and west side.
7. Reconstruct the full width Bountiful Blvd. asphalt surface where the new utilities are installed.
8. Replace any damaged or settled curb and gutter and sidewalk along Moss Hill Drive and Bountiful Blvd. and install new where it doesn't currently exist.
9. Post the necessary bonds and pay the required fees with the respective phases.
10. Compliance with all Bountiful City zoning ordinances and subdivision construction requirements.

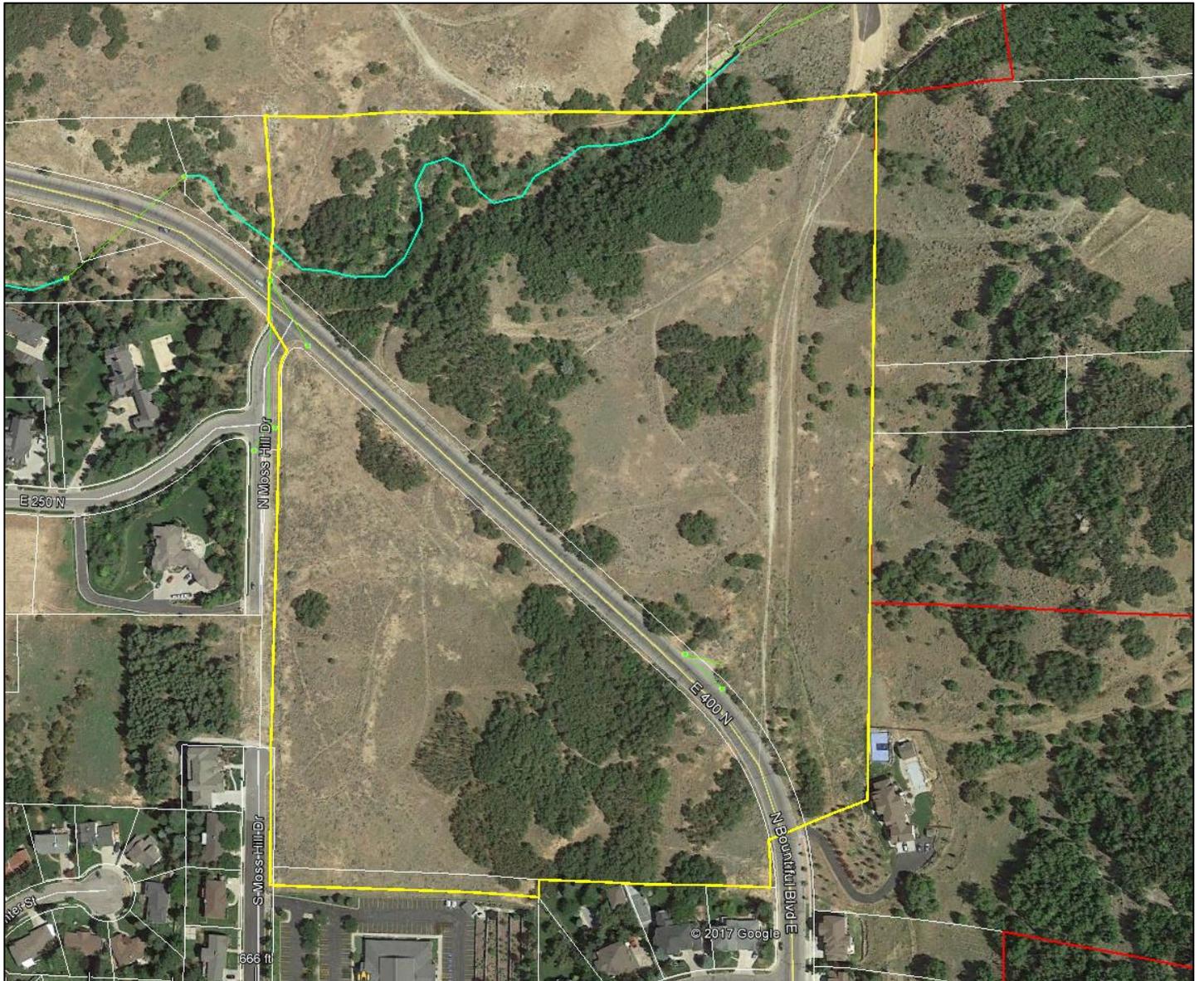
Significant Impacts

This development will have an impact on the traffic on 400 North Street primarily and Moss Hill Drive to a lesser extent. It will also have an impact on the utilities in the area. Both the roads and utilities have the needed capacity to absorb the expected impact with the exception of the needed upgrades to the water system that have been discussed.

Attachments

1. Aerial photo showing the area to be subdivided;
2. A copy of the Water System shared estimate
3. A copy of the preliminary plat .

Aerial Photo of the Proposed Stone Creek Estates Subdivision



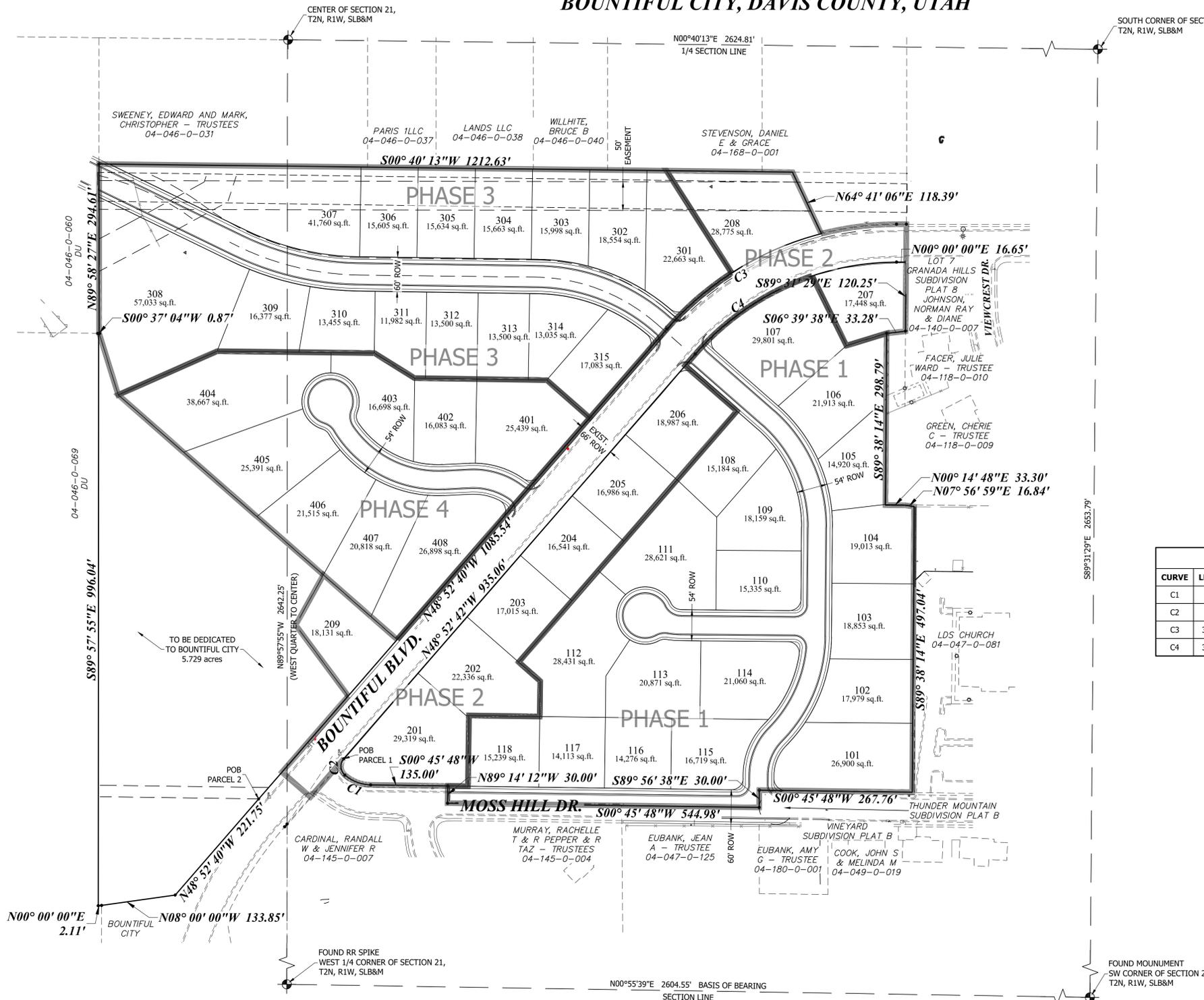
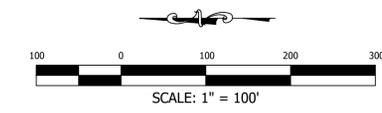
PRELIMINARY , VERY PRELIMINARY Keller/Kingston Water System Cost Estimates

updated 8-29-17

Description	Units	Unit Cost	Total Cost	Responsible Group	Rainey	Kingston	Bountiful	Fiscal Year
Keller Sub Distribution System								
8" Main Line	3900 ft	75	\$292,500	Rainey Homes	\$292,500			17-18
PRV	1 ea	22,000	\$22,000	Rainey Homes	\$22,000			17-18
Laterals	50 ea	1,200	\$60,000	Rainey Homes	\$60,000			17-18
			\$374,500					depending on phasing
Keller/Kingston Pump Line and Pump House								
Kingston Res pumphouse	1 ea	275,000	\$275,000	Rainey/Kingston	\$137,500	\$137,500		17-18
10": King. Tank to B Blvd in 400 N	1850 ft	110	\$203,500	Rainey/Kingston	\$101,750	\$101,750		17-18
10" pump line 1300 E to Kingston tank	700 ft	100	\$70,000	Rainey/Kingston	\$35,000	\$35,000		17-18
			\$548,500					
Kingston Bountiful Blvd Line Upsize								
10" main line: 400 N to Eagle Ridge Drive	1850 ft	110	\$203,500	Kingston		\$203,500		with Rainey Phase 3
Kingston Reservoir and Hanna Holbrook Pumphouse								
Kingston 1.5 MG res	1,500,000 gal	0.60	\$900,000	Bountiful City			\$900,000	17-18
1300 E Rocket to 400 N 10"	750 ft	100	\$75,000	Bountiful City			\$75,000	18-19
1300 East, Vineyard to Rocket 10"	800 ft	100	\$80,000	Bountiful City			\$80,000	19-20
Hanna Holbrook Pump House	1 ea	275,000	\$275,000	1/3-1/3-1/3	\$91,667	\$91,667	\$91,667	17-18
250 N - 12" Pump line	1200 ft	110	\$132,000	1/3-1/3-1/3	\$44,000	\$44,000	\$44,000	17-18
New 300 N to 1300 E 12" pump line	1560 ft	100	\$156,000	1/3-1/3-1/3	\$52,000	\$52,000	\$52,000	18-19
					\$836,417	\$665,417	\$1,242,667	

STONE CREEK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



BUILDABLE AREA

- 25' FRONT YARD
- 20' REAR YARD
- 20' SIDE STREET YARD
- 8' SIDE YARD

PUBLIC UTILITY EASEMENT

- 7' P.U.E. ALONG STREET FRONTAGE
- 7' P.U.E. AROUND PERIMETER OF THE SUBDIVISION
- OTHER P.U.E. AS SHOWN

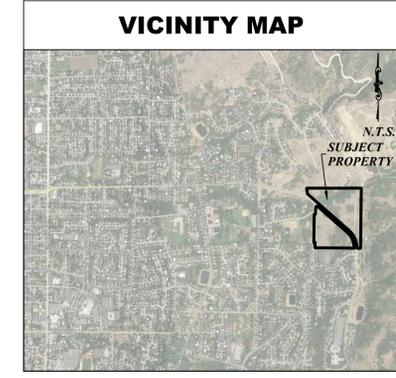
UTILITY PROVIDERS

SEWER	SOUTH DAVIS SEWER DISTRICT
WATER	BOUNTIFUL CITY WATER DEPT.
STORM DRAIN	BOUNTIFUL CITY PUBLIC WORKS
IRRIGATION	BOUNTIFUL IRRIGATION
POWER	BOUNTIFUL CITY POWER
NATURAL GAS	QUESTAR
TELECOM	QWEST / COMCAST

CONTACT INFO

SUBDIVIDER:
RAINEY HOMES
259 EAST 500 SOUTH
BOUNTIFUL, UTAH 84010

ENGINEER / SURVEYOR:
H & A ENTELLUS
181 NORTH 200 WEST, SUITE #4
BOUNTIFUL, UTAH 84010



ZONING

CURRENT ZONE	R-3
LOTS PER ACRE ALLOWED	3
MINIMUM LOT SIZE	11,000 SQ.FT.
MINIMUM FRONTAGE	80 FEET
FRONT YARD	25 FEET
REAR YARD	20 FEET
SIDE YARD	8 FEET
SIDE STREET YARD	20 FEET

PHASING

PHASE 1	= 18 LOTS
PHASE 2	= 9 LOTS
PHASE 3	= 15 LOTS
PHASE 4	= 8 LOTS
TOTAL	= 50 LOTS

CURVE TABLE

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	49.31'	70.00'	040°21'32"	S 20°56'34" W	48.29'
C2	31.42'	20.00'	090°00'00"	S 86°07'20" W	28.28'
C3	321.90'	532.99'	034°36'12"	N 31°34'36" W	317.03'
C4	398.39'	467.00'	048°52'41"	N 24°26'21" W	386.42'

GENERAL NOTES

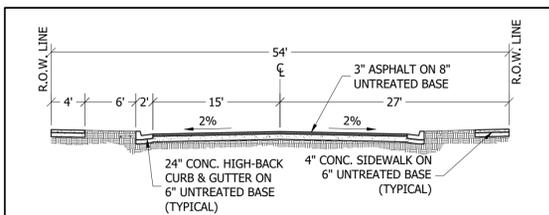
- REMOVE AND REPLACE ALL DAMAGED OR SETTLED CURB AND GUTTER.
- REBUILD ROAD SURFACE WHEN FINISHED WITH UTILITY INSTALLATION.

PARCEL 1

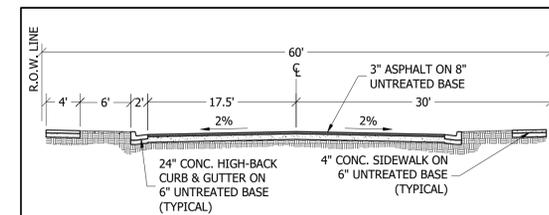
BEGINNING AT A POINT ON THE SOUTH LINE OF A STREET WHICH POINT IS SOUTH89°57'55"E 1277.57 FEET ALONG THE QUARTER SECTION LINE TO A POINT ON SAID SOUTH STREET LINE AND SOUTH48°52'40"E 150.68 FEET ALONG SAID SOUTH STREET LINE FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING ALSO BEING ON THE EASTERLY BOUNDARY OF THE JOHNSON-MURRAY SUBDIVISION AND RUNNING THE EASTERLY BOUNDARY OF SAID JOHNSON-MURRAY SUBDIVISION AS FOLLOWS: 31.42 FEET ALONG THE ARC OF A 20.00-FOOT RADIUS CURVE TO THE LEFT; (CENTRAL ANGLE = 90°00'00", A CHORD BEARING = SOUTH86°07'20"W, CHORD LENGTH = 28.28 FEET) TO POINT OF CURVATURE CHANGE ON A 70.00-FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID CURVE 49.31 FEET (CENTRAL ANGLE = 40°21'32", CHORD BEARING = SOUTH20°56'34"W, CHORD LENGTH = 48.29 FEET); THENCE SOUTH00°45'48"W 135.00 FEET; THENCE NORTH89°14'12"W 30.00 FEET TO THE CENTERLINE OF A PROPOSED STREET; THENCE LEAVING THE BOUNDARY OF SAID JOHNSON-MURRAY SUBDIVISION AND RUNNING ALONG SAID PROPOSED STREET CENTERLINE SOUTH00°45'48"W 544.98 FEET TO THE NORTH LINE OF THUNDER MOUNTAIN SUBDIVISION, PLAT B; THENCE SOUTH89°56'38"E 30.00 FEET TO THE EAST LINE OF MOSS HILL DRIVE; THENCE SOUTH00°45'48"W 267.76 FEET TO THE NORTH LINE OF THAT PROPERTY CONVEYED IN ENTRY #449919 TO THE CORPORATION OF THE PRESIDING BISHOPRIC OF THE CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS; THENCE ALONG SAID LINE SOUTH89°38'14"E 497.04 FEET TO A FENCE LINE; THENCE NORTH07°56'59"E 16.84 FEET; THENCE NORTH0°14'48"E 33.30 FEET ALONG A FENCE LINE; THENCE SOUTH89°38'14"E 298.79 FEET; THENCE SOUTH00°39'38"E 33.28 FEET TO THE NORTHWEST CORNER OF LOT 7, GRANADA HILLS, PLAT 8; THENCE SOUTH89°31'29"E 120.25 FEET ALONG SAID LINE TO THE WEST LINE OF BOUNTIFUL BOULEVARD; THENCE ALONG SAID LINE THE FOLLOWING COURSES AND DISTANCES: NORTH0°00'00"E 16.65 FEET, CURVE TO THE LEFT, RADIUS = 467.00 FEET, ARC = 398.39 FEET, CENTRAL ANGLE = 48°52'41", CHORD BEARING AND DISTANCE = NORTH24°26'21"W 386.42 FEET, NORTH48°52'42"W 935.06 FEET TO THE POINT OF BEGINNING, CONTAINING 13.318 ACRES.

PARCEL 2

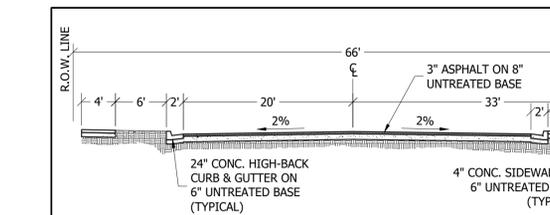
BEGINNING AT A POINT ON THE NORTH LINE OF A STREET WHICH POINT IS SOUTH89°57'55"E 1321.13 FEET ALONG THE QUARTER SECTION LINE TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND DUE NORTH 49.62 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 21 AND RUNNING THENCE NORTH48°52'40"W 1085.54 FEET; THENCE NORTH08°00'00"W 133.85 FEET; THENCE DUE NORTH 2.11 FEET TO A LINE 330.00 FEET NORTH OF AND PARALLEL TO THE QUARTER SECTION LINE; THENCE SOUTH89°57'55"E 996.04 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH00°37'04"W 0.87 FEET; THENCE NORTH89°58'27"E 294.61 FEET TO A LINE 220.00 FEET WEST OF AND PARALLEL TO THE QUARTER SECTION LINE; THENCE SOUTH00°40'13"W 1212.63 FEET; THENCE SOUTH64°41'06"E 118.39 FEET ALONG A NORTHERLY LINE OF LOT 1, NEWBY ESTATES TO A POINT ON THE EASTERLY LINE OF A STREET; THENCE ALONG SAID STREET AND THE ARC OF A 533.00-FOOT RADIUS CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OR 321.90 FEET; (CHORD BEARING AND DISTANCE = NORTH31°34'36"W 317.03 FEET, CENTRAL ANGLE = 34°36'12"); THENCE NORTH48°52'40"W 1085.54 FEET TO THE POINT OF BEGINNING, CONTAINING 20.205 ACRES.



TYPICAL 54' ROADWAY X-SECTION



TYPICAL 60' ROADWAY X-SECTION



TYPICAL 66' ROADWAY X-SECTION

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

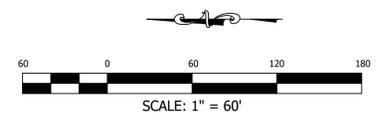
PRELIMINARY SUBDIVISION PLAT
NOT FOR CONSTRUCTION

STONE CREEK ESTATES SUBDIVISION
BOUNTIFUL BOULEVARD AND MOSS HILL DRIVE
LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DATE:	07/10/2017
DATE:	07/10/2017
PROJECT:	1402001
PROJECT:	1402001 Pre Plat.dwg
C200	PRELIMINARY SUBDIVISION PLAT

STONE CREEK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
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C2	31.42'	20.00'	090°00'00"	S 86°07'20" W	28.28'
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181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



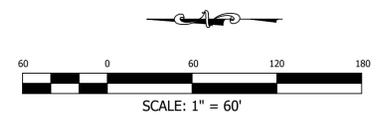
PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLAT
STONE CREEK ESTATES SUBDIVISION
BOUNTIFUL BOULEVARD AND MOSS HILL DRIVE
LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DATE	DESCRIPTION
07/10/2017	DRAWN: JKS
07/10/2017	APPROVED: STA
1402001	PROJECT: 1402001 Pre Plat.dwg
C201 PRELIMINARY SUBDIVISION PLAT	

STONE CREEK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



DRAINAGE CALCULATIONS

22-Aug-17

Area Analysis

Area	sq.ft.	Acres	C
Building	0	0.00	0.85
Improvements	156,215	3.59	0.90
Landscape	1,002,523	23.01	0.15
Total	1,158,738	26.60	0.25

10 Year Detention Analysis

NOAA Precipitation Frequency Data Server #04-8918, W111.8467

Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff ft ³	Allowable Runoff ft ³	Storage ft ³
5	3.600	7,214	1,596	5,618
10	2.740	10,982	3,192	7,789
15	2.260	13,587	4,788	8,799
30	1.530	18,396	9,576	8,820
60	0.944	22,701	19,153	3,548
120	0.570	27,414	38,305	0
180	0.421	30,372	57,458	0
360	0.262	37,802	114,916	0
720	0.168	48,479	229,832	0
1440	0.110	63,485	459,665	0

Required Detention **8,820**

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



PRELIMINARY
NOT FOR
CONSTRUCTION

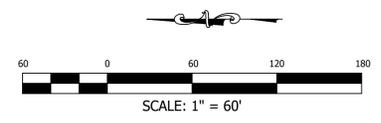
PRELIMINARY SUBDIVISION PLAT
STONE CREEK ESTATES SUBDIVISION
 BOUNTIFUL BOULEVARD AND MOSS HILL DRIVE
 LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DESCRIPTION	DATE
DRAWN:	07/10/2017
CHECKED:	
APPROVED:	07/10/2017
PROJECT:	1402001
	1402001 Pre Plat.dwg

C300
PRELIMINARY GRADING
& DRAINAGE

STONE CREEK ESTATES SUBDIVISION

LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



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



PRELIMINARY
NOT FOR
CONSTRUCTION

PRELIMINARY SUBDIVISION PLAT
STONE CREEK ESTATES SUBDIVISION
BOUNTIFUL BOULEVARD AND MOSS HILL DRIVE
LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

NO.	DATE	DESCRIPTION

DRAWN: JKS 07/10/2017
 APPROVED: STA 07/10/2017
 PROJECT: 1402001
 1402001 Pre Plat.dwg
C400
 PRELIMINARY
 UTILITY PLAN

Council Staff Report

Subject: Final Subdivision and Final Site Plan Approval for 5th
West Office Park Commercial Subdivision
Address: 1065 S. 500 West
Author: City Engineer
Department: Engineering, Planning
Date: September 12, 2017



Background

Jeff Beck has completed the plat map and site plans and is now requesting final approval for the four lot 5th West Office Park Commercial Subdivision.

Analysis

Mr. Beck has had prepared and submitted the plat map and site plan drawings for the proposed subdivision. Todd Christensen has checked and returned the plans and plat map to the engineer and redline corrections have now been resubmitted.

All of the items and conditions reviewed with the preliminary submittal have been revised to meet requirements for final approval. In particular, the property owners met with representatives of the UDOT and have shown an access easement on the final plat map which meets the requirements set by the UDOT in order to get an access permit. The plans and plat are now ready for final review by the Planning Commission.

The developers previously submitted building elevations and preliminary landscape plans. As the plans move forward to building permit, the elevations will need to match those approved by the Council. In addition, a final landscape plan will be required at the time of building permit.

Department Review

The proposed subdivision construction drawings and plat have been reviewed by the Engineering Department and Planning Department.

Recommendation

With the conditions listed below, the Planning Commission sends a positive recommendation for final approval to the City Council.

1. Payment of all required fees.
2. Post an approved bond and sign a Bountiful City Development Agreement
3. Provide a current Title Report.

Significant Impacts

This new development combines several properties and cleans up their multiple accesses. All of the negative impacts are minor.

Attachments

Aerial photo showing the area to be subdivided
A copy of the 5th West Office Park Commercial Subdivision final plat.

Aerial Photo of the proposed 5th West Office Park Commercial



SURVEYOR'S CERTIFICATE
 I, Mark N Gregory, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding Certificate Number 334576 as prescribed by Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the owners, I have made an accurate survey of the tract of land shown and described hereon in accordance with Section 17-23-17 of the Utah State Code, have verified all measurements shown and have subdivided said property into lots and streets hereafter to be known as **5th WEST OFFICE PARK COMMERCIAL SUBDIVISION** and that the same has been surveyed and monuments have been placed on the ground as represented on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the East Half of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian and the West Half of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Davis County, Utah, described as follows:

BEGINNING at a point on the east line of 500 West Street, said point being South 89°58'52" East 2,532.79 feet along the north line of the Southeast Quarter of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian from the Center Quarter Corner of said Section 25, and thence along said east line North 00°01'31" East 222.53 feet; thence North 89°56'53" East 551.95 feet to the west line of Meadow Lane Subdivision Plat B, recorded August 30, 1960 as Entry No. 211504 in Book "S" of Liens and Leases at Page 154 of the Davis County records; thence along said line the following three courses: 1) South 00°00'53" West 192.82 feet, 2) North 89°56'53" East 22.33 feet and 3) South 00°00'53" West 16.00 feet to the northerly line of Fordham Commercial Park, recorded December 12, 1977 as Entry No. 480905 in Book 682 at Page 311 of said records; thence along said line the following four courses: 1) South 89°56'53" West 397.75 feet, 2) South 00°03'07" East 119.00 feet, 3) South 89°56'53" West 151.69 feet to a point of tangency of a 25.00 foot radius curve to the right and 4) Northwesterly 39.30 feet along the arc of said curve through a central angle of 90°04'38" and a long chord of North 45°00'48" West 35.38 feet to said east line of 500 West Street; thence North 00°01'31" East 80.26 feet to the POINT OF BEGINNING. Said parcel contains 136,505 square feet or 3.13 acres, more or less.

Date August 8, 2017

Mark N Gregory
 P.L.S. No. 334576



OWNERS DEDICATION AND CERTIFICATION

Know all by these presents that we the undersigned owners of the described tract of land, having caused the same to be subdivided into lots and streets to hereafter be known as

5th WEST OFFICE PARK COMMERCIAL SUBDIVISION

do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant to the City that the same are free of all encumbrances that could interfere with their use as herein dedicated. In witness whereof we have hereunto set our hands this _____ day of _____, 2017.

Print Name _____ Signed _____

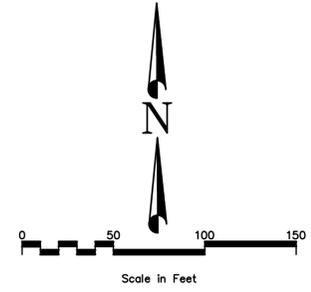
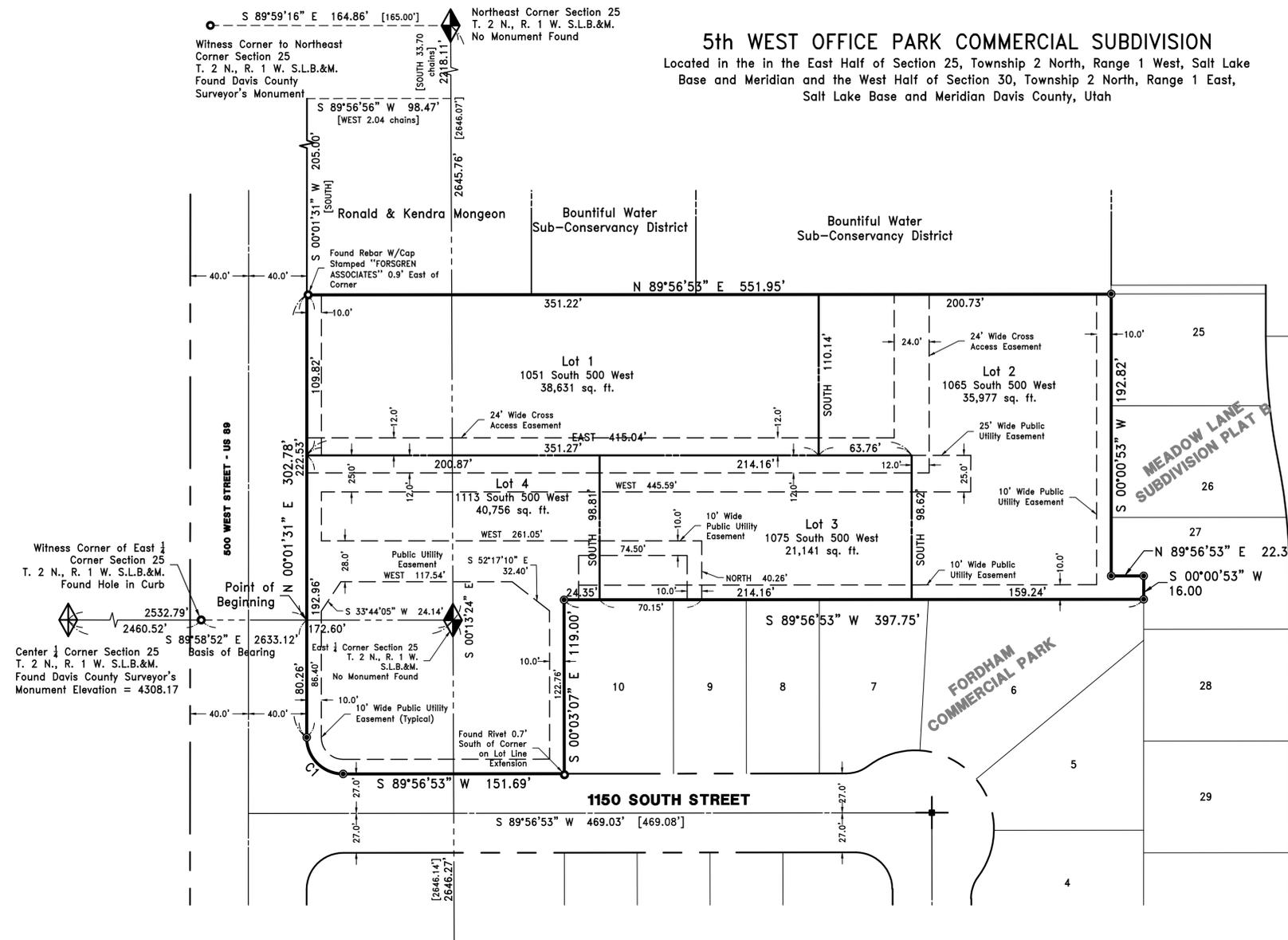
ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF _____

On this ___ day of _____, 2017 personally appeared before me, _____ the signer of the foregoing instrument, who duly acknowledged to me that (s)he is the _____ of Bountiful 1065, LLC, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he or she executed it in such capacity.

NOTARY PUBLIC
 Residing at: _____

5th WEST OFFICE PARK COMMERCIAL SUBDIVISION
 Located in the in the East Half of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian and the West Half of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian Davis County, Utah



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	25.00'	39.30'	90°04'38"	N 45°00'48" W	35.38'	25.03'

LEGEND

- Section Corner Monument (As Noted)
- Property Boundary Line
- Right-of-Way Line
- Section Line
- Monument Line
- Easement Line
- Set Rebar W/ Cap Stamped "DOMINION ENGINEERING" (Unless Otherwise Noted)
- Found Property Monument (As Noted)
- Record Dimensions Shown in Brackets

NOTICE TO PURCHASERS

- Lots 1, 2, 3, and 4 are hereby granted a perpetual, nonexclusive easement on, over, under, across and through the tract of land described hereon for cross access and drainage.

P:\BECK BOUNTIFUL ALTA 2805\SURVEY\dwg\Beck Plat REVISED.dwg

COMCAST	CENTURYLINK	QUESTAR GAS	SOUTH DAVIS SEWER DISTRICT
Approved by the Comcast Telecommunications Company this _____ day of _____, 2017 Comcast	Approved by the CenturyLink Telecommunications Company this _____ day of _____, 2017 South Davis Sewer District	Approved by the Questar Gas Company this _____ day of _____, 2017 Questar Gas Company	Approved by the South Davis Sewer District this _____ day of _____, 2017 South Davis Sewer District

PREPARED BY:	BOUNTIFUL CITY POWER	BOUNTIFUL CITY IRRIGATION DISTRICT	BOUNTIFUL CITY WATER DEPARTMENT	BOUNTIFUL CITY PLANNING COMMISSION	BOUNTIFUL CITY ENGINEER	BOUNTIFUL CITY COUNCIL	CITY ATTORNEY
Approved this _____ day of _____, 2017 by the Bountiful Power Department. Bountiful Power Department Director	Approved by the Bountiful City Irrigation District this _____ day of _____, 2017 Bountiful Irrigation District	Approved by the Bountiful City Water Department this _____ day of _____, 2017 Bountiful City Water	Approved this _____ day of _____, 2017 by the Bountiful City Planning Commission. Bountiful City Planning Director	Approved by the Bountiful City Engineer this _____ day of _____, 2017. Bountiful City Engineer	Presented to the Bountiful City Council this _____ day of _____, 2017. Attest: Mayor _____ City Recorder _____	Approved this _____ day of _____, 2017. Bountiful City Attorney	

SHEET 1 of 1

DAVIS COUNTY RECORDER
 State of Utah, County of Davis, recorded and filed at the request of _____

Entry No. _____
 Date _____ Time _____
 Book _____ Page _____
 Fees _____
 Davis County Recorder _____

Council Staff Report

Subject: Vacation of Shaw Subdivision
Address: 672 and 680 East 400 North
Author: City Planner
Department: Engineering, Planning
Date: September 12, 2017



Background

The Shaw Subdivision is a two-lot subdivision located on 400 North. Justin and Lauri own both lots in the subdivision and wish to vacate the subdivision in order to combine the lots into one parcel. Subdivision vacations must be approved by the City Council by ordinance after a public hearing. The Land Use Ordinance requires that, prior to consideration by the City Council, the application be reviewed by the Planning Commission for their recommendation of approval, approval with conditions or denial.

Analysis

Mr. and Mrs. Shaw no longer have a need to sell off a portion of their property and now wish to build a detached garage across the existing property line between lots 1 and 2. The Code prohibits making improvements such as driveways or accessory structures to a lot that does not have a primary residential structure. Combining the lots through the subdivision vacation will make it possible to construct the desired improvements.

The purpose of the prohibition on constructing accessory structures and driveways on vacant lots is to prevent these structures from being sold separately from a primary residence. Without the proposed combination, Lot 2 could still be sold separately from Lot 1 which could result in an accessory structure on an individual lot without a primary structure. In the past, this situation has resulted in accessory structures being converted to non-permitted business and/or storage use which is incompatible with the standards of the single family zone.

By state law vacating subdivisions such as this must be done by ordinance, however, because the Shaws own both of the lots to be vacated no public hearing is required. A copy of proposed Ordinance 2017-09 is attached

The only Issue with this vacation is that the subdivision plat provided a large easement to cover the Stone Creek channel running along the south and west side of the property. That will need to be replaced by a new public utility and drainage easement covering the same ground.

Department Review

The proposed subdivision vacation has been reviewed by the Engineering Department and Planning Department.

Recommendation

The Planning Commission sends a recommendation of approval to the City Council for the proposed vacation by Ordinance 2017-09, with the condition that the vacated Stone Creek easement be replaced with a new recorded easement.

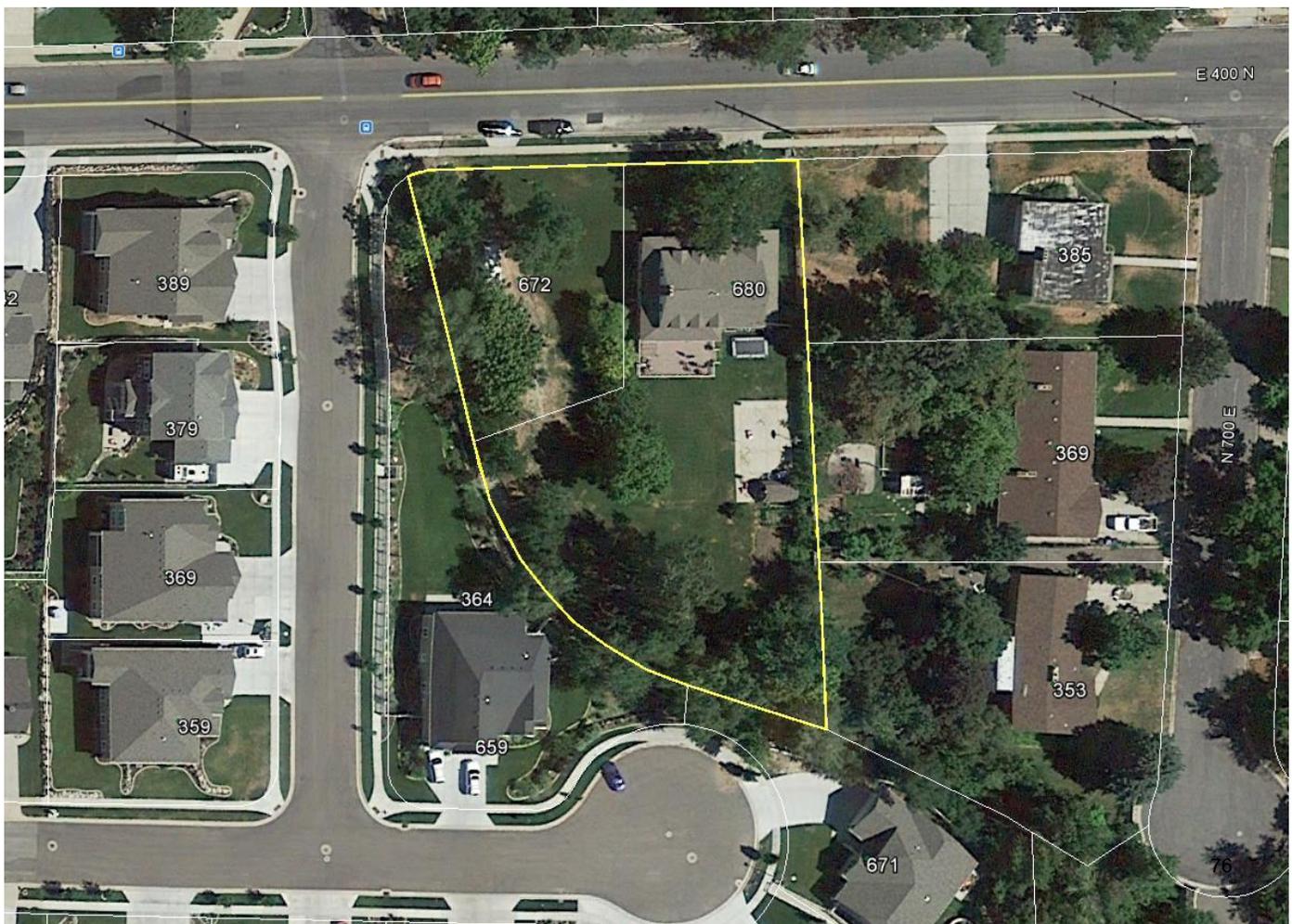
Significant Impacts

This subdivision vacation has no significant impacts.

Attachments

1. Aerial Photo
2. Ordinance 2017-09
3. Shaw Subdivision Plat

Aerial Photo





BOUNTIFUL

Bountiful City Ordinance No. 2017-09

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt
CITY MANAGER
Gary R. Hill

An Ordinance vacating the two lot Shaw Subdivision in Bountiful, Davis County, Utah, for the purpose of combining the two lots into one larger lot; releasing the public utility easements thereon and granting new public utility easements.

WHEREAS, the property owners have petitioned the City of Bountiful to vacate the two lot Shaw Subdivision in order to create one larger building lot ; and

WHEREAS, the Bountiful Planning Commission reviewed the application on September 5, 2017, and has forwarded a positive recommendation of approval of the application for vacation of the Shaw Subdivision; and

WHEREAS, the Bountiful City Council finds that within the meaning of §10-9a-609 of the Utah Code there is good cause for vacating the Shaw Subdivision as requested and does not affect an existing street, and that the remaining lot is in conformity with applicable zoning requirements;

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

Section 1. Legal Description. This ordinance affects the following-described parcel(s) of real property:

Shaw Subdivision, Bountiful, Davis County, Utah (two lots)

Section 2. Vacation. On the effective date hereof the Shaw Subdivision in Bountiful, Utah, is hereby vacated and the easements thereon are hereby released.

Section 3. Recording of Ordinance. After final subdivision approval by this City Council, the signing of the new plat by all property owners, and the fulfillment of all conditions of approval for the new lot, including the dedication of new public utility easements, a copy of this Ordinance shall be recorded in the office of the Davis County Recorder.

Section 4. Repeal. All City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

Section 5. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 6. Effective Date. This ordinance shall take effect upon approval and the fulfillment of all required conditions.

Adopted this 12th day of September, 2017.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

State of Utah)
 : ss
County of Davis)

The foregoing Ordinance 2015-09 was duly acknowledged before me this _____ day of September, 2017, by Mayor Randy C. Lewis and City Recorder Shawna Andrus of the City of Bountiful.

Notary Public

City Council Staff Report

Subject: Cemetery Statue Project Contract
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: September 12, 2017



Background

On August 22nd the Mayor and Council were provided with a status report of the Cemetery Statue Project and conceptual approval was given to proceed according to the cost proposal provided by Main Street Art, Inc. A contract and invoice which formalizes the work to be performed in accordance with the cost proposal is now ready for review and approval.

Analysis

According to the terms of the proposal from Main Street Art, Inc. the contract (with supporting invoice attached) contains the following terms:

Deliverable:

Bronze Statue: by Scott Streadbeck: "Close to Heaven" Life Size+1/4 ed. 4/20

Terms of Agreement of Purchase:

Bountiful City will pay Main Street Art, Inc. a total of \$55,441.00 upon completion, delivery and installation of the statue in the Cemetery location specified by the City staff, per the terms listed below.

- A. The 1st half of the total payment to Main Street Art, Inc. is to be paid with the placement of the order = \$27,720.50
- B. The balance is due upon completion, delivery, and installation. The estimated date of final completion is September 12, 2017 = \$27,720.50
- C. A \$3,650.00 portion of the original proposal of \$59,091.00 pertained to charges (which have now been paid by the City) to Bountiful Memorial Art Shop.

The 50% payment of \$27,720.50 has been paid in accordance with the prior conceptual authorization given to expedite production of the statue for meeting the desired delivery and installation date specified above. Additionally, the granite base for the statue has also been placed in the location noted within the child and infant section of the Cemetery.

Department Review

This report has been reviewed and approved by the City Manager.

Recommendation

Staff recommends approval of the statue contract invoice with Main Street Art, Inc. in the amount of \$55,441.00.

Significant Impacts

None.

Attachments

Contract/invoice from Main Street Art, Inc.

MAIN STREET ART, INC.

450 SOUTH ALPINE HIGHWAY
ALPINE, UT 84004

PHONE # 714-496-2808 FAX # 714-685-0465
E-MAIL: DON@MSAGALLERY.COM

Invoice

Invoice #:	3214
Inv. Date:	8/8/2017

Terms:

Per Agreement

Bill To

City of Bountiful
790 South 100 East
Bountiful, UT 84010

Phone: 801-298-6140

Ship To

P.O. Number	Rep	Ship Date	Ship Via	Place of Loading	MSA Order #	Due Date:
	SS	8/8/2017	Best Way			8/8/2017

Item Code	Description	Qty	U/M	Unit Price	Amount
Customer Deposit	Bronze Statue: by Scott Streadbeck: "Close to Heaven" Life Size+1/4 ed. 4/20	1		55,441.00	55,441.00
	Terms of Agreement of Purchase:				
	1. Bountiful City will pay Main Street Art, Inc. a total of \$55,441.00 upon completion, delivery and installation of the statue in the Cemetery location specified by the City staff, per the terms listed below.				
	2. The 1st half of the total payment to Main Street Art, Inc. is to be paid with the placement of the order = \$27,720.50				
	3. The balance is due upon completion, delivery, and installation. The estimated date of final completion is September 12, 2017 = \$27,720.50				
	4. A \$3,650.00 portion of the original proposal of \$59,091.00 pertained to charges (which have now been paid by the City) to Bountiful Memorial Art Shop.				

Subtotal	\$55,441.00
Sales Tax (6.85%)	\$0.00
Total	\$55,441.00
Payments/Credits	\$0.00
Balance Due	\$55,441.00