

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, JANUARY 13, 2015

Work Session – 6:00 p.m.

Regular Meeting - 7:00 p.m.

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

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

AGENDA

Work Session – 6:00 p.m.

1. Joint City Council/Planning Commission – Age-restricted housing discussion – Mr. Chad Wilkinson pg.3

Regular Session – 7:00 City Council Chambers

1. Welcome, Pledge of Allegiance, and Thought/Prayer
2. Approve minutes of previous meeting – December 9, 2014 pg.19
3. Council Reports
4. Youth Council Report
5. Consider approval of: pg.23
 - a. November 2104 Budget Summary
 - b. Weekly expenditures > \$1,000 paid December 2, 11, 18, 25, 2014 and January 1, 2015
6. Consider approval of installation contract with MBL Home Improvement for rain gutter installation in the amount of \$12,604 – Mr. Brock Hill pg.39
7. Consider approval of Bountiful City Ordinance 2015-01 establishing a position of Bountiful City Finance Director – Mr. Gary Hill pg.41
8. Consider approval of Bountiful City Resolution 2015-01 designating the position of Bountiful City Finance Director as a Department Head and clarifying the education allowance – Mr. Gary Hill pg.45
9. Consider appointment of Shawna Andrus as the Bountiful City Recorder and Tyson Beck as the Bountiful City Finance Director – Mr. Gary Hill pg.39
10. Consider approval of Ordinance 2015-02 authorizing Davis County Animal Services to impound feral cats – Chief Tom Ross pg.49
11. Consider approval of the Bountiful City Council meeting schedule for 2015 – Mr. Gary Hill pg.53
12. Consider preliminary and final approval for a commercial 4-unit condominium at 1459 North Main Street, National Commercial Properties, Dave Curtis, applicant – Mr. Chad Wilkinson pg.55
13. Consider approval of contract with Nickerson Company to upgrade Eggett Pump Station for a total of \$33,441 – Mr. Mark Slagowski pg.59
14. Consider approval of contract with American Testing Services in the amount of \$13,810 for structural analysis of Stoker School– Mr. Paul Rowland pg.61
15. Consider approval of the reappointment of Sean Monson to the Planning Commission – Mr. Chad Wilkinson pg.63
16. Consider acceptance of the 2014 Biennial Moderate Income Housing Report and authorization of staff to distribute the report as required by law – Mr. Chad Wilkinson pg.65

Deputy City Recorder

City Council/Planning Commission Staff Report



Subject: Senior Housing Analysis Discussion
Author: Chad Wilkinson, City Planner
Department: Planning and Economic Development
Date: January 13, 2015

Background

In February of 2014, the City Council adopted a six month moratorium on the approval of any new senior housing in Bountiful City, including approval of any new assisted living, skilled nursing and age restricted apartment facilities. In July, the moratorium was extended an additional six months to allow more time for collection and analysis of existing demographic data and information on senior housing units in Bountiful and Davis County. The current moratorium expires in February. The City commissioned the consulting firm of Lewis, Young, Robertson, and Burningham (LYRB) to perform an analysis of Senior Housing in Bountiful and other communities in Davis County in order to determine the amount of senior housing in Davis County and the percentage of senior housing provided in Bountiful compared to the remainder of the County. Their analysis is attached to this report.

Analysis: Senior Housing is an important component of any City's housing supply. Provision of adequate numbers of housing units for all residents of Bountiful is essential and particularly important in light of the aging population in the community, state, and nation. Balanced provision of housing includes an adequate inventory of single family, multifamily, senior housing and assisted living and skilled nursing facilities.

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

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

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

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

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

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

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

be the appropriate zones for these uses and a complete elimination of the uses is not desirable as they are an important component of the housing stock for the City.

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

Department Review

This item has been reviewed by the City Manager and City Attorney.

Significant Impacts

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

Recommendation

No formal action is necessary at this time, but Staff would like Council and Planning Commission to provide direction on a possible amendment to the applicable sections of the Zoning Ordinance to remove the density bonus for senior and age restricted housing.

Attachments

Senior Housing Analysis prepared by Lewis Young Robertson and Burningham
Current Zoning Map

SENIOR HOUSING ANALYSIS

BOUNTIFUL CITY



JANUARY 2015


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SECTION I: INTRODUCTION

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

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

DEFINITION OF SENIOR HOUSING

The City has defined Senior Housing as the following:

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

SECTION 2: DEMOGRAPHICS

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

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

TABLE 2.1: PERCENTAGE OF POPULATION BY AGE

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

Source: Census 2010

TABLE 2.2: MEDIAN AGE

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

Source: ACS 2008-2012, 5-year estimates

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

TABLE 2.3: BOUNTIFUL POPULATION DISTRIBUTION (2000, 2010)

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

Source: Census 2000 & 2010

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

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

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

Source: Census 2000 & 2010, GOMB

POPULATION PROJECTIONS

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

TABLE 2.5: DAVIS COUNTY POPULATION BY AGE SUMMARY

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

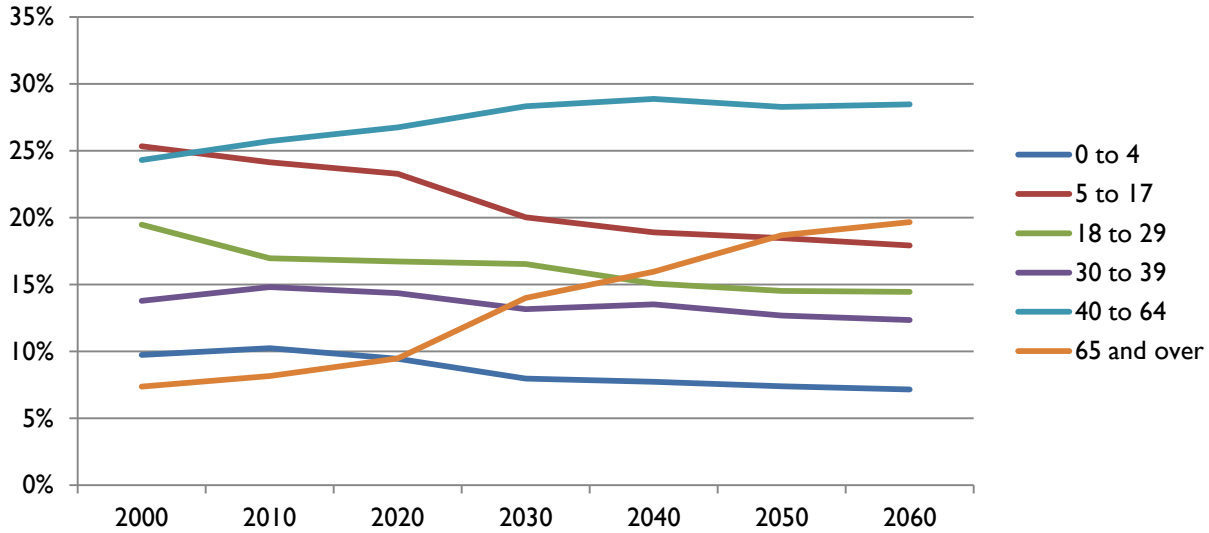
Source: Governor's Office of Management and Budget, 2012 Baseline Projections

TABLE 2.6: DAVIS COUNTY POPULATION % DISTRIBUTION

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

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

FIGURE 2.1: DAVIS COUNTY POPULATION PROJECTIONS AND AGE DISTRIBUTION



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

TABLE 2.7: BOUNTIFUL POPULATION % DISTRIBUTION

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

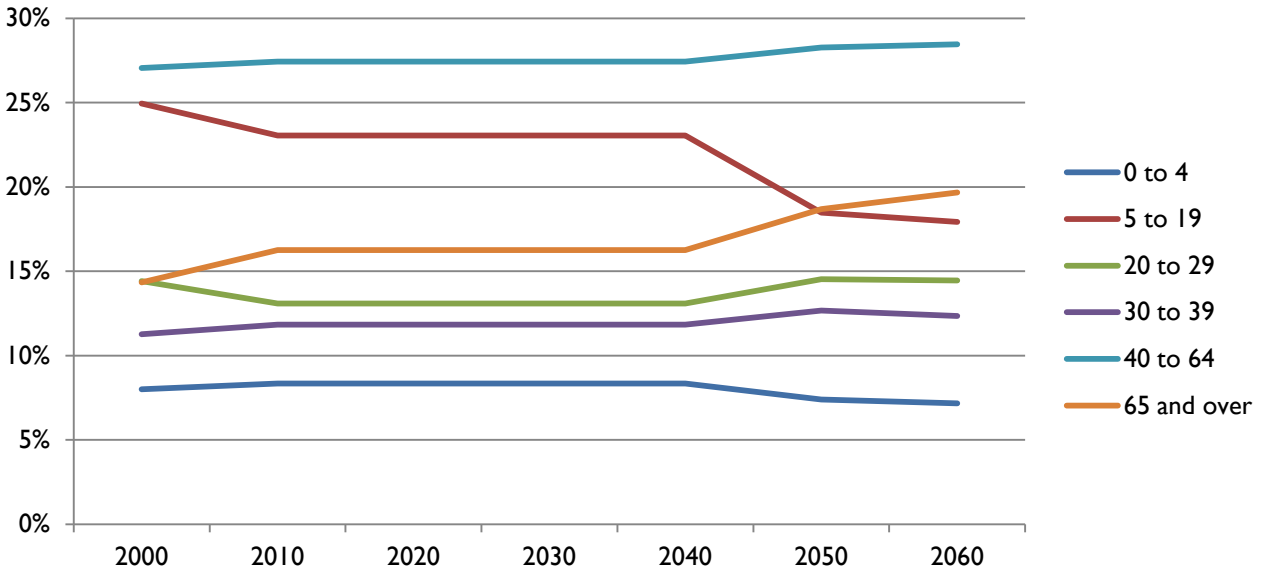
TABLE 2.8: BOUNTIFUL CITY POPULATION BY AGE SUMMARY

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

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

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

FIGURE 2.2: BOUNTIFUL CITY POPULATION PROJECTIONS AND AGE DISTRIBUTION



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

SECTION 3: EXISTING SENIOR HOUSING INVENTORY

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

BOUNTIFUL SENIOR HOUSING INVENTORY

SKILLED NURSING FACILITIES

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

TABLE 3.1: BOUNTIFUL CITY SKILLED NURSING FACILITIES

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

ASSISTED LIVING FACILITIES

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

TABLE 3.2: BOUNTIFUL CITY ASSISTED LIVING FACILITIES

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

INDEPENDENT AGE-RESTRICTED APARTMENTS

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

TABLE 3.3: BOUNTIFUL CITY INDEPENDENT AGE-RESTRICTED APARTMENTS

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

REMAINING DAVIS COUNTY SENIOR HOUSING INVENTORY

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

SKILLED NURSING FACILITIES

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

TABLE 3.4: REMAINING DAVIS COUNTY SKILLED NURSING FACILITIES

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

ASSISTED LIVING FACILITIES

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

TABLE 3.5: REMAINING DAVIS COUNTY ASSISTED LIVING FACILITIES

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

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

INDEPENDENT AGE-RESTRICTED APARTMENTS

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

TABLE 3.6: REMAINING DAVIS COUNTY INDEPENDENT AGE-RESTRICTED APARTMENTS

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

SENIOR HOUSING COMPARISON

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

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

TABLE 3.7: SKILLED NURSING COMPARISON

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

TABLE 3.8: ASSISTED LIVING COMPARISON

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

TABLE 3.9: INDEPENDENT AGE-RESTRICTED APARTMENTS

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

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

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

TABLE 3.10: SENIOR HOUSING PER 1,000 POPULATION

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

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

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

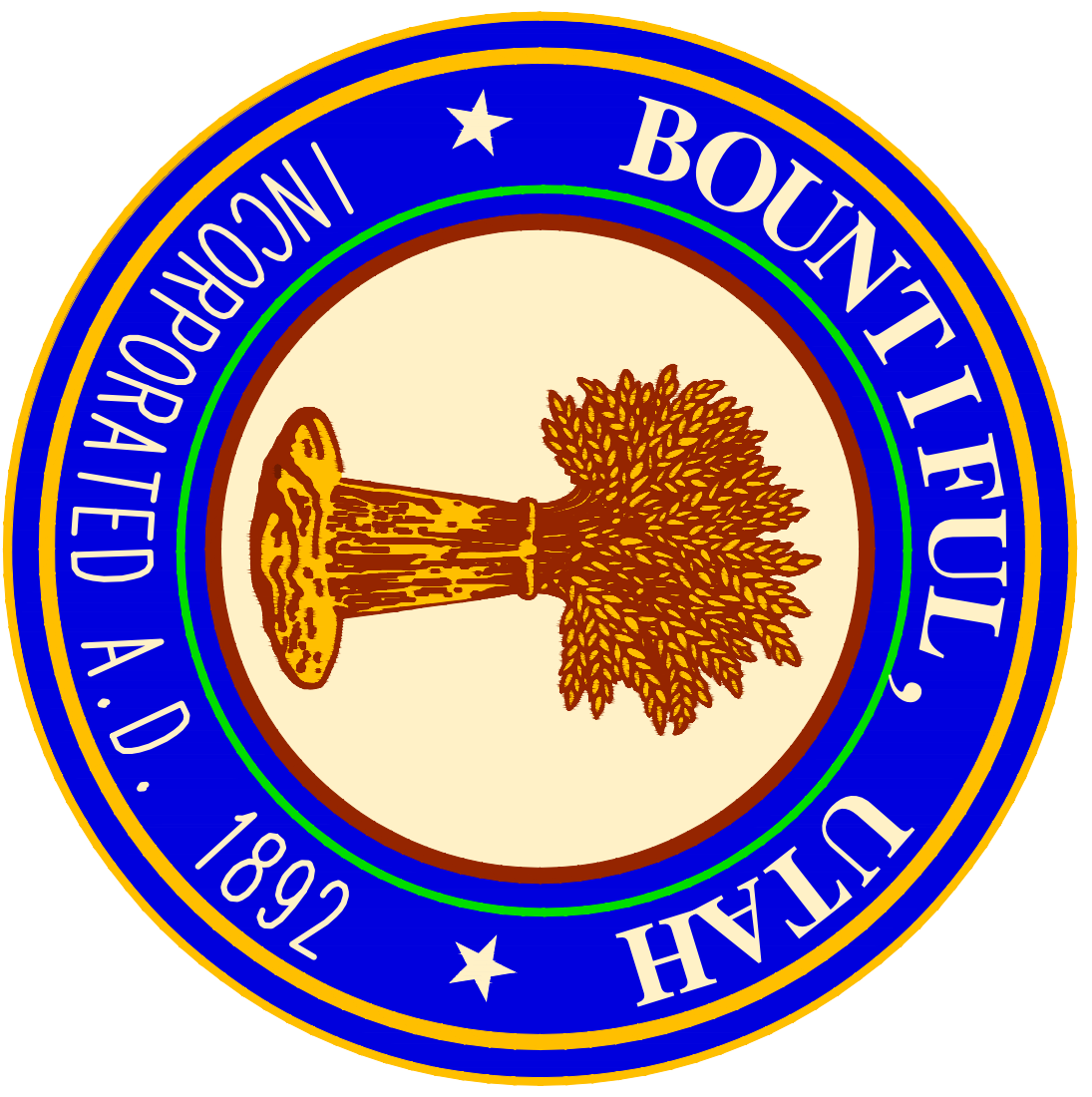
	Population 65+ Years	Skilled Nursing Beds per 1,000 Population 65+	Assisted Living Units per 1,000 Population 65+	Independent Senior Apartments per 1,000 Population 65+
Bountiful	6,919	49.72	52.18	31.80
Clearfield	1,678	104.29	77.47	0.00
Farmington	1,309	0.00	24.45	94.73
Kaysville	1,973	0.00	32.94	36.49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



SECTION 4: FINDINGS AND RECOMMENDATIONS

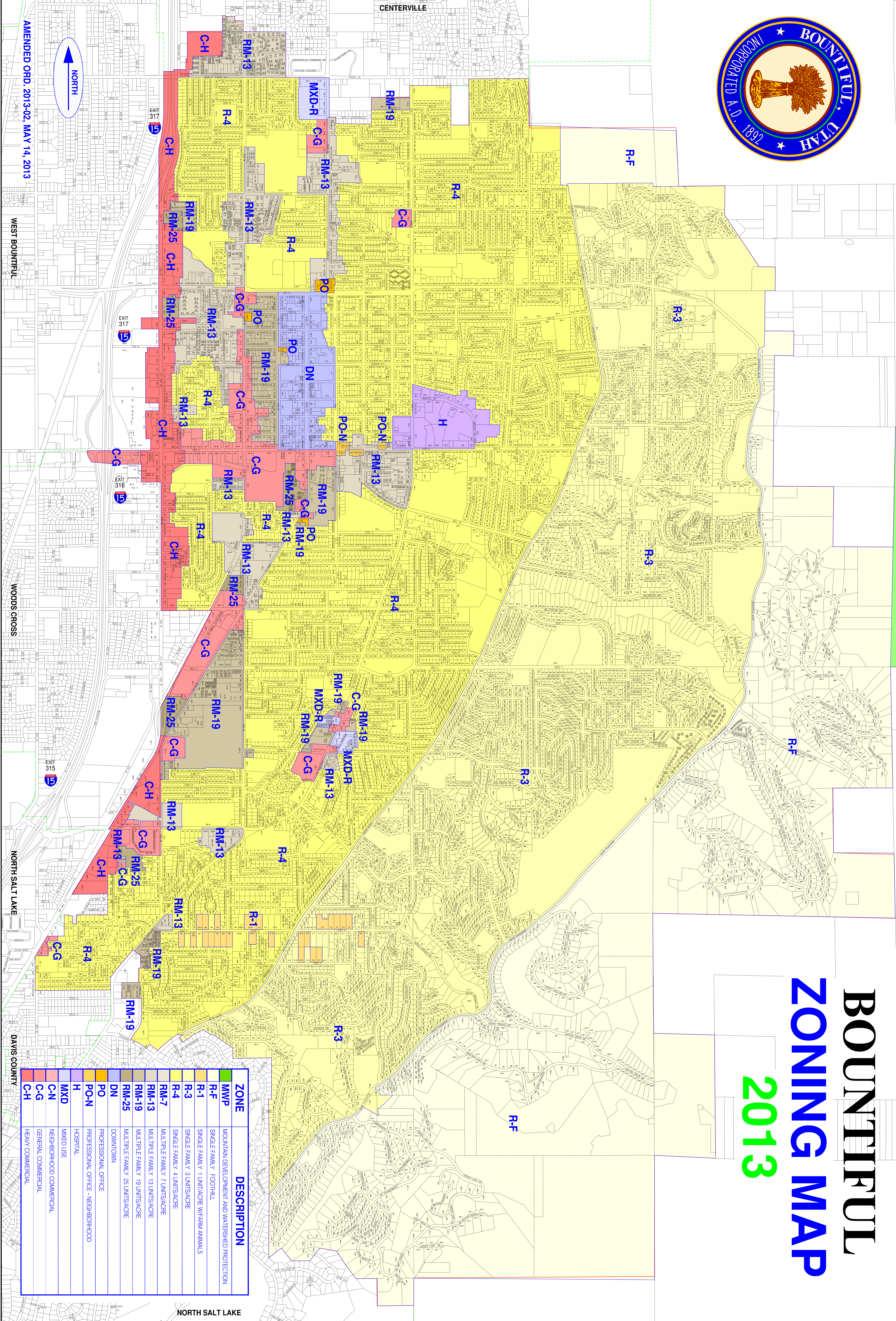
The following summarizes the findings and recommendations related to Senior Housing in Bountiful City.

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



MWP

BOUNTIFUL ZONING MAP 2013



AMENDED ORD. 2013-02, MAY 14, 2013

WEST BOUNTIFUL

WOODS CROSS

NORTH SALT LAKE

DAVIS COUNTY

NORTH SALT LAKE

ZONE	DESCRIPTION
MWP	MOUNTAIN DEVELOPMENT AND WATERSHED PROTECTION
R-F	SINGLE FAMILY FOOTHILL
R-1	SINGLE FAMILY 1 UNIT/ACRE W/FARM ANIMALS
R-3	SINGLE FAMILY 3 UNITS/ACRE
R-4	MULTIPLE FAMILY 4 UNITS/ACRE
RM-7	MULTIPLE FAMILY 7 UNITS/ACRE
RM-13	MULTIPLE FAMILY 13 UNITS/ACRE
RM-19	MULTIPLE FAMILY 19 UNITS/ACRE
RM-25	MULTIPLE FAMILY 25 UNITS/ACRE
DN	DOWNTOWN
PO	PROFESSIONAL OFFICE
PO-N	PROFESSIONAL OFFICE - NEIGHBORHOOD
H	HOSPITAL
MXD	MIXED USE
C-N	NEIGHBORHOOD COMMERCIAL
C-G	GENERAL COMMERCIAL
C-H	HEAVY COMMERCIAL

Minutes of the
BOUNTIFUL CITY COUNCIL
December 9, 2014 – 6:00 p.m.

Present: Mayor: Randy C. Lewis
 Council Members: Kendalyn Harris, Richard Higginson
 Beth Holbrook, John Marc Knight, John Pitt
 City Manager: Gary Hill
 Assist. City Manager: Galen Rasmussen
 City Attorney: Russell Mahan
 City Engineer: Paul Rowland
 City Planner: Chad Wilkinson
 Department Director’s & Personnel
 Brock Hill, Parks
 Tom Ross, Police
 Mark Slagowski, Water
 Recording Secretary: Nikki Dandurand

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

Work Session – 6:07 p.m. – 6:52 p.m.
Planning Commission Room

Mayor Lewis called the meeting to order, and welcomed those in attendance.

TENNIS COURT USE POLICY DISCUSSION – MR. RUSSELL MAHAN & MR. BROCK HILL

Mayor Lewis introduced and welcomed Dr. Ray Ward, representative elect. Mr. Mahan stated the only issue to be discussed is the use of city tennis courts and to get advice and guidance from the City Council. There are several public tennis courts within the City of Bountiful, with approximately 2-4 courts per park area. Mr. Mahan said the first question to consider is whether to open up the courts to various uses (i.e. private teachers)? Can private businesses operate on the courts? Is there a time limit? Would reservations be required? Mr. Mahan asked Council to consider the question of whether private businesses/people would be allowed to teach privately on City courts. Councilwoman Holbrook stated that the manner, in which the Council proceeds with this action, will show the direction in other sports. It was stated that the City does not allow anyone else to use City venues for free. Councilman Pitt noted that the courts were built for the citizens, not the City. Mr. Gary Hill stated that the main problem stems from individuals taking control of the courts and prohibiting the general public from playing and participating on their own time. Councilman Knight mentioned the idea of sub-contracting with the Recreation Center to allow private teachers. Mr. Gary Hill stated that all the people operating privately need to provide a business license, insurance, need to be charged for their time on the courts, and a reservation time should be required.

Mayor Lewis stated that we do not want to make this a bigger issue than it needs to be. He suggested

1 bringing in the individuals or businesses using the courts and having an open discussion about the
2 possibilities and consequences of using the City courts for business use. Councilman Higginson
3 suggested the idea of posting a court use policy and that no one should be bullied off the courts. Mr.
4 Mahan confirmed that Council is in favor of allowing business use, with permitted use, and the
5 stipulations stated by Mr. Gary Hill. Council suggested limiting courts to part private, part public;
6 however the man power within the city is not enough to monitor this. Dr. Ray Ward commented that
7 two things are not being done to accommodate the public. First, people are presenting themselves as
8 part of a city run organization when they are not part of the organization; and second, no consequence
9 exists for such conduct. Mr. Mahan stated he had received a letter from a North Salt Lake private
10 party and attorney demanding enforcement of no commercial business in parks. If this is not
11 enforced then they would be allowed to use locations freely. Council also made suggestions to
12 charge reservations fees or similar to recoup some of the use of the courts, and to better handle
13 reservations as we do for city pavilions. Mayor Lewis concluded that he would like to have an open
14 discussion with the people to consider all options.

15
16 The Work Session adjourned at 6:52 p.m. to move into Regular Meeting.
17

18 **Regular Meeting – 7:00 p.m.**
19 **City Council Chambers**
20

21 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance.
22 Hezekiah Calder, Boy Scout Troop 700, led the Pledge of Allegiance to the flag. City Attorney,
23 Russell Mahan gave a thought.
24

25 **APPROVAL OF MINUTES**

26 Minutes of the November 25, 2014 City Council Meeting were presented. Councilman Pitt
27 made a motion to approve and Councilman Higginson seconded the motion. Voting was unanimous
28 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
29

30 **COUNCIL REPORTS**

31 Councilwoman Holbrook thanked the residents for attending and purchasing tickets to the Bar
32 J Wranglers. Over 1100 tickets were pre-sold and it was a great performance. Mayor Lewis
33 announced the last leg of the Tour of Utah will be held in Bountiful, August 2015. This is a major
34 event nationwide and worldwide with a great opportunity for Bountiful to shine.
35

36 **YOUTH COUNCIL REPORT**

37 Corinne Anderson reported that the Youth Council volunteered at the Bar J Wrangler concert,
38 a food drive and are looking forward to a leadership conference held at Utah State in March 2015.
39

40 Mayor Lewis recognized Ken Bullock, Executive Director, of the Utah League of Cities and Towns.
41

42 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID November 20 & 27,**
43 **2014**

44 Mayor Lewis presented the weekly summaries paid on November 20, 2014 for \$382,499.80 &
45 November 27, 2014 for \$166,791.44. Councilwoman Harris inquired about the payout for the Bar J
46 Wranglers. Councilwoman Holbrook responded that revenue from the ticket-sales of the concert

1 covers the Bar J Wranglers concert and most of the summer concerts as well. Councilman Knight
2 motioned to approve the reports, as presented, and Councilwoman Holbrook seconded the motion.
3 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
4 “aye”.

5
6 **CONSIDER APPROVAL OF RAP TAX EXTENSION ORDINANCE 2014-24 – MR.**
7 **RUSSELL MAHAN**

8 Mr. Mahan reported that at the recent election held in September, the RAP tax was re-
9 authorized with an approval of 64% of the 11,000 voters that participated. This extension is good for
10 10 years, upon expiration of the current tax. Councilwoman Holbrook made a motion to approve the
11 ordinance and Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons
12 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

13
14
15 **CONSIDER APPROVAL OF THE PURCHASE OF A WATER DEPARTMENT SERVICE**
16 **TRUCK AND UTILITY BED IN THE NOT-TO-EXCEED AMOUNT OF \$72,000.00 – MR.**
17 **MARK SLAGOWSKI**

18 Mr. Slagowski stated that upon the approval of the purchase, there is a 10-12 week wait time
19 to receive the truck. He is requesting the purchase be made as soon as possible to start this process
20 and this is a budgeted item. The service truck body is \$70,000, with a specialized bumper not
21 included. Mr. Slagowski is requesting the \$72,000 as a not-to-exceed amount. Councilman Pitt
22 motioned to approve the purchase of the service truck, and Councilwoman Harris seconded the
23 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
24 voting “aye”.

25
26 **ULCT TRANSPORTATION INIATIVE – MR. GARY HILL**

27 Mr. Hill stated road conditions within the state, as well as locally are a number one concern
28 for residents. In addition, residents are looking for other means of transportation to include public
29 transit, bike paths and trails. Mr. Ken Bullock, Executive Director from the Utah League of Cities &
30 Towns, stated the current method for funding Utah’s roads, the gas tax, has not been increased since
31 1995. He continued that the state of Utah is looking into different ways to transport people and not
32 be so dependent on vehicles. The four key concerns are Transportation, Economic Development, Air
33 Quality and Health Care. Mr. Bullock explained what each area can contribute or provide aid for this
34 issue. Mr. Bullock encouraged the cities to work with their local legislative offices to increase the
35 local option tax so Bountiful and the rest of Utah’s local governments can meet our local road and
36 transportation needs for the future. Mr. Gary Hill commented to Council that this is not an action
37 item, just informational. The City would like to work with the League and other cities. There has
38 been an overwhelming support on this issue. Mayor Lewis added that this is a non-election year, so
39 now is a good time to approach and inform the citizens.

40
41 **DISCUSSION OF OPEN SPACE AND RE-SUBDIVISION POLICY – MR. RUSSELL**
42 **MAHAN**

43 Mr. Mahan stated that this matter of open space and re-subdivision policy is only a discussion
44 item, not an action item. Staff would like the City Council to consider where this item needs to be
45 headed. Outlined in the memo, Resolution 2009-09 established a policy against re-subdivision. This
46 policy outlined specifically the importance of identifying where lots are larger than allowed by

1 zoning. Open land is under great pressure within the City limits right now. Councilman Higginson
2 stated that we should not be afraid of higher density, if the current zoning allows subdivision, then it
3 can and should be done. Councilwoman Holbrook agreed with Councilman Higginson on the matter
4 he stated. She continued that the challenge pertains to property rights and how to smartly develop
5 them within the zoning overlay. Mr. Mahan restated to Council the question of whether they want to
6 continue with the current policy against re-subdivision. Councilwoman Harris commented that we
7 should not rush this discussion or a decision. These plans impact many residents and greatly involve
8 the public. Mrs. Jolyn Wilson took the podium and stated that the Val Verda area was originally
9 established as an agricultural area and we need to look at creative ways to preserve it. She suggested
10 a committee to help develop this area and to open other forms of discussion. Mayor Lewis expressed
11 appreciation for Mrs. Wilson's comments and agreed it needs to be discussed further. Councilman
12 Pitt inquired about all the livestock that is in the open areas. Mrs. Wilson has some animals. Mr.
13 Mahan stated that there are two items related to the issues discussed coming to the Planning
14 Commission in the next week, and then to Council next month. Mayor Lewis asked if this item could
15 be postponed later 2015. Councilwoman Holbrook asked if the Planning Commission can wait on
16 their decision. Mr. Wilkinson commented that this is a very hot item right now and to postpone it
17 would not be beneficial. There will not be a public hearing, so an invitation was made to the ladies
18 here tonight that they are welcome to attend the Planning Commission meeting next week. Higher
19 density building is not the way to proceed Councilwoman Holbrook stated that there are existing
20 zoning laws now, and we need to consider that. Mr. Gary Hill concluded that the existing policy is
21 for the direction of staff and to enable the Planning Commission to make their recommendations.
22

23 Councilman Higginson made a motion to adjourn to a closed session to discuss the acquisition or sale
24 of real property, pending litigation and/or to discuss the character and/or competency of an
25 individual(s) (§ Utah Code 52-4-205). Councilman Pitt seconded the motion. The regular meeting of
26 City Council was closed at 8:42 p.m.
27

28 **Attendees in Closed Session:**

29 Mayor Lewis

30 Council members: Harris, Higginson, Holbrook, Knight and Pitt

31 City Manager: Gary Hill

32 Assistant City Manager: Galen Rasmussen

33 City Attorney: Russell Mahan
34

City Council Staff Report



Subject: November 2014 Budget Summaries & Expenditure Report

Author: Heidi Voordeckers, Assistant Finance Director

Department: Finance

Date: January 13, 2015

Background

This report includes summary budgetary information for all of the City's funds. Both revenues and expenditures, including capital outlay, have been included. The report is presented to the City Council each month for review and approval.

Analysis

Data within the report and boxed explanations presented on the budget graph provide explanations of significant trends for the period.

With 42% of the fiscal year elapsed, the combined fund revenues are 31.9% collected and expenditures are 35.4% disbursed. This is consistent with actual figures from November 2013 with revenues at 33.1% collected and expenditures 36.5% disbursed.

Department Review

This report was prepared and reviewed by the Finance Department.

Recommendation

Council should review and approve the attached expenditure reports for November and December.

Significant Impacts

The FY2015 budget portion of this report is the same as that originally and formally adopted by the City Council.

Attachments

- November 2014 Council Budget Summary
- Weekly Expenditure Reports for:
 - November 20, 2014
 - November 27, 2014
 - December 11, 2014
 - December 18, 2014
 - December 27, 2014
 - January 1, 2015

November 2014 Budget Performance Report

■ Revenues
■ Expenditures - Includes Capital Outlay
■ Capital Outlay

Revenue Budgets Notes/Highlights:

YTD revenues are largely inline with projections, although some funds appear to fall slightly ahead or below average due to the seasonal impact of certain revenue streams (ex., Golf, Power, Water). The Landfill and Cemetery funds are an exception to this trend for the following reasons:

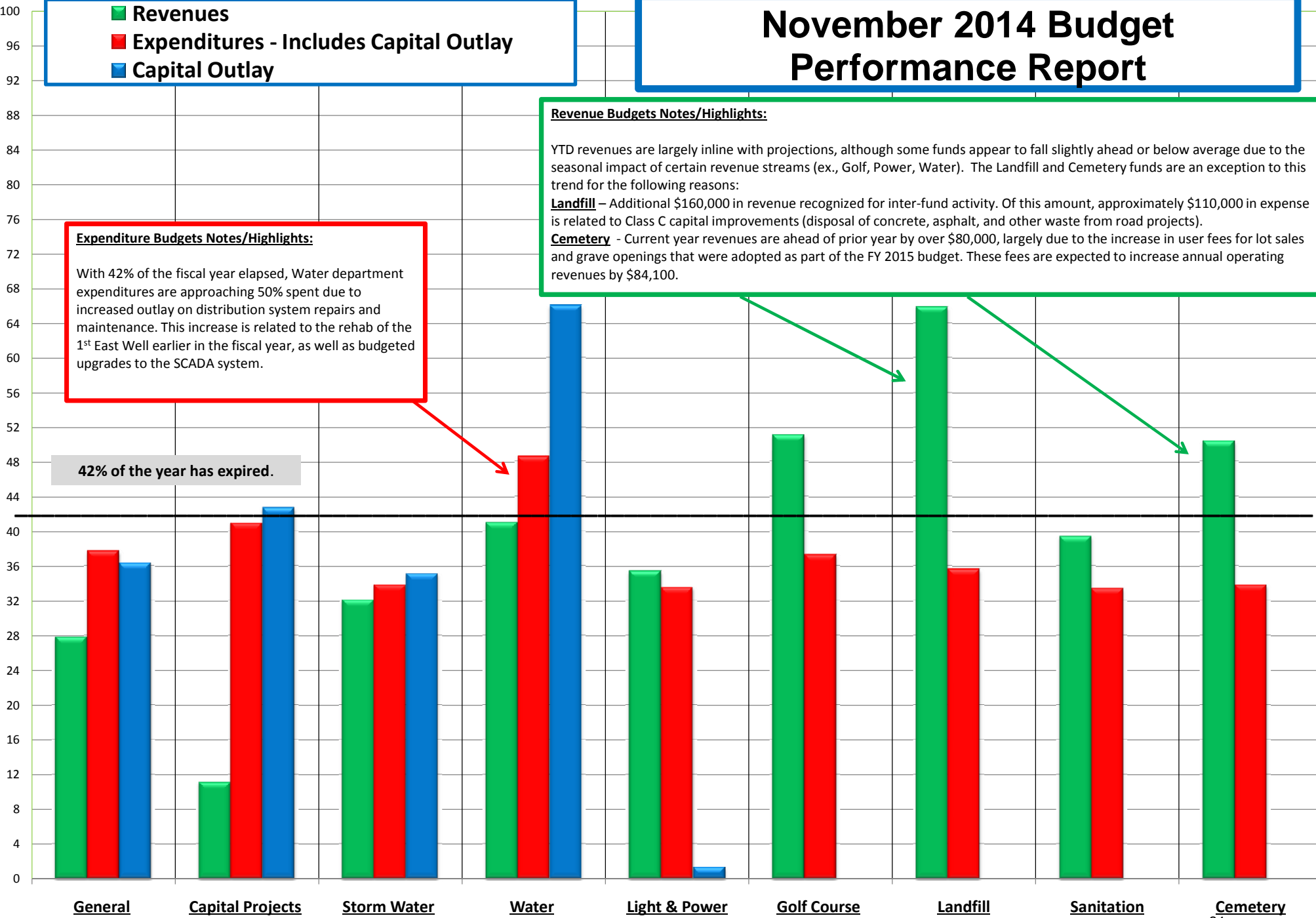
Landfill – Additional \$160,000 in revenue recognized for inter-fund activity. Of this amount, approximately \$110,000 in expense is related to Class C capital improvements (disposal of concrete, asphalt, and other waste from road projects).

Cemetery - Current year revenues are ahead of prior year by over \$80,000, largely due to the increase in user fees for lot sales and grave openings that were adopted as part of the FY 2015 budget. These fees are expected to increase annual operating revenues by \$84,100.

Expenditure Budgets Notes/Highlights:

With 42% of the fiscal year elapsed, Water department expenditures are approaching 50% spent due to increased outlay on distribution system repairs and maintenance. This increase is related to the rehab of the 1st East Well earlier in the fiscal year, as well as budgeted upgrades to the SCADA system.

42% of the year has expired.



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City of Bountiful, UT
NOVEMBER 2014 REVENUE BUDGET

P 1
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FOR 2015 05

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-17,240,100	-16,431,600	-4,568,032.12	-1,242,782.02	.00	-11,863,567.88	27.8%
30 DEBT SERVICE	-269,000	-269,000	-544.52	-148.12	.00	-268,455.48	.2%
44 MUNICIPAL BUILDING AUTHORITY	-721,387	-721,387	-207,617.56	-359.96	.00	-513,769.44	28.8%
45 CAPITAL IMPROVEMENT	-3,946,495	-3,946,495	-437,913.54	-156,317.49	.00	-3,508,581.46	11.1%
48 RECYCLING	-369,043	-368,810	-134,225.65	-31,517.74	.00	-234,584.35	36.4%
49 STORM WATER	-1,256,158	-1,256,158	-402,880.11	-103,365.31	.00	-853,277.89	32.1%
51 WATER	-4,181,760	-4,181,760	-1,715,298.36	-326,226.40	.00	-2,466,461.64	41.0%
53 LIGHT & POWER	-29,190,706	-29,190,706	-10,343,291.69	-1,926,374.39	.00	-18,847,414.31	35.4%
55 GOLF COURSE	-1,631,340	-1,631,340	-832,814.97	-65,923.53	.00	-798,525.03	51.1%
57 LANDFILL	-1,279,807	-1,104,182	-726,957.90	-106,641.27	.00	-377,224.10	65.8%
58 SANITATION	-1,007,190	-1,007,190	-396,537.51	-94,250.99	.00	-610,652.49	39.4%
59 CEMETERY	-479,879	-415,343	-209,511.57	-33,957.12	.00	-205,831.43	50.4%
61 COMPUTER MAINTENANCE	-56,250	-56,250	-35,219.63	-46.58	.00	-21,030.37	62.6%
63 LIABILITY INSURANCE	-528,823	-528,823	-346,252.45	-2,021.13	.00	-182,570.55	65.5%
64 WORKERS' COMP INSURANCE	-326,674	-326,674	-99,599.74	-20,020.17	.00	-227,074.26	30.5%
72 RDA REVOLVING LOAN FUND	-1,006,598	-1,000,000	-182,813.47	-31,916.17	.00	-817,186.53	18.3%
73 REDEVELOPMENT AGENCY	-2,544,641	-2,544,641	-10,015.66	-2,733.04	.00	-2,534,625.34	.4%
74 CEMETERY PERPETUAL CARE	0	0	-24,351.98	-5,288.43	.00	24,351.98	100.0%
78 LANDFILL TRUST	0	0	-1,630.11	-336.91	.00	1,630.11	100.0%
83 RAP TAX	-371,000	-371,000	-113,674.58	-45,173.47	.00	-257,325.42	30.6%
92 OPEB TRUST	0	0	-4,716.52	-920.80	.00	4,716.52	100.0%
99 INVESTMENT	0	0	-32,062.48	17,652.25	.00	32,062.48	100.0%
GRAND TOTAL	-66,406,851	-65,351,359	-20,825,962.12	-4,178,668.79	.00	-44,525,396.88	31.9%

** END OF REPORT - Generated by Heidi Voordeckers **

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City of Bountiful, UT
NOVEMBER 2014 EXPENSE BUDGET

P 1
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FOR 2015 05

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<u>10 GENERAL FUND</u>							
4100 Non-Departmental	-808,500	-808,500	-337,300.00	-67,460.00	.00	-471,200.00	41.7%
4110 Legislative	635,892	635,463	213,169.07	28,283.96	.00	422,293.93	33.5%
4120 Legal	347,188	347,188	128,912.88	23,288.12	.00	218,275.12	37.1%
4130 Executive	267,281	267,281	97,663.24	18,576.04	.00	169,617.76	36.5%
4134 Human Resources	192,558	192,558	69,175.16	14,691.61	.00	123,382.84	35.9%
4136 Information Systems	492,967	492,967	181,564.24	38,174.08	.00	311,402.76	36.8%
4140 Administration	646,608	646,608	275,836.07	43,834.57	.00	370,771.93	42.7%
4143 Treasury	570,165	563,665	206,586.14	32,216.68	.00	357,078.86	36.7%
4160 Government Buildings	117,826	117,826	44,551.21	8,347.28	.00	73,274.79	37.8%
4210 Police	5,855,397	5,855,397	2,082,925.57	418,097.83	.00	3,772,471.43	35.6%
4215 Reserve Officers	43,561	43,561	6,721.68	1,167.81	.00	36,839.32	15.4%
4216 Crossing Guards	136,905	136,905	47,295.09	14,220.52	.00	89,609.91	34.5%
4217 PROS	301,432	301,432	106,705.51	26,413.67	.00	194,726.49	35.4%
4218 Liquor Control	42,826	42,826	3,051.65	1,099.06	.00	39,774.35	7.1%
4219 Enhanced 911	595,000	595,000	243,348.52	56,862.61	.00	351,651.48	40.9%
4220 Fire	1,900,000	1,900,000	943,468.60	.00	.00	956,531.40	49.7%
4410 Streets	3,310,069	3,310,069	1,173,131.90	260,036.02	.00	2,136,937.10	35.4%
4450 Engineering	764,953	764,953	289,724.61	55,736.81	.00	475,228.39	37.9%
4510 Parks	781,400	781,400	341,207.97	104,068.59	.00	440,192.03	43.7%
4610 Planning	245,001	245,001	72,408.25	11,084.06	.00	172,592.75	29.6%
TOTAL GENERAL FUND	16,438,529	16,431,600	6,190,147.36	1,088,739.32	.00	10,241,452.64	37.7%
<u>30 DEBT SERVICE</u>							
4710 Debt Sevice	269,000	269,000	.00	.00	.00	269,000.00	.0%
TOTAL DEBT SERVICE	269,000	269,000	.00	.00	.00	269,000.00	.0%
<u>44 MUNICIPAL BUILDING AUTHORITY</u>							
4110 Legislative	721,387	721,387	163,942.00	.00	.00	557,445.00	22.7%
TOTAL MUNICIPAL BUILDING AUTHORITY	721,387	721,387	163,942.00	.00	.00	557,445.00	22.7%
<u>45 CAPITAL IMPROVEMENT</u>							

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City of Bountiful, UT
NOVEMBER 2014 EXPENSE BUDGET

P 2
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FOR 2015 05

45	CAPITAL IMPROVEMENT	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4110	Legislative	900,000	900,000	71,729.70	5,729.87	.00	828,270.30	8.0%
4136	Information Systems	115,000	115,000	31,101.27	24,925.49	.00	83,898.73	27.0%
4140	Administration	20,000	0	.00	.00	.00	.00	.0%
4210	Police	448,495	448,495	45,647.00	19,563.00	.00	402,848.00	10.2%
4410	Streets	2,275,000	2,223,000	1,447,343.24	168,147.82	.00	775,656.76	65.1%
4510	Parks	340,000	260,000	18,055.00	14,255.00	.00	241,945.00	6.9%
	TOTAL CAPITAL IMPROVEMENT	4,098,495	3,946,495	1,613,876.21	232,621.18	.00	2,332,618.79	40.9%
48 RECYCLING								
4800	Recycling	368,810	368,810	121,126.30	30,247.26	.00	247,683.70	32.8%
	TOTAL RECYCLING	368,810	368,810	121,126.30	30,247.26	.00	247,683.70	32.8%
49 STORM WATER								
4900	Storm Water	1,292,181	1,256,158	425,010.34	71,373.82	.00	831,147.66	33.8%
	TOTAL STORM WATER	1,292,181	1,256,158	425,010.34	71,373.82	.00	831,147.66	33.8%
51 WATER								
5100	Water	4,241,760	4,181,760	2,030,927.03	418,322.84	.00	2,150,832.97	48.6%
	TOTAL WATER	4,241,760	4,181,760	2,030,927.03	418,322.84	.00	2,150,832.97	48.6%
53 LIGHT & POWER								
5300	Light & Power	29,380,878	29,190,706	9,782,500.00	2,566,407.61	.00	19,408,206.00	33.5%
	TOTAL LIGHT & POWER	29,380,878	29,190,706	9,782,500.00	2,566,407.61	.00	19,408,206.00	33.5%
55 GOLF COURSE								

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City of Bountiful, UT
NOVEMBER 2014 EXPENSE BUDGET

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FOR 2015 05

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5500	Golf Course	1,731,699	1,631,340	608,807.62	99,851.05	.00	1,022,532.38	37.3%
	TOTAL GOLF COURSE	1,731,699	1,631,340	608,807.62	99,851.05	.00	1,022,532.38	37.3%
<hr/>								
57	LANDFILL							
5700	Landfill	1,419,182	1,104,182	392,650.57	72,289.37	.00	711,531.43	35.6%
	TOTAL LANDFILL	1,419,182	1,104,182	392,650.57	72,289.37	.00	711,531.43	35.6%
<hr/>								
58	SANITATION							
5800	Sanitation	1,145,246	1,007,190	336,460.79	96,711.23	.00	670,729.21	33.4%
	TOTAL SANITATION	1,145,246	1,007,190	336,460.79	96,711.23	.00	670,729.21	33.4%
<hr/>								
59	CEMETERY							
5900	Cemetery	415,343	415,343	140,367.53	36,562.92	.00	274,975.47	33.8%
	TOTAL CEMETERY	415,343	415,343	140,367.53	36,562.92	.00	274,975.47	33.8%
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61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	56,250	56,250	32,446.23	31,108.53	.00	23,803.77	57.7%
	TOTAL COMPUTER MAINTENANCE	56,250	56,250	32,446.23	31,108.53	.00	23,803.77	57.7%
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63	LIABILITY INSURANCE							
6300	Liability Insurance	528,823	528,823	429,063.80	9,594.89	.00	99,759.20	81.1%
	TOTAL LIABILITY INSURANCE	528,823	528,823	429,063.80	9,594.89	.00	99,759.20	81.1%
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64	WORKERS' COMP INSURANCE							

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City of Bountiful, UT
NOVEMBER 2014 EXPENSE BUDGET

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FOR 2015 05

64	WORKERS' COMP INSURANCE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
6400	Workers' Comp Insurance	326,674	326,674	152,304.15	36,557.74	.00	174,369.85	46.6%
	TOTAL WORKERS' COMP INSURANCE	326,674	326,674	152,304.15	36,557.74	.00	174,369.85	46.6%
<hr/>								
72	RDA REVOLVING LOAN FUND							
7200	RDA Revolving Loans	1,000,000	1,000,000	.00	.00	.00	1,000,000.00	.0%
	TOTAL RDA REVOLVING LOAN FUND	1,000,000	1,000,000	.00	.00	.00	1,000,000.00	.0%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	2,617,272	2,544,641	607,472.57	551,054.11	.00	1,937,168.43	23.9%
	TOTAL REDEVELOPMENT AGENCY	2,617,272	2,544,641	607,472.57	551,054.11	.00	1,937,168.43	23.9%
<hr/>								
83	RAP TAX							
8300	RAP Tax	371,000	371,000	69,287.07	29,309.30	.00	301,712.93	18.7%
	TOTAL RAP TAX	371,000	371,000	69,287.07	29,309.30	.00	301,712.93	18.7%
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92	OPEB TRUST							
9200	OPEB Trust	0	0	46,614.97	9,323.77	.00	-46,614.97	100.0%
	TOTAL OPEB TRUST	0	0	46,614.97	9,323.77	.00	-46,614.97	100.0%
	GRAND TOTAL	66,422,529	65,351,359	23,143,004.54	5,380,074.94	.00	42,208,354.46	35.4%

** END OF REPORT - Generated by Heidi Voordeckers **

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City of Bountiful, UT
NOVEMBER 2014 CAPITAL OUTLAY BUDGET

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FOR 2015 05

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4219 Enhanced 911	3,200	3,200	.00	.00	.00	3,200.00	.0%
4410 Streets	750,000	750,000	273,555.67	29,904.53	.00	476,444.33	36.5%
TOTAL GENERAL FUND	753,200	753,200	273,555.67	29,904.53	.00	479,644.33	36.3%
45 CAPITAL IMPROVEMENT							
4110 Legislative	700,000	700,000	59,040.70	5,729.87	.00	640,959.30	8.4%
4136 Information Systems	115,000	115,000	31,101.27	24,925.49	.00	83,898.73	27.0%
4140 Administration	20,000	0	.00	.00	.00	.00	.0%
4210 Police	448,495	448,495	45,647.00	19,563.00	.00	402,848.00	10.2%
4410 Streets	2,275,000	2,223,000	1,447,343.24	168,147.82	.00	775,656.76	65.1%
4510 Parks	340,000	260,000	18,055.00	14,255.00	.00	241,945.00	6.9%
TOTAL CAPITAL IMPROVEMENT	3,898,495	3,746,495	1,601,187.21	232,621.18	.00	2,145,307.79	42.7%
49 STORM WATER							
4900 Storm Water	545,000	545,000	191,112.00	.00	.00	353,888.00	35.1%
TOTAL STORM WATER	545,000	545,000	191,112.00	.00	.00	353,888.00	35.1%
51 WATER							
5100 Water	1,002,000	942,000	621,665.07	256,394.62	.00	320,334.93	66.0%
TOTAL WATER	1,002,000	942,000	621,665.07	256,394.62	.00	320,334.93	66.0%
53 LIGHT & POWER							
5300 Light & Power	2,586,500	2,417,500	31,549.02	11,716.52	.00	2,385,950.98	1.3%
TOTAL LIGHT & POWER	2,586,500	2,417,500	31,549.02	11,716.52	.00	2,385,950.98	1.3%

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City of Bountiful, UT
NOVEMBER 2014 CAPITAL OUTLAY BUDGET

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FOR 2015 05

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
<hr/>								
55 GOLF COURSE								
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5500	Golf Course	310,000	310,000	.00	.00	.00	310,000.00	.0%
	TOTAL GOLF COURSE	310,000	310,000	.00	.00	.00	310,000.00	.0%
<hr/>								
57 LANDFILL								
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5700	Landfill	300,000	0	.00	.00	.00	.00	.0%
	TOTAL LANDFILL	300,000	0	.00	.00	.00	.00	.0%
<hr/>								
58 SANITATION								
<hr/>								
5800	Sanitation	248,000	248,000	.00	.00	.00	248,000.00	.0%
	TOTAL SANITATION	248,000	248,000	.00	.00	.00	248,000.00	.0%
<hr/>								
59 CEMETERY								
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5900	Cemetery	30,000	30,000	.00	.00	.00	30,000.00	.0%
	TOTAL CEMETERY	30,000	30,000	.00	.00	.00	30,000.00	.0%
<hr/>								
83 RAP TAX								
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8300	RAP Tax	333,000	333,000	61,287.07	29,309.30	.00	271,712.93	18.4%
	TOTAL RAP TAX	333,000	333,000	61,287.07	29,309.30	.00	271,712.93	18.4%
GRAND TOTAL		10,006,195	9,325,195	2,780,356.04	559,946.15	.00	6,544,838.96	29.8%

** END OF REPORT - Generated by Heidi Voordeckers **

Expenditure Report for Invoices > \$1,000.00

Paid November 20, 2014

<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>
4764	MCNEILUS TRUCK & MAN	Streets	10.425000	Equip Supplies & Maint	\$ 1,073.82	179963	2670274	HYD CONTROL VALVE #2454
1212	ASPLUNDH TREE EXPERT	Liability Insurance	63.451150	Liability Claims/Deductible	2,280.00	179882	78Q08314	TREFT/LAMAR TREE REMOVAL
5500	BOWEN COLLINS & ASSOC	Engineering	10.431000	Profess & Tech Services	1,537.00	179888	11822	10/14 FEMA FIS REVIEW/DAVIS COUNTY
1510	BUSHNELL OUTDOOR PRO	Golf Course	55.448240	Items Purchased - Resale	1,600.04	179889	657513	ACCESSORIES
1602	CDW GOVERNMENT, INC.	Enhanced 911	10.428000	Telephone Expense	1,185.94	179895	QK33322	CAD FUSION
1602	CDW GOVERNMENT, INC.	Enhanced 911	10.428000	Telephone Expense	2,516.76	179895	QL64769	CAD FUSION
1602	CDW GOVERNMENT, INC.	Enhanced 911	10.428000	Telephone Expense	2,916.06	179895	QM15982	CAD FUSION
1602	CDW GOVERNMENT, INC.	Enhanced 911	10.428000	Telephone Expense	4,612.12	179895	QL04116	CAD FUSION
1969	DIVERSIFIED INSPECTION	Light & Power	53.448635	Vehicles	2,390.00	179908	243213	VEHICLE TESTING
2126	FAIRBANKS SCALES	Landfill	57.426000	Bldg & Grnd Suppl & Maint	1,569.69	179914	1188578	SCALE REPAIRS
2164	FERGUSON ENTERPRISES	Water	51.448400	Dist Systm Repair & Maint	1,519.01	179915	942373	SYST MTRLS-MILLSTREAM WAY EASEMENT
2254	GAMETIME	Parks	10.426000	Bldg & Grnd Suppl & Maint	4,526.55	179918	838505	BIGFOOT SLIDE
5458	HANSEN, ALLEN & LUCE	Landfill	57.431300	Environmental Monitoring	4,576.18	179926	33133	GROUNDWATER SAMPLING
2523	HONNEN EQUIPMENT COM	Streets	10.425000	Equip Supplies & Maint	1,629.73	179929	615303	CYL RPR/BACKHOE #1114
2564	I-D ELECTRIC INC	Water	51.448400	Dist Systm Repair & Maint	13,536.35	179932	93983	LEVEL TRANSDUCERS
5645	I4 SOLUTIONS, INC.	Information Systems	10.431000	Profess & Tech Services	3,750.00	179933	68234	WEBSITE & BRANDING PROJECT
2614	INTERMOUNTAIN GEOENV	Legislative	45.472100	Buildings	2,371.25	179940	536-002-01	09/14 SVC-PAUL WHEELER WALL FAILURE
2614	INTERMOUNTAIN GEOENV	Legislative	45.472100	Buildings	2,812.50	179940	536-002-02	10/14 SVC-PAUL WHEELER WALL FAILURE
2765	JP ELECTRICAL, LC	Police	10.426000	Bldg & Grnd Suppl & Maint	1,779.00	179946	11156	INSTALLED OUTLETS/CHRISTMAS LIGHTING
2780	KAPP CONSTRUCTION	Water	51.473110	Water Mains	120,895.95	179947	1400608	2014 WATERLINE PROJECTS
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	26,464.90	179948	231285-2	FUEL PURCHASE
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	29,848.90	179948	231285	FUEL PURCHASE
2886	LAKEVIEW ROCK PRODUC	Water	51.461300	Street Opening Expense	1,149.67	179953	323325	ROAD BASE
4844	LEGACY EQUIPMENT	Streets	10.425000	Equip Supplies & Maint	3,292.99	179956	66364	#2451 BODY CNTRL MODULE
3103	METRO GRAPHICS, LLC	Legislative	10.422000	Public Notices	1,800.00	179965	2857	18,000 11/14 QTRLY NEWSLETTERS
3195	MOUNTAIN STATES SUPP	Water	51.448400	Dist Systm Repair & Maint	1,720.55	179968	S101197337.001	SYST MTRLS
3572	PROFESSIONAL CLEANING	Police	10.426000	Bldg & Grnd Suppl & Maint	2,400.00	179978	902A	11/14 JANITORIAL SERVICES
3607	QUESTAR GAS	Police	10.427000	Utilities	2,072.28	179983	11032014G	AC#3401140000
3607	QUESTAR GAS	Light & Power	53.448611	Natural Gas	9,463.22	179983	11062014	AC#6056810000
3691	RENNER SPORTS SURFACE	Parks	10.426000	Bldg & Grnd Suppl & Maint	20,296.00	179985	1	VIEWMONT COURT RESURFACING
3777	ROTATIONAL MOLDING	Sanitation	58.448010	Garbage Containers	4,050.00	179989	30148	GARBAGE CANS
3924	SIMPLEXGRINNELL LP	Police	10.426000	Bldg & Grnd Suppl & Maint	1,942.00	179993	77363238	ANNUAL CONTRACT/ALARM SYST MONITORING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,417.24	180000	3668912	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,835.68	180000	3658883	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	2,200.44	180000	3665802	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	2,605.68	180000	3665845	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	3,089.68	180000	3661615	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	3,098.04	180000	3663008	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	4,316.84	180000	3662485	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	4,946.48	180000	3656081	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	7,414.00	180000	3666713	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	7,556.56	180000	3667712	PATCHING
4064	STEVE REGAN CO	Parks	10.426000	Bldg & Grnd Suppl & Maint	3,820.48	180002	563788	SOIL AND GREENHOUSE SUPPLIES
4358	STOTZ EQUIPMENT	Landfill	57.425000	Equip Supplies & Maint	2,440.01	180003	W06298	REPAIRS TO ALJON COMPACTOR
4171	THATCHER COMPANY	Water	51.448000	Operating Supplies	2,288.76	180007	1348945	CHLORINE
4229	TOM RANDALL DIST. CO	Streets	10.425000	Equip Supplies & Maint	2,213.75	180011	222538	ENG & HYD OIL/FLEET
4229	TOM RANDALL DIST. CO	Golf Course	55.425000	Equip Supplies & Maint	3,309.31	180011	222050	FUEL
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	1,275.00	180014	45-118917	TRAINING
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	1,912.50	180014	45-119361	TRAINING U/B
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	2,550.00	180014	45-119248	CUSTOM DESIGN BUILDING PERMIT
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	3,000.00	180014	45-119249	PERMITS FORMS LIBRARY
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	5,112.99	180014	45-119894	TRAINING
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	10,500.00	180014	45-119110	PERMITS & INSP DATA CONVERSION
4307	UNITED SERVICE & SAL	Parks	45.474500	Machinery & Equipment	4,999.00	180016	S27227	POWER TURBINE BLOWER
4450	VERIZON WIRELESS	Light & Power	53.448641	Communication Equipment	1,981.96	180022	9734635552	AC#371517689-00001
4536	WEBER-BOX ELDER	Light & Power	53.448628	Pineview Hydro	10,262.94	180024	11072014	3Q14 GENERATION
4567	WESTERN REFUSE & REC	Streets	10.425000	Equip Supplies & Maint	4,774.00	180026	136907	CYLINDER FOR GRBG TRK
TOTAL					\$ 382,499.80			

Weekly Expenditure Report for Invoices > \$1,000.00

Paid November 27, 2014

<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>
1271	BAR-J-WRANGLERS	Legislative	10.492080	Contr-Bntfl Comm Serv Council	\$ 7,500.00	180032	11242014	CONCERT 12/6/14 WOODS CROSS HIGH SCHOOL
1428	BOUNTIFUL IRRIGATION	Light & Power	53.424002	Office & Warehouse	1,077.23	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Light & Power	53.448639	Substation	1,183.71	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Streets	10.427000	Utilities	2,218.06	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Light & Power	53.448613	Plant	2,918.89	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Water	51.426000	Bldg & Grnd Suppl & Maint	3,761.51	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Cemetery	59.426000	Bldg & Grnd Suppl & Maint	12,700.87	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Golf Course	55.426000	Bldg & Grnd Suppl & Maint	20,468.33	180034	3-1820	2014 IRRIG WATER ASSESSMENT
1428	BOUNTIFUL IRRIGATION	Parks	10.461400	Purchase Of Water	33,667.84	180034	3-1820	2014 IRRIG WATER ASSESSMENT
5659	PRECISION CONSTRUCTI	Redevelopment Agency	73.426100	Special Projects	78,795.00	180066	11022014	BDAC REMODEL
5653	WELDON, GEORGE T.	Parks	10.425000	Equip Supplies & Maint	1,250.00	180077	744	RODANATOR
5653	WELDON, GEORGE T.	Cemetery	59.425000	Equip Supplies & Maint	1,250.00	180077	744	RODANATOR
TOTAL					<u>\$ 166,791.44</u>			

Expenditure Report for Invoices > \$1,000.00

Paid December 4, 2014

<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>
1510	BUSHNELL OUTDOOR PRO	Golf Course	55.448240	Items Purchased - Resale	\$ 1,480.07	180160	674744	ACCESSORIES
1609	CENTERVILLE REDEVELOPMENT	RAP Tax	83.475300	Interlocal Payment-Centerville	40,516.88	180163	12022014	MONTHLY RAP TAX AT 90% OF COLLECTIONS
1924	DELL MARKETING L.P.	Police	10.445100	Public Safety Supplies	6,243.12	180165	XJKFD66R6	8 LAPTOPS/POLICE
2719	JMR CONSTRUCTION INC	Streets	10.473400	Concrete Repairs	2,007.63	180177	12012014	CONCRETE REPAIRS
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	22,720.26	180178	240671	FUEL
3439	PECK STRIPING, INC.	Streets	10.448000	Operating Supplies	18,142.87	180194	24580	ROAD STRIPING
3519	POND'S PLUMBING/HEAT	Legislative	10.426050	Bldg/Grnds Maint - Stoker	2,861.00	180196	C8250	U OF U BLDG COMPRESSOR REPAIRS
4808	SMITH HYATT ARCHITEC	Redevelopment Agency	73.426100	Special Projects	21,450.00	180198	2361	14132 BDAC PROJECT
4217	TITLEIST	Golf Course	55.448240	Items Purchased - Resale	1,326.96	180200	262149	GOLF BALLS
5000	U.S. BANK CORPORATE	Police	10.425500	Terminal Maint & Queries	1,249.08	180202	11102014DE	COMPUTER ACC,HARDWARE,CREDIT,CONCRETE,SHIRTS
5000	U.S. BANK CORPORATE	Light & Power	53.424002	Office & Warehouse	1,470.00	180202	11102014AJ	FUEL,CAR SVS,TWNG,FERC MAIL,CHRSTMS PRTY,HEAT RPR
5000	U.S. BANK CORPORATE	Police	10.423000	Travel & Training	3,201.20	180202	11102014JP	TRAINING, REG, LDGNG, MEALS/HOST TRN & SHOT SHOW
4341	UTAH ASSOCIATED MUN	Light & Power	53.448621	Power Purch IPP	2,072.78	180204	11252014	10/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN	Light & Power	53.421000	Books Subscr & Mmbrshp	12,768.09	180204	11252014	10/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN	Light & Power	53.448622	Power Purch San Juan	167,971.29	180204	11252014	10/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN	Light & Power	53.448620	Power Purch CRSP	347,011.39	180204	11252014	10/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN	Light & Power	53.448626	Power Purch UAMPS (Pool, etc)	414,439.50	180204	11252014	10/14 POWER PURCHASE
4357	UTAH COMMUNICATIONS	Police	10.425200	Communication Equip Maint	2,394.75	180205	51995	10/14 RADIO SERVICE
4365	UTAH DEPT OF ENVIRON	Landfill	57.431300	Environmental Monitoring	3,850.00	180206	11132014	ANNUAL SOLID WASTE DISPOSAL FEE
4448	VEOLIA ENVIRONMENTAL	Sanitation	58.448000	Operating Supplies	8,056.20	180209	427094306	RECYCLING FEES
TOTAL:					<u>\$ 1,081,233.07</u>			

EXPENDITURE REPORT FOR INVOICES > \$1,000.00

Paid on December 11, 2014

<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>
4329	US BANK	Light & Power	53.484000	Paying Agents Fees	\$ 1,000.00	180334	3835262 2010 BOND TRUSTEE & FILING AGENT FEES
4450	VERIZON WIRELESS	Police	10.428000	Telephone Expense	1,084.61	180338	9735943783 AC#771440923-00001
4979	GOVCONNECTION, INC.	Police	10.445100	Public Safety Supplies	1,209.81	180284	51977537 MOBILE PRINTERS
3519	POND'S PLUMBING/HEAT	Legislative	10.426050	Bldg/Grnds Maint - Stoker	1,364.00	180326	C8223 U OF U STOKER HVAC REPAIRS
2537	HOSE & RUBBER SUPPLY	Streets	10.425000	Equip Supplies & Maint	1,465.72	180292	459303-001 HYD HOSE/FLEET
1046	ADVENTURES IN ADVERT	Streets	10.448000	Operating Supplies	1,812.77	180240	RDA1647556 EMPLOYEE COATS
1211	ASPHALT MATERIALS	Streets	10.441200	Road Matl Patch/ Class C	2,198.30	180244	61696 PATCHING
3492	PINNACLE RISK MANAGE	Workers' Comp Insurance	64.435500	Admin Services - W/C	2,386.00	180325	5616 11/14 ADMIN SERVICES
2987	M.C. GREEN & SONS	Streets	10.473400	Concrete Repairs	2,510.00	180310	2919 300 S 400 E CONCRETE PAVEMENT REPAIR
1599	CCG-HOWELLS	Police	10.445100	Public Safety Supplies	2,544.52	180257	53592 CTC OFFICE/PATROL SECRETARY
4334	USDA-FOREST SERVICE	Light & Power	53.448627	Echo Hyrdo	2,920.96	180335	BF 041901R0244 SPECIAL USE PERMIT-POWER LINE
5740	AGT PAINTING & COATING	Police	45.472100	Buildings	3,052.00	180241	5274 EXTERIOR PAINT
4996	KEDDINGTON & CHRIS	Administrative	10.431100	Legal And Auditing Fees	3,250.62	180303	1848 5TH INTERIM BILLING/AUDIT SVCS FYE 6/30/14
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	3,322.40	180245	78Y24914 TREE TRIMMING
1615	CENTURYLINK	Enhanced 911	10.428000	Telephone Expense	3,556.32	180259	11222014 801-578-0401-452B
4996	KEDDINGTON & CHRIS	Light & Power	53.431100	Legal And Auditing Fees	4,392.54	180303	1848 5TH INTERIM BILLING/AUDIT SVCS FYE 6/30/14
3195	MOUNTAIN STATES SUPP	Water	51.448400	Dist Systm Repair & Maint	4,407.50	180317	S101193575.001 CLAMPS
1767	CONTEMPORARY IMAGE P	Light & Power	53.445202	Uniforms	4,521.00	180266	29309 FR CLOTHING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	4,883.84	180245	78U06014 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	4,980.05	180245	77Z61914 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	4,989.12	180245	79T32214 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	77Z61814 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	78Y24714 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	78Y24814 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	79L46714 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	79Z00614 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	80B42014 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	80P53514 TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180245	80P53614 TREE TRIMMING
3018	MARQUEE BODY & PAINT	Light & Power	53.448635	Vehicles	5,198.05	180312	4288 #5051 REPAIRS
3195	MOUNTAIN STATES SUPPLY	Water	51.448400	Dist Systm Repair & Maint	8,055.00	180317	S101199484.001 SYSTEM MATERIALS
5741	COMMERCIAL MECHANICAL	Police	45.472100	Buildings	19,377.00	180265	30298 REPLACE BOILER
				TOTAL:	<u>\$ 135,605.33</u>		

Weekly Expenditure Report for Invoices > \$1,000.00

Paid December 18, 2014

<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>
1405	BOUNTIFUL CITY	Water	51.461300	Street Opening Expense	\$ 5,201.00	180349	4660-4662	ROAD BASE,CAPITAL PIPE PROJECT
1405	BOUNTIFUL CITY	Water	51.473110	Water Mains	17,360.00	180349	4660-4662	ROAD BASE,CAPITAL PIPE PROJECT
2780	KAPP CONSTRUCTION	Water	51.473110	Water Mains	150,037.77	180370	1400609	2014 WATERLINE PROJECTS
2799	KELLERSTRASS ENTERPRISE	Streets	10.425000	Equip Supplies & Maint	17,055.39	180372	240393	FUEL
2930	LEON POULSEN CONSTRUCTION	Storm Water	49.441250	Storm Drain Maintenance	12,976.54	180374	12102014	CONCRETE REPAIRS
2930	LEON POULSEN CONSTRUCTION	Streets	10.473400	Concrete Repairs	20,165.05	180374	12102014	CONCRETE REPAIRS
2930	LEON POULSEN CONSTRUCTION	Golf Course	55.473100	Improv Other Than Bldgs	24,711.79	180374	12102014	CONCRETE REPAIRS
3572	PROFESSIONAL CLEANING	Police	10.426000	Bldg & Grnd Suppl & Maint	2,400.00	180391	2017	12/14 JANITORIAL SERVICES
3607	QUESTAR GAS	Water	51.427000	Utilities	1,151.10	180395	12032014A	AC#9591363682
3607	QUESTAR GAS	Light & Power	53.448613	Plant	1,283.02	180395	12022014	AC#1067495449
3607	QUESTAR GAS	Police	10.427000	Utilities	2,323.39	180395	12022014E	AC#3401140000
3607	QUESTAR GAS	Light & Power	53.448611	Natural Gas	10,283.25	180395	12042014A	AC#6056810000
5167	SALT LAKE VALLEY-CDJ	Police	45.474500	Machinery & Equipment	26,525.58	180401	1423770	#2C3CDXKT1EH364596 2014 CHARGER
5167	SALT LAKE VALLEY-CDJ	Police	45.474500	Machinery & Equipment	26,525.58	180402	1423740	#2C3CDXKT4EH371493 2014 CHARGER
5167	SALT LAKE VALLEY-CDJ	Police	45.474500	Machinery & Equipment	26,525.58	180403	1423760	#2C3CDXKTXEH360532 2014 CHARGER
5167	SALT LAKE VALLEY-CDJ	Police	45.474500	Machinery & Equipment	26,525.58	180404	1423750	#2C3CDXKT2EH371492 2014 CHARGER
4016	SPRINT	Streets	10.425000	Equip Supplies & Maint	1,080.29	180411	997225610-025	AC#997225610
4016	SPRINT	Police	10.425200	Communication Equip Maint	3,889.92	180412	456251837-053	AC#456251837
4025	STAKER & PARSON COMP	Storm Water	49.441200	Road Matl Patch/ Class C	1,243.00	180413	3673749	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	1,274.24	180413	3675457	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	2,287.12	180413	3673749	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	3,086.60	180413	3671070	PATCHING
4025	STAKER & PARSON COMP	Streets	10.441200	Road Matl Patch/ Class C	3,848.24	180413	3672280	PATCHING
4285	TYLER TECHNOLOGIES,	Information Systems	45.474500	Machinery & Equipment	5,100.00	180422	45-122047	TRAINING
4331	USA BLUE BOOK (DBA)	Water	51.448000	Operating Supplies	2,881.80	180425	493509	HIP BOOTS
4448	VEOLIA ENVIRONMENTAL	Water	51.448400	Dist System Repair & Maint	5,706.40	180429	230-03824	POND CLEANING
4450	VERIZON WIRELESS	Light & Power	53.448641	Communication Equipment	3,655.76	180430	9736341730	AC#371517689-00001
4574	WHEELER MACHINERY CO	Landfill	57.425000	Equip Supplies & Maint	1,608.72	180435	PS000144611	CUTTING EDGES/LOADER & DOZER
TOTAL:					<u>\$ 406,712.71</u>			

Expenditure Report for Invoices > \$1,000.00

Paid January 1, 2015

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	\$ 4,112.32	180561	81H47314	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	4,112.32	180561	81H47414	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180561	81V83614	TREE TRIMMING
1212	ASPLUNDH TREE EXPERT	Light & Power	53.448632	Distribution	5,140.40	180561	81V83714	TREE TRIMMING
5799	BALLEJOS, TRACY	Police	10.423000	Travel & Training	1,200.00	180563	12232014	REIMB-2014 FALL TUITION PER POLICY
1405	BOUNTIFUL CITY	Water	51.461300	Street Opening Expense	19,628.00	180568	4664-4667	ASPHALT PATCHING
1415	BOUNTIFUL DAVIS ARTS	Legislative	10.492010	Contr-Btfl/Davis Art Ctr	30,000.00	180571	12162014	2014-2015 ALLOCATION 2ND HALF
1596	CATE RENTAL & SALES	Streets	10.425000	Equip Supplies & Maint	2,039.84	180578	Z11197	REPLACE DAMAGED SHIELD-LAYDOWN MACHINE
1609	CENTERVILLE REDEVELO	RAP Tax	83.475300	Interlocal Payment-Centerville	29,380.99	180579	12242014	MONTHLY RAP TAX @ 90% OF COLLECTIONS
1720	CODALE ELECTRIC SUPP	Light & Power	53.424002	Office & Warehouse	2,265.97	180581	S4235017.001	BOILER CONTACTOR
1888	DAVIS COUNTY GOVERNMENT	Police	10.431600	Animal Control Services	5,077.76	180584	68810	10/14 ANIMAL CONTROL SERVICES, DOC IMAGES
5797	DIRECT PUSH SERVICES	Landfill	57.426000	Bldg & Grnd Suppl & Maint	2,550.00	180588	2976	WELL REMOVAL
2209	FOUR SEASONS, INC.	Light & Power	53.448632	Distribution	16,870.00	180593	2659	CONDUIT BORING-500 W
4887	GDS ASSOCIATES, INC.	Light & Power	53.431000	Profess & Tech Services	1,016.00	180596	121558	WEB COMPLIANCE FEES 09/14 & 11/14
2607	INTERMOUNTAIN BOBCAT	Streets	45.474500	Machinery & Equipment	4,100.00	180608	E42866	UNIT #2244 BOBCAT SKID LOADER 1 YR LEASE
2886	LAKEVIEW ROCK PROD.	Water	51.461300	Street Opening Expense	1,013.76	180611	324358	ROAD BASE
2937	LEWIS, YOUNG,	Planning	10.431000	Profess & Tech Services	5,075.00	180613	2014-0185A	AFFORDABLE HOUSING & SENIOR ANALYSIS
5798	LOGAN, SIMPSON DESIGN	Redevelopment Agency	73.426100	Special Projects	9,500.00	180614	16533	PROF. SERVICES THRU 11/07/14 CITY PLAZA MASTER PLAN
3018	MARQUEE BODY & PAINT	Liability Insurance	63.451150	Liability Claims/Deductible	1,744.60	180617	1195	POLICE CAR REPAIR (KILLIAN)
3195	MOUNTAIN STATES SUPPLY	Water	51.448400	Dist Systm Repair & Maint	1,820.36	180619	S101237048.001	SYSTEM MATERIALS
5659	PRECISION CONSTRUCTION	Redevelopment Agency	73.426100	Special Projects	88,854.88	180625	12232014	BDAC REMODEL
3972	SOLAR TURBINES, INC.	Light & Power	53.448614	Plant Equipment Repairs	576,607.50	180626	12056005032	ENGINE EXCHANGE FOR #1 TAURUS/50% INITIAL BILLING
4097	SUEKAWA, DAVE	Police	10.423000	Travel & Training	1,086.90	180627	12232014	REIMB-2014 FALL TUITION
5000	U.S. BANK CORPORATE	Executive	10.423000	Travel & Training	2,084.82	180628	12102014GR	NLC CONF, MEALS, LODGING, STATE LICEN. RENEWAL, K.C. RCPTN
4341	UTAH ASSOCIATED MUN.	Light & Power	53.448621	Power Purch IPP	2,072.78	180630	12242014	11/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN.	Light & Power	53.448622	Power Purch San Juan	153,343.44	180630	12242014	11/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN.	Light & Power	53.448620	Power Purch CRSP	355,720.33	180630	12242014	11/14 POWER PURCHASE
4341	UTAH ASSOCIATED MUN.	Light & Power	53.448626	Power Purch UAMPS (Pool, etc)	442,950.95	180630	12242014	11/14 POWER PURCHASE
TOTAL:					<u>\$ 1,774,509.32</u>			

City Council Staff Report



Subject: Stoker School Rain Gutters
Author: Brock Hill
Department: Building Maintenance
Date: 13 January 2015

Background

In the last year we have experienced an increase in the maintenance, man hours, and finances required to address and solve HVAC, structure, plumbing, and cosmetic issues at Stoker School. In the winter of 2013-14 roof structure, shingles, rain gutter, and soffit and fascia damage occurred from the melting/freezing and buildup of ice on the upper roof. Falling ice from the upper roof to the lower roof on the north side damaged shingles and roof sheathing causing leaks and water damage on interior sheetrock and ceiling tiles, as well as, HVAC equipment damage, window wells filling with water then leaking in the building, and concrete damage. In addition, safety has become a big concern for the east ADA access ramp and north and west entrances as ice builds up, breaks off, and falls to the concrete or ramps below.

Analysis

Due to the damage resulting from the conditions as previously described, much of the rain gutters, down spouts, aluminum soffit and fascia, and decorative wood fascia has been removed and is currently missing on the east and north side of the upper roof. The wood fascia on the gym and lower roof of the main building has been left bare and exposed to weather conditions and further damage. Without replacing and reinforcing the roof structure, removing/replacing and building up the damaged fascia, and installing an ice melting system, we will continue to experience continued and repeat damage, specifically on the east and north sides of the buildings.

Staff solicited bids for the required work from 4 construction companies receiving only two responses as summarized below:

- MBL Home Improvement: \$12,604.00
- Hanson Homes: \$15,700.00
- Custom Exteriors: no response
- Monson and Monson Construction: no response

Neither of the responding bids included the price of any required power, circuit breakers, GFCI protection, or electrical outlets that will be required for the installation of the heat

cable. Additional funding will be required to cover the costs associated with these improvements. Once construction has begun and accurate estimates for heat cable requirements can be established, funds to cover the associated costs will be requested.

Department Review

The review was completed by the Parks and Building Maintenance Departments

Significant Impacts

Without the needed repairs we will continue to see maintenance costs and equipment replacements costs increase, safety issues worsen, and further degradation of the building's exterior, roof, rain gutters and fascia, and surrounding concrete.

Recommendation

Staff recommends the following action to be taken by the City Council:

- Enter into an installation contract with MBL Home Improvement for new wood structural fascia, aluminum soffit and fascia, rain gutters and down spouts, and commercial grade heat cable at Stoker School for \$12,604.00.

Attachments

- None – Estimates available upon request.

City Council Staff Report



Subject: City Recorder and Finance Director Appointments

Author: City Attorney Russell Mahan

Date: 13 January 2015

Background

Long time City Recorder/Finance Director Kim Coleman has moved on to other employment, and his position is now vacant. City Manager Gary Hill has proposed that the duties of City Recorder and those of Finance Director be divided, which is a common situation in other cities. He is proposing that Shawna Andrus be appointed as City Recorder to perform the non-financial duties of that office, and that her position be increased from 32 to 40 hours per week. Shawna has worked for the City for many years. He is also proposing that Tyson Beck be appointed to the position of Finance Director, to perform the financial tasks of the City. Tyson has been one of the external auditors with Keddington & Christensen and has presented audits before the Council on several occasions.

Analysis

Under State law the City Recorder has both financial and non-financial duties. Section 10-6-157 of the Utah Code allows the City Council by resolution or ordinance to create the position of Finance Director to fulfill the financial duties. Proposed Bountiful City Ordinance 2015-01 does just that, following the language of the State Code. Proposed Resolution 2015-01 then designates that the Finance Director would be the department head. The City Recorder will not be a department head position.

State law requires that the City Recorder be appointed by the Mayor with the advice and consent of the City Council for a two year term. The Finance Director is appointed by the Mayor with the advice and consent of the City without a limit as to term, but subject to the power of removal.

Mayor Randy Lewis nominates Shawna Andrus as Bountiful City Recorder and Tyson Beck as Finance Director.

Note 1: The Ordinance also includes very minor changes to the City Code provisions concerning storm water management. These amendments are requested by Assistant City Engineer Todd Christensen to comply with State water quality standards about car washes and the 25-year storm requirement of the State Code.

Note 2: The Resolution also includes two other changes. One is a change to the Educational Policy, changing the wording from “will” pay to “may” pay education expenses, and clearly stating that it is not an entitlement. The other is requested by Human Resources Director Shannon Cottam to slightly modify the vacation leave allowance to conform to computer practicality.

Department Review

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

Significant Impacts

This division of the positions of City Recorder and Finance Director would change some administrative work arrangements, and would increase one staff position by eight hours.

Recommendation

It is recommended that the City Council approve Ordinance No. 2015-01 and Resolution No. 2015-01, and that Tyson Beck be appointed to the position of Finance Director and Shawna Andrus be appointed to the position of Bountiful City Recorder.

Attachments

Ordinance No. 2015-01
Resolution No. 2015-01



BOUNTIFUL

City of Beautiful Homes and Gardens

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

BOUNTIFUL CITY ORDINANCE NO. 2015-01

AN ORDINANCE CREATING THE POSITION AND ESTABLISHING THE DUTIES
OF THE BOUNTIFUL CITY FINANCE DIRECTOR, AND MAKING TECHNICAL
CHANGES TO THE STORM WATER MANAGEMENT ACT.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT the City Council is authorized by Section 10-6-157 of the Utah Code to create the position of Finance Director to perform the financial duties and responsibilities of the office of City Recorder.

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

SECTION 1. The Bountiful City Code is hereby amended as follows:

**Title 2 Administration and City Government
Chapter 3 Administration**

2-3-107. Fiscal Procedures.

(a) The Uniform Fiscal Procedures Act for Utah Cities, which is set forth in Chapter 6 of Title 10 of the Utah Code, is hereby adopted.

(b) There is hereby created the position of Finance Director to perform the financial duties and responsibilities of the City Recorder, the financial administrative duties prescribed in the Uniform Accounting Manual for Utah Cities, and such other duties as may be assigned by the City Manager. The Finance Director shall be a qualified person, appointed and removed by the mayor with the advice and consent of the City Council, and may not assume the duties of the City Treasurer.

2-3-104. Appointive Officers.

The governing body shall appoint a qualified person to serve as City Manager. On or before the first Monday in February following a municipal election, the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to each of the offices of City Recorder and City Treasurer. **The Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of Finance Director.** The City Manager shall appoint or remove other Department Heads (who are identified in the Bountiful City Personnel Policies & Procedures Manual). Those officers shall perform such duties as are required by State law and by City ordinance, resolution, rule or regulation.

**Title 6 Public Works and Property
Chapter 15 Storm Water Management**

6-15-110. Illicit discharges.

(b) The commencement, conduct or continuance of any discharge to the storm drain system is prohibited except as described as follows:

- (11) ~~non-commercial~~ **individual residential** washing of vehicles,

6-15-120. Long-Term Storm Water Management Requirements

Owners and operators of development and re-development sites within the jurisdictional limits of the City which disturb 1 acre or more of surface area, or are part of a common plan of development that disturbs one acre or more and have not passed a final storm water inspection for notice of termination are required meet the minimum long-term storm water management requirements of the State of Utah UPDES Storm Water General Permit for Construction Activities, UTR 300000 Section 3.5.2.b. and the following requirements:

(c) Calculations. Hydrologic design calculations for the pre-development and post-development conditions must show that the proposed storm water management measures are capable of controlling runoff from the site in compliance with this ordinance based on a design storm having a 10-year return frequency **or a 25-year return frequency if located in the Residential Foothill subzone**. A description and source of all parameters used in the calculations shall be included.

SECTION 2. SEVERABILITY. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon first publication.

ADOPTED THIS 13TH DAY OF JANUARY, 2015.

BOUNTIFUL CITY:

RANDY C. LEWIS, MAYOR

ATTEST:

SHAWNA ANDRUS, CITY RECORDER



BOUNTIFUL

City of Beautiful Homes and Gardens

BOUNTIFUL CITY COUNCIL RESOLUTION NO. 2015-01

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

CITY MANAGER
Gary R. Hill

**A RESOLUTION REVISING THE BOUNTIFUL CITY PERSONNEL POLICIES
AND PROCEDURES MANUAL WITH RESPECT TO THE IDENTIFICATION OF
DEPARTMENT HEADS AND CLARIFYING THE EDUCATION ALLOWANCE.**

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL AS FOLLOWS:

1. The City Council is empowered and authorized by to establish personnel policies and guidelines by resolution (§10-3-717 of the Utah Code); and
2. The City Council is authorized to create the position of Finance Director to perform the financial duties and responsibilities of the office of City Recorder (§10-6-157).

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH:

SECTION 1. The Bountiful City Personnel Policies and Procedures are hereby amended as follows:

105. Application of this Manual

(b) Department Heads are the Assistant City Manager, ~~City Recorder/~~ Finance Director, City Engineer, Police Chief, Water Director, Parks Director, Light and Power Director, Streets and Sanitation Director, Planning/Economic Development Director, Information Systems Director, Human Resources Manager and the City Attorney....

311. Benefits

(f) Education Allowance.

(1) The City encourages its employees to continually update and increase their level of education. To further this policy, the City ~~will~~ **may, if funds are appropriated and available and the coursework is approved by the Department Head,** give financial assistance to regular employees enrolled in City-approved educational programs of direct benefit in aiding the employee to improve performance and skills in his/her position with the City. To this end, 50% of tuition and book fees will be paid for classes or course work of direct benefit after proof of registration. Approval of eligibility of the course shall be obtained from the employee's Department Head prior to taking the course if reimbursement is going to be requested. At the end of the class, the employee must provide evidence of satisfactory completion of the course. If the employee

does not complete or satisfactorily pass the class, the employee must reimburse the City for the tuition and books paid by the City for that class.

(2) Employees must remain employed with the City following completion of the course for at least one year, or re-pay the City for the tuition, books and fees paid by the City. Upon termination within one year, the City may deduct all tuition, books and fees paid by the City within the previous twelve months from any pay check. The employee must pay the City any deficiency if the full amount owed is not paid by deduction from any pay check.

(3) The City will pay fees for approved conferences, seminars and courses approved by the Department Head.

(4) The education allowance is **not a right of employees but is subject to Department Head and City Manager approval, is** subject to appropriation by the City Council, **may be reduced pro rata depending upon fund availability and demand,** and may be discontinued at any time.

312. Leaves of Absence

(b) Vacation Leave.

(2) Vacation leave for regular employees working 40 hours per week shall accrue at the following rate:

0 - 5 years of service: ~~3.692~~ **3.7** hours per pay period (12 days per year)
6-10 years of service: ~~4.615~~ **4.62** hours per pay period (15 days per year)
11-15 years of service: ~~5.538~~ **5.54** hours per pay period (18 days per year)
15+ years of service: ~~6.461~~ **6.47** hours per pay period (21 days per year)

SECTION 2. If any part of these policies is found to be invalid for any reason, the remainder shall remain in full force and effect.

SECTION 3. This resolution shall take effect immediately.

Adopted this 13th day of January, 2015.

BOUNTIFUL CITY:

RANDY C. LEWIS, MAYOR

ATTEST:

SHAWNA ANDRUS, CITY RECORDER

City Council Staff Report



Subject: Animal Control – Cat Program
Author: City Attorney Russell Mahan
Date: 13 January 2015

Background

On October 28th there was a presentation to the City Council in the work session of the meeting about the Davis County Animal Control cat program called TNR for “trap, neuter and release.” The minutes from that meeting state: “This program allows feral or free roaming cats brought in to be identified, given shots, neutered, ear-tipped and released back in the cat population. The benefits include reduced take in rates, safer communities, improved health of the cats, the shelter staff are more satisfied and, over time, TNR can reduce the colony of a cat community... Gary Hill stated that this issue can be brought back as an ordinance.” This is the ordinance and the authorization from the Council for Bountiful to participate in the program.

Analysis

The proposed ordinance simply authorizes the impoundment, handling and disposition of feral cats by Davis County Animal Services under the Utah Community Cat Act. Under the program those cats will be trapped, neutered and then released back to their neighborhood. There is no cost to the City. Bountiful’s participation in the program is voluntary. The old program of killing feral cats will be continued if the program is not authorized.

Department Review

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

Significant Impacts

None.

Recommendation

It is recommended that this ordinance be adopted.

Attachments

Bountiful City Ordinance No. 2015-02.



BOUNTIFUL

City of Beautiful Homes and Gardens

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

BOUNTIFUL CITY ORDINANCE NO. 2015-02

An Ordinance amending the Bountiful City Code to authorize Davis County Animal Services to impound, handle and dispose of feral cats under the Utah Community Cat Act.

IT IS THE FINDING OF THE BOUNTIFUL CITY COUNCIL THAT:

1. The Utah Legislature has provided for the handling of feral or free-roaming cats in the "Community Cat Act" in Section 11-46-301 et seq of the Utah Code.
2. Davis County Animal Services has proposed a cat program entitled "Trap, Neuter and Release" with related services for the benefit of Bountiful and other Davis County residents.
3. The City Council is authorized by Utah Code Section 10-8-84 to pass all ordinances and regulations as are necessary and proper to provide for the safety of, and preserve the health, good order and convenience of the City and its inhabitants.
4. It is understood that there will be no additional cost to Bountiful City for this program.

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

SECTION 1. The Bountiful City Code is hereby amended as follows:

Title 8 Public Health
Chapter 2 Animal Control

8-2-134. Terms of Impoundment Destruction and Disposal of Animals.

(f) Cats may be impounded, handled and disposed of in conformity with the Davis County Animal Services program under the "Community Cat Act" (Utah Code §11-46-301 et seq).

SECTION 3. IMPLEMENTATION. Bountiful City staff is authorized and directed to take the actions necessary to implement this program.

SECTION 4. SEVERABILITY. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon first publication.

Adopted this 13th day of January, 2015.

BOUNTIFUL CITY:

Randy C. Lewis, Mayor

Attest:

Shawna Andrus, City Recorder

City Council Staff Report



Subject: Public Notice of City Council's Meeting Schedule
Author: City Attorney Russell Mahan
Date: 13 January 2015

Background

Under Section 52-4-202 of the Utah Code (in the Open & Public Meetings Act), the City Council "shall give public notice at least once each year of its annual meeting schedule," and "shall specify the date, time, and place of the scheduled meetings."

Analysis

The City Council can meet when it wants to. In the 1980s and 1990s it met every Wednesday. For the last fifteen years or so it has met on the second and fourth Tuesdays, which can be changed at the Council's discretion.

The Public Notice given here announces that Bountiful City Council meetings "shall take place the second and fourth Tuesdays of each month." However, it notes that there will not be a meeting on December 22nd.

Department Review

This Public Notice has been reviewed by the City Manager and the City Attorney.

Significant Impacts

There are no significant impacts from this action.

Recommendation

It is recommended that the City Council approve the Public Notice of Bountiful City Council Meetings in 2015, and meet on the second and fourth Tuesdays of each month.

Attachments

The Public Notice of Bountiful City Council Meetings in 2015.

PUBLIC NOTICE

Pursuant to UCA 52-4-6, the City of Bountiful hereby gives public notice of its annual meeting schedule for 2015. Regular meetings of the City Council shall take place the second and fourth Tuesdays of each month. All City Council meetings shall be held in the Council Chambers at City Hall, 790 South 100 East, Bountiful, Utah, unless otherwise advertised. The meetings will begin promptly at 7:00 p.m.

Some meetings will have a work session beginning at 6:00 p.m., which is open to the public.

The City Council may meet as a Redevelopment Agency Board of Directors. These meetings shall take place in the City Council Chambers at City Hall, and shall begin after City Council meetings as needed, unless otherwise advertised.

The Council will not meet on December 22.

All meetings of the City Council shall be open to the public, and the public is invited to attend the meetings of the City Council and the Redevelopment Agency, except where the City Council or Redevelopment Agency Board meet in Closed Session upon proper public notice and for the purposes outlined in UCA 52-4-5.

In addition to the above scheduled regular meetings, the City Council may, from time to time, meet in special session as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-6.

Dated this 13th day of January, 2015.

Gary R. Hill
City Manager

Council Staff Report

Subject: Preliminary and Final Plat approval for
Author: Chad Wilkinson, City Planner
Paul Rowland, City Engineer
Address: 1459 N. Main Street
Date: January 13, 2015



Background and Analysis

Mr. Dave Curtis, applicant, requests preliminary and final plat approval for the Village Plaza Office Building Condominiums, which encompasses the recently approved National Commercial Properties office building. The building is located on Lot 1 of the Village on Main Subdivision and all required infrastructure currently exists adjacent to the site. The building is two stories tall, and is approximately 14,000 square feet (divided between two stories of approximately 7,000 square feet). The applicant proposes to divide the building into 4 units with common area for restrooms, hallways and mechanical rooms.

The Engineering and Planning Department have reviewed the proposed condominium plat and recommend that it be approved with some minor redline corrections. The Planning Commission reviewed the item on December 16, 2014 and recommended approval of the condominium plat with conditions.

Recommended Action

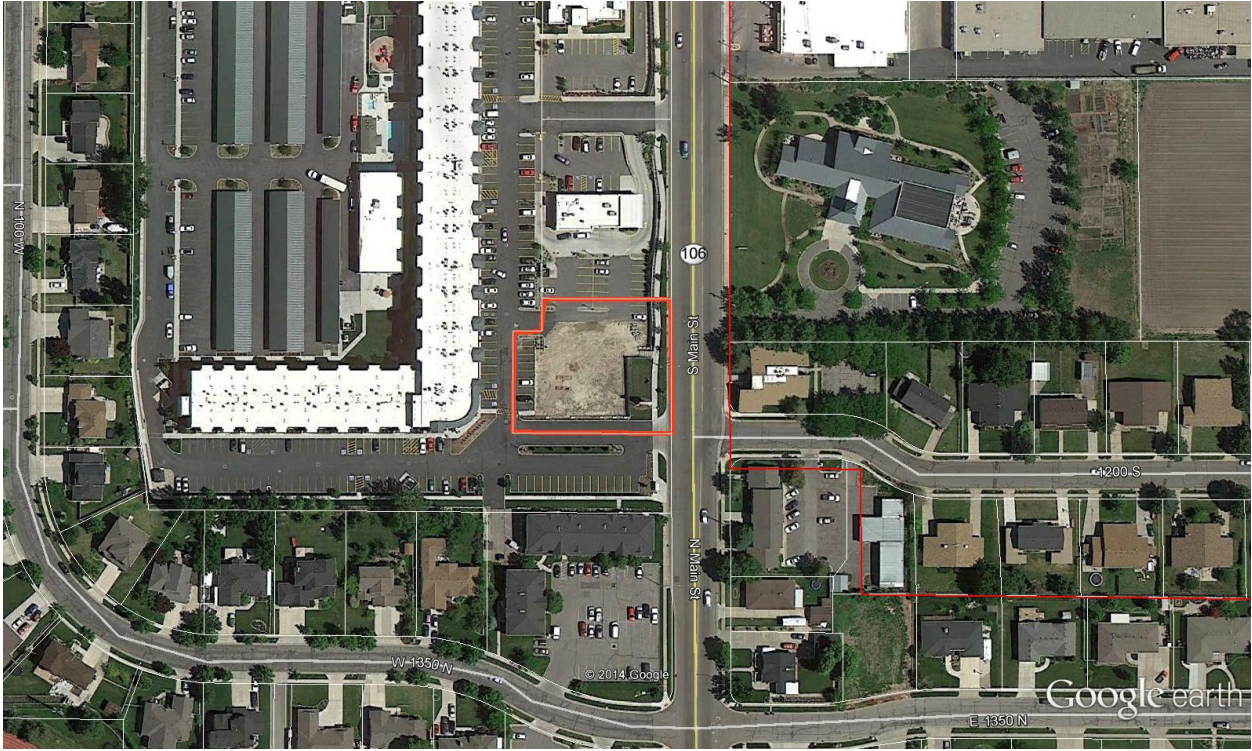
The Planning Commission recommends preliminary and final plat approval for the Village Plaza Office Building Condominiums, with the following conditions:

1. Submit the signed, final mylar ready for utility signatures.
2. Submit a current title report.
3. Payment of fees as follows:
 - a. Checking Fee \$ 400
 - b. Recording Fee \$ 80

Attachments

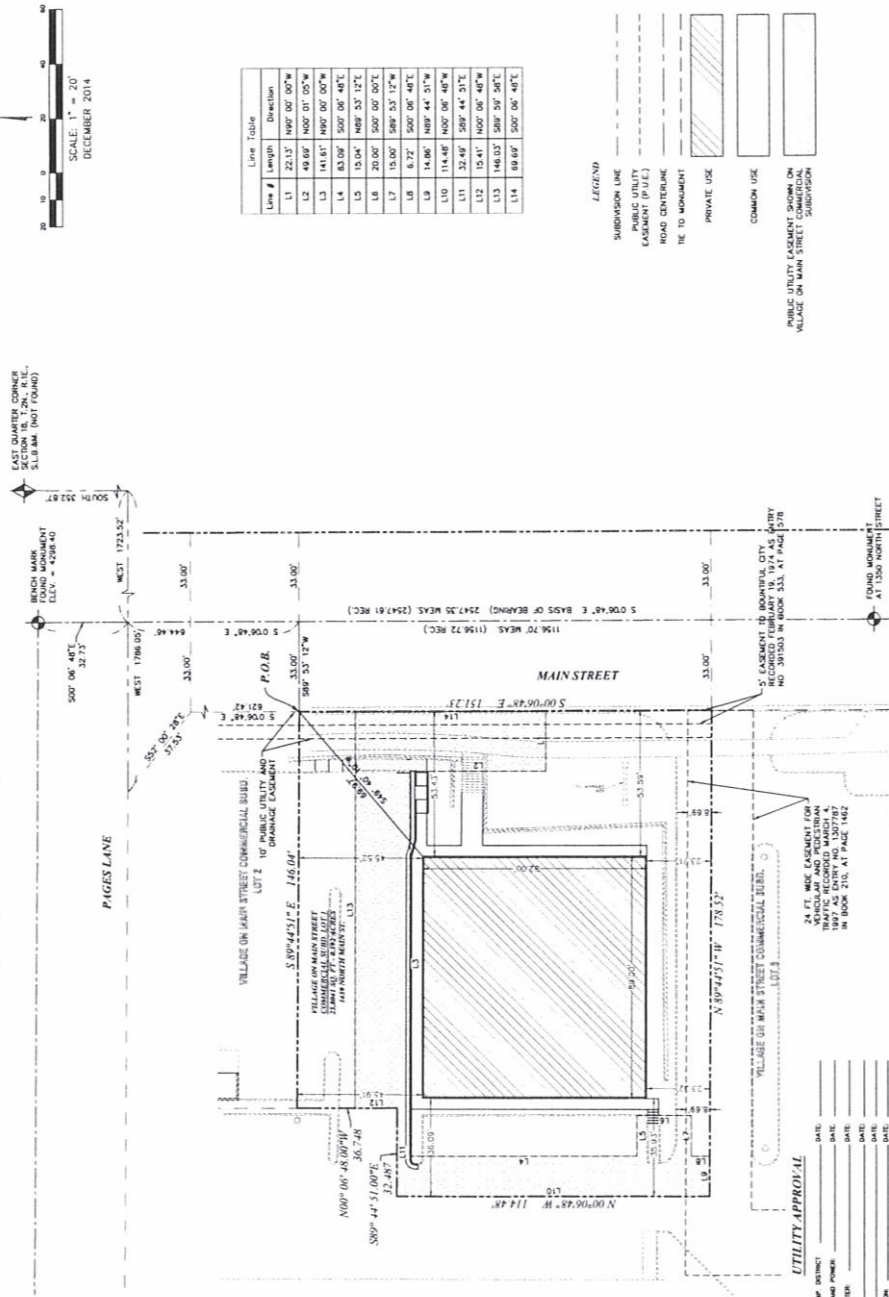
1. Aerial photo
2. Proposed Condominium Plat

1459 S. Main Street



VILLAGE PLAZA CONDOMINIUMS

1459 NORTH MAIN STREET
 (VILLAGE ON MAIN STREET COMMERCIAL SUBD. LOT 1)
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 18888 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE RECORDING OF THIS PLAT AND THE DEEDS HEREIN AND PURSUANT TO SAID PLAT OF LAND REFERRED TO THEREIN, I HAVE FULLY COMPLETED THE SURVEY AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AS SHOWN ON THIS PLAT.

VON R. HILL

BOUNDARY DESCRIPTION

ALL OF LOT 1, VILLAGE ON MAIN STREET COMMERCIAL SUBDIVISION, A RECORDED SUBDIVISION IN THE OFFICE OF THE DAVIS COUNTY RECORDER CONTAINING 25.804 AC. OF 0.524 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY CONSENT TO THE RECORDING OF THIS CONDOMINIUM PLAT TO BE NAMED VILLAGE PLAZA CONDOMINIUMS AND TO THE DEDICATION OF THE PUBLIC UTILITY EASEMENTS AND PRIVATE UTILITY EASEMENTS SHOWN ON THIS PLAT FOR PUBLIC USE AND ALL COMMON SPACES AS PUBLIC UTILITY EASEMENTS AS SHOWN ON THIS PLAT. WE AGREE TO SIGN ANY NECESSARY INSTRUMENTS INCLUDING BUT NOT LIMITED TO ELECTRICITY, WATER, SEWER AND STORM DRAIN LINES NECESSARY TO SERVE THIS TRACT OF LAND.

SIGNED THIS _____ DAY OF _____ 20____

NAME: _____
 TITLE: _____
 UNITED LIABILITY COMPANY

LLC ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____, THESE PERSONS WHOSE NAMES ARE LISTED IN THE UNDERSIGNED INSTRUMENT, HAVE READ AND UNDERSTOOD THE CONTENTS OF SAID INSTRUMENT AND HAVE MADE IT THEIR OWN FREE AND VOLUNTARY ACT AND DEED AND HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE SAID INSTRUMENT AND HAVE AGREED TO SIGN SAID INSTRUMENT AND HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE SAID INSTRUMENT.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

BEFORE ALL WITH BY THESE PRESENTS THAT FIRST AMERICAN TITLE GUARANTEE AGENCY, L.L.C. (FIRST AMERICAN TITLE GUARANTEE AGENCY), THE UNDERSIGNED COMPANY, AS A CLAIMANT, HAS REVIEWED THE INSTRUMENT AND HAS DETERMINED THAT THE INSTRUMENT IS VALID AND CORRECT AND THAT THE INSTRUMENT IS NOT SUBJECT TO ANY OTHER INSTRUMENTS THAT MIGHT AFFECT THE INTERESTS OF THE UNDERSIGNED COMPANY IN THE LAND INCLUDED WITHIN SAID PUBLIC UTILITY EASEMENTS AND COMMON SPACES.

NAME: _____
 TITLE: _____
 FIRST AMERICAN TITLE

LLC ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____, THESE PERSONS APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, AND HAVE READ AND UNDERSTOOD THE CONTENTS OF SAID INSTRUMENT AND HAVE MADE IT THEIR OWN FREE AND VOLUNTARY ACT AND DEED AND HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE SAID INSTRUMENT AND HAVE AGREED TO SIGN SAID INSTRUMENT AND HAVE BEEN FULLY ADVISED OF THE RIGHTS AND OBLIGATIONS OF THE SAID INSTRUMENT.

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL, UTAH, THIS _____ DAY OF _____ 20____, APPROVED AND ACCEPTED:

CITY RECORDER ATTEST: _____
 MAYOR: _____
 CITY ATTORNEY: _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOUNTIFUL CITY ATTORNEY:

BOUNTIFUL CITY ATTORNEY: _____

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOUNTIFUL CITY PLANNING COMMISSION:

CHAIRMAN: _____

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____ 20____ BY THE BOUNTIFUL CITY ENGINEER:

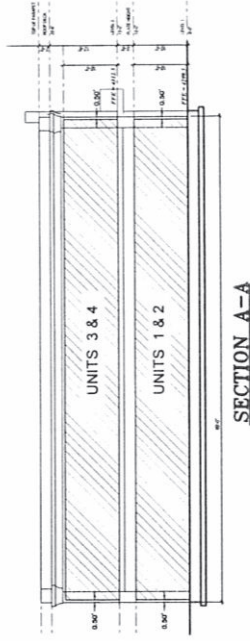
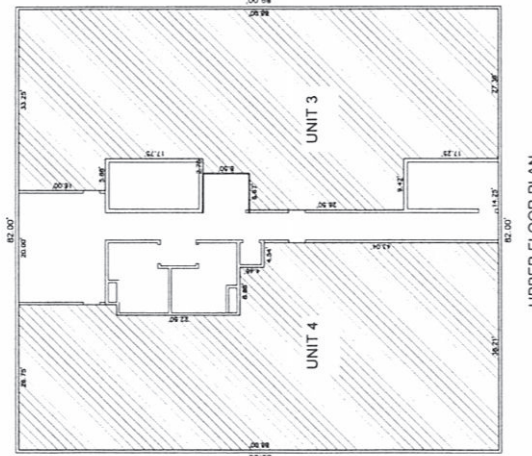
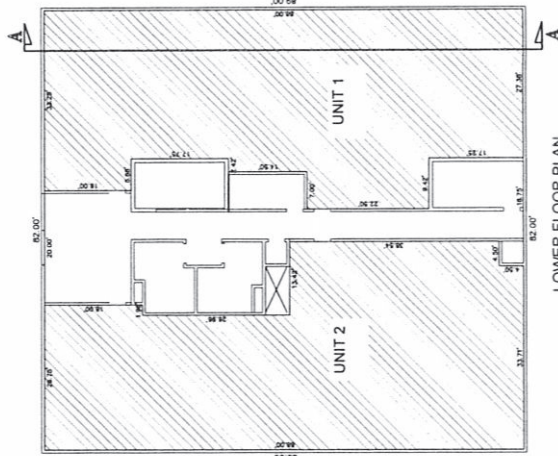
BOUNTIFUL CITY ENGINEER: _____

HILL & ARGYLE, Inc.
 Engineering and Surveying
 144231 P.A.T.
 11/24/14

DATE: _____
 BOUNTIFUL CITY WATER: _____
 BOUNTIFUL CITY SANITARY: _____
 BOUNTIFUL CITY SEWER: _____
 BOUNTIFUL CITY STORM DRAIN: _____

VILLAGE PLAZA CONDOMINIUMS

1459 NORTH MAIN STREET
 (VILLAGE ON MAIN STREET COMMERCIAL SUBD. LOT 1)
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, T.2N., R.1E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



SHEET 2 OF 2

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILE NO. _____ DAY OF _____ 20____
 FILED FOR RECORD AND RECORDING IN _____ COUNTY RECORDER _____ BY _____ DEPUTY

LEGEND



H & A HILL & ARGYLE, Inc.
 Engineering and Surveying
 188 North 200 West, Suite 40, Bountiful, Utah 84002
 (801) 288-2238 Phone, (801) 288-3883 Fax
 12-243 02/20/14

City Council Staff Report



Subject: Eggett Pump Station Upgrade
Author: Mark Slagowski
Department: Water Department
Date: January 13, 2015

Background

We included in our 2014 - 2015 budget funds to upgrade our Eggett Pump Station at 750 South Bountiful Boulevard. The existing pumps were designed in 1988 to pump 400 gpm each. Together they are now pumping 680 gpm so they are worn, thus they have to run more hours each day to satisfy supply demands. We calculated that with existing intake structures that we could install a little bigger pump and increase the discharge rate 75 gpm higher than the original design on each pump. This requires upsizing the motors from 40 HP to 50 HP, which then requires some electrical upgrades to run the bigger motors. The electrical upgrade would include a new disconnect, motor protection, larger wire, new motor starters and soft starts to control pressure surges upon startup and shutdown. This pump station helps feed all 7 of the reservoirs east of Bountiful Boulevard.

Analysis

We have asked for bids on both of the pumps and motors as well as bids from electrical contractors to upgrade the pump controls. They are as follows...

Pumps and Motors

CH Spencer - 2 pumps 2 premium efficiency motors \$22,900 (labor not included)
Nickerson Company - 2 pumps 2 premium efficiency motors \$20,914 (labor included)
Western Hydro - no response

Electrical upgrade

Nu Trend Electric - \$15,500
ID Electric - \$12,527

Department Review

I have reviewed this project with the appropriate staff the City Engineer and with the City Manager.

Recommendation

Staff recommends Council approve this pump and motor upgrade and award the contract to Nickerson Company as low bid, with the electrical work to be awarded to ID Electric to upgrade related electrical equipment for a total of \$33,441.

Significant Impacts

Because of the age and efficiency of this equipment and the ever expanding need to enhance our ability to service water to areas without irrigation, we feel this is a necessary upgrade. This will increase the pumping rate at this facility from 680 gpm to 950 gpm or nearly 400,000 gpd. Calculations show that with the increased efficiency and extra water, this project will pay for itself within about 8 years.

Attachments

None

City Council Staff Report



Subject: Building Needs Analysis
Author: Lloyd Cheney, Assistant City Engineer
Department: Engineering
Date: January 6, 2015

Background

As part of the continued study of the Stoker School, it has now become necessary to evaluate and better understand the structural properties of the building. Testing of the unreinforced masonry (URM) structure will allow GSBS and Dunn Associates (the structural engineer) to determine methods which are most appropriate to use should any modifications be made to the building for the continued use, or for future renovation work.

Testing is a requirement specified by the accepted codes for URM buildings. The testing methods which are to be used are intrusive, and require a small amount of demolition and repair of the existing walls. In order to conduct the tests, a single brick is removed at the selected location (where the testing equipment is to be placed) and the mortar is removed from between the bricks at the next vertical mortar joint in the course. Force is then applied by the equipment which causes the adjacent brick to be displaced. The amount of force required to move the brick is then used by the engineer to determine the properties necessary for analysis of the entire building. In order to fully understand the building, multiple tests are required in each wall, on every floor level.

Analysis

GSBS and Dunn have coordinated the proposed locations for testing, and assembled a set of drawings which identify the preferred testing locations. Tests were divided into 2 tiers, so that the number of tests could be adjusted - depending on the results obtained in the first round of testing. In total, 78 tests are proposed, with 45 tests to be conducted in the first tier. This information was included in a Request for Proposals document which was delivered to 4 local materials testing companies in late November of last year. Unfortunately, none of companies responded to the submission schedule, and ultimately only 2 of the 4 companies had responded by the time 2 additional weeks had passed.

Proposals were submitted by :

- American Testing Services (ATS) \$13,810.00
- Professional Services Industries (PSI) \$34,700.00

The proposal from American Testing is based on unit rates and estimated time quantities. The time allocations for each item appear reasonable for this type of work. The proposal submitted by PSI is based on a per test rate.

Department Review

This report has been reviewed by Paul Rowland, City Engineer and Gary Hill, City Manager.

Recommendation

The recommended action to be taken by the City Council is to accept the proposal by American Testing Services in the amount of \$13,810.00, at the rates included in the proposal.

Significant Impacts

Testing will continue as long as the results indicate minimum strength requirements can be reached. If results indicate inadequate strengths, testing locations and frequency will be reduced or ended. Minor repairs to testing locations will be required. Funds for the study of this facility are included in the Legislative Capital Projects Budget (Buildings) for FY 2014-2015.

Attachments

None – Proposals available upon request

City Council Staff Report



Subject: Reappointment to Planning Commission
Author: Chad Wilkinson
Department: Planning
Date: January 13, 2015

Background

The Planning Commission is made up of seven individuals, one of whom is a City Council member. The appointees, other than the City Council member, serve for a period of four years, at the end of which they need to be reappointed or replaced. The zoning ordinance specifies that Planning Commission terms expire on July 1st. Sean Monson was originally appointed in January of 2011 to fill an unexpired term which ended in July of 2014. Because Mr. Monson was appointed in January 2011 the expiration of the term was incorrectly listed on department documents as January 2015 instead of July 2014. Consequently this item was overlooked in July 2014 when other reappointments were considered.

Analysis

Sean Monson has served well on the Planning Commission for the past four years. Mr. Monson has indicated he would like to continue his service on the Planning Commission.

Department Review

This re-appointment was reviewed by the City Manager, Councilman Higginson, and Mayor Lewis.

Recommendation

Council should approve the reappointment of Sean Monson as a member of the Planning Commission for a four-year term, ending on July 1, 2018.

Significant Impacts

None

Attachments

None

City Council Staff Report



Subject: Biennial review of Moderate Income housing
Element of the General Plan
Author: Chad Wilkinson, City Planner
Department: Planning and Economic Development
Date: January 13, 2015

Background and Analysis

Utah Code Section 10-9a-408 requires that every municipality review the implementation of the moderate income housing element of the General Plan every two years and produce a report detailing the findings of the review. Attached is the proposed 2014 Biennial Moderate Income Housing Report for Bountiful City.

The City Council first adopted a moderate income housing plan in 2000, and since that time the City has regularly reviewed the housing element and prepared Moderate Income Housing reports as required by statute. The goal of the State law is to create a balance of moderate income housing throughout all communities, and to remove barriers to moderate income housing. The required report does not update the General Plan but rather analyzes the implementation of the Moderate Income Housing element of the Plan based on four specific areas identified in state law. The requirements of state law are included below:

10-9a-408. Biennial review of moderate income housing element of general plan.

- (1) The legislative body of each city shall biennially:
 - (a) review the moderate income housing plan element of its general plan and its implementation;and
 - (b) prepare a report setting forth the findings of the review.
- (2) Each report under Subsection (1) shall include a description of:
 - (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
 - (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
 - (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
 - (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.
- (3) The legislative body of each city shall send a copy of the report under Subsection (1) to the Department of Workforce Services and the association of governments in which the city is located.

The Planning Department anticipates a comprehensive update of the General Plan including the Moderate Income Housing Element of the Plan within the next few years. At that time, open houses and public hearings will be held in order to receive public input on the plan.

Recommended Motion

Move to accept the attached 2014 Biennial Moderate Income Housing Report and authorize staff to forward a copy to the Department of Workforce Services and the local association of governments as required by State law.

Attachment

2014 Biennial Moderate Income Housing Report

Bountiful City 2014 Biennial Moderate Income Housing Report

Utah Code Section 10-9a-408 requires that the legislative body of each municipality prepare a report regarding the status and implementation of its adopted Moderate Income Housing Plan. This document has been created to fulfill this requirement.

The current moderate income housing plan was adopted in September of 2000 in accordance with Utah Code 10-9-307. That section of the code has since been revised, but is substantially the same in terms of policy and objective. Bountiful City Planning and Economic Development Department anticipates an update of the General Plan, including the Moderate Income Housing Element of the plan within the next few years.

State law requires that the report address the following items:

- (a) efforts made by the city to reduce, mitigate, or eliminate local regulatory barriers to moderate income housing;
- (b) actions taken by the city to encourage preservation of existing moderate income housing and development of new moderate income housing;
- (c) progress made within the city to provide moderate income housing, as measured by permits issued for new units of moderate income housing; and
- (d) efforts made by the city to coordinate moderate income housing plans and actions with neighboring municipalities.

Regulatory Barriers

In addition to the existing Multifamily and Mixed use zones, the City has recently adopted an additional mixed use zoning district encompassing historic Bountiful Main Street and surrounding areas. This Downtown zoning district provides additional opportunities for moderate income housing by permitting a mix of multifamily-residential and commercial uses in the zone. Several mixed use developments have occurred in the area since the adoption of the zone. In 2012, the City also adopted provisions allowing for the development of accessory dwelling units within existing single family residential development, thereby providing additional opportunities for affordable housing for Bountiful residents.

Preservation of Existing Moderate Income Housing

The City recognizes that a large portion of the moderate income housing inventory consists of older homes built prior to current trends for larger homes. In 2005, Bountiful City completed a comprehensive revision to the City Land Use Ordinance. One of the changes was a section allowing flexibility in remodeling and upgrading homes built prior to 1965 that did not meet current setback requirements and/or that did not have an attached two car garage. The goal of these criteria was primarily the preservation of these existing, affordable housing areas.

The City also allows for non-conforming duplexes in single family zones as a permitted use, thus allowing the preservation, upgrading, and refinancing of these units.

Building Permits and Progress

Bountiful City is substantially built-out with most new residential units constructed in areas of infill and by redevelopment of existing developed parcels. Bountiful continues to construct a high percentage of multifamily residential development relative to the total number of new units constructed. In 2012 and 2013 a total of 133 new residential units were constructed. Including 79 single family residential units and 54 Multi-family units which constituted 40 percent of the total units constructed.

Moderate income housing is defined in State Law as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county which the city is located.” According to a report prepared for Bountiful City by Lewis Young Robertson and Burningham, approximately 31 percent of owner occupied units in the City are considered to be affordable to those earning 80 percent of the Area Median income. The report indicates that 74 percent of renter occupied housing units in Bountiful meet the affordability criteria contained in State law. Based on the high percentage of affordability among renter occupied housing in the City and the percentage of new multifamily housing being constructed in the City, Bountiful continues to provide an adequate inventory of units of moderate income housing.

Coordination with Neighboring Municipalities

Bountiful City actively participates in the Utah League of Cities and Towns and meets regularly with surrounding communities to coordinate regional issues such as transportation and housing.

Conclusion

With the new Downtown mixed use zone being applied along Main Street, and the adoption of standards allowing for accessory dwelling units, Bountiful has within the last two years adopted policies that continue to support the provision of moderate income housing within the City. Based on the definition of Moderate Income Housing contained in State law, the City provides a high percentage of affordable housing options for moderate income persons residing in or desiring to reside within Bountiful City.