

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, November 27, 2018

6:00 p.m. - Work Session

7:00 p.m. – Regular Session

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

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

AGENDA

6:00 p.m. Work Session

1. Ice Ribbon Update - Mr. Gary Hill

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Swearing in of new Council member
3. Public Comment - If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
4. Approve minutes of previous meeting held on November 13, 2018 p. 3
5. Council Reports
6. BCYC Report
7. Consider approval of: weekly expenditures > \$1,000 paid November 5 & 12, 2018 p. 11
8. Recognition of Judge Dawson – Mr. Clinton Drake
9. Consider approval of the site plan for mixed use development on Pad A of the Renaissance Town Center, 1501 South Renaissance Town Drive – Mr. Chad Wilkinson p. 15
10. Consider approval of the proposed changes to the driveway standards for the Single Family Residential zone and holding a public hearing to allow for public comment – Mr. Chad Wilkinson p. 27
11. Consider approval of preliminary site plan review for a proposed six-unit multifamily building located at 55 West 400 South, Brian Knowlton, applicant – Mr. Chad Wilkinson p. 73
12. Consider granting final acceptance of the Val Verda Meadows Subdivision and approving the final release of the bond – Mr. Lloyd Cheney p. 82
13. Consider approval of a contract with Ace Recycling & Disposal to provide recycling collection service for Bountiful residents for two more years effective December 1, 2018 – Mr. Gary Blowers p. 85
14. Consider approval of a contract with Rocky Mountain – Mr. Gary Blowers p. 87
15. Consider approval of the purchase of new workstations from CCG in the amount of \$92,094 – Chief Tom Ross p. 89
16. Consider approval of the purchase of one pump and one motor from Nickerson Company in the amount of \$27,814, two control panels from Electro Power Utah in the amount of \$30,840 and installation of the controls by ID Electric in the amount of \$3,980 at the Cumorah booster station – Mr. Mark Slagowski p. 91
17. Consider approval of Resolution 2018-13 and the Interlocal Agreement between Bountiful City and the South Davis Recreation District for the Construction, Operation and Maintenance of an Ice Ribbon – Mr. Clinton Drake p. 93
18. Adjourn


City Recorder

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Minutes of the
BOUNTIFUL CITY COUNCIL

November 13, 2018 – 6:00 p.m.

Present: Mayor Randy Lewis
Councilmembers Kendalyn Harris, Richard Higginson, John Marc Knight,
Chris Simonsen
City Attorney Clinton Drake
City Manager Gary Hill
Asst. City Manager Galen Rasmussen
City Planner Chad Wilkinson
City Engineer Lloyd Cheney
Finance Director Tyson Beck
Asst. Finance Director David Burgoyne
Power Director Allen Johnson
Recording Secretary Maranda Hilton
Parks Director Brock Hill
Chief of Police Tom Ross
Systems Analyst Greg Martin
Programmer/Analyst Dan Urban

Excused: Water Director Mark Slagowski

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25 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on
26 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
27 following newspapers of general circulation: Davis County Clipper and Standard Examiner.
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Work Session – 6:00 p.m.
Planning Conference Room

32 Mayor Randy Lewis welcomed those in attendance, and called the session to order at 6:04
33 p.m.
34

35 **VETERANS PARK OPTIONS – MR. GARY HILL**

36 Gary Hill, City Manager, began by offering a brief history of the idea for a Veteran’s Park. A
37 veteran’s park has been in discussion ever since they began considering a City plaza and Creekside
38 Park, and the City Council has been supportive of this idea and commissioned a committee to find
39 and evaluate potential locations for a veteran’s park in the past. In the meantime, an independent
40 group has come together in support of finding a location and designing and building a veteran’s park.
41 Mr. Hill turned the time over to members of this foundation to present to the Council their desire for
42 and their plans to fund and build the park.

43 Mr. Eric Hattabaugh, Vice Chair of the Veteran’s Park Foundation, explained the reasons why
44 Bountiful needs a Veteran’s Park. First, Bountiful is the second oldest community in Utah, with the
45 second oldest cemetery in Utah (which holds persons who fought in the War of 1812, the Mexican
46 War, the Civil War, the Indian Wars, the Spanish-American War, WWI, WWII, the Korean War, the
47 Vietnam War, the Gulf Wars, and the Global War on Terror). Second, almost every city in Utah

1 currently has a tribute of some sort to their veterans, except Bountiful. It is the desire of the
2 foundation that the veteran's park be a place to remember and honor those who have served our
3 nation, those who are currently serving, and those who will serve in the future. It will be a hallowed
4 place in the community that educates, inspires, and reminds citizens that freedom is to be appreciated,
5 and that the men and women who serve, and their families should be respected. It will also be a place
6 that inspires the youth of Bountiful toward the noble vocation of service in the military.

7 Julie Hattabaugh shared that the foundation has chosen the location directly North of City
8 Hall as the place for the Veteran's Park in Bountiful. They feel that this location has many qualities
9 that qualify it for the park, including; it will be a peaceful location where people can easily reflect and
10 remember (it has the view of the mountains, the LDS temple, and a creek nearby), it is an easily-
11 accessible (and visible) location well-suited for large gatherings and holding special services, it is
12 close to local schools and therefore an ideal spot for educational field-trips, it is close to downtown
13 and will draw out-of-town family and friends of veterans to the downtown area, it is large enough to
14 accommodate the intended design of the park (sculptures, pathways, landscaping), it will blend into
15 the existing City Hall campus and enhance it, and it has ample parking.

16 Rob Vandegrift, landscape designer, talked about his desire to design a beautiful, hallowed
17 and unique park to honor veterans and their families. The design elements he wishes to use include a
18 veteran's park welcome sign, a five-flag semi-circle (representing Army, Navy, Marines, Air Force,
19 and Coast Guard), two sidewalks lined with donation bricks and benches and trees, a lawn
20 berm/amphitheater for sitting and special programs, and a plaza with a dedicated place that honors
21 POWs and MIAs. There will be individual monuments dedicated to each of the different wars and
22 conflicts throughout the years, with special recognition given to all who gave the ultimate sacrifice,
23 and also to all those currently serving. Each monument will have interactive stations with
24 information about each war and inspirational stories about local heroes. The main focal point of the
25 plaza will be a life-sized, one-of-a-kind bronzed statue of "Columbia" on a raised platform with a
26 monument directly in front of the statue. An "hour walk" around the plaza will be lined with benches
27 and more bronzed statues.

28 Sam Acevedo, local artist, talked about the elements, symbolism and casting process of the
29 statue, "Columbia". Columbia is the symbolic personification of the United States, and she stands for
30 freedom and the pursuit of liberty. She can be seen many places around the country, wearing different
31 robes and headdresses (i.e., the Utah State Capitol Building and the Memorial Building in
32 Philadelphia). Our Columbia will have elements that tie her more distinctly to Utah (Sego lily and
33 wheat in her hair, a beehive on her bodice, a seagull and cherries). She will be looking down and
34 holding five helmets on a bowed and heavy shelf, representing the weight of the service and sacrifice
35 that has been given. The helmets are each different, representing different war helmets used
36 throughout the years. They will be the WWI "brodie" helmet, WWII "steel pot" helmet, the Korean
37 War helmet, the M1 with an ammo belt and dog-tags, and lastly the PASGT (an early Kevlar helmet
38 representing our ongoing wars in the gulf). She will be about seven feet tall, cast in bronze, and only
39 used in Bountiful. The idea was also given that displaying the clay prototype of the statue in a secure
40 area/glass case might be useful in fundraising for the park.

41 Mike Eggett, President of JMR Construction, talked about the construction process for the
42 park. Once the location is approved, they will use an architect to draw up plans and submit them to
43 the City for approval. They are hoping to break ground in March 2019, using experienced local
44 contractors and the highest quality materials available. They will not begin the construction process
45 until the park is fully funded. Several companies have already expressed an interest in helping with
46 the construction of the park.

1 In conclusion, Mr. Hattabaugh said the foundation has established a 501C3 nonprofit to help
2 with the fundraising to cover the construction and maintenance costs of the park, and has organized a
3 board of directors to oversee the future of the park. The entire park will be privately funded, and they
4 hope to raise \$1.5M prior to starting construction (which will be enough to complete the park, and
5 they expect will take about 18 months to raise) and have ongoing fundraising to purchase more
6 bronze statues as possible to add to the park. The only request being made of the City is to help with
7 basic lawn maintenance (mowing and edging). There are many volunteer organizations in Bountiful
8 who will come together to plant flowers and to garden. They also hope to have funds set aside to pay
9 for needed maintenance.

10 Mr. Hill talked about the City's recommendations and opinions about this location for the
11 park. History has shown that inevitably over the years, a park donated to the City will become the
12 responsibility of the City to maintain. Because of this, the City would want to be sure that the
13 construction of the park is done in such a way that the maintenance of the park and its structures
14 would not become a burden on its taxpayers. Anything built deserves to be maintained in a way that
15 keeps it in a beautiful state, so the City would like the structures and elements of the park to be
16 "maintainable". One issue about the location north of City Hall has to do with timing. City Hall will
17 be under construction from April 2019 for about 12-18 months, with the north lawn likely being used
18 as a staging area for materials and equipment. This would prohibit anything from being built in that
19 area until after the City Hall renovation is complete. Another issue about this location relates to the
20 RDA renewal of this area and its potential use as a mixed-use development site in order to generate
21 revenue. There are also many undecided details regarding the improvement (and relocation) of the
22 library and the Golden Years center which are adjacent to the park's proposed location. All of these
23 things would contribute to and put constraints on the other surrounding projects. Many of these
24 decisions are in the hands of Davis County and Bountiful doesn't have control over those decisions.
25 But there are many pins that need to fall in place before the City is comfortable donating that land for
26 the veteran's park. An updated underground HVAC system for the renovated City Hall may also
27 change the possibility of a park on that location (but we would know by April about that option; and
28 it might not be an issue at all). In conclusion, Bountiful City staff would be honored to maintain
29 whatever was built and donated, and is happy to support the decision of the Council regarding the
30 park.

31 Mayor Lewis thanked the foundation for their beautiful presentation and their hard work, and
32 thanked City management for being able to show us the "big picture" involved in creating this park.
33 He expressed his opinion that he wants this park to happen, and wants to make sure it happens at the
34 right time and in the right way. He feels confident that the park will happen, and that it will be
35 "Bountiful appropriate".

36 Councilwoman Kendalyn Harris said that she would also love to see this project happen, and
37 that she knows it has been a desire of the residents of Bountiful for a long time as well. Taking our
38 time and doing it right is also important.

39 Councilman Richard Higginson asked Mr. Hill about other preferred locations. Mr. Hill
40 responded that the options for a park of this size on land the City already owns are quite limited.
41 Previously considered sites were at Bountiful Cemetery (however the Veteran's group would prefer
42 the park not be at a cemetery), a portion of the 4th North Park (the design would need to be much
43 smaller), directly west of City Hall (this would take away prime redevelopment land), and Creekside
44 Park (again, a smaller footprint would be necessary).

45 Councilman Chris Simonsen was recognized for his hard work and dedication for many years
46 in organizing and bringing about this park. Closing remarks were "let's build the damn thing" and

1 “it’s time we stopped talking, and just do it”, which were met with applause.
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4 **Regular Meeting – 7:00 p.m.**
5 **City Council Chambers**
6

7 Mayor Randy Lewis called the meeting to order at 7:11 p.m. and welcomed those in
8 attendance. Tyler Moore, a Boy Scout from Troop 586 of Bountiful, led the Pledge of Allegiance;
9 Craig Smith, counselor in the Val Verda Stake, gave a prayer.
10

11 **PUBLIC COMMENT**

12 No public comments were made.
13

14 **APPROVE MINUTES OF PREVIOUS MEETING – OCTOBER 23, 2018**

15 Mayor Lewis presented the minutes from the previous meeting on Oct 23, 2018 and asked for
16 a motion to approve. Councilman Knight moved to approve the minutes and Councilman Simonsen
17 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and
18 Simonsen voting “aye”.
19

20 **COUNCIL REPORTS**

21 Councilman Knight commented on the Veteran’s presentation
22

23 **YOUTH COUNCIL REPORT – ABBY CHILDS & STRATTON TIDWELL**

24 Abby reported on the success of the Youth Council’s recent Halloween activity. It took place
25 at North Canyon Park, and included activities and games for children in the community. They
26 combined efforts with the North Salt Lake City Youth Council to put on this event. It was guessed
27 that they had about 200 attendees. Stratton reported that the next upcoming activity will be a
28 Christmas Party that will involve a “white elephant” gift exchange.
29

30 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID OCTOBER 22 &**
31 **29, 2018, AND OF SEPTEMBER 2018 FINANCIAL REPORT**

32 Mayor Lewis presented the expenditures and September 2018 financial report and asked for a
33 motion to approve. Councilman Higginson moved to approve the weekly expenditures and September
34 2018 financial report and Councilwoman Harris seconded the motion. Voting was unanimous with
35 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.
36

37 **CAFR AND INDEPENDENT AUDITOR PRESENTATION FOR FY2018 – MR. TYSON**
38 **BECK**

39 Tyson Beck, Finance Director, presented the Fiscal Year 2018 Financial Report for the City
40 of Bountiful to the Council, and explained that in so doing he was bringing all regulatory and
41 statutory requirements to a close. He expressed appreciation for all of the people who help contribute
42 to this report.

43 After reviewing the financial statements with the Finance Committee earlier that day, he was
44 happy to report that FY2018 ended very well for the city. Each of the individual City funds ended
45 with a positive fund balance, meaning that no funds are in a deficit position. Also, the net
46 incomes/losses for each fund were well within reasonable expectations. All cash balances and

1 investment balances are in a healthy position, meaning that the City has what it needs to fulfill its
2 operations and obligations, and should not be concerned.

3 Mayor Lewis asked Mr. Beck if he would take a moment to explain the CAFR
4 (Comprehensive Annual Financial Report) and the awards that Bountiful has received in regards to
5 this reporting. Mr. Beck explained that the CAFR is a specific classification of financial reporting
6 under the Government Finance Officers Association (GFOA) which gives annual awards for financial
7 reports that achieve a certain level of “excellence in financial reporting”. The City of Bountiful has
8 earned this award for 37 consecutive years from the GFOA, making Bountiful the 4th longest
9 consecutive award winning government entity in Utah.

10 Councilwoman Harris asked if there were any main takeaways the Council should be made
11 aware of for FY2018. In response, Mr. Beck brought up the future of the Recycle Fund, which will be
12 facing additional fees from the recycling company we use for the City. Our contract with them ended
13 in November, and they cannot afford to renew it at the same rate we had previously. Decisions will
14 need to be made to determine how to make up for those funds, whether to raise rates or subsidize the
15 operation, etc. If uncorrected, the net loss in the recycle fund will become more aggravated. Gary
16 Hill, City Manager, has a plan in place to address this concern and will be presenting it to the Council
17 at a later date with the details. The plan will involve bridging the gap with funds from landfill fees for
18 a number of years until the recycling industry catches up. This will ensure there is no increase to
19 recycling costs for the residents of Bountiful

20 Mr. Beck also mentioned the Water and the Light and Power funds both showed great
21 increases in FY2018, which were calculated increases approved in the latest budget. The increases
22 are gaining the ground wanted to in order to drive infrastructure and increased operations for both of
23 those entities, which also brought revenue increases as intended.

24 Gary Keddington, independent auditor, then explained the auditing process. He was happy to
25 announce that there were no issues during the audit; the City was willing to make adjustments as
26 needed and advised, he had easy access to the people and reports he needed in order to do a thorough
27 job, there were no disagreements with management, etc. His findings are that the financial statements
28 meet accounting standards as they should, and that the internal controls and processes used in the
29 Finance Department are being correctly executed to produce accurate financial reports and
30 statements. In the area of compliance, there was one finding that should be addressed; taxation of the
31 use of personal use of City vehicles. City management is well aware of this issue and already
32 working out ways to comply with IRS regulations. City vehicles are often taken home by the Power
33 Director, Water Director and others, who need to be able to respond quickly to emergency calls for
34 maintenance at all hours. There was also one issue found regarding budget compliance. The City had
35 one instance of overspending due to needing to make an additional entry found during the audit. It
36 was not due to an issue of mismanagement in the City.

37 Just as a note, this and previous years’ reports are available to the public, both on the City
38 website and can be asked for in person at City Hall.

39
40 **CONSIDER APPROVAL OF PURCHASE OF 2 ¾ TON PICKUP TRUCKS, A 1 ½ TON CAB**
41 **AND CHASSIS, TRAFFIC SAFETY LIGHTS, AND A TRUCK BED – MR. MARK**
42 **SLAGOWSKI**

43 Mr. Slagowski was excused so Councilman Knight presented to the Council the request of the
44 Water Department to purchase vehicles, safety lights, and a truck bed. Councilman Knight moved to
45 approve and Councilman Higginson seconded the motion. Voting was unanimous with
46 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

1
2 **CONSIDER APPROVAL OF PURCHASE OF 80 WOOD POLES FROM MCFARLAND**
3 **CASCADE – MR. ALLEN JOHNSON**

4 Allen Johnson, Power Director, gave a brief update on the status of the new transformer at the
5 power station. The transformer is in route and expected to be here Monday, November 19 in the
6 morning. Assembly will begin the Monday before Thanksgiving, and they expect to have the entire
7 substation tested and up and running before Christmas.

8 In regards to the request to purchase poles, Mr. Johnson shared that the time has come to
9 stock up on the inventory of power poles before the winter weather hits and because current stock is
10 getting low. An independent company is currently going through the entire city to test each pole, and
11 they have found seven poles that need to be replaced immediately, as well as about 35 poles that will
12 need to be replaced shortly out of about 1,000 poles tested so far. McFarland Cascade is the only
13 company that still sells “butt-treated poles”, which leave the upper portions of the pole untreated, soft
14 wood. These are much easier for our linemen to climb and therefore much safer for the linemen. It is
15 unknown how long McFarland will continue to offer this product, but until that time the City hopes to
16 keep purchasing from them and keeping them in stock.

17 Councilman Knight moved to approve and Councilman Simonsen seconded the motion.
18 Voting was unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

19
20 **CONSIDER APPROVAL OF THE SELECTION OF ASCENT CONSTRUCTION AS THE**
21 **CONSTRUCTION MANAGER/GENERAL CONTRACTOR FOR THE BOUNTIFUL CITY**
22 **HALL REMODEL PROJECT – MR. LLOYD CHENEY**

23 Mr. Lloyd Cheney, City Engineer, presented to the Council his request to hire Ascent
24 Construction as the construction manager/general contractor (CM/GC) for the Bountiful City Hall
25 Remodel project. It is beneficial to bring a CM/GC on board at this point in the design process
26 because they provide much needed help; they are very good at estimating the costs of construction,
27 and vetting the processes and the materials to make sure things are streamlined. The committee
28 accepted proposals from construction companies and selected two that they wanted to interview,
29 Ascent and Hogan. After the interviews, the committee unanimously voted to recommend Ascent
30 Construction to the Council for hire. One of the many reasons that determined their decision was the
31 \$114,000 of saved money in fees. They also have a very impressive resume, especially on
32 government buildings and schools. They have been very easy to work with in the past and the
33 committee feels confident they will do a good job.

34 Mayor Lewis asked for a motion to approve. Councilman Higginson moved to approve and
35 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
36 Higginson, Knight and Simonsen voting “aye”.

37
38 **CONSIDER APPROVAL OF THE GUARANTEED MAXIMUM PRICE OF \$4,984,637**
39 **FROM HOGAN CONSTRUCTION FOR THE CONSTRUCTION OF THE DOWNTOWN**
40 **PLAZA – MR. LLOYD CHENEY**

41 Mr. Lloyd Cheney, City Engineer, started by expressing how much effort has gone into the
42 process to get to this point. The committee has labored over every step in the design, the layout and
43 every item proposed as part of the future downtown plaza, especially because there are budget issues
44 involved. The Guaranteed Maximum Price (GMP) is proposed at \$4,984,637, with \$4.4M of that
45 being the construction costs (which is 10% higher than they originally anticipated). There are still
46 some items of the design that are being worked out and decided (a water feature fountain and some

1 seating walls for example), and there is an allowance set aside for those items. At this time it is
2 important to move ahead so that Hogan Construction can sign contracts with their suppliers and
3 subcontractors in order to guarantee lower prices.

4 Concern was expressed from the Council that they hoped that the right balance can be found
5 between economizing and cost effectiveness and “greatness”. Mr. Cheney assured them that the
6 committee has the exact same concerns, and have been working hard to make sure that the plaza is
7 “classy” and that it complements our downtown area. The goal is to have it be a place that is loved
8 and used by the residents.

9 Mayor Lewis asked for a motion to approve. Councilman Higginson moved to approve and
10 Councilman Simonsen seconded the motion. Voting was unanimous with Councilpersons Harris,
11 Higginson, Knight and Simonsen voting “aye”.

12
13 **CONSIDER APPROVAL OF THE PURCHASE OF 13 MOTOROLA RADIOS IN THE**
14 **AMOUNT OF \$33,745 – CHIEF TOM ROSS**

15 Chief Tom Ross addressed the Council requesting the purchase of 13 Motorola radios for
16 police cars and the dispatch center. The purchase of these radios has been previously approved as part
17 of the FY2019 budget for the Police Department. As an effort to update all analog radios to digital
18 radios as required by federal law, 43 radios were purchased in FY2018, and these last 13 will now
19 complete the transition to digital radios for the City of Bountiful.

20 Councilwoman Harris moved to approve and Councilman Higginson seconded the motion.
21 Voting was unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

22
23 **CONSIDER THE APPROVAL OF RESOLUTION 2018-13 AND THE INTERLOCAL**
24 **AGREEMENT BETWEEN BOUNTIFUL CITY AND THE SOUTH DAVIS RECREATION**
25 **DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF AN ICE**
26 **RIBBON – MR. CLINTON DRAKE**

27 This issue was tabled until a further date.

28
29 Mayor Lewis presented and asked for a motion to table this issue until a further date.
30 Councilman Higginson moved to table and Councilwoman Harris seconded the motion. Voting was
31 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

32
33 **DISCUSSION AND DETERMINATION OF THE PROCEDURE TO FILL THE VACANCY**
34 **ON THE CITY COUNCIL – MR. CLINTON DRAKE**

35 Mr. Clinton Drake, City Attorney, started by stating that all City management and staff have
36 been removed from the process of selecting a new Council member. The only people who will be
37 involved next Tuesday at the special selection meeting will be himself, the City Recorder (Shawna
38 Andrus) and the Recording Secretary (Maranda Hilton). As of right before this meeting 43
39 applications have been given out and seven have been completed and returned, and we expect that to
40 increase significantly by Thursday at 5:00 p.m. which is the deadline.

41 The process of selection will be a three part process; first, application review; second, the
42 interviewing process; and third, the selection/voting. He asked that Council members review all
43 applications prior to the night of selection. The applications will be provided to the Council as they
44 are received, and copies will be provided to the Council the night of selection for use as well. In
45 regards to the interviews and voting, Mr. Drake asked the council for their input on how they feel that
46 evening should be structured. His suggestions are to give each applicant three minutes to speak, and

1 then to allow one minute for follow-up questioning each. The goals in creating this selection process
2 have been transparency and fairness. To determine the order in which applicants will be interviewed,
3 he felt they should pre-print each person's name on a slip of paper and pull the names out of a box at
4 the selection meeting. After the interviews are complete, the council will have time to discuss their
5 opinions. This will be for an undetermined amount of time. Finally, the Council members will use a
6 voting sheet to mark down their top applicants. It was determined after some discussion that the
7 number of applicants they vote for will be 15% (rounded up) of the total number of applicants. If
8 there are 20 applicants, Council members will vote for their top three applicants, with their top choice
9 receiving three points, their second receiving two points, and their third receiving one point. After
10 voting is complete, there will be a 15 minute break in order to tally the points, and the top applicants
11 names will then be displayed along with their point total on the screen. In the event of a tie, the
12 Mayor's vote will be the tie-breaker.

13 Each applicant will have an informational sheet with the agenda and pertinent information on
14 it given to them so that everyone knows what to expect and how the meeting will go.

15

16 The regular session of the City Council was adjourned at 8:32 p.m.

17

18

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
November 5 & 12, 2018

Author: Tyson Beck, Finance Director

Department: Finance

Date: Nov 27, 2018



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid November 5 & 12, 2018.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 5, 2018**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
7666	AMERICAN CHILLER MEC	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	4,125.00	205831	14613	Maintenance and Repairs
1140	AMERICAN WATER WORKS	Water	51.5100.421000.	Books Subscr & Mmbrshp	3,896.00	205832	7001607769	Renewal Membership #00033047 2019 Dues
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	4,840.32	205835	81G05218	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,001.00	205835	81B24118	Tree Trimming
2350	GREEN SOURCE, L.L.C.	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	3,384.00	205862	15517	Turf Supplies
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	11,186.00	205862	15016	Turf Treatment
2501	HOGAN & ASSOCIATES C	Water	51.5100.472100.	Buildings	61,282.98	205864	11012018	App #14 Mueller Park Water Treatment Plant Upgrade
6959	JANI-KING OF SALT LA	Light & Power	53.5300.424002.	Office & Warehouse	1,775.00	205875	SLC11180072	Custodial Services for November
2719	JMR CONSTRUCTION INC	Light & Power	53.5300.448632.	Distribution	1,581.20	205877	11062018	Work completed in October 2018
2719	JMR CONSTRUCTION INC	Water	51.5100.461300.	Street Opening Expense	2,557.23	205877	11062018	Work completed in October 2018
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441250.	Storm Drain Maintenance	9,461.72	205877	11062018	Work completed in October 2018
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400.	Concrete Repairs	29,309.25	205877	11062018	Work completed in October 2018
2719	JMR CONSTRUCTION INC	Streets	45.4410.473300.	Roads-Class"C"&Transportation\$	41,054.65	205877	11062018	Work completed in October 2018
4996	KEDDINGTON & CHRISTE	Water	51.5100.431100.	Legal And Auditing Fees	1,241.29	205879	3179	3rd Interim billing audit service yr end6/30/2018
4996	KEDDINGTON & CHRISTE	Finance	10.4140.431100.	Legal And Auditing Fees	3,508.40	205879	3179	3rd Interim billing audit service yr end6/30/2018
4996	KEDDINGTON & CHRISTE	Light & Power	53.5300.431100.	Legal And Auditing Fees	4,601.91	205879	3179	3rd Interim billing audit service yr end6/30/2018
2886	LAKEVIEW ROCK PRODUC	Water	51.5100.461300.	Street Opening Expense	1,783.45	205880	363961	Road Base
2886	LAKEVIEW ROCK PRODUC	Water	51.5100.461300.	Street Opening Expense	3,683.12	205880	364011	Road Base
8635	LARSEN LARSEN NASH &	Legal	10.4120.431100.	Legal And Auditing Fees	3,150.00	205882	10312018	Legal Services
9721	OVERHEAD DOOR CO OF	Landfill	57.5700.426000.	Bldg & Grnd Suppl & Maint	1,513.95	205893	IN-0282645	Shop Door Repair
5429	PERFORMANCE FORD LIN	Police	45.4210.474500.	Machinery & Equipment	71,094.00	205895	10312018	(2) F150 Supercrew Vin# JFK83651 & # JFK83650
5206	RCM HEADSETS	Enhanced 911	10.4219.428000.	Telephone Expense	1,024.00	205901	1018362	Headsets for Dispatch
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000.	Equip Supplies & Maint	1,541.75	205918	0282475	Bulk Oil
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425000.	Equip Supplies & Maint	1,839.46	205918	0281174	Fuel
4231	TONY DIVINO TOYOTA	Police	45.4210.474500.	Machinery & Equipment	25,266.01	205919	KU004897	2019 Toyota Camry Hybrid Vin# KU004897
6483	TURF SOLUTIONS, INC	Golf Course	55.5500.425000.	Equip Supplies & Maint	1,091.86	205921	1907	Turf Supplies
4567	WESTERN REFUSE & REC	Sanitation	58.5800.425000.	Equip Supplies & Maint	3,596.18	205930	153610	Truck Parts
8325	WESTERN WATER WORKS	Water	51.5100.448400.	Dist Systm Repair & Maint	12,189.60	205931	511905-00	Hydrants
4574	WHEELER MACHINERY CO	Water	51.5100.448000.	Operating Supplies	1,028.00	205932	MS0000016644	Sawblades
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	205935	102003	October 2018 Cleaning Services
TOTAL:					<u>\$ 319,502.33</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 12, 2018**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INCORPO	Recycling	48.4800.431550.	Recycling Collectn Service	33,795.50	205938	11012018	Recycling Fees for October 2018
1211	ASPHALT MATERIALS IN	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,192.25	205947	83344	Cold Mix
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	4,411.84	205948	82149518	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,268.80	205948	81T29818	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,268.80	205948	81T29918	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632.	Distribution	5,268.80	205948	82149618	Tree Trimming
1473	BROKEN ARROW INC	Streets	10.4410.441100.	Special Highway Supplies	30,840.55	205958	28181	Salt
10341	CORE & MAIN LP	Water	51.5100.448400.	Dist Systm Repair & Maint	9,927.90	205973	J719952	Grip Rings
1889	DAVIS COUNTY GOVERN	Police	10.4210.431600.	Animal Control Services	7,960.87	205976	90405	Sept. 2018 Animal Control
1889	DAVIS COUNTY GOVERN	Police	10.4210.431600.	Animal Control Services	7,960.87	205976	91217	Oct. 2018 Animal Control
5351	DEERE CREDIT, INC.	Landfill	57.5700.425000.	Equip Supplies & Maint	44,646.82	205977	11072018	Landfill Loader Lease Payment
5281	DOMINION ENERGY UTAH	Police	10.4210.427000.	Utilities	1,415.27	205981	11022018E	Acct # 3401140000
5281	DOMINION ENERGY UTAH	Light & Power	53.5300.448611.	Natural Gas	9,515.67	205981	11052018	Acct # 6056810000
9275	ENVIRONMENTAL PLANN	Legislative	45.4110.473100.	Improv Other Than Bldgs	32,856.85	205984	9125	Downtown Plaza Phase 2 for October 2018
5458	HANSEN, ALLEN & LUCE	Landfill	57.5700.431300.	Environmental Monitoring	5,172.88	205987	39084	Professional Services for 9/16-10/15, 2018
2670	J-MAC RADIATOR WAREH	Sanitation	58.5800.425000.	Equip Supplies & Maint	1,900.00	205996	38267A	Radiator for the Loader
7803	J-U-B ENGINEERS, INC	Water	51.5100.472100.	Buildings	1,110.78	205997	0120488	Project #83-16-044 Bountiful Water Treatment Plant
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,621.62	205999	3324	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200.	Road Matl Patch/ Class C	2,386.23	205999	3336	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200.	Road Matl Patch/ Class C	3,783.78	205999	3310	Patching
8137	LAKEVIEW ASPHALT PRO	Streets	10.4410.441200.	Road Matl Patch/ Class C	7,012.39	205999	3301	Patching
6330	MGB+A INC	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	1,453.68	206006	2018-473	Project #15-106 Creekside Park Bountiful
9901	SIMONSEN, CHRIS	Legislative	10.4110.423000.	Travel & Training	1,003.62	206032	11072018	NLC Conference in Los Angles
4450	VERIZON WIRELESS	Water	51.5100.428000.	Telephone Expense	1,027.93	206048	9817498952	Acct # 442080322-00001
4450	VERIZON WIRELESS	Police	10.4210.425200.	Communication Equip Maint	1,480.67	206048	9817028875	Acct # 771440923-00001
4450	VERIZON WIRELESS	Light & Power	53.5300.448641.	Communication Equipment	3,216.21	206048	9817486961	Acct # 371517689-00001
4460	VLCM	Police	10.4210.428000.	Telephone Expense	1,705.84	206053	593431	Shortel Annual Phone Support Maintenance
4460	VLCM	Light & Power	53.5300.448641.	Communication Equipment	1,780.03	206053	593431	Shortel Annual Phone Support Maintenance
TOTAL:					<u>\$ 234,986.45</u>			

City Council Staff Report

Subject: Site Plan Approval for Mixed Use Development
On Pad A of Renaissance Town Center

Property Address: 1501 S. Renaissance Town Drive

Author: Chad Wilkinson, Planning Director

Department: Planning

Date: November 27, 2018



Background

The applicant, Bruce Broadhead, requests site plan approval for “Pad A” (shown now as Lot 9) of the Renaissance Town Center Development. The plan was originally approved in April of 2017 and a six month extension was granted in April of 2018. That extension has now expired and so the site plan must be reapproved in order to move forward. The proposal still includes 40 units and retains the approximately 5,500 square feet of commercial space located on the street level originally approved.

Analysis

The submitted plan substantially complies with the previously approved plan. The primary reason for including an expiration date on site plans is to ensure that projects meet current Codes when constructed. A secondary reason is to provide motivation for projects to be completed in a timely manner. In this case, there have been no substantial changes to the Code in the intervening year and a half since the original approval. The project is very close to permit issuance and the reauthorization will allow the developer to move forward with the project. However in order to avoid any conflicts with future code changes, building permits should be obtained in a timely manner. Therefore, it is recommended that a condition be required to obtain a building permit within 6 months of the re-approval.

Department Review

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

Significant Impacts

Since the site plan substantially complies with the plan approved 18 months ago, impacts on City infrastructure from the development have been anticipated and accounted for.

Recommendation:

The item will be reviewed by the Planning Commission at its November 20th meeting and their recommendation will be forwarded to the Council prior to the Council’s meeting on November 27th. It is recommended that the City Council approve the site plan subject to the following conditions:

1. Obtain a building permit for the project within 6 months and keep the permit active.
2. At least one of the parking spaces for the development shall be a van-accessible disabled person parking space.

Attachments

1. Aerial photo
2. Application Materials

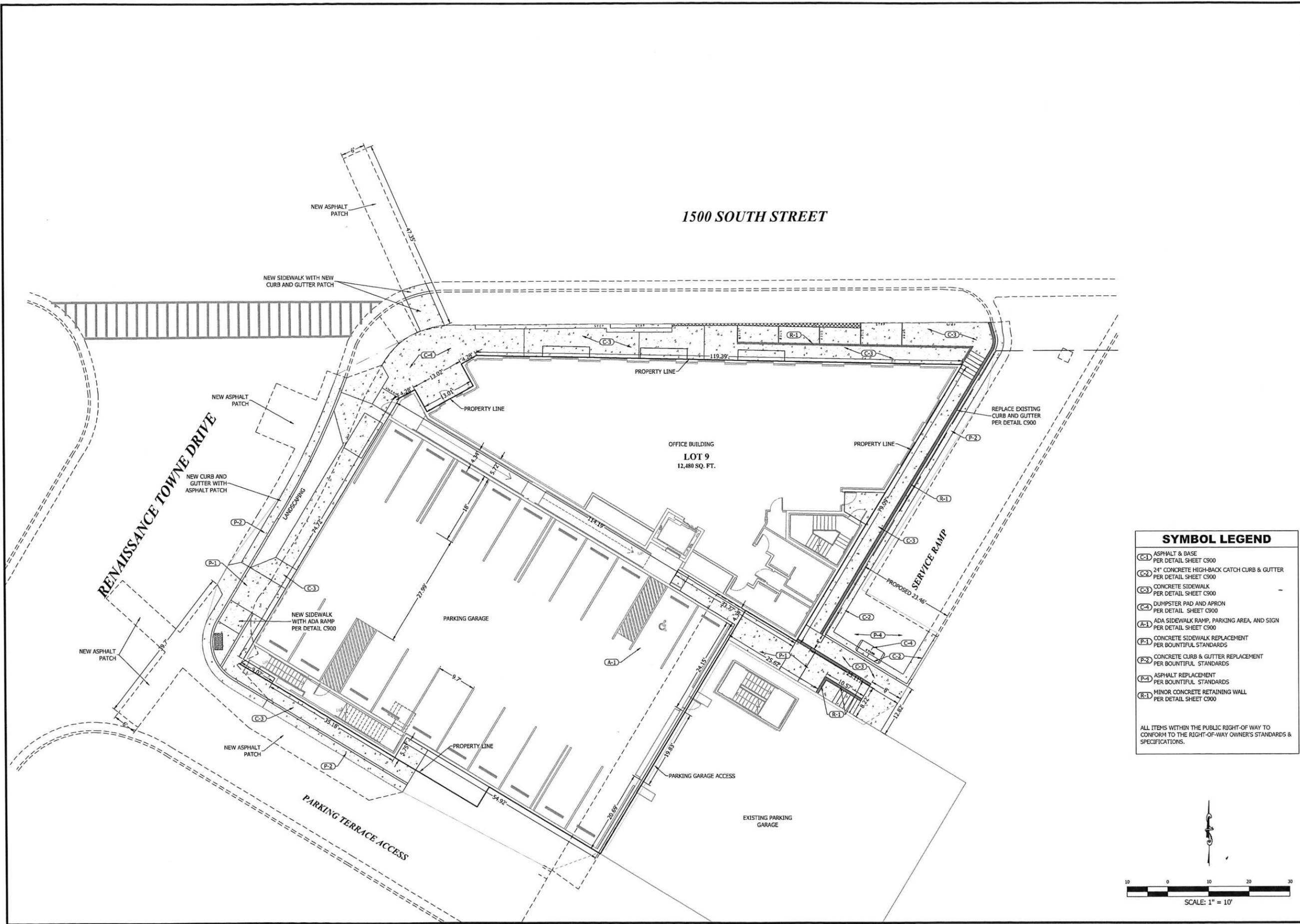
Aerial Photo



G:\ENG\Site Plans\Renaissance - Pad A Resubmittal 11-20-18\CC Staff Report- Renaissance Town Center Pad A resubmittal 11-27-18.docx

RENAISSANCE PLACE MIXED USE BUILDING

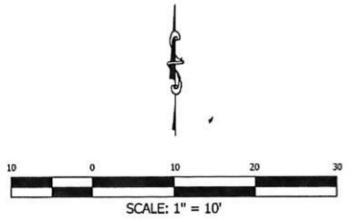




SYMBOL LEGEND

- (C-1) ASPHALT & BASE PER DETAIL SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL SHEET C900
- (C-3) CONCRETE SIDEWALK PER DETAIL SHEET C900
- (C-4) DUMPSTER PAD AND APRON PER DETAIL SHEET C900
- (A-1) ADA SIDEWALK RAMP, PARKING AREA, AND SIGN PER DETAIL SHEET C900
- (P-1) CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL STANDARDS
- (P-2) CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL STANDARDS
- (P-4) ASPHALT REPLACEMENT PER BOUNTIFUL STANDARDS
- (R-1) MINOR CONCRETE RETAINING WALL PER DETAIL SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.



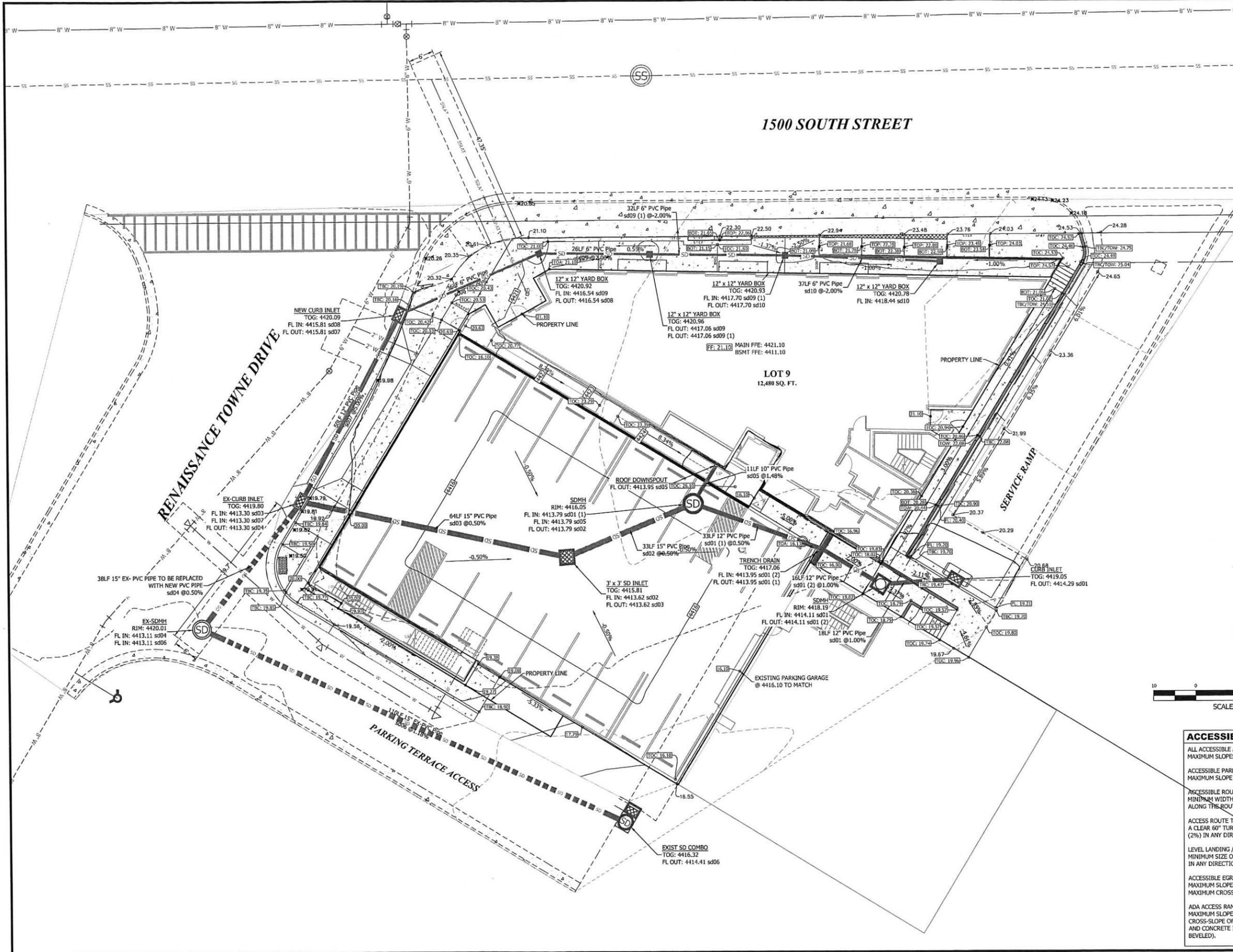
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



RENAISSANCE PLACE

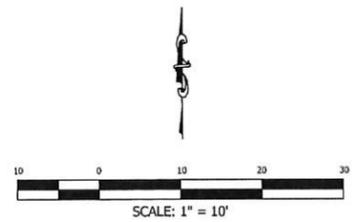
263 WEST 1500 SOUTH
LOT 9 RENAISSANCE TOWNE CENTRE
A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE I, PLAT 3
LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: DJH 9/26/18
APPROVED: STA 9/26/18
PROJECT: [PROJECT #]
1628001_SITE.dwg
C400
SITE PLAN



1500 SOUTH STREET

LOT 9
12,480 SQ. FT.



ACCESSIBLE AREA CONSTRAINTS

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

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

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

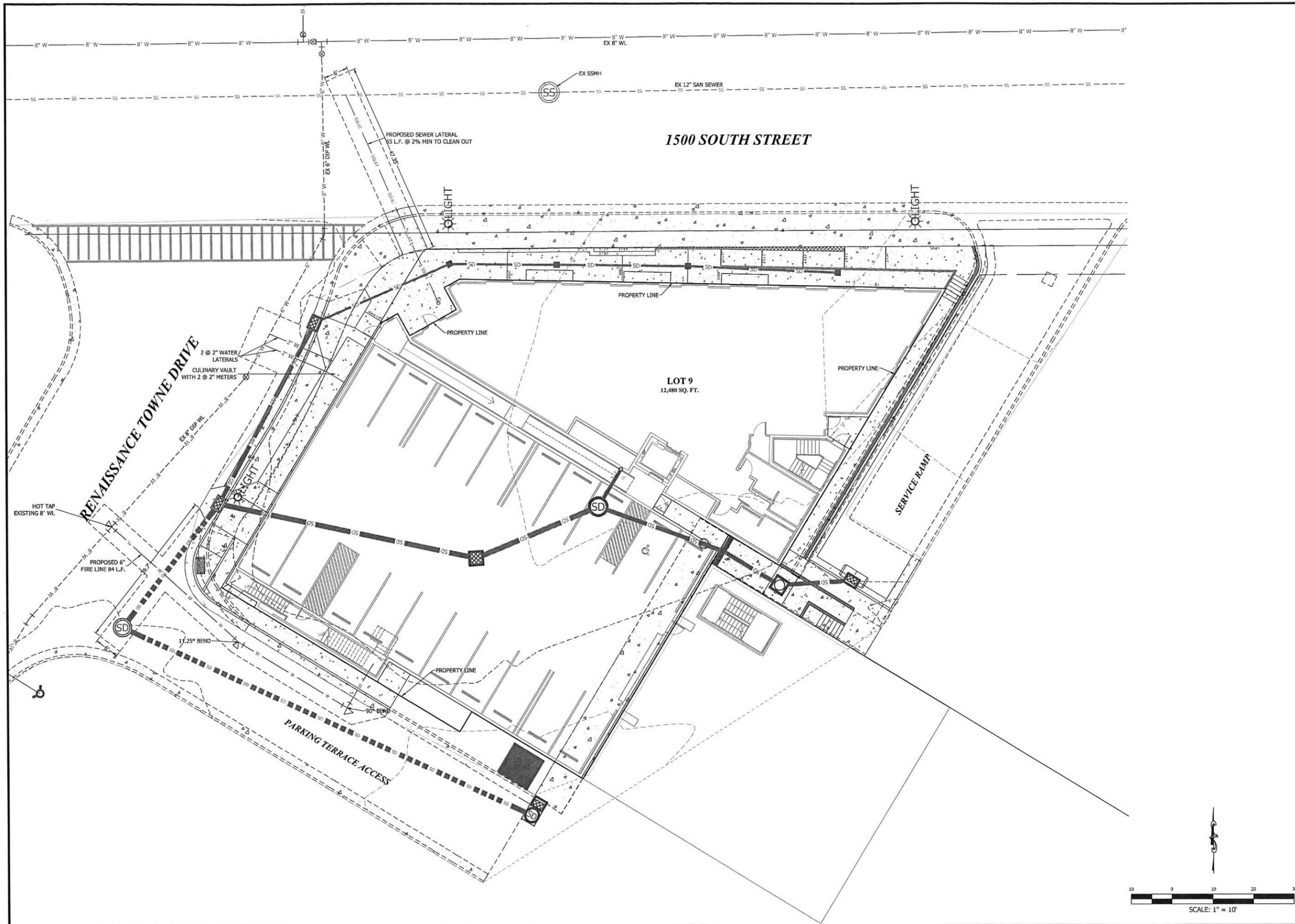
181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



RENAISSANCE PLACE

263 WEST 1500 SOUTH
LOT 9 RENAISSANCE TOWNE CENTRE
A COMMERCIAL MINED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 3
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:	DJH	9/26/18
APPROVED:	STA	9/26/18
PROJECT:	[PROJECT #]	
	1628001_SITE.dwg	
C500		
GRADING PLAN		



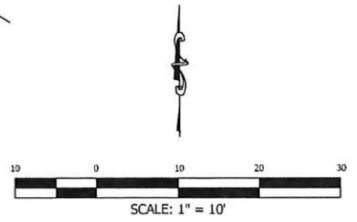
1500 SOUTH STREET

LOT 9
12,480 SQ. FT.

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com



RENAISSANCE PLACE
263 WEST 1500 SOUTH
LOT 9 RENAISSANCE TOWNE CENTRE
A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE I, PLAT 3
LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



DRAWN:
DJH 9/26/18
APPROVED:
STA 9/26/18
PROJECT: [PROJECT #]
1628001_SITE.dwg
C600
UTILITY PLAN

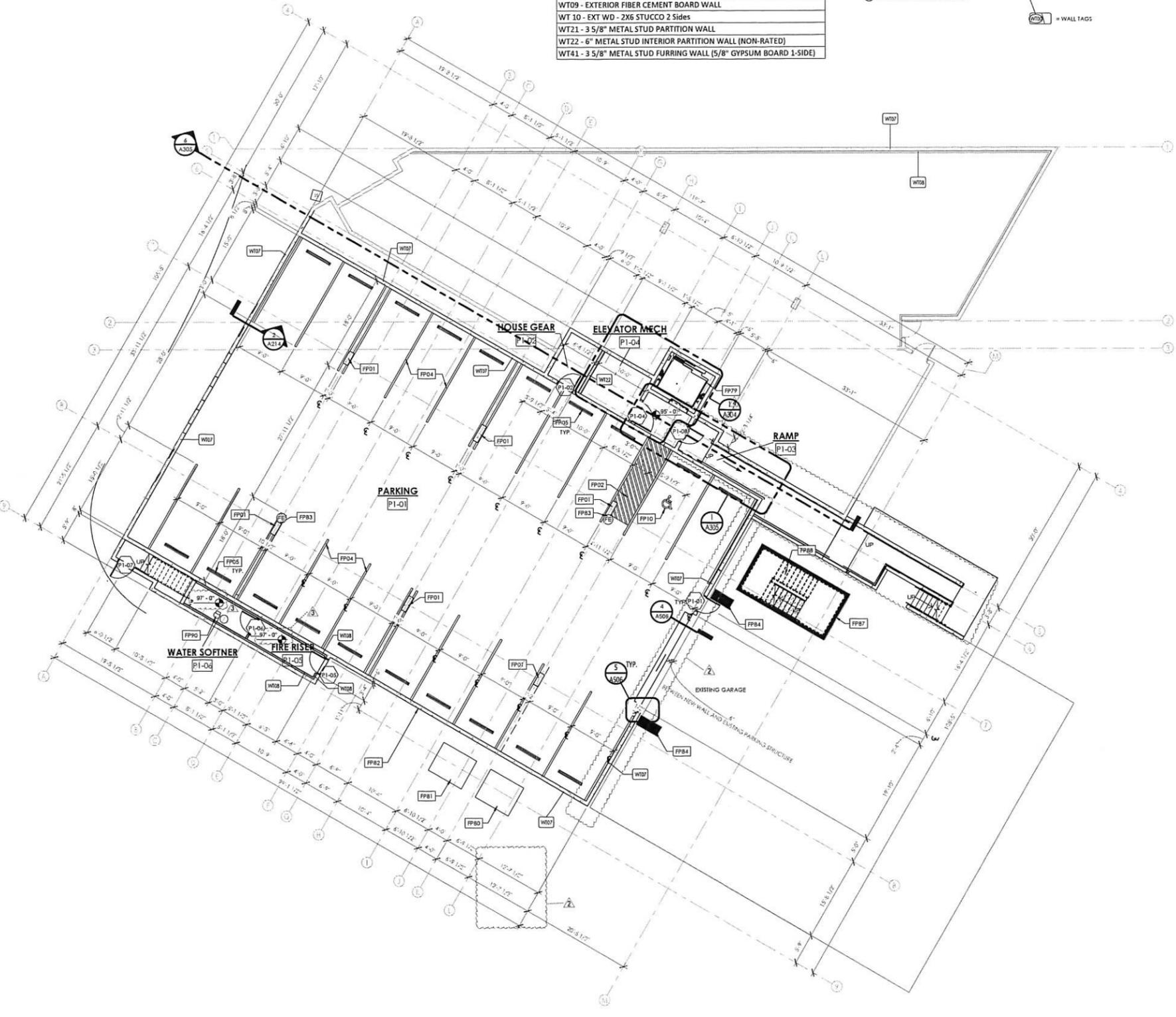
WALL SCHEDULE	
NOTE: SEE SHEETS A503 AND A504 FOR ADDITIONAL WALL TYPE AND FRAMING INFORMATION	
WT01	- EXTERIOR EIFS WALL
WT02	- 2x6 WOOD 1 HR RATED WALL
WT03	- 2x6 WOOD 2 HR RATED WALL
WT04	- DOUBLE 2x4 WOOD STUD 1 HR RATED
WT05	- 2x4 WOOD INTERIOR PARTITION
WT06	- 2x6 WOOD INTERIOR PARTITION
WT07	- 8" CONCRETE
WT08	- 3 5/8" METAL STUD FURRING WALL (5/8" GYPSUM BOARD 1-SIDE)
WT09	- EXTERIOR FIBER CEMENT BOARD WALL
WT 10	- EXT WD - 2X6 STUCCO 2 Sides
WT21	- 3 5/8" METAL STUD PARTITION WALL
WT22	- 6" METAL STUD INTERIOR PARTITION WALL (NON-RATED)
WT41	- 3 5/8" METAL STUD FURRING WALL (5/8" GYPSUM BOARD 1-SIDE)

LEGEND			
(45-2)	= DOOR TAGS	(X) (X)	= DETAILS CALL-OUTS TAGS
(A)	= STOREFRONT GLAZING TAGS	(X) (X)	= SECTION CUTS TAGS
FP00	= KEYNOTE TAGS	(X) (X)	= INSULATION
00-00	= ROOM NUMBER - SEE SHEET A003 FLOOR FINISH SCHEDULE	(X) (X)	= WALL DESIGNATION
(FE)	= FIRE EXTINGUISHER LOCATION	(X) (X)	= WALL TAGS

KEYNOTE LEGEND	
FP01	CONCRETE COLUMN - SEE STRUCT.
FP02	4" STRIPING AT PARKING STALLS (TYP.)
FP04	PARKING STALL
FP05	PRE-CAST CONCRETE WHEEL STOP, SEE DETAIL 11/A002
FP10	ADA PARKING STALL W/ 5'-0" LOADING STALL
FP79	ELEVATOR SHAFT, SEE A304
FP80	EXISTING TRANSFORMER
FP81	NEW TRANSFORMER, SEE ELECTRICAL
FP82	NEW METERS, SEE ELECTRICAL
FP83	FIRE EXTINGUISHER ATTACHED TO COLUMN, MOUNT SUCH THAT NO OPERABLE PORTION IS HIGHER THAN 48" AFF - TO BE COORDINATED WITH FIRE MARSHAL
FP84	EXISTING GARAGE COLUMN, COORDINATE WITH STRUCTURAL FOR REQUIREMENTS.
FP87	EXISTING CONCRETE WALL
FP88	EXISTING STAIRS
FP90	WATER SOFTENER

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE DO NOT SCALE DRAWINGS.
2. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY.
3. DRAWINGS OF A LARGER SCALE TAKE PRECEDENT OVER DRAWINGS OF A SMALLER SCALE. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY.
4. FIRE CAULK ALL PENETRATIONS. PROVIDE CHALKING AND MIN. 9" CONTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS.
5. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE.
6. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
7. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE 0003 & 0004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE COMMENCING THE WORK. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2015 INTERNATIONAL BUILDING CODE.
10. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.



1 LEVEL P1 - PARKING
1/8" = 1'-0"

aeurbia
architects and engineers
2875 south decker lake drive, suite 275
bountiful, ut 84002
PHONE: 801.746.0456 - FAX: 801.572.6456
WEBSITE: aeurbia.com



RENAISSANCE PLACE
RENAISSANCE PLACE LLC
BOUNTIFUL, UT

Revision Schedule	
NO.	DESCRIPTION
1	ISSUE FOR PERMIT
2	ADJUSTMENTS
3	ADJUSTMENTS
4	ADJUSTMENTS

AE2017.003
LEVEL P1 - PARKING
DATE: 05/15/2017
SHEET #:
A101
COPYRIGHT © AEURBIA, LLC



REVISED ELEVATION



KEYNOTE LEGEND	
EL05	EIFS REVEAL, SEE 5/A502
EL34	FIBER CEMENT BOARD EXTERIOR FINISH, OR SIMILAR APPROVED BY OWNER

GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE. DO NOT SCALE DRAWINGS.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY.
- DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE. PRECEDENT OVER DRAWINGS OF A SMALLER SCALE. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY.
- FIRE CAULK ALL PENETRATIONS. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS.
- FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE.
- FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE 0303 & 0304. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
architects and engineers
2875 SOUTH DECKER LANE DRIVE, SUITE 375
SALT LAKE CITY, UTAH 84119
PHONE: 801.746.0456 • FAX: 801.575.6456
WEBSITE: aeurbia.com



RENAISSANCE PLACE
RENAISSANCE PLACE LLC
BOUNTIFUL, UT

REVEAL LOCATIONS UPDATED



LEVEL 00 - OFFICE
T.O. LANDING 1 -109'-0"
T.O. LANDRIGOR 97'-4"

1 NORTHWEST CORNER ELEVATION
A201 1/8" = 1'-0"

Revision Schedule	Revised Detail
DATE: 05/15/2017	2018.8
BY: ADJUSTMENTS	

AE2017.003
NORTHEAST ELEVATIONS

CONSTRUCTION DOCUMENTS

DATE: 05/15/2017

SHEET #:

A201

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AEURBIA, LLC

GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE. DO NOT SCALE DRAWINGS.
- ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONING, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY.
- DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY.
- FIRE CAULK ALL PENETRATIONS. PROVIDE CAULKING AND MIN. 9" COVER FLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS.
- FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT W/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE.
- FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RAININGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 & G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES BY A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED BY THE 2015 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESURE-TREATED OR EQUAL.

KEYNOTE LEGEND	
EL02	CAP FLASHING, SEE SHEET AS08
EL03	12" PRE-FINISHED ALUMINUM FASCIA & VENTED SOFFIT
EL04	EIFS SYSTEM - SEE WALL SECTIONS FOR DETAILS
EL05	EIFS REVEAL, SEE 5/A502
EL11	VINYL WINDOW, SEE FLOOR PLANS AND WINDOW SCHEDULE
EL14	42" HIGH GUARDRAIL, SEE DETAIL ON AS02
EL33	ALUMINUM STOREFRONT SYSTEM, SEE ELEVATIONS ON SHEET A602
EL36	3" SECURITY MESH, MESH TO BE PAINTED TO MATCH STOREFRONT ALUMINUM COLOR.

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Bountiful, UT 84002
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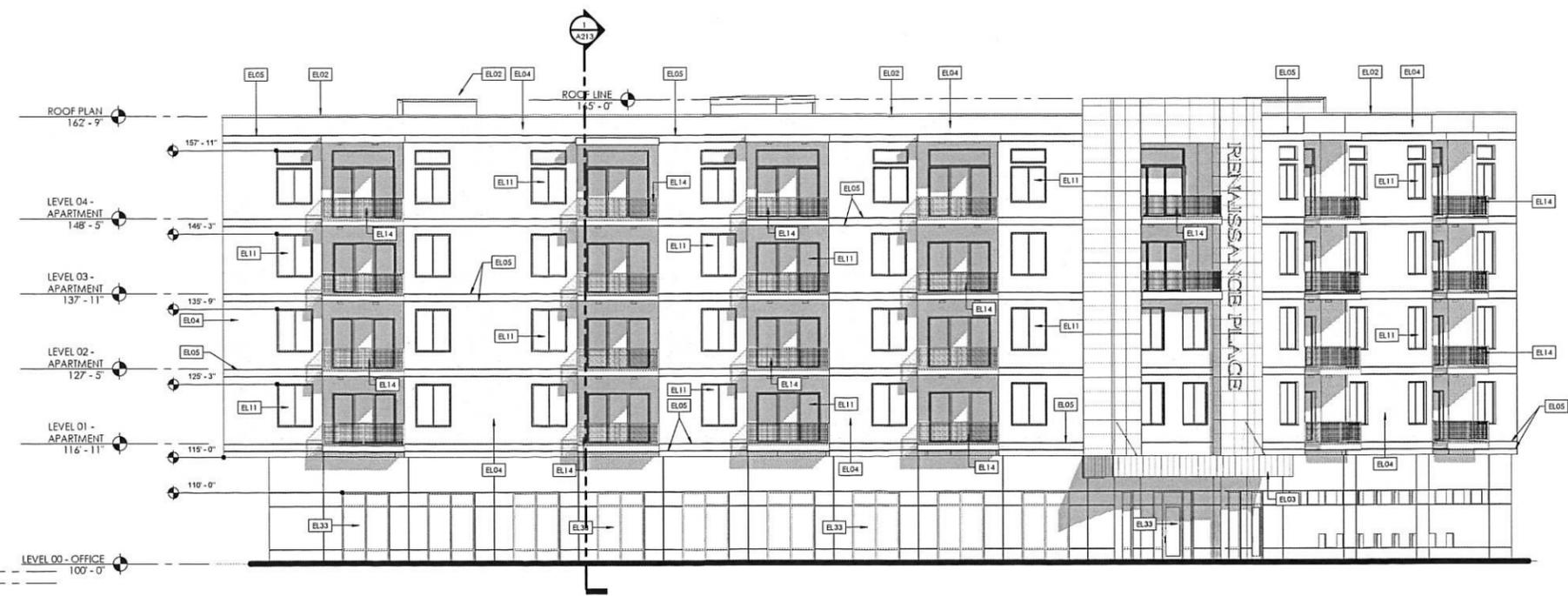


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RENAISSANCE PLACE
RENAISSANCE PLACE LLC
BOUNTIFUL, UT

MARK	DATE	DESCRIPTION	REVISION DATE	BY

CONSTRUCTION DOCUMENTS
AE2017.003
NORTH ELEVATIONS
DATE: 05/15/2017
SHEET #:
A202
COPYRIGHT © AEURBIA, LLC



1 NORTH ELEVATION
1/8" = 1'-0"
GRAPHIC SCALE



2 NORTHWEST ELEVATION
1/8" = 1'-0"
GRAPHIC SCALE

10/11/2018 10:11:18 AM



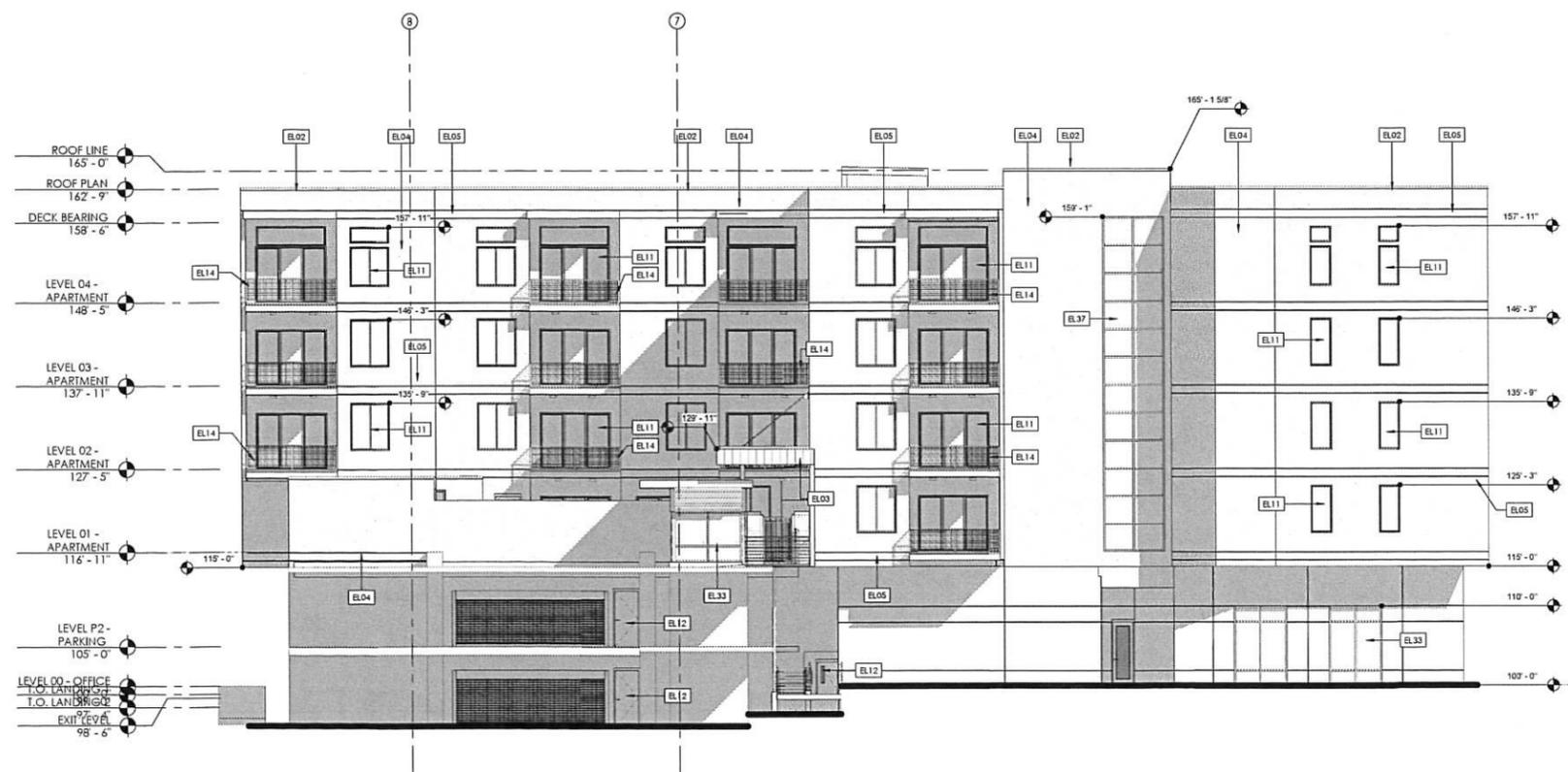
GENERAL NOTES

1. ALL DIMENSIONS SHOWN ON THIS PLAN ARE FOR GENERAL INFORMATION ONLY. CONTRACTOR TO COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
2. SEE DRAWINGS FOR ALL ROOF STEPS AND SLOPES TO DRAIN, ETC.
3. CONTRACTOR TO COORDINATE SIZE, LOCATIONS AND SUPPORT OF ALL EQUIPMENT WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
4. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL EXTERIOR FINISH MATERIALS WITH THE ARCHITECT AND PROVIDE MOCK-UPS AND DRAW DOWN OF ALL MATERIALS FOR APPROVAL.
5. ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. ACTUAL SIZE, LOCATION AND DESIGN SHOULD BE SUBMITTED AS A SUBMITTAL FOR APPROVAL. CONTRACTOR IS TO COORDINATE ALL ELECTRICAL.
6. ALL MATERIALS SHOULD BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
7. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE BACK AND PATCHED PRIOR TO PAINTING.
8. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
9. CALCULATE AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
10. REFER TO MECHANICAL COM-CHK FOR GLAZING STANDARDS.

KEYNOTE LEGEND

EL02	CAP FLASHING, SEE SHEET A508
EL03	12" PRE-FINISHED ALUMINUM FASCIA & VENTED SOFFIT
EL04	EIFS SYSTEM - SEE WALL SECTIONS FOR DETAILS
EL05	EIFS REVEAL, SEE 5/A502
EL11	VINYL WINDOW, SEE FLOOR PLANS AND WINDOW SCHEDULE
EL12	PAINTED MAN DOOR - SEE DOOR SCHEDULE
EL14	42" HIGH GUARDRAIL. SEE DETAIL ON A502
EL33	ALUMINUM STOREFRONT SYSTEM, SEE ELEVATIONS ON SHEET A602
EL37	CURTAIN WALL SYSTEM, SEE SHEET A602

REVEAL LOCATIONS UPDATED



2 **SOUTHEAST ELEVATION**
1/8" = 1'-0"

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10/11/2018 10:11:18 AM

RENAISSANCE PLACE
RENAISSANCE PLACE LLC
BOUNTIFUL, UT

Revision Schedule	Revised Date
MARK DESCRIPTION	REVISION
1. ADJUSTMENTS	

AE2017.003

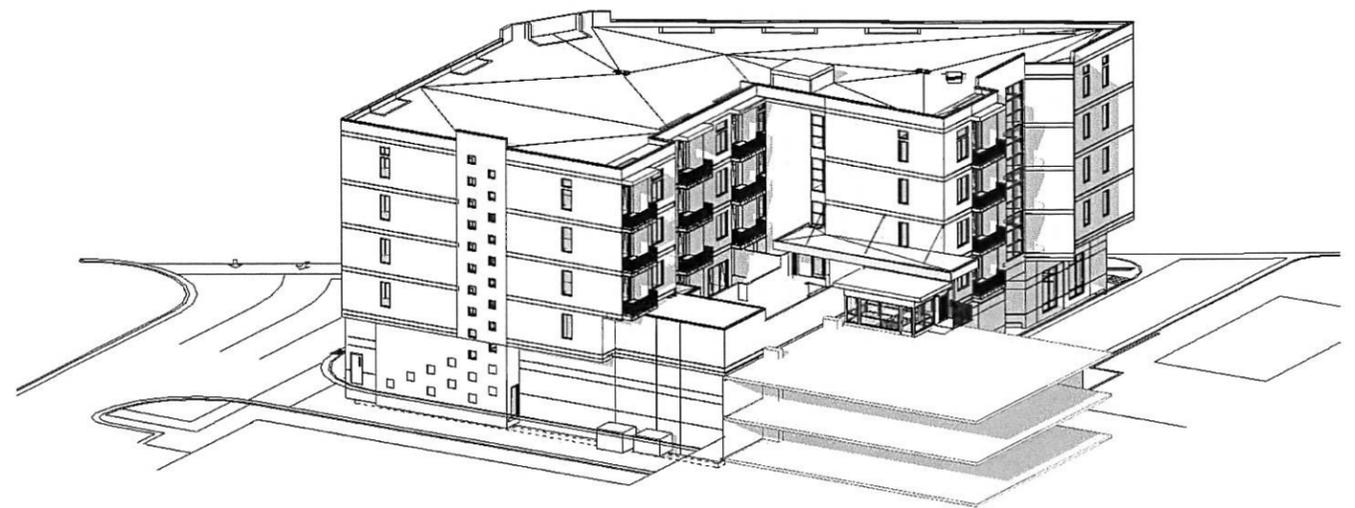
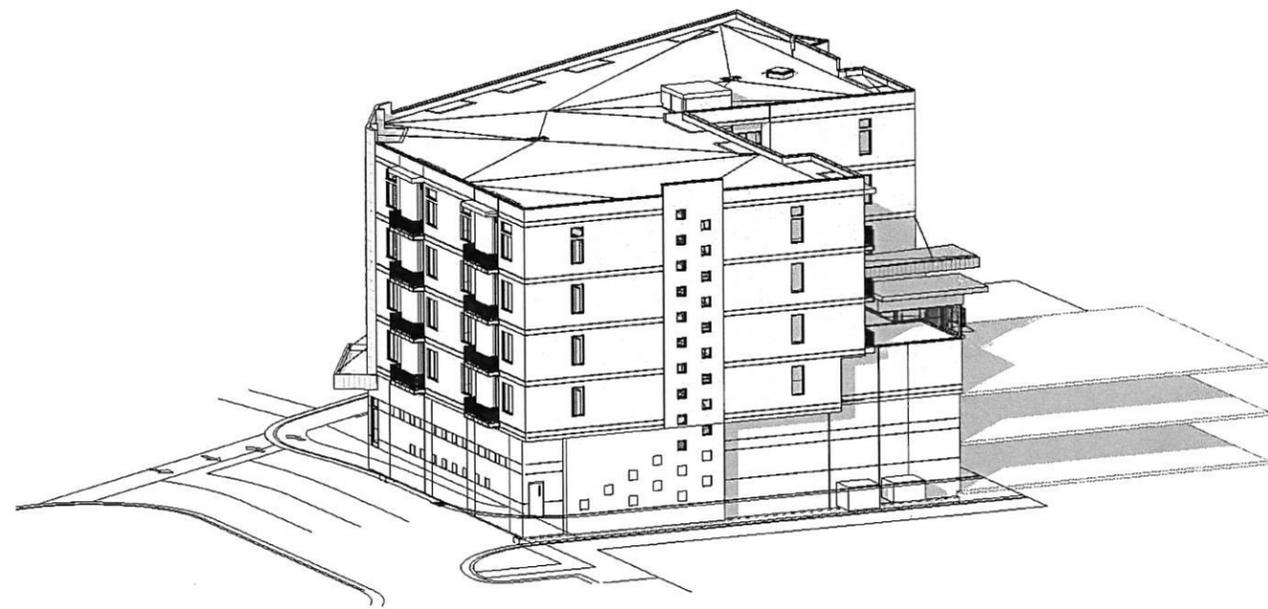
EAST ELEVATIONS

DATE 05/15/2017

SHEET #:

A203

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City Council Staff Report



Subject: Public Hearing-Proposed Amendment to Chapters 4 and 18 related to Driveway and Parking Standards for Single Family Residential

Applicant: Bountiful City

Author: Chad Wilkinson, Planning Director

Date: November 27, 2018

Description of Request

The proposed amendment would change the driveway and parking standards for Single Family Residential zones. The changes include amendments to the standards of Chapter 4-Single Family Residential and Chapter 18 Motor Vehicle Parking and access standards.

Background and Analysis

The City Council has directed staff to review the existing parking standards for the single family zone and bring forward changes that would allow opportunities for additional off-street parking in single family zoning districts. City staff has reviewed a number of options and will present some possible alternatives for your consideration.

In reviewing these options, there are two important existing standards that the City Council directed should not be altered. First, the standard limiting the coverage of a front yard by requiring a minimum of 50 percent landscaping should not be changed. This standard prevents a front yard from being completely paved over and is essential to preserving Bountiful's identity as a City of beautiful homes and gardens. The landscape standard also preserves pervious surface to allow for infiltration by storm water. The newly adopted State storm water standards require that cities adopt Low Impact Development Standards (LID) to limit the need for new storm water facilities. LID principles include preservation of open space in order to decrease new impacts on storm water facilities and to increase water quality by providing landscape areas to filter contaminants from rain water prior to entering the public storm system.

Second, the minimum driveway spacing standards should be preserved. There are several vital reasons for requiring a minimum separation standard which include the following:

- The provision of on-street parking
- Providing room for trash pickup and street sweeping
- Providing predictable intervals for traffic flow purposes
- Allowing for on-street snow storage
- Providing access to mail boxes and fire hydrants
- Aesthetics
- Allowing for repair and maintenance of utilities placed within a park strip without the need to replace concrete.

There are options available to provide additional off-street parking without removing the minimum spacing and landscape standard. One of these options would be to provide for parking in front of the residence with a landscape buffer between the parking and the street. This would enable some limited additional parking while still providing landscape area along the public street. Currently, parking is prohibited in front of single family residences. The attached potential changes to the ordinance include a standard allowing for parking in front of single family residences with some buffering.

Another option is to allow for a decreased width for accessing parking in the rear yard. Currently, the Code requires a minimum setback width of 12 feet for side yards that are used for driveways accessing garages or parking areas in the rear yard. Decreasing this standard to allow for access to rear yards where there is an 8-foot wide unobstructed area to accommodate a driveway would also increase the potential for many homes, and particularly those in older neighborhoods with single wide driveways to place additional parking in the rear yard.

An allowance for an additional driveway on very large lots has also been added to the revised standards. Other changes include clarifications on driveway standards for accessory dwellings, renumbering some sections related to driveway standards for homes in the R-F zone to provide additional clarity and allowing additional driveways on very large properties.

Planning Commission Review

The Planning Commission reviewed the proposed changes at their November 20, 2018 meeting and recommended that the Ordinance not include the option for additional parking in the front of the residence. The Commission had concerns about the impacts to the appearance of neighborhoods if additional parking were to be allowed in front of residences. Therefore, the revised ordinance attached to this report does not include provisions for additional parking in the front of the residence.

Department Review

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

Significant Impacts

Changes to the driveway standards will potentially have significant impacts to the look and feel of Bountiful City. Allowing additional parking in the front yard will decrease landscaping and place more vehicles within areas visible from the public street. These changes should be carefully considered prior to adoption.

Recommendation

It is recommended that the City Council review the proposed changes to the driveway standards for the Single Family Residential zone and hold a public hearing to allow for public comment. After receiving public input the Council may take one of the following actions:

1. Request additional revisions and continue the item to a future meeting for further discussion

2. Approve the changes to the driveway and parking standards with changes recommended by the Commission.
3. Approve the changes to the driveway and parking standards with additional revisions requested by the Council.
4. Deny the proposed changes.

Attachments

1. Ordinance 2018- Proposed text Amendment

G:\PLAN\Planning Commission\ORDINANCE\2018\Driveway Amendment\CC Staff Report Single Family Driveway Changes 11-27-18.docx



BOUNTIFUL

Bountiful City

Ordinance No. 2018-13

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

An ordinance amending Chapters 4 and 18 of the Bountiful City Land Use Ordinance related to Driveway and Parking Standards for Single Family Residential Zones.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The City Council requested that changes to the standards regulating driveways and parking for single family residential zones be considered; and
3. Amendments to the single family residential driveway and parking standards will allow for additional off-street parking opportunities for Bountiful residents; and
4. The changes proposed strike a balance between maintaining residential character of existing neighborhoods while providing additional parking; and
4. After a public hearing on November 6, 2018 the Bountiful City Planning Commission recommended in favor of approving an amendment to the Land Use Ordinance;
5. The Bountiful City Council held a public hearing on this Ordinance on November 27, 2018 to consider the changes.

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

SECTION 1. Chapter 4 and Chapter 18 of the Bountiful City Land Use Ordinance (Title 14 of the Bountiful City Code) are hereby amended as shown in **Exhibit “A”** attached hereto.

SECTION 2. City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, and any liabilities already incurred.

SECTION 3. If any portion of this Ordinance is declared illegal or unconstitutional, the remainder shall remain in full force and effect.

Exhibit A to Ordinance 2018-13

CHAPTER 4

(R) SINGLE-FAMILY RESIDENTIAL

14-4-101	PURPOSE AND OBJECTIVES
14-4-102	DEFINITIONS
14-4-103	PERMITTED, CONDITIONAL, AND PROHIBITED USES
14-4-104	MAXIMUM DENSITY AND MINIMUM LOT STANDARDS
14-4-105	YARD AND SETBACK REQUIREMENTS
14-4-106	PROJECTIONS INTO YARDS
14-4-107	BUILDING LOCATION AND HEIGHT
14-4-108	DISTANCE BETWEEN BUILDINGS
14-4-109	PERMISSIBLE LOT COVERAGE
14-4-110	PARKING, LOADING, AND ACCESS
14-4-111	NON-RESIDENTIAL SITE PLAN APPROVAL
14-4-112	LANDSCAPING
14-4-113	STORAGE OF TRASH, DEBRIS, AND COMMERCIAL ITEMS
14-4-114	WALLS AND FENCES
14-4-115	LOT ACCESS AND SITE LAYOUT
14-4-116	PARCELS OF LAND NOT IN SUBDIVISIONS WITHIN THE R-F SUBZONE
14-4-117	REQUIREMENTS FOR BUILDING IN THE R-F SUBZONE
14-4-118	SUBDIVISION AND PLANNED DEVELOPMENT REVIEW AND APPROVAL PROCEDURE FOR THE R-F SUBZONE
14-4-119	DOMESTIC FARM ANIMALS
14-4-120	DWELLING UNITS CONTAINING SECOND KITCHENS

14-4-101 PURPOSE AND OBJECTIVES

The Single-Family Residential Zone (R) is established to provide areas for single-family, detached dwellings on individual lots. Within the Single-Family Residential Zone are various subzones with individual criteria that have been created to address specific needs pertinent to the areas these subzones encompass.

- A. The Residential Foothill subzone is created to provide standards, guidelines, and criteria which permit reasonable development of private property while minimizing flooding, erosion, and other environmental hazards, and which protect the natural scenic character of the foothill areas, and which insure the efficient expenditure of public funds.
- B. The goals to be achieved by the Residential Foothill subzone include but are not limited to the following:
 - 1. The protection of the public from natural hazards of storm water runoff and erosion by requiring drainage facilities and the minimal removal of natural vegetation while still allowing reasonable use of the land.

2. The minimizing of the threat and damages of fire in foothill areas by establishing fire protection measures.
3. The preservation of natural features, wildlife habitat, and open space consistent with the provisions of this Title and State Law.
4. The preservation of legal public access to mountain areas, trails, and natural drainage channels.
5. The preservation and enhancement of visual and environmental quality by use of natural vegetation and the prohibition of excessive excavation and terracing.
6. The establishment of traffic circulation facilities that insure ingress and egress for vehicles including emergency vehicles into all developed areas at any time of the year with minimal cuts, fills, or visible scars.
7. The encouragement of a variety of a development designs and concepts which are compatible with the natural terrain of the foothill areas and which will preserve open space and natural landscape and that allow a reasonable use of the land.
8. The establishment of land use management criteria which will encourage protection of natural elements while allowing a harmonious and satisfying residential environment.
9. Encouragement of regard for the view of the foothills as well as a view from the foothills.
10. Public and individual personal safety.
11. To assure that the taxpayers of Bountiful are not burdened by extraordinary costs for services attributable solely to the development of hillside areas.

C. It is the intention of the City Council that every subdivision, lot, or parcel within the Residential Foothill subzone be developed with as little disturbance to the natural ground, with the most harmony with natural conditions, and with the greatest conformity with the purposes and requirements of this ordinance, as possible under individual circumstances. It is the finding of the City Council that all possible circumstances, and the best means of dealing with them, cannot be anticipated in the preparation of these regulations. Therefore, the City Council may, unless expressly stated to the contrary in this chapter, grant a reasonable use exception to the provisions of this chapter to implement its purposes by modifying requirements in the R-F subzone as individual circumstances may merit subject to the criteria set forth below. The provisions set forth in this chapter regarding the R-F subzone shall be the standard, but when conditions merit a reasonable exception, discretion may be exercised, even where the term "shall" is used in the regulation, in accordance with such criteria. The following findings and conclusions may justify a reasonable exception and shall be included in the record of the proceedings.

1. The proposed development is located on a lot or parcel that was legally created.
2. There is no other reasonable use or feasible alternative to the proposed development with less impact on sensitive land areas including phasing or project implementation, change in timing of activities, setback or other variance, driveway relocation or placement of any structure.
3. The development cannot be located outside sensitive land areas due to topographic constraints of the parcel or size and/or location of the parcel in relation to the limits of sensitive land areas and a building setback, street width, or other possible variances have been reviewed, analyzed, and rejected as a feasible alternatives.
4. The proposed development does not pose a threat to the public health, safety, or welfare on or off the site, including degradation of groundwater or surface water quality, nor is it anticipated that it will damage nearby public or private property.
5. Any alteration of sensitive land areas is the minimum necessary to allow for reasonable use of the property; and the proposal reasonably mitigates impacts on sensitive land areas while still allowing reasonable use of the site.
6. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant in unlawfully subdividing the property or adjusting a boundary line thereby creating the undevelopable condition after the effective date of this Title.

14-4-102 DEFINITIONS

See Chapter 3 of this Title for the following definitions:

- AVERAGE SLOPE
- DEVELOPMENT SITE
- IMPERVIOUS MATERIAL
- NATURAL VEGETATION
- USABLE AND UNUSABLE LAND

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

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

Table 14-4-103

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, as set forth in the Supplementary Development Standards chapter of this Title	C	C

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Chickens and related structures as set forth in this Title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility not on City Property	C	C
Telecommunication Facility on City property	P	P
Two Family Dwelling – New	N	N
Utility Lines and Rights-of-Way	P	P

14-4-104 MAXIMUM DENSITY AND MINIMUM LOT STANDARDS

Areas within the (R) Residential Zone are divided into subzones based on the maximum permitted density. The maximum density is indicated by the number following the Zone designation. For example, R-4 means Single-Family Residential with a maximum of four (4) units per acre. In addition to the maximum density requirement, each subzone has a standard for minimum lot size and buildable area. The R-F subzone (Residential - Foothill) has varying standards based on the average slope within the development or development phase, and therefore has no density marker.

- A. All structures and all other site improvements of whatever description shall be located only upon areas constituting usable land. Furthermore, all lots or parcels that are designated or zoned for residential development shall have a minimum rectangular buildable area with a length to width ratio between 2:1 and 1:2, that is located entirely on ground of less than thirty percent (30%) slope, that does not encroach into required setbacks or easements, and that meets the area requirements as outlined in this section. The minimum building pad may not be modified by Council discretion. The exact location of the minimum building pad shall be designated by the developer or owner during the approval process and shown on the subdivision plat or site plan, as applicable.

Table 14-4-104a

<u>Subzone</u>	<u>Max. Density (Units/Acre)</u>	<u>Min. Lot Size (Sq Ft)</u>	<u>Min. Buildable Area (Sq Ft)</u>	<u>Min. Lot Width (Ln. Ft)</u>
R-4	4	8,000	2,000	70
R-3	3	11,000	3,000	80
R-1	1	40,000	5,000	100

Table 14-4-104b

<u>Subzone</u>	<u>Avg. Slope</u>	<u>Max. Density (Units/Acre)</u>	<u>Min. Lot Size (Sq Ft)</u>	<u>Min. Buildable Area (Sq Ft)</u>	<u>Min. Lot Width (Ln. Ft)</u>
R-F	0 -15%	2	20,000 sq ft	6,000	100
R-F	15 - 20%	1	40,000 sq ft	6,000	120
R-F	20 - 25%	0.50	2 acres	6,000	120
R-F	25 - 30%	0.20	5 acres	6,000	120
R-F	30 - 35%	0.10	10 acres	6,000	120
R-F	35% +	0.025	40 acres	6,000	120

- B. Each lot or parcel in the (R) Zone shall have a minimum width, measured at the minimum front yard setback line, as outlined in this Title. Each lot or parcel shall also abut a public street for a minimum distance of fifty (50) feet, as measured along a line parallel to the center of the street or along the circumference of a cul-de-sac improved to City standards. For property fronting on a cul-de-sac not improved to City standards, frontage shall be calculated by measuring the linear distance between the side property lines at the tangential point of the arc.
- C. Each corner lot or parcel in the (R) Zone shall be ten (10) feet wider and ten percent (10%) larger than the minimum requirement for interior lots in the sub-zone in which it is located, except for the R-F subzone. Also, each corner lot shall meet the minimum width and frontage requirements along both street frontages. A parcel of land on a street corner may not be subdivided diagonally from the corner in order to avoid the provisions of this section.
- D. Not more than one single-family dwelling or primary building may be placed on a lot or parcel in the (R) Zone.

- E. It is unlawful to subdivide, modify, or otherwise create a residential lot that does not have the minimum required width, except for legally existing non-conforming lots. Furthermore, no residential lot may be narrower than the minimum required width at any point between the front property line and the closest point of the primary dwelling and/or the approved buildable area.
- F. A building permit shall not be issued for any type of construction on a flag lot or landlocked parcel that has not been approved by the City as a developed lot.

14-4-105 YARD AND SETBACK REQUIREMENTS

The following minimum yard requirements shall apply in the (R) Zone:

- A. Front Yard - Each lot or parcel shall have a front yard setback of not less than twenty-five (25) feet from the front lot line. Except for corner lots, where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50) feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.
- B. Side Yard; Interior Lot - Each interior lot or parcel of land shall have two (2) side yards as indicated below for the sub-zone in which the lot or parcel is located:

<u>Subzone</u>	<u>Minimum Side Yard (ft)</u>	<u>Total Combined (ft)</u>
R-3, R-4, R-1	8	16
R-F	8	20

- C. Side Yard; Corner Lot - On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than twenty (20) feet, and shall not be paved or used for vehicle parking, ~~except for~~except for a legally constructed driveway or parking area that provides direct access to a garage or carport. The interior side yard setback shall be the same as the side yard setback for an interior lot. The twenty (20) foot street side yard extends from the minimum front yard setback to the rear property line.
- D. Side Yard; Flag Lot – A flag lot shall have a minimum side yard setback equal to the minimum required rear yard setback.
- E. Side Yard; Deep Setback – Any home that is located more than one hundred (100) feet from the front property line shall have a minimum side yard setback equal to the minimum required rear yard setback.
- F. Side Yard; Driveway -- When used for vehicle access to ~~the primary~~ garage, carport, or parking area in the rear yard, an interior side yard setback shall ~~be at least twelve (12) wide include at least eight (8) feet of unobstructed paved surface exclusive of window wells, stairs, door stoops, chimneys and other obstructions.~~ Vehicle access to rear yards shall be in accordance with the minimum dimensions shown on Figure 14-4-1.
- G. Side Yard; Accessory Structure – No accessory structures shall be allowed in any required side yard setback.

- H. Rear Yard - Each lot or parcel shall have a rear yard setback of not less than twenty (20) feet.
- I. Rear Yard; Irregular Lot - On any lot which is not generally rectangular in shape, the required minimum rear yard setback may be an average of the distances measured from the rear corners of the main building directly to the rear property line(s). However, at no point may the main building be closer than fifteen (15) feet to the rear property line(s).
- J. Accessory Structure, Primary Use Required – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.
- ~~1.~~ Accessory Structure, Permitted Use – An accessory structure allowed as a permitted use shall meet all of the following:
- ~~2.1.~~
- a. The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
 - b. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.
 - c. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
 - d. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.
 - e. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
 - f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
 - g. An accessory structure shall meet all applicable provisions of the International Building Code.
 - h. An accessory structure shall not encroach on any easements, recorded or otherwise.

i. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.

j. The height of an accessory structure shall not exceed twenty (20) feet.

k. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

j.

3-2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:

a. The approval body shall consider the following when reviewing the proposed accessory structure:

i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,

ii. The proximity to adjoining structures,

iii. The contour of the land, both existing and proposed,

iv. Features peculiar to the site and the immediately adjoining properties.

v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,

vi. The proposed and potential uses based on the size, configuration, and other aspects of the structure.

b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.

c. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. The approving body may require an increased setback based on the criteria of 14-4-106(C.)(1.).

d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.

e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.

- f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- h. An accessory structure shall meet all applicable provisions of the International Building Code.
- i. An accessory structure shall not encroach on any easements, recorded or otherwise.
- j. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.
- k. The height of an accessory structure shall not exceed twenty (20) feet.
- l. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

4.3.

14-4-106 PROJECTIONS INTO YARDS

- A. The following structures may be erected on or project into any required yard:
 - 1. Fences and walls in conformance with City codes or ordinances.
 - 2. Landscape elements, including trees, shrubs, agricultural crops and other plants.
 - 3. Necessary appurtenances for utility service.
- B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet:
 - 1. Cornices, eaves, awnings, belt courses, sills, buttresses, or other similar architectural features.
 - 2. Fireplace structures and bays, provided that they are not wider than eight (8) feet, measured generally parallel to the wall of which they are a part.
 - 3. Stairways, balconies, door stoops, fire escapes, and planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
- C. Any permanent roof or canopy attached to the main building which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., may extend into the rear yard no further than one-half the required rear yard set-

back distances, and into a front yard not more than seven (7) feet, if the following criteria are met:

1. The roof or canopy is not more than one (1) story in height.
 2. The roof or canopy is not longer than one-half (1/2) the width of the main dwelling on which it is located.
 3. The roof or canopy is entirely open on three (3) sides except for supporting columns and customary architectural features
 4. The columns supporting the roof or canopy are constructed on individual pad footings or similar design, and not on a continuous footing wall that could be used for future expansion of living space.
 5. In no instance may the additions encroach to within less than twenty (20) feet of a front or street side yard property line, or to within less than ten (10) feet of a rear property line.
- D. None of the above structures or additions may project into any side yard abutting a street on a corner lot.

14-4-107 BUILDING LOCATION AND HEIGHT

- A. No building or structure in the (R) Zone shall exceed two (2) stories or thirty-five (35) feet in height as measured at the average grade. Chimneys, flagpoles, church towers, and similar accessory elements not used for human occupancy are excluded in determining height; however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.
- B. No building or structure in the R-F Zone may extend above the closest ridgeline of the ground, as measured on a level line perpendicular to the ridgeline. If for any reason this is not possible, then the building or structure shall be located as far away from the ridgeline as feasible.

14-4-108 DISTANCE BETWEEN BUILDINGS

The horizontal distance between any dwellings on adjacent lots shall not be less than sixteen (16) feet, excluding permitted eave extensions. The horizontal distance between any accessory building and any dwelling shall not be less than five (5) feet, as measured at any point. The horizontal distance between any accessory building or structure and any primary dwelling on an adjacent property shall not be less than twelve (12) feet, as measured at any point.

14-4-109 PERMISSIBLE LOT COVERAGE

- A. In the (R) Zone, all structures, including accessory structures, and all impervious surfaces such as driveways, sidewalks, patios, parking areas, sports courts, and pools shall not cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.

B. At least fifty percent (50%) of all required front yard ~~areas shall be landscaped.~~

~~C. At least fifty percent (50%) of all required side yard areas shall be landscaped.~~

~~D. At least fifty percent (50%) of all street side yard (corner lot) areas shall be landscaped.~~

~~E. At least fifty percent (50%) of all rear yard areas shall be landscaped side yard, and rear yard areas shall be landscaped.~~

~~E.~~ For institutional uses, such as churches, private schools, and public buildings, the approving authority may increase the amount of impervious surface area to up to seventy percent (70%), if the additional hard surfacing is used to provide parking spaces beyond the minimum required.

14-4-110 PARKING, LOADING, AND ACCESS

Each lot or parcel in the (R) Zone shall have on the same lot or parcel off-street parking sufficient to comply with Chapter 18 of this Ordinance. Said spaces shall be paved with asphalt, concrete, or similar ~~impervious surface material~~, and shall include a paved driveway accessing a public street. For single family and two-family residential uses, at least two (2) of the required on-site parking spaces per unit shall be provided behind the minimum front yard setback.

A. Front and Street Side (Corner Lot): Parking spaces shall not be permitted between the residence and the street in either the front yard or street side yard except for the following: not be provided within the minimum required front yard or street side yard, including driveways.

1. Street Side Yard (Corner Lot): Parking is only allowed on approved parking areas either within an approved garage or carport or located at least 10 feet from the street side property line and behind a six foot fence. Fencing adjacent to driveways on corner lots shall be subject to required clear view requirements of Section 14-16-108.

14-4-111 NON-RESIDENTIAL SITE PLAN APPROVAL

Site plan approval is required for any non-residential use in the (R) Zone per the procedures set forth in Chapter 2 of this Title.

14-4-112 LANDSCAPING

The following landscaping provisions shall apply to any developed lot or parcel in the (R) Zone:

A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass, and similar landscaping materials.

- B. Landscaping shall also be installed in each adjacent parkstrip to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other non-vegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the Landscaping and Fencing chapter of this Title.

14-4-113 STORAGE OF COMMERCIAL ITEMS

The storage of commercial goods, commercial materials, or construction related items is expressly prohibited. No property in the (R) zone may be used to display or proffer items for sale except for personal items belonging to the residents of the property, and which meet the criteria for a "garage and yard sale" as set forth in the Temporary Use section of this Title.

14-4-114 WALLS AND FENCES

All walls and fences erected or maintained in the (R) Zone shall comply with the provisions of Chapter 16 of this Ordinance.

14-4-115 LOT ACCESS AND SITE LAYOUT

A. Each proposal to construct a primary structure more than one hundred fifty (150) feet from a public street shall be reviewed and approved by the Administrative Committee and Fire Marshall prior to receiving a building permit. Furthermore, all proposals must adhere to Section 503 of the International Fire Code, as adopted by the South Davis Metro Fire Agency and all other criteria as set forth below.

All of the following must be met before the Administrative Committee may grant approval:

~~A. An access road or driveway shall be provided which meets the following standards:~~

1. Surface. An all-weather surface capable of supporting the imposed load of fire apparatus shall be provided. If constructed of asphalt, the access road or driveway shall be a minimum of two and one-half (2 1/2) inches of asphalt over a minimum of six (6) inches of compacted road base. If constructed of concrete, the access road or driveway shall have a minimum of five (5) inches of concrete over a compacted road base.

The access road or driveway shall be maintained by the property owner or possessor of the premises in good condition and repair and with adequate snow removal so as to provide free and uninhibited access by emergency service vehicles.

2. The access road or driveway shall be a minimum of twenty (20) feet wide. Where such roadway is adjacent to required fire hydrants, the width shall be a minimum of twenty-six (26) feet within twenty (20) feet in either direction from the hydrant. Such required widths shall be unobstructed, including parking of vehicles, and shall have a minimum vertical clearance of thirteen (13) feet six (6) inches.

3. A turn-around shall be provided at the end of the access road or driveway in accordance with the standards and specifications of Article 10 of the International Fire Code and in accordance with the minimum requirements of Figure 4-1. The minimum turning radii for all turns and/or curves shall conform to the forty-five (45) foot radius single unit truck or bus contemplated in Figure 4-4. If access roads are not looped, then the provided dead end access road shall meet the requirements in Figure 4-2.
4. An access road or driveway shall be extended to within one hundred fifty (150) feet of all portions of the exterior walls of the first story of any building.
5. The maximum grade for access roads or driveways shall not exceed fifteen (15) percent at any point as measured along the centerline of the access road or driveway.
6. Each property owner shall identify and mark fire lanes to the satisfaction and approval of the Fire Chief. Signs shall be posted near the entrances of access roadways and driveways. Spacing and placing of signs shall be subject to the approval of the Fire Chief. Signs shall be a minimum of twelve (12) inches by eighteen (18) inches in two and one-half (2.5) inch block lettering with one-half (.5) inch stroke on a contrasting background. Signs shall read "No Parking - Fire Department Access Road".
7. The property owner or possessor of the premises shall establish the base grade of the access road or driveway before the water system is installed. The property owner or possessor shall clear the right-of-way for the water system and establish the proposed fire hydrant locations and grades by use of an offset stake. The City shall install the water system and set the fire hydrant to the grade established by the owner. If there are any changes to the access road or driveway or right-of-way areas which do not allow for a minimum of forty-two (42) inches of cover over the water line or not more than four (4) inch vertical difference between the flange of the fire hydrant and the finished surface of the access road or driveway, the owner shall be responsible for all expenses associated with the relocation or adjustment to the water system. No building lot shall be allowed or approved where the static water pressure from the City water system serving the proposed lot or lots is less than forty (40) pounds per square inch.
8. Fire Hydrants. A fire hydrant shall be installed by Bountiful City at the expense of the property owner and shall be connected by a six (6) inch water line from the water main. The hydrant shall be located in accordance with Article 10 of the International Fire Code. Fire hydrants shall be located on all required access roads or driveways as required by City Code and shall be located within five (5) feet of the required access road or driveway.

If, in the opinion of the Fire Chief, fire hydrants are vulnerable to vehicular damage, appropriate crash posts shall be required. No obstruction shall exist within a three (3) feet working area of each fire hydrant. Required crash posts shall be a four (4) inch concrete filled pipe, having a minimum of three (3) feet in

height above grade, with two (2) feet of pipe below grade set in concrete. Hydrant shut-off valves shall be located no closer than five (5) feet from the hydrant and no further than twenty (20) feet.

9. Easements. The fire hydrant, water line, and access road or driveway shall be located within a public utility easement of at least twenty (20) feet in width such that emergency and utility service vehicles and personnel have unimpeded access to the improvements. (Figure 4-3)
 10. All of the required improvements shall be installed at the lot or property owner's expense.
- B. As an alternative to the access requirements described above, the Fire Marshall may approve the installation of a pressurized interior fire protection sprinkling system that complies with the minimum standards of the IRC and/or IBC, and that receives the Fire Marshall's approval.
- C. All new residential structures shall comply with the requirements of the IBC for foundation elevation on graded sites (1805.3.4 and 1805.3.5). For most approved lots, the "approved drainage facility" is the street R.O.W. On these sites, the finished grading shall direct runoff from the front yard setback to the street R.O.W. by means of the driveway or front yard grading, or as approved by the City Engineer. Driveway slopes shall have a minimum slope of two percent (2%), and a maximum slope of fifteen percent (15%), as measured along the centerline of the driveway.
- DE. Downhill or reverse grade driveways must be reviewed and approved by the City Engineer. Approvals will be considered based on proximity of the lot to storm drain facilities or natural draining features such as creeks, swales or other features that convey runoff water directly to the storm drain system. Approval shall be conditional upon inclusion of the following requirements:
1. The driveway shall provide a minimum length of ten (10) feet of positive slope (two percent (2%) minimum) to the street R.O.W.
 2. The maximum grade of the driveway shall be seven percent (7%).
 3. The approved site plan shall include any additions or modifications to the existing storm drain system necessary to prevent erosion or impact to adjacent properties, or impact to the storm drain system.
 4. Other requirements as determined by the City Engineer based on conditions specific to the property.

14-4-116 PARCELS OF LAND NOT IN SUBDIVISIONS WITHIN THE R-F SUBZONE

No dwelling shall be constructed on a parcel of land not included as part of an approved subdivision without City Council approval of the parcel of land as a legal building lot. In order to be approved as legal building lot, the Council must determine that the parcel meets the lot, yard, and other requirements of this Title. As part of the review process, the City Council and

Planning Commission may request any information typically required for subdivision review. Also, the City Council may require that the applicant record a one lot subdivision plat for the purpose of establishing utility easements and fulfilling other provisions of this Title

14-4-117 REQUIREMENTS FOR BUILDING IN THE R-F SUBZONE

No construction, excavation, or removal of vegetation may occur on any lot or parcel in the R-F subzone until a permit has been issued, and no permit may be issued until the proposed plans have been approved by the appropriate land use authority. The following rules apply to all building and construction in the Residential Foothill Zone.

A. Drainage and Erosion.

1. Lots shall be arranged so as to insure required setbacks from drainage channels as defined by the Army Corps of Engineers on official Flood Insurance Rate Maps.
2. Facilities for the collection of storm water runoff shall be required to be constructed on development sites and according to the following requirements:
 - a. Such facilities shall be the first improvement constructed on the hillside.
 - b. Such facilities shall be designed to retain safely and adequately the maximum expected storm water runoff for a twenty-five-year storm, as determined by Technical Paper No. 28, prepared by the U. S. Department of Commerce - Weather Bureau, for a sufficient length of time so as to prevent flooding and erosion during storm water runoff flow periods.
 - c. Such facilities shall be so designed to divert surface water away from cut surfaces or sloping surfaces of a fill.
3. Construction on a development site that may disturb vegetative cover shall be minimized between December 1 of any year and April 15 of the following year.

B. Vegetation and Re-vegetation.

1. Any area on a development site cleared of natural vegetation in the course of construction of offsite improvements shall be replanted with vegetation which, when established, shall have characteristics of erosion control equal to or exceeding the original vegetation.
2. New plantings shall be protected with organic cover.
3. The use of persons or firms having expertise in the practice of re-vegetation (i.e., licensed landscape architects or nurserymen) shall be employed to supervise the planning and installation of re-vegetation cover.

4. Vegetation shall be removed only when absolutely necessary, e.g., for the construction of buildings, roads and filled areas.
 5. Vegetation shall be planted in all disturbed areas within three (3) weeks of the completion of off-site improvements or as directed by the City Engineer. Such vegetation shall be of a perennial and low combustibility nature and which, when established, shall be sufficient to stabilize the soil.
- C. Spark arresters shall be installed in every fireplace constructed indoors or outdoors. Screen openings in such arresters shall not be in excess of one-quarter (1/4) inch in diameter.
- D. Grading, Cuts and Fills
1. Exposed unstable surfaces of an excavation or fill shall not be steeper than one (1) vertical to two (2) horizontal.
 2. Permanent fill shall be located so that settlement, sliding, or erosion shall not damage or cover any street, curb, gutter, sidewalk, or building.
 3. All fill and degrees of compaction shall comply with the standards established by the Bountiful City Engineer in accordance with applicable codes and standards adopted by the City.
 4. The top or bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet shall be at least three (3) horizontal feet from the property line and/or street right-of-way lines. Cut and/or fills greater than ten (10) feet shall be setback an appropriate distance as determined by the City Engineer.
 5. The maximum vertical height of any cut or fill shall be ten (10) feet, except for existing, naturally occurring, and/or man-made site anomalies. An anomaly shall mean any abnormal deviation from the natural contours of a property encompassing less than ten (10) percent of the entire parcel area or one thousand (1,000) square feet, whichever is less.
 6. Any structure except a retaining wall or soil stabilization improvement shall have a setback from the crest of the cut or base of the fill of a minimum distance equal to the depth of the fill or the height of the cut, unless a structurally sound retaining wall is built for the cut or fill slope. Retaining walls may be a part of a dwelling unit.
 7. The distance from any structure to the toe of a slope shall be at least the height of the slope divided by two ($H/2$), up to fifteen (15) feet.
 8. No cut, fill, or other area of disturbance may have a finished grade exceeding two (2) horizontal feet for every one (1) vertical (a 2:1 slope). Retaining walls shall be required in any area of disturbance where the grade exceeds a 2:1 slope. Any retaining wall that is (4) feet in height or taller shall be designed by a licensed

engineer and approved by the Bountiful City Engineer in accordance with applicable codes adopted by the City.

9. No retaining wall shall exceed ten (10) feet in height.
- E. Streets, roadways, and private access ways shall follow as nearly as possible the natural terrain. The following additional standards shall apply:
1. At least two (2) ingress and egress routes shall be provided for each subdivision.
 2. Points of access shall be provided to all developed and undeveloped areas for emergency and firefighting equipment. Any driveway located upon a lot extending from a public street shall have at any point a maximum grade of fifteen (15) percent as measured along the centerline of the driveway, and a minimum width of twenty feet, and shall be of a sufficient width and design to admit and accommodate firefighting equipment. Any driveway to an accessory building or secondary garage may be reduced to a minimum width of ten (10) feet if the Planning Director or Building Official determines that it is not necessary for providing emergency access.
 3. No cul-de-sac shall exceed six hundred (600) feet in length, and each cul-de-sac shall have a turnaround with a radius of fifty-four (54) feet. A stub street that is longer than the width or length of any adjacent single lot or that is longer than two hundred (200) feet, whichever is less, shall have a temporary turnaround at the end thereof.
 4. Centerline curvatures shall not be less than one hundred (100) feet radius on any curved street pattern. Depending on the slope of the street and other site specific conditions, the City Engineer may require a larger curvature in accordance with AASHTO and other applicable standards adopted by the City.
 5. Variations of street design standards developed to solve special hillside visual and functional problems may be presented to the Planning Commission for consideration. Examples of such variations may be the use of split roadways to avoid deep cuts, modifications of surface drainage treatments, or sidewalk design.
 6. Any road or right-of-way for vehicular access dedicated for public use shall be subject to the following limitations:
 - a. The maximum grade of such road or right-of-ways shall be twelve (12) percent except as hereafter provided.
 - b. The City Council, after receiving a recommendation from the Planning Commission, may grant approval for the construction of a straight section of road or right-of-way having a grade exceeding twelve (12) percent, but the grade of such streets shall not, in any event, exceed fifteen (15) percent.

F. Architectural Design and Site Orientation

1. Any building proposed for construction in the Residential Foothill subzone shall use building materials and colors that blend harmoniously with the natural settings of the site. Materials such as natural woods, brick (earth colors), and stone are considered to be most appropriate.
2. The Planning Commission shall review the design and specified exterior materials and colors for all structures other than single-family dwellings. Building permits for such structures shall not be granted until building materials and colors have been approved by the Planning Commission.
3. Landscaping shall be designed and installed to maintain the natural character of foliage in the area consistent with the proposed development.
4. Any primary structure and its accompanying site improvements and accessory structures shall be located on the building pad defined and approved for the lot, but may be located outside of the minimum building pad area only if the ground is considered usable as set forth in this Title.

G. In addition to the provisions requiring posting of an acceptable bond as set forth in the Ordinances of Bountiful, Utah, as amended, a corporate surety bond or cash bond or a letter of credit supported by a guarantee of a state or federally chartered bank or other financial institution shall be required by the City Council to guarantee the completion of public improvements such as streets, sidewalks, curb, gutter, utilities, re-vegetation projects, the stabilization of gradings, cuts, and fills and constructions of storm water runoff facilities as required in this Title. The bond shall be in an amount equal to the cost of construction of such projects and shall continue in effect for one (1) year after the completion date of such projects, improvements, or facilities.

H. Exceptions to the requirements and provisions set forth in this Title may be approved by the City Council, provided that the developer or owner of such development can demonstrate that the requested exception:

1. Is not detrimental or injurious to the property or improvements adjacent thereto,
2. Is not detrimental to the general well being of the neighborhood,
3. Is minor in its overall scope and not a major departure from the purposes and objectives of this Chapter,
4. Does not require undue public expense for maintenance, and
5. Does not impose an undue burden upon the public or the City.

I. Lot Access and Site Layout

Each proposal to construct a primary structure more than one hundred fifty (150) feet from a public street shall be reviewed and approved by the Administrative Committee

and Fire Marshall prior to receiving a building permit. Furthermore, any proposal to construct a primary structure more than one hundred fifty (150) feet from a public street shall also include a residential fire suppression system (sprinklers), and all other criteria as set forth below. No primary residential structure may be located more than five hundred (500) feet from a public street, without exception. All measurements shall be taken from the edge of the public R.O.W. along the centerline of the driveway or private access road to the nearest point of the primary structure. All of the following must be met before the Administrative Committee may grant approval:

1A. An access road or driveway shall be provided which meets the standards outlined in Section 14-4-115. In addition all dwelling structures shall have installed at the time of construction, and keep continuously maintained, a pressurized interior fire protection sprinkling system that complies with the minimum standards of the IRC and/or IBC, and meeting the Fire Marshall's approval.

14-4-118 SUBDIVISION AND PLANNED DEVELOPMENT REVIEW AND APPROVAL PROCEDURE FOR THE R-F SUBZONE

A. Any proposed subdivision, except for a development within an approved Planned Development Overlay (PDO) zone shall require conditional use approval from the Planning Commission.

B. Any subdivision application, including planned developments, shall include plats and/or site plans drawn to a scale of not less than one inch equals one hundred feet (1" = 100') with topographical contours drawn at two (2) foot intervals. Furthermore, all subdivision plats and site plans shall be drawn to scale by a registered land surveyor licensed to practice in the State of Utah. Said plans and plats shall provide the following information:

1a. Location of the proposed subdivision, with identification of abutting streets.

2b. Topographic contours.

3c. An estimate of the average slope of the proposed subdivision and of each individual lot within the subdivision.

4d. The number of lots.

5e. The location and size of proposed lots.

6.f Location, width, and grade of all proposed streets, and radii of any cul-de-sacs.

7g. Location of existing or proposed schools, churches, or parks.

C. The following information, in addition to any other information required by City Ordinance, shall be provided. For a project of less than five (5) total acres, the City

Council may accept reports conducted on adjacent properties, if the City Engineer determines that they are applicable to the subject area.

1. Report of Soil Characteristics. The term “soil characteristics” refers to data regarding the nature, distribution, and strength of soils within the project area. A Soils Report shall include:
 - a. Unified classification of all soils with an estimate of susceptibility to erosion, plasticity index, liquid limit, shrink-swell potential, and general suitability for development.
 - b. Estimate of the normal highest elevation of the seasonal high water table.
 - c. Flood history and potential including proximity to known floor plain areas and drainage channels.
 - d. Topographic contours.

2. Report of Geologic Conditions. A Geologic Conditions Report shall include the following information:
 - a. Definition of any zones of deformation with respect to active faults and other mass movements of soil and rock.
 - b. Identification of anomalies of the terrain or characteristics of the geological materials which would have any potential impact upon the use of the site.
 - c. Determination of ground water characteristics.
 - d. Written recommendation for construction of proposed improvements to avoid impact of any potential geologic hazard.

3. Grading and Drainage Report.
 - a. The application for preliminary approval shall include a plan for grading and a report on the method by which surface water and natural drainage will be accompanied. The plan shall be prepared by a professional engineer licensed to practice in the State of Utah, and shall include the following information:
 - ~~i.~~(1) Indication of existing and proposed contours.
 - ~~ii.~~(2) Indication of the present and proposed slope of each graded area.
 - ~~iii.~~(3) Location and identification (by species) of existing vegetation, and an indication of vegetation proposed for removal and re-vegetation proposal.

- ~~(4)~~iv. Existing and proposed drainage patterns. Location of any drainage channels on the proposed site that have been identified by the State Geologist.
- ~~(5)~~v. Location and depth of all proposed fills and cuts.
- ~~(6)~~vi. Description of the methods to be employed to achieve stabilization and compaction.
- ~~(7)~~vii. Location and capacities of proposed drainage, structures, and erosion control measures.
- ~~(8)~~viii. Computation of maximum runoff for a twenty-five year storm before and after development.
- ~~(9)~~ix. Location of existing buildings or structures on the site and location of existing buildings and structures on adjacent properties within one hundred (100) feet of the site, or which may be affected by any proposed grading or construction operations.
- ~~(10)~~x. Verification of the existence and location of a six thousand (6,000) square foot building pad with required access to it.

4. The City Council and Planning Commission may attach such conditions as deemed necessary to secure the purposes as set forth in this Chapter.

D. No construction, excavation, grading, or removal of vegetation may occur until final subdivision approval has been granted by the City Council and specific site developments have been approved by the City Engineer. Furthermore, individual lots or parcels may not be disturbed until a building permit has been issued for that lot or parcel.

14-4-119 DOMESTIC FARM ANIMALS

- A. The City recognizes that farm animals are inextricably associated with certain noise, sight, and smell nuisances that are generally unacceptable in urban areas. However, the City also recognizes the importance of maintaining its agricultural heritage and the traditional values associated with that heritage. It is with this purpose, to preserve the agricultural heritage of the community, that this section is enacted.
- B. Where permitted, the quantity of animals permitted on a property shall be determined on the basis of one hundred (100) animal points per vacant acre, (e.g., 0.50 acres x 100 = 50 animal points, 1.45 acres x 100 = 145 animal points).
- C. Vacant acreage is determined by the following. At a minimum, a residential property shall deduct 0.20 acres (approx. 8700 sq ft) per unit from the total acreage before calculating the animal allowance; (e.g., (0.50 acres – 0.20 acres) x 100 = 30 animal points; (1.45 acres – 0.20 acres) x 100 = 125 points). For a residential property where more than .20 acres is occupied by driveway, residential building footprint, garage, and

areas of human occupancy and use, the actual vacant acreage available for animals shall be calculated by survey. A front yard and any minimum required yard setbacks shall not be considered vacant acreage or for animal habitat.

- D. The animals allowed in Table 14-4-119 below, and no other animals except household pets, are allowed in a permitted residential zone.

Table 14-4-119

Type of Animal	# of Points per Animal
Pigs, Cattle	Not allowed
Horses	40
Sheep, goats, llamas	25
Fowl, pigeons, rabbits	5
Raccoons, skunks, roosters, and any other nuisance animal	Not allowed
Any non-domestic animal, and any animal regulated by the State of Utah, the United States, or any of their agents	Not allowed

- E. A commercial agricultural operation is not permitted anywhere within the City of Bountiful.
- F. Coops, barns, stalls, pens, and any other animal housing structure, shall be located in conformance with the provisions of *Title 8 - Public Health* of the Bountiful City Code.

14-4-120 DWELLING UNITS CONTAINING SECOND KITCHENS

- A. Except as provided below, or in conjunction with an approved accessory dwelling unit, any dwelling in a Residential Zone shall contain only one (1) kitchen.
- B. A dwelling unit in a Residential Zone may have a second kitchen if the owners of the property have signed a Deed Restriction on the property prepared and signed by the Bountiful City Planning Director, explicitly stating that the dwelling unit shall be used only as a single family residence. A permit shall not be granted allowing a second kitchen or an existing second kitchen shall not be deemed to be authorized until the Deed Restriction has been recorded at the Davis County Recorder’s office and a copy showing recording information has been filed with the Bountiful City Planning Director.
- C. A dwelling unit shall have no more than two (2) kitchens. This shall be specified in the Deed Restriction.
- D. Second kitchens shall not be allowed in dwelling units that are part of a multi-family dwelling.

Figure 14-4-1

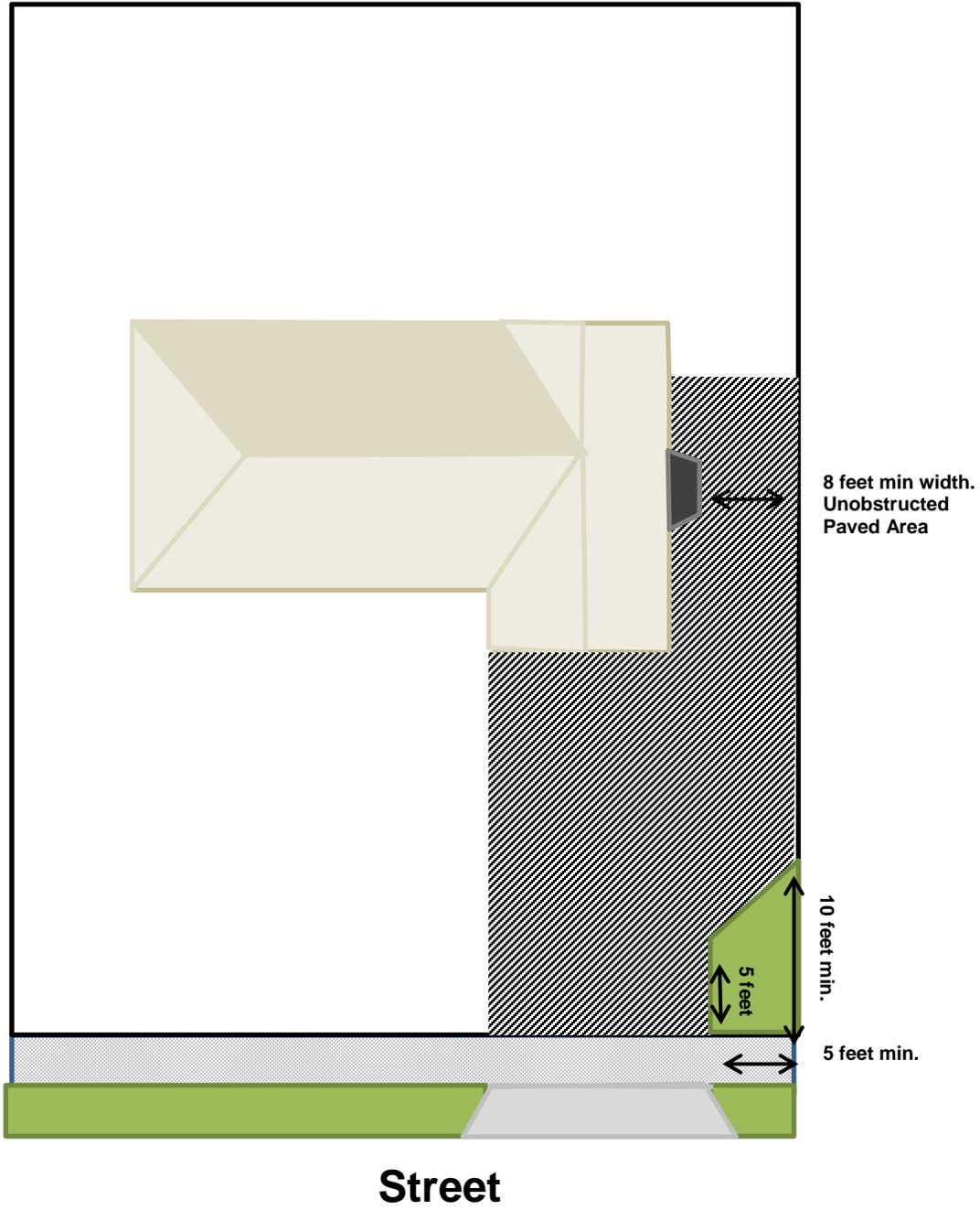


Exhibit "A" to Ordinance 2018-13

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CHAPTER 18

MOTOR VEHICLE PARKING AND ACCESS STANDARDS

14-18-101	PURPOSE
14-18-102	OFF-STREET PARKING REQUIRED
14-18-103	CONTINUING OBLIGATION
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14-18-105	GENERAL REQUIREMENTS FOR PARKING AREAS
14-18-106	TRANSITIONAL AREAS
14-18-107	PARKING SPACES REQUIRED
14-18-108	SIZE OF PARKING STALLS
14-18-109	ACCESS REQUIREMENTS
14-18-110	OFF-STREET LOADING AREAS
14-18-111	DISPLAY OF VEHICLES OR OTHER MERCHANDISE FOR SALE OR RENT

14-18-101 PURPOSE

The purpose of this chapter is to protect the public health, safety, and welfare by establishing motor vehicle parking and access standards.

14-18-102 OFF-STREET PARKING REQUIRED

An off-street parking area and access plan meeting the minimum requirements of this Title shall be provided with any proposal to erect, enlarge, or increase the capacity of any building, any time a change in use occurs, or any time that site plan review is required by this Title.

Any application for a building permit shall be accompanied by a plot plan showing required parking spaces with ingress and egress. Said plan shall be reviewed and approved by the Planning and Engineering Departments.

14-18-103 CONTINUING OBLIGATION

Required off-street parking facilities shall be a continuing obligation of the property owner so long as the use requiring vehicle parking or vehicle loading facilities continues. It shall be unlawful for any owner or tenant of any building or use to discontinue or dispense with the required vehicle parking facilities without providing some other vehicle parking area which meets the requirements of this Chapter and is approved by the appropriate land-use authority.

14-18-104 CALCULATING PARKING REQUIREMENTS

- A. Whenever parking requirements are based on square footages, calculations shall be based on the gross square footage of the structure.
- B. When a structure or parcel contains multiple uses, more than one (1) parking standard may apply.

- C. Available on-street parking spaces shall not be used to meet the requirements of this Title, unless specifically permitted and regulated by the zone in which the property is located. And no development plan shall be based on the assumption that excess vehicles can be parked on a public street, unless specifically permitted and regulated by the zone in which the property is located.
- D. When parking regulations are based on the number of employees, parking calculations shall use the largest number of employees who work on any one (1) shift. Where shift changes may cause substantial overcrowding of parking facilities, the approving authority may require additional spaces as needed in order to accommodate the overlap period or peak parking period.
- E. When parking use intensities vary during the course of a day because of mixed uses or staggered operational shifts, the approving authority may permit reduced parking standards based upon accepted professional standards. The approving authority may also require a shared parking analysis performed by a traffic engineer.

14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS

- A. Each off-street parking area shall be surfaced with asphalt, concrete pavement, or comparable material, and shall be graded to dispose of all surface water. The perimeter of the paved surface shall be finished with concrete curb and gutter. Surfacing may be installed in stages as approved by the approving authority. All parking and grading plans shall be reviewed and approved by the City Engineer.
- B. Parking areas shall be designed to provide orderly and safe circulation, loading, unloading, parking, and storage of vehicles. All parking areas shall be landscaped, striped, marked, and maintained according to approved plans.
- C. Lighting provided in off-street parking areas shall be directed away from adjoining premises and streets in accordance with the design standards of this Title. The type and location of luminaries shall be approved by the approving authority.
- D. Off-street parking areas shall allow vehicles to enter and exit from a public street by forward motion only. This regulation shall not apply to single-family and two-family residential units, or to town-home style residential units approved and constructed after December 31, 2006, that front onto a public street that is not designated on the Street Master Plan as a collector or arterial street and that does not exceed an average daily traffic volume of one thousand (1,000) vehicles.
- E. Pavement, striping, landscaping, paintings, lighting, and all other parking area components shall be maintained to prevent deterioration and safety hazards.
- F. No off-street parking shall be permitted in any required residential front yard or street side yard ~~other than in approved, paved driveway~~ except as allowed in Section 14-4-110 of this Title. And no vehicle, trailer, or similar device may be parked on a lawn, park strip, or any other non-paved surface.

- G. No tandem parking (one space behind another) shall be allowed, except for conventional single-family dwellings. Duplexes, apartments, townhouses and condominiums may have tandem parking providing that both spaces are assigned to the same dwelling unit and the plan is approved by the approving authority.
- H. Off-street parking spaces shall be located at least ten (10) feet from any street property line except for driveways serving one and two-family dwellings. For single family and two-family residential uses, at least two (2) of the required on-site parking spaces per unit shall be provided behind the minimum front yard setback. No driveways or paved vehicle areas of any kind are allowed in a street side yard (corner lot) setback unless they provide access to ~~a garage, carport, or other~~ an approved parking area located within an approved garage or carport -or located at least 10 feet from the street side property line and behind a six foot screening fence. beyond the minimum setback area and six feet- as required in Section 14-4-110-
- I. Landscaping of all commercial and industrial parking areas is required and shall meet the requirements and standards of this Title.

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14-18-106 TRANSITIONAL AREAS

Multi-family, commercial, institutional, or industrial off-street parking areas which are adjacent to residential uses or residential zoning districts shall be effectively screened on the abutting sides by a solid barrier fence which is in compliance with the provisions of this Title and which has been approved by the approving authority. Such wall or fence shall be six (6) feet in height and shall be permanently maintained with no advertising thereon.

14-18-107 PARKING SPACES REQUIRED

- A. Except as otherwise provided in this Chapter, the number of off-street parking spaces for various uses will be as follows:
 - 1. Automobile Service and Repair Center. Three (3) exterior parking spaces for each stall, service bay or work station. Such spaces shall be for customer parking only and are not intended for storage or parking of vehicles under repair. Adequate parking for vehicles under repair or impound must be provided in addition to the required customer parking spaces.
 - 2. Banks, Business Offices or Professional Offices Providing Customer Services or Sales (Excluding Medical and Dental Offices). One (1) space for each two hundred (200) square of floor area.
 - 3. Bowling Alleys. Four (4) spaces for each alley plus parking space for all accessory uses (i.e., coffee shop, restaurant, bar) as herein defined.
 - 4. Car Wash. Three (3) spaces in approach lane to each hand wash bay, or 6 stacking spaces for each automated wash facility.
 - 5. Churches. One (1) parking space for every four (4) seats for fixed, individual seating; one parking space for each six (6) feet of linear pew; or one (1) parking

space for every twenty (20) square feet of floor area where temporary seating can be located.

6. Dwellings, Multiple Family. Parking for multiple family developments shall be based on the following guidelines and an approved parking plan as specified in Subsection B of this Section:

Bedrooms	Required Spaces	Visitor Spaces
1	1.5/Unit	.25/unit
2	2.0/Unit	.25/unit
3 or more	2.5/ Unit	.25/unit

At least one (1) of the required parking spaces above shall be a designated, covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed throughout the project for convenient access from all units.

7. Dwellings, Single Family. Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage
8. Funeral Homes, Mortuaries. One (1) parking space for each forty (40) square feet of floor area located in the assembly chapel and viewing room(s).
9. Furniture and Appliance Store, Hardware Stores or Other Similar Uses Which Require Large Display Areas But Generate Light Traffic Demands. One (1) parking space for each five hundred (500) square feet of floor area.
10. General Business/Retail Not Specifically Described. One (1) parking space for each two hundred (200) square feet of floor area.
11. Handicapped/Disabled Persons Parking. Parking spaces shall be provided in conformance with the following:

Handicap Stall Calculation Table

Number of Spaces in Lot	Minimum # of Spaces for Disabled
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent (2%) of total plus 1 for each 100 over 1,000 spaces

In addition, one (1) in every eight (8) spaces for the disabled, but not less than one (1) shall be made accessible for vans. (See Section 14-18-108 for special space requirements.

All parking spaces for the disabled shall be designated as reserved by a sign showing the symbol of accessibility for the disabled. Spaces designated for accessibility for vans shall have an additional sign reading "Van Accessible" mounted below the symbol sign.

12. Hospitals. One (1) parking space for each four hundred (400) square feet of floor area.
13. Hotels, Motels and Motor Hotels. One (1) parking space for each living or sleeping unit, plus one (1) parking space for every two hundred (200) square feet of assembly, banquet, or restaurant area, and one (1) space for each employee on the highest employment shift.
14. Libraries. One (1) parking space for each three hundred (300) square feet of floor area.
15. Manufacturing/Industrial Uses, Research and Testing Laboratories, Bottling Plants. One (1) parking space for every one thousand (1,000) square feet of floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
16. Medical/Dental Clinics. One (1) parking space for each two hundred fifty (250) square feet of floor area or five (5) spaces for each practitioner, whichever is greater.

17. Nursing, Convalescent and Other Similar Type Facilities. One (1) parking space for every three (3) persons the home is licensed or designed to care for, plus .25 stalls guest parking per bed or unit.
18. Offices not Providing Customer Services or Sales on the Premises. One (1) parking space for every three hundred (300) square feet of floor area.
19. Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. One (1) parking space for every three hundred (300) square feet of floor area.
20. Retirement Facility/Assisted Living Center (where occupants do not drive). Off-street parking shall be provided at the rate of .50 parking stalls per living unit or per occupant at maximum occupancy, whichever is greater.
21. Retirement Facility/Independent Living Center (where some occupants may still drive). Off-street parking shall be provided at the rate of one (1) parking stall per living unit, plus .25 stalls guest parking per unit. Common use facility areas will not be used in calculating parking requirements. At least half of the off-street parking stalls must be covered.
22. Restaurants. One (1) parking space for each two and one half (2.5) seats.
23. Restaurants, Fast Food. One (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
24. Schools. One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
25. Shopping Centers. One (1) parking space for every two hundred (200) square feet of net floor area or as determined by the approving authority.
26. Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly. One (1) parking space for each four (4) seats of maximum of seating capacity.
27. Taverns, Private Clubs, Lodges, Fraternal Organizations and All Other Similar Dining and/or Drinking Establishments. As determined by Conditional Use Permit procedure by the Planning Commission, but not less than one (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
28. Wholesale Establishments and Warehouses. One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on the highest employment shift, whichever is greater.
29. All Other Uses Not Listed Above. As determined by the approving authority based on the recommendation of the City Planner, City Engineer, and/or nearest comparable use standards.

- B. In calculating the requirements of this Section, any fractional parking spaces shall be rounded up to the next whole number.
- C. **Parking Spaces for the Disabled.** All spaces for the disabled shall be located as near as possible to the main public or primary entrance of a single building. In parking lots that do not serve a single building, parking for the disabled shall be located on the shortest accessible route of travel to an entrance designed for the disabled. In building with multiple entrances for the disabled, such parking spaces shall be dispersed and located closest to those entrances. Said parking stalls shall be designated as reserved by a sign showing the symbol designating them for disabled persons. Such signs shall be located so they cannot be obscured by a vehicle parking in the space.

14-18-108 SIZE OF PARKING STALLS

- A. The dimensions of each off-street parking space for passenger vehicles shall be at least nine (9) feet by twenty (20) feet for diagonal or ninety degree spaces; or nine (9) by twenty-four (24) feet for parallel spaces, exclusive of access drives or aisles. Parking stalls that front onto a dedicated, improved landscape area or onto a sidewalk of minimum six (6) foot width may be reduced in depth by a maximum of two (2) feet if the City Engineer determines that a vehicle of standard clearance could protrude into the area, as shown in Figure 18-1. In limited circumstances the approving authority may reduce the parking depth of interior lot spaces to nineteen (19) feet if recommended by the City Engineer.
- B. The dimension of parking spaces for commercial vehicles shall be determined by the approving authority.
- C. Twenty-four (24) feet of on-site aisle space shall be located behind every parking space which is accessed by a two-way aisle.
- D. The following aisle widths shall be required where the parking spaces are accessed from a one-way aisle:
 - 1. Twenty-four (24) feet behind every ninety degree (90°) parking space.
 - 2. Sixteen (16) feet behind every sixty degree (60°) parking space.
 - 3. Fifteen (15) feet behind every forty-five degree (45°) parking space.
 - 4. Fifteen (15) feet behind every thirty degree (30°) parking space.
- E. Parking spaces for the disabled shall be at least nine (9) feet wide with a sixty (60) inch aisle space adjacent to them. Spaces accessible to vans must have a ninety-six (96) inch minimum aisle space.

14-18-109 ACCESS REQUIREMENTS

A. Any property, regardless of its use or zone designation, shall be subject to the following.

1. Any off-street parking area shall be accessed through an approved drive-approach, also referred to as a "drive-access" or "curb-cut", meeting city construction standards. It is unlawful to drive a motor vehicle on any sidewalk, park strip, or any other area behind the curb within a public right-of-way, with the exception of an approved drive-approach.
2. The combined area of drive-approaches along any public street frontage shall not exceed fifty-percent (50%) of the linear length of the street curb immediately adjacent to a property, including required curb returns. A legal, non-conforming flag lot shall be limited to one drive-approach which shall be the narrowest width possible to comply with the minimum access requirements of this Title and the Fire Code.
3. No off-street parking area shall be approved or constructed without a drive-approach meeting city standards. Any drive-approach shall be located at least five (5) feet from a side or rear property line, with the exception of approved, shared drive-approaches.

B. Single Family and Two Family Residential Lots

1. Each residential lot shall be allowed not more than two drive accesses (curb cuts), each of which shall have a minimum width of twelve (12) feet and a maximum width of thirty (30) feet, as measured at the street property line. -There shall also be a minimum of thirty-five (35) feet between any drive access located on the same property, as measured at the property line. Lots exceeding one (1) acre in size with more than 150 feet of frontage on a public street may be allowed one (1) additional curb cut provided the curb cut meets all other standards related to size, maximum lot coverage and open space standards, minimum separation from other lots, driveways and intersections.
2. Circular drives shall meet all of the minimum width and separation standards that apply to drive accesses, and shall be constructed in conformance with the requirements set forth in *Figure 18-5 Minimum Circular Drive Design Standards for All Single and Two Family Residential*. Areas between the minimum interior arc and the front property line shall be landscaped at all times, and shall not be filled with cement, asphalt or any other paving material. In limited circumstances, the City Engineer may allow a reduced circular driveway, as shown in *Figure 18-6 Minimum Circular Drive Design Standards for Limited Situations*. Before approving the construction of a reduced circular driveway, the City Engineer shall determine that all of the following criteria are met:
 - a. It is not physically possible to construct a standard size circular driveway.
 - b. There is a clear safety hazard created by the configuration of the road, sidewalk, or other element that is beyond the control of the property owner.

- c. The property owner has not created the safety hazard or need for the reduced circular driveway by his action or the action of previous property owners.
- d. There is no other reasonable solution to the safety hazard.

- 3. No drive access shall be closer than thirty (30) feet to any street intersection as measured at the property line. In any instance where a dwelling has a drive access on to a collector or arterial street, or in any instance where existing conditions restrict visibility, the City Engineer may require that the drive access be located further from the intersection, however, the location shall be the minimum necessary to mitigate the hazard.
- 4. In any instance where a dwelling has a drive access on to a collector or arterial street, or in any instance where existing conditions restrict visibility, the City Engineer may prohibit vehicles from backing onto a public street. In addition, the City Engineer may require that onsite improvements be made to allow a vehicle to turn around and drive forward out on to a public street.

C. Multiple-Family Residential Developments

- 1. Length and Width of Driveways.
 - a. No driveway shall exceed six hundred (600) feet without providing a second access.
 - b. Driveways which are one hundred fifty (150) feet or less in length shall have a minimum width of twenty (20) feet with no parking allowed along the driveway.
 - c. Driveways which are greater than one hundred fifty (150) feet in length shall have a minimum width of thirty (30) feet. Driveways with only one access and which are in excess of one hundred fifty (150) feet shall also have a seventy (70) foot diameter turnaround.
 - d. No more than twenty (20) units shall be allowed on any dead-end driveway regardless of length.
 - e. A shared driveway and/or shared drive access between adjoining properties may be allowed by the approving authority only if it is a secondary access and only if each development has another access and driveway that is unique to that development. Both property owners must sign and record a cross access agreement benefiting both parties.
- 2. Number of Driveways Permitted. Not more than two (2) drive-accesses (curb cuts) shall be allowed for each one hundred (100) feet of street frontage, except for town-home style residential units approved and constructed after December 31, 2006, that front onto a public street that is not designated on the Street Master Plan as a collector or arterial street and that does not exceed an average daily traffic volume of one thousand (1,000) vehicles.

3. Intersection Proximity. No drive access shall be closer than fifty (50) feet to any street intersection as measured at the property line. Any proposed drive access that is located within one hundred (100) feet of a State road, arterial street, or collector street, shall also be reviewed and approved according to AASHTO and other professional standards.

D. Non-Residential and Mixed-use Developments. In non-residential and mixed-use developments, access shall be provided to meet the following requirements:

1. Width of Driveways. Each drive access shall not be less than fifteen (15) feet or more than thirty-five (35) feet in width, measured at right angles to the center line of the driveway, except as increased by the permissible curb return radii. The drive access flare may not encroach upon a designated travel lane within the public right-of-way and shall be designed according to standards approved by Bountiful City.
2. Spacing of Drive Accesses. There shall be a minimum of twelve (12) feet between each drive access, and no drive access shall be closer than six feet to a side property line unless there is a cross access agreement and it is approved by the approving authority.
3. Intersection Proximity. No drive access shall be closer than fifty (50) feet to any street intersection as measured at the property line. Any proposed drive access that is located within one hundred (100) feet of a State road, arterial street, or collector street, shall also be reviewed and approved according to AASHTO and other professional standards.
4. Landscaping Required. Landscaping shall be provided along the entire frontage of the property to a minimum depth of ten (10) feet, except for permitted driveways. Sprinkling systems shall be installed and permanently maintained within the landscaped area. The landscaped area shall be surrounded by a poured concrete curb extending six (6) inches above the paved surface.
5. Mixed-use developments that incorporate residential uses shall also meet the access and driveway criteria for multiple-family residential development. Any conflicting provisions between the two standards shall be resolved by the approving authority.

E. Curb Radius Requirements. Maximum and minimum curb return radii permitted and minimum driveway approach angles to the center line of the street shall be built to Bountiful City standards. Any part of a curb radius shall be located within the portion of right-of-way immediately adjacent to the property for which it is serving, as determined by extending the side property line into the right-of-way at an angle perpendicular to, or tangent to, the front property line. A curb radius shall not be located in such a way that it encroaches on an adjoining property or the portion of the right-of-way that an adjoining property is responsible for maintaining.

- F. Location of Gasoline Pumps. Gasoline dispensing devices at automotive service stations, convenience stores, or other similar businesses, shall be located a minimum distance of ten (10) feet from a property line and so located that all parts of a vehicle being serviced will be on the premises of the service pad. In addition, the location of dispensing devices shall be in accordance with the following:
1. Dispensing devices shall be located not less than ten (10) feet from any building which is less than one-hour fire resistive construction. Such dispensing devices shall also be located so that the nozzle, when hose is fully extended, shall not reach within five (5) feet of any building opening.
 2. Dispensing devices shall be at least twenty (20) feet from all fixed sources of ignition.
 3. All dispensing devices shall be protected against physical damage from vehicles by mounting them on a concrete island a minimum of six (6) inches in height. Alternate methods of providing equivalent protection may be permitted when approved by the Fire Marshal.
 4. Apparatus dispensing Class I or Class II liquids into the fuel tanks of motor vehicles of the public shall not be located in a bulk plan unless separated by a fence or similar barrier from the area in which bulk operations are conducted.
 5. Dispensing devices shall be secured to the island in an approved manner other than piping and conduit.

14-18-110 OFF-STREET LOADING AREAS

- A. Space Requirement. Every building or part thereof having a gross floor area of at least five thousand (5,000) square feet and that is designed or used for a commercial or industrial use that entails the delivery of materials or merchandise by motor vehicles, shall provide and maintain on-site loading areas meeting the following minimum requirements:

Gross Floor Area	Number of Loading Spaces Required
Less than 5,000 sq. ft.	None
5,001 to 30,000 sq. ft.	1
30,001 to 70,000 sq. ft.	2
70,001 to 120,000 sq. ft.	3
Each additional 100,000 sq. ft. over 120,000 sq. ft.	+1

- B. Dimensions. Each loading space shall be not less than fourteen (14) feet in width and twenty-five (25) feet in length.

- C. Turning and Maneuvering Space. Sufficient room for turning and maneuvering of trucks and other vehicles shall be provided on the site. Loading spaces shall be arranged on the site in such a way as to allow normal movement of traffic in and around the loading area.
- D. Access and Location. Each loading space shall have unobstructed access from a street or from an aisle or drive connecting with a street. No loading space may be located within the minimum front or street yard setback, neither shall it be allowed to encroach upon any public right-of-way, pedestrian walkway, minimum required landscape area, or any required parking area.
- E. Screening. Such loading space may occupy any required side or rear yard and shall be enclosed by a masonry wall matching the architecture of the structure to which it is attached, or a solid landscaping barrier not less than six (6) feet in height, or both. If the loading area is illuminated, lighting shall be deflected away from abutting residential lots so as not to cause annoying glare.
- F. All semi-trucks, commercial trailers, and all delivery vehicles in excess of twelve thousand (12,000) pounds G.V.W, shall be parked and/or serviced only within an approved loading area. Short term deliveries such as UPS, FedEx, etc, where the vehicle is parked for less than thirty (30) minutes, may use general parking facilities.

14-18-111 DISPLAY OF VEHICLES OR OTHER MERCHANDISE FOR SALE OR RENT

Minimum setback for display of vehicles or other merchandise for sale or rent shall be ten (10) feet. The ten (10) foot area shall be comprised of approved landscaping and shall not be used for the display of merchandise.

14-18-112 STACKING LANES FOR DRIVE-UP WINDOWS

Uses which have drive-up service windows or devices shall provide on-site space for stacking of vehicles waiting to reach the drive-up window or device in accordance with the following:

- A. Restaurants and Fast Food Establishments: Six (6) stacking spaces for each service window or device.
- B. Banks: Four (4) stacking spaces for each service window or device.
- C. All Other: Three (3) stacking spaces for each service window or device.
- D. Each space shall measure nine (9) feet by twenty (20) feet and have a height clearance of fourteen (14) feet or as determined by the Fire Marshal. Such spaces shall not interfere with other required off-street parking or traffic circulation.

FIGURE 18-1
Parking Stalls And Drive Aisles

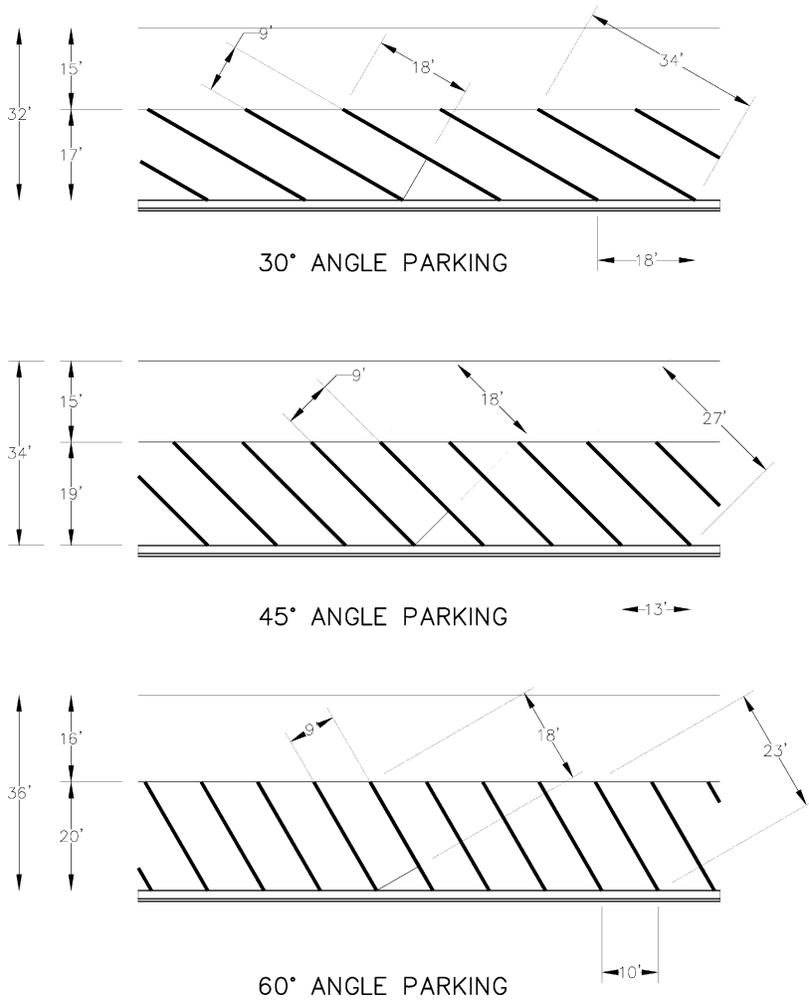
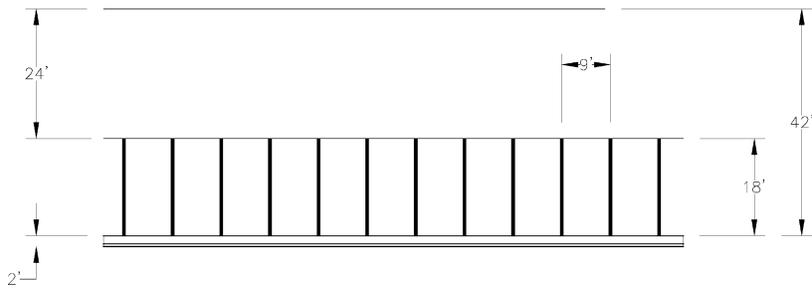
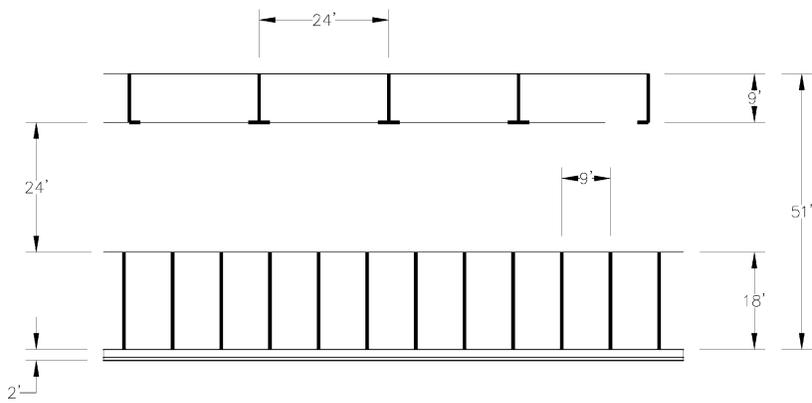


FIGURE 18-1 (Continued)
Parking Stalls And Drive Aisles

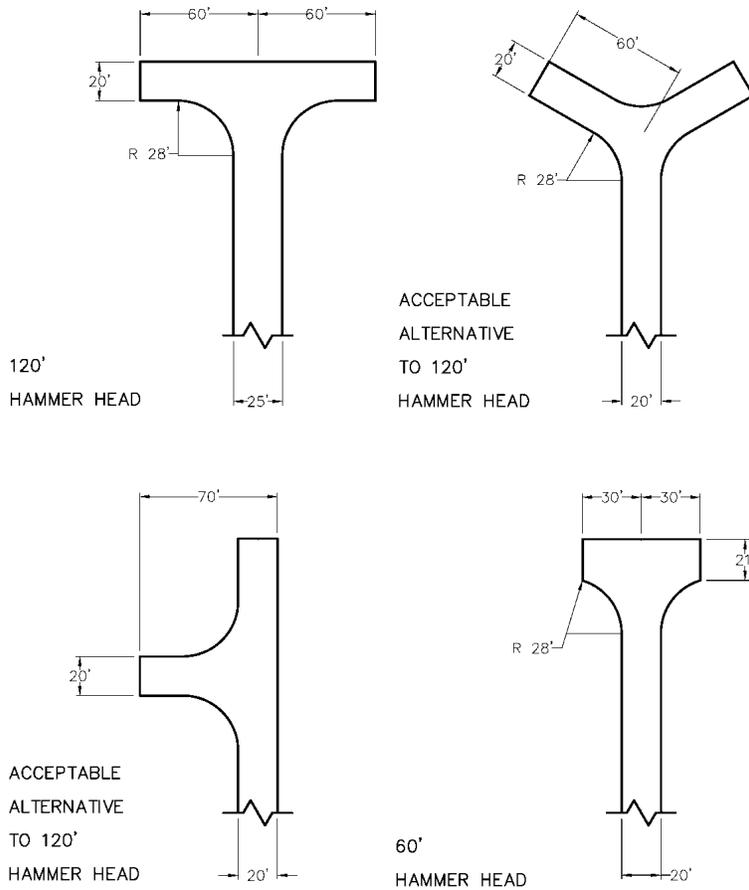


90° ANGLE PARKING



90° ANGLE AND PARALLEL PARKING

FIGURE 18-2
Requirements For Dead-End Access Ways



LENGTH	WIDTH	TURNAROUNDS REQUIRED
0 TO 150 FT.	20 FT.	NONE REQUIRED
150 TO 500 FT.	20 FT.	70 FT. DIA. CUL-DE-SAC/60 FT. HAMMER HEAD
500 FT. AND UP	26 FT.	70 FT. DIA. CUL-DE-SAC/120 FT. HAMMER HEAD

CURVES AND TOPOGRAPHICAL CONDITIONS COULD ALTER THE REQUIREMENTS FOR TURNAROUNDS AND THE WIDTH OF ACCESSWAYS.

FIGURE 18-2 (Continued)
Requirements For Dead-End Access Ways

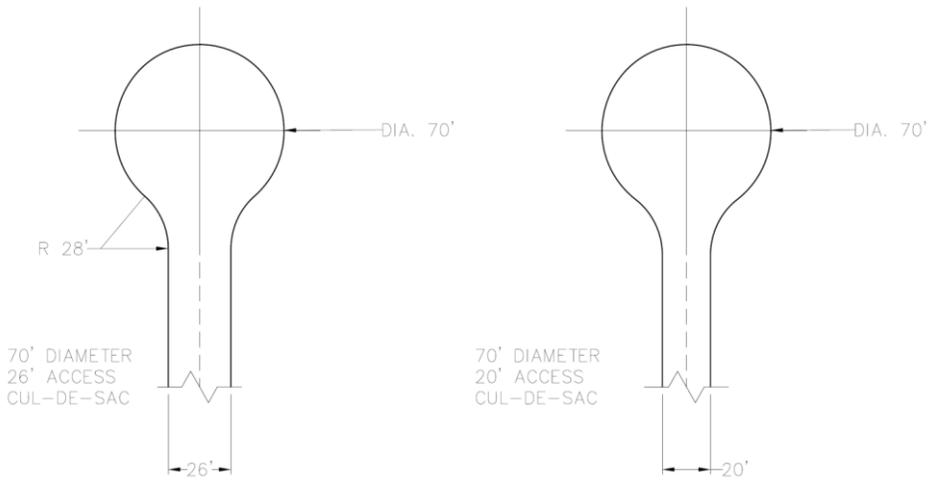
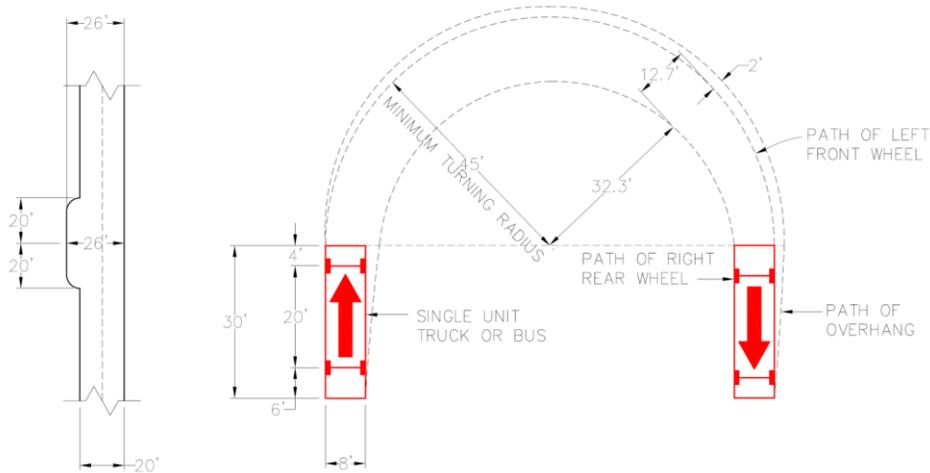


FIGURE 18-3
Minimum
Clearance Around
A Fire Hydrant

FIGURE 18-3 Minimum Turning Paths



SECTION 4. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 27th day of November, 2018.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Figure 18-5 Minimum Circular Drive Design Standards For All Single and Two Family Residential

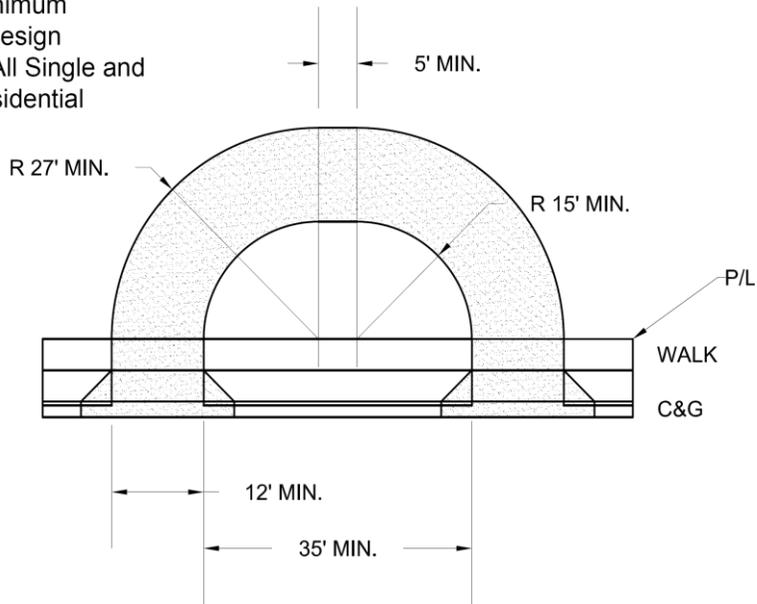
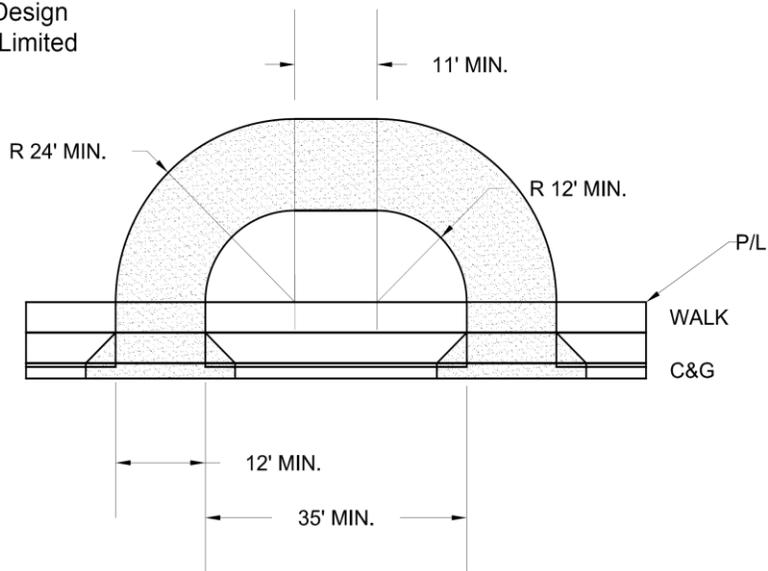


Figure 18-6 Minimum Circular Drive Design Standards For Limited Situations



City Council Staff Report

Subject: Preliminary Site Plan for a 6 unit Multifamily development
Author: Chad Wilkinson, City Planner
Address: 55 West 400 South
Date: November 27, 2018

Description of Request:

The applicant, Knowlton General, requests preliminary site plan approval for a 6 unit multifamily development located at 55 West 400 South. The property is located within the DN (Downtown) zone.

Background and Analysis:

The property has been vacant for many years and is zoned DN (Downtown). The site is surrounded by single family residential use on the east and west, mixed use and commercial to the north, and commercial property to the south.

The proposed development is located on a .25 acre ($\pm 10,890$) s.f. property. There appears to be some discrepancy between the legal description for the property and the actual area available for building. Prior to submitting for final site plan, the applicant will need to identify actual dimensions of the buildable area of the lot based on a survey of the property. This issue will impact the proposed parking layout on the site. Based on an analysis of the building design, the building official has determined that a disabled person parking space is not required based on the applicable building code. However section 14-7-112 C 9 requires that street-facing ground floor units be ADA accessible to provide for conversion to a future commercial use. Without the need for the accessible space, the proposal meets the parking standards of the Code including required covered parking and guest spaces with room to spare. If an accessible space is required, it will be necessary for more detailed property information to determine if the lot can accommodate adequate parking for the development.

The proposed building meets the required setback and height standards for the DN Zone. Because the building is located at least 200 feet from the 100 west right of way the maximum building height is 55 feet. The proposed building is approximately 46 feet and four stories in height with one unit located on the ground floor and the remainder above. The applicant proposes building materials consisting of a mix of EIFS and brick. Color renderings of the buildings are attached to this report. It is recommended that some brick be added to the south façade as this area will be highly visible from 500 South. The proposed structure meets the required articulation standards of the ordinance and complies with the maximum 2:1 height to width ratio requirements. Ground floor units have entrances facing the public street and balconies or patios are shown for each unit.

The plan shows the minimum 10 percent of landscape area and the additional landscaping required by Code for multifamily development; however, a detailed landscape plan will need to be submitted demonstrating compliance with the minimum requirements of the

landscape code. A sidewalk is shown on the west side of the property running along the proposed parking area. The Code allows for sidewalks to occupy a total of 30 percent of the required landscape area. Based on the required landscape area the sidewalk will need to be reduced. It is recommended that the sidewalk be pulled back to the south edge of the building in order to comply with the applicable standard.

Access to the site will be via a single driveway on 400 South. Water and sewer will be provided via connections to existing lines in 400 South. Storm water drainage design will need to be further refined prior to submittal for final site plan approval. The proposed retention system may not adequately dispose of storm water and additional information is required to determine adequate permeability of soils to allow for retention on site.

Department Review

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

Significant Impacts

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

Recommended Action

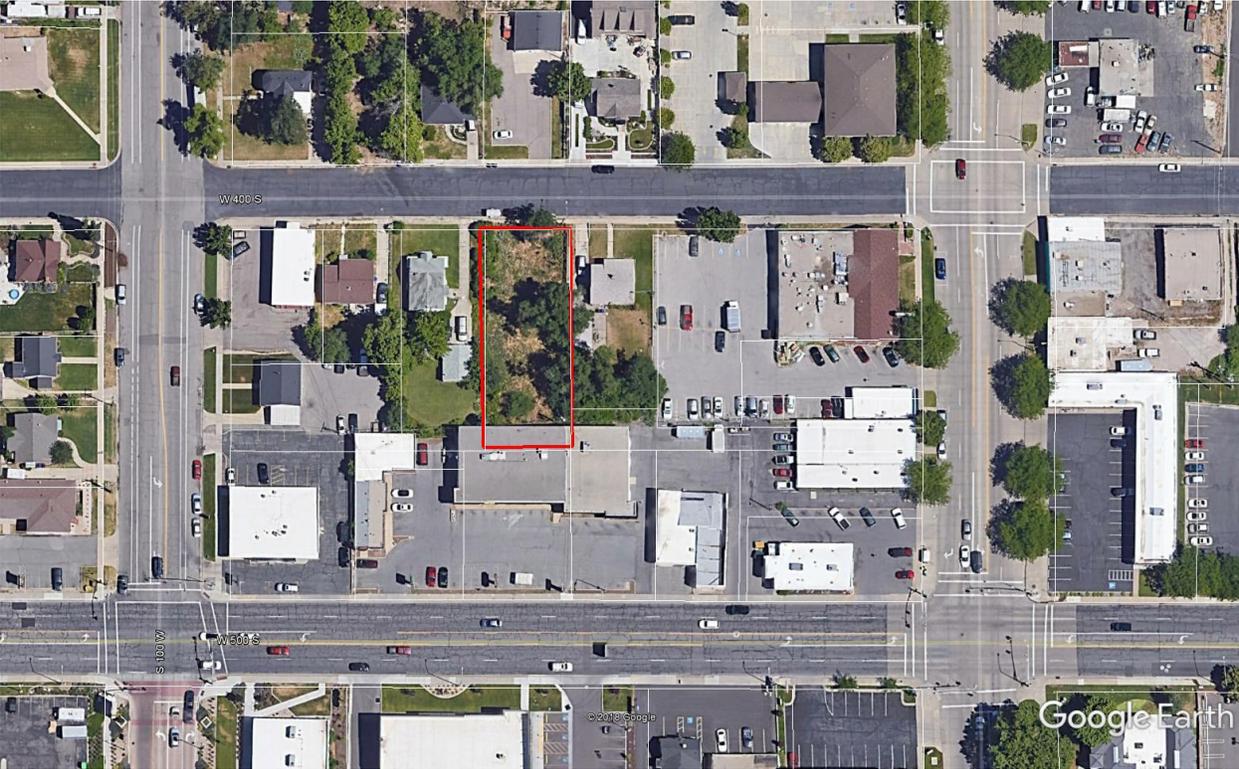
The item is scheduled for review by the Planning Commission at their November 20 meeting and their recommendation is not available at this time due to the packet deadlines but will be forwarded to the Council prior to the meeting on November 27. Staff has recommended to the Planning Commission approval for preliminary site plan review for the proposed 6 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to submittal for final site plan approval, complete a survey of the property to determine total buildable area available on the property. Complete any revisions to the site necessary based on the size of the parcel.
3. Revise the elevations to show some brick elements on the south side of the building in order to provide architectural continuity on this visible side of the building.
4. Revise the site plan to show the sidewalk on the property ending at the south side of the building.
5. Submit a landscape plan meeting the minimum requirements of Sections 14-16- 104 and 14-16-109.
6. All damaged curb and gutter and sidewalk along 400 S. shall be replaced.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo



City Council Staff Report

Subject: Final Acceptance of the Val Verda
Meadows Subdivision

Author: City Engineer

Department: Engineering

Date: November 27, 2018



Background

The Val Verda Meadows Subdivision consists of eight lots in the general area of 3100 South and 200 West Streets. This development was granted final subdivision approval in August of 2015, and the improvements were completed in the summer of 2016.

Analysis

The improvements associated with this development consist of the standard utilities: sewer, culinary water, irrigation, power, natural gas, and sewer. The curb, gutter and asphalt paving were installed by the developer, and the sidewalks installed as the homes were completed. In addition to many of the utilities (sewer, culinary water) being owned and operated by other providers, the storm drain system is not a public improvement, and therefore the inspection and maintenance are not the responsibility of the City. The warranty period for the development has now ended, and the subdivision is ready for final acceptance by the City. With the City Council's approval of this request, the City will now assume responsibility for snow removal and maintenance of the surface improvements in the public right of way.

Department Review

This has been reviewed by the City Engineer / Public Works Director.

Recommendation

The City Engineer recommends the Council grant final acceptance of the Val Verda Meadows Subdivision, and approve the final release of the Bond.

Significant Impacts

The City will now assume responsibility for the maintenance of the street improvements and release the developer of any further obligations.

Attachments

Aerial Photo, June 2017



City Council Staff Report

Subject: Ace Recycling Agreement
Author: Gary Blowers, Streets & Sanitation Director
Department: Recycling
Date: November 27, 2018



Background

On September 11, 2018 Staff met with Council during a work session to discuss recycling options with Ace Recycling & Disposal and Rocky Mountain Recycling. Ace has been our recycling contractor for the past five years. After changes in the recycling market, Ace notified us that they were no longer able to provide services to Bountiful City without a modification to the agreement.

Analysis

Staff presented Council with several options:

- (1) End the recycling service.
- (2) Perform the service with City Equipment and Manpower.
- (3) Re-bid the service agreement.
- (4) Negotiate terms of a service agreement extension with ACE.

Direction from Council was given to Staff to negotiate terms of an agreement extension.

The agreement changes between Ace and Bountiful City are as follows:

Term: This agreement shall remain in effect for a period of two years from the date of December 1, 2018 unless terminated earlier pursuant to the terms of the agreement.

Recyclables Specifications: Contractor will deliver all recyclables that are collected to Rocky Mountain Recycling in Salt Lake City. Bountiful City will establish a separate account with Rocky Mountain Recycling for any tipping or processing fees.

With the agreement changes noted above and with dates and fee modifications, the rest of the existing agreement with Ace will remain unchanged.

Department Review

This memo has been reviewed by the Streets and Sanitation Director, the Public Works director, and the City Manager.

Agreement has been reviewed by the City Attorney.

Significant Impacts

Staff would recommend the agreement extension with Ace for the following reasons:

1. An extension of the current agreement would not disrupt service.
2. An extension of the agreement with a managed subsidy buys time for the stabilization and eventual growth of the recycling market with minimized risk to the City and to the Contractor.
3. An extension of the agreement allows Staff the opportunity to better prepare for the next advertised renewal process.

Ace service agreement allows for modification to rates which shall be adjusted each year. The adjusted compensation in the cost of operations as indicated in the Consumer Price Index (CPI) is 3.4%. This will increase the charges to Bountiful City from Ace Recycling from \$2.63 to \$2.72 first and second recycle container. Current charges from Bountiful City to the residents are \$2.75 first and second recycle containers. The increase will take effect December 1, 2018.

Recommendation

Staff requests the City Council continue having Ace Recycling & Disposal provide recycling collection services to the residents of Bountiful City for two more years effective December 1, 2018.

Attachments

The Residential Curbside Recycling Agreement and Consumer Price Index are available upon request.

City Council Staff Report

Subject: Rocky Mountain Recycling Agreement
Author: Gary Blowers, Streets & Sanitation Director
Department: Recycling
Date: November 27, 2018



Background

Rocky Mountain Recycling is the recycling facility that processes recyclables collected from Bountiful City residents. Ace Recycling & Disposal picks up curbside the recyclables and delivers them to Rocky Mountain Recycling in which they collect, sort, and resell the materials.

Due to the downturn in the global recycling market it has become necessary for Bountiful City to enter into a separate contract with Rocky Mountain Recycling to cover increased processing costs.

Analysis

Staff contacted Rocky Mountain Recycling for options that would be best financially for Bountiful City while the market recovers.

Bountiful City will pay Rocky Mountain Recycling directly for any tipping fees, processing fees or any other charges that applies to the materials that are processed at their facility. This will allow Ace to continue to pick up the materials curbside and keep their costs as low as possible.

Listed below is the schedule for the determination of compensation to Bountiful City for Recyclable Materials based on an average of the Official Board Market (OBM).

<u>Pacific Northwest OBM High Side</u> <u>Average Price / ton OCC & ONP</u>			<u>Compensation to Bountiful City</u> <u>Per ton delivered to RMR</u>
\$0	to	\$60.00	\$ -55.00 *
\$60.01	to	\$80.00	\$ -45.00 *
\$80.01	to	\$90.00	\$ -35.00 *
\$90.01	to	\$100.00	\$ -25.00*
\$100.01	to	\$110.00	\$ -10.00 *
\$110.01	to	\$120.00	\$ 0.00
\$120.01	to	\$130.00	\$ 10.00
\$130.01	to	\$140.00	\$ 20.00
\$140.01	to	\$150.00	\$ 30.00
\$150.01	to	\$160.00	\$ 40.00
\$160.01	to	\$170.00	\$ 50.00
\$170.01	to	\$180.00	\$ 60.00
\$180.01	to	\$190.00	\$ 70.00

*Denotes market price at which Bountiful City pays RMR.

Bountiful City will receive the proceeds from the sale of the recyclable materials when the index level reaches or exceeds \$120.01 per ton.

Terms of this agreement shall be for a period of approximately five years starting December 1, 2018 unless extended by mutual written agreement of the parties.

Department Review

This memo has been reviewed by the Streets and Sanitation Director, the Public Works Director, and the City Manager. Agreement has been reviewed by the City Attorney.

Significant Impacts

Staff recommends the contract agreement with Rocky Mountain Recycling for the following reasons:

1. Directly contracting with RMR will be able to monitor the market with them to reflect costs.
2. Lengthen recovery time for the market without increasing base rates for residents.
3. Extend Landfill life by continuing the recycling program.
4. There is sufficient interest income and fund balance in the Landfill Reserve for Replacement Account to fund the increased rate charges.
5. Financially the best option for Bountiful City at this time.

Recommendation

Staff requests the City Council approve the Rocky Mountain Recycling contract using the Landfill Reserve for Replacement Account to cover costs.

Attachments

The Rocky Mountain Recycling agreement for processing of Recyclable Materials is available upon request.

City Council Staff Report

Subject: Workstation Replacement
Author: Chief Tom Ross
Department: Police Department
Date: November 27, 2018



Background

The following is a request to approve the purchase of new workstations for our patrol officers, detectives, POP and records. Funding for these workstations has been approved in our FY 2019 budget.

Analysis

Our current workstations were purchased approximately 24 years ago and have outlived their usefulness. It is time to replace them and also adjust the layout to better accommodate the needs of the department. We have solicited and received the following three bids from vendors as part of the purchase process;

Interior Solutions \$105,286
Workspace Elements \$104,282
CCG Office Furniture and Design \$92,094

We recommend accepting the low bid from CCG for \$92,094. We have done business with CCG in the past and are confident that they will deliver a product that meets or exceeds our expectations.

Department Review

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

Significant Impacts

Sufficient funds are currently budgeted.

Recommendation

I respectfully request your approval to purchase new workstations from CCG in the amount of \$92,094. Thank you for your time and consideration in this matter.

Attachments

Bids available upon request

City Council Staff Report



Subject: Water Department Equipment
Author: Mark Slagowski
Department: Water Department
Date: November 27, 2018

Background

We included in our 2018-19 budget funds to replace a pump, motor and 2 control panels at our Cumorah pump station.

Analysis

We have received pricing from the companies we submitted RFPs to and they are as follows...

Cumorah Booster Station

CH Spencer	Delco Western	Nickerson Company
1 Pump 1 Motor	1 Pump 1 Motor	1 Pump 1 Motor
Not installed	Not installed	Installed
\$26,750	\$26,351	\$27,814

Typical cost for R&R on a pump and motor is about \$2,000.

Control Panels

We were able to obtain pricing from two vendors and they are as follows...

Electro Power Utah	Energy Management
2 Control Panels	2 Control Panels
\$30,840	\$32,335
Panel Installation	Panel Installation
\$3,980	\$3,980

Department Review

I have reviewed the purchase of this equipment with the appropriate staff and with the City Manager.

Recommendation

Staff recommends Council approve:

- The purchase of one pump and one motor supplied and installed by Nickerson Company for a total cost of \$27,814 at the Cumorah booster station as their price includes installation.

- The purchase of two control panels from Electro Power Utah for a total cost of \$30,840
- Installation of the controls by ID electric at a cost of \$3,980

The total cost for this project is **\$62,634**.

Significant Impacts

This project is a scheduled replacement reflected in our 10 year capital plan based on the efficiency of the pump. The control panels are obsolete and parts for repair are hard to find.

Attachments - None

City Council Staff Report



Subject: Interlocal Agreement with South Davis Recreation District for an Ice Ribbon
Author: Clinton Drake
Dept: Legal
Date: November 27, 2018

Background

As has been discussed in previous work sessions, as part of the Bountiful Historic Main Street Area Plaza design stage the City is exploring various elements that will provide year round opportunities for residents and visitors to utilize. After in depth discussions with Staff regarding an ice ribbon/trail the Council has given direction to proceed with an interlocal agreement with the South Davis Recreation District. The Interlocal Agreement addresses the construction, operation, and maintenance of the ice ribbon/trail.

Analysis

Under the proposed Agreement, the City and the District would have their own respective responsibilities as well as joint responsibilities. A summary of these responsibilities is follows:

- **City Responsibilities-** The City will pay for the initial capital construction of the ice facility including the ice sheet and related equipment, a building for skate rentals and storage, and an ice resurfacers (Zamboni). The City will maintain the landscaping and flowerbeds around the ice ribbon
- **District Responsibilities-** The District will be responsible for all operating expenses including utilities, staffing, maintenance and purchase of rental equipment. All operating revenues would go to the District.
- **Joint Responsibilities-** Bountiful and the District will share capital replacement costs in the future. This includes the ice ribbon, chilling equipment, vending/equipment buildings and structures, lighting, ice resurfacing machine (Zamboni), and all mechanical and electrical equipment related to the operation of the facility.

A couple of other provisions of the Agreement are the operation of the ice ribbon/trail and the term of the Agreement.

Operation- The Agreement also requires the District to maintain a minimum regular operating hours schedule that is designed to encourage regular daytime and evening usage

as may be appropriate. Although the exact schedule is yet to be determined, the ice ribbon will be open for at least three months between December through February, and could be up and running as early as November into March. Hours of operation will likely be weekdays from 4 to 9, and weekends as early as noon until 9-10 pm.

Term- The term of the Agreement will be for 30 years.

Department Review

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

Significant Impacts

Staff believes that a winter element to the Plaza is very important to attract families and visitors downtown throughout the year. The ice ribbon idea addresses this important need. It also matches the desire of District to provide more open ice time for their patrons. It may also be a beneficial project for residents and businesses downtown.

Recommendation

It is recommended that the City Council approve the Interlocal Agreement between Bountiful City the South Davis Recreation District for the construction, operation, and maintenance of an ice ribbon.

Attachments

Interlocal Agreement Between Bountiful City and the South Davis Recreation District for the Construction, Operation, and Maintenance of an Ice Ribbon.

Resolution 2018-13

**Interlocal Cooperation Agreement Between
Bountiful City and the South Davis Recreation District
for the Construction, Operation, and Maintenance of an Ice Ribbon/Trail
at the Bountiful Downtown Plaza**

THIS AGREEMENT is made this day ____ of _____, 2018, by and between Bountiful City, a municipal corporation of the State of Utah (hereinafter the "City"), and the South Davis Recreation District, a special service district of the State of Utah (hereinafter the "District"). Collectively referred to as "the Parties".

WHEREAS, the Parties are governmental entities which are authorized under the law of Utah to plan for and construct facilities for their citizens; and

WHEREAS, the Parties hereby undertake to construct, maintain, and operate certain improvements including an ice ribbon/trail and associated facilities, (the "Project"); and

WHEREAS, Title 11, Chapter 13, Utah Code Annotated, the "Interlocal Cooperation Act," authorizes agreements between public entities for the performance of any governmental service or activity that each public entity is authorized by law to perform; and

WHEREAS, the Parties desire to enter into an Agreement whereby their respective responsibilities concerning the Project can be specified.

NOW, THEREFORE, in consideration of the mutual covenants made herein, the Parties agree as follows:

1. **Project and Purpose.** The City and the District will jointly create a public, outdoor ice trail/ribbon for the benefit of residents and visitors. The City and the District will jointly design the Project; the City will construct the Project; and the District will operate and maintain the Project. The Project is to be designed, constructed, and operated in a way that is intended to expand District services, benefit the historic Main Street business area, and welcome residents, patrons, and visitors. The Project will operate as an ice skating facility during the winter months. It will begin operation as early in the winter season as possible and will conclude as late in the season as conditions permit. Operating hours will be set in a way that maximizes the benefit to patrons, the Main Street business area, and the District. Non-winter operations may include roller skating or a related use as approved by the District and the City.
2. **City Obligations.** The City shall be responsible for the following:
 - a. Initial capital construction of the ice ribbon/trail and associated building for housing skates and other equipment necessary to operate the ice ribbon.
 - i. These costs shall include any design and engineering costs.
 - b. Purchase of ice resurfacing machine such as a Zamboni or similar.
 - c. Maintain all flowerbeds and landscaping surrounding the ice ribbon and associated facilities.

- d. The budget for the City's capital construction obligations shall not exceed one million, four-hundred thousand dollars (\$1,400,000) unless authorized by the Bountiful City Council.
3. **District Obligations.** The District shall be responsible for the following:
 - a. All operating costs, including utilities, necessary for the operation of the ice ribbon and supporting equipment including fire pits and rental/storage building.
 - b. Purchase, maintain, and replace all rental equipment and equipment necessary to operate the ice ribbon, except for the ice resurfacing machine (Zamboni or similar) which will be initially provided by the City and shall be a joint responsibility of the parties thereafter.
 - c. Provide adequate staffing necessary to operate the ice ribbon.
 - d. Maintain and clean the ice ribbon and associated facilities, including the building for housing equipment but not the flowerbeds and landscaping.
4. **Joint Responsibilities.** The City and District shall share responsibility equally for replacement of all capital improvements and capital equipment. This will include the ice ribbon, chilling equipment, vending/equipment buildings and structures, lighting, ice resurfacing machine (Zamboni or similar), and all mechanical and electrical equipment related to the operation of the facility.
5. **Revenue.** All operating revenue shall be collected and retained by the District.
6. **Dates and Hours of Operation.** The District shall maintain a minimum regular operating hours schedule that is designed to encourage regular daytime and evening usage as may be appropriate, taking in to account holidays, weekends, times in which K-12 schools are not in session, and any other factor that may affect the number of patrons and visitors during certain dates and times.
 - a. **Non-Winter Use.** The District may operate the ribbon for roller skating or other use during non-winter operation. It is the preference of the City that such use be free to the public (rentals not included).
 - b. **Other Use.** The District may not lease or rent the ice ribbon and related space unless done according to a policy approved by the City.
 - c. **Special Events.** The City will coordinate with the District in the event a City-sponsored event in the plaza conflicts with operation of the ice ribbon.
7. **Effective Date and Term of Agreement.** This Agreement shall be effective as of the date first written above and upon execution by the Parties and shall remain in effect for thirty (30) years from that date.
8. **Termination.** This Agreement may be terminated as follows:
 - a. Mutual written agreement of the Parties; or
 - b. By either Party after any material breach of this Agreement. Termination by material breach may only be invoked after the non-breaching party provides notice and allows the breaching party to cure, as follows:

- i. Thirty (30) calendar days after the non-breaching party sends a demand to the breaching party to cure such material breach, and the breaching party fails to timely cure such material breach; provided however, the cure period shall be extended if the nature of the cure is such that it reasonably requires more than thirty calendar days to cure the breach and the breaching party commences the cure within the thirty calendar day period and continuously and diligently pursues the cure to completion.

- 9. **City Representative.** The City hereby appoints the Bountiful City Manager, or the City Manager's designee, as representative in the administrative management of this Agreement.
- 10. **District Representative.** The District hereby appoints the South Davis Recreation District Director, or the District Director's designee, as representative in the administrative management of this Agreement.
- 11. **Notices.** Any notice required by this Agreement may be served by mailing such notice or payment to the following addresses:

City: Bountiful City
 Attn: City Manager
 790 South 100 East
 Bountiful, Utah 84010

District: South Davis Recreation District
 Attn: District Director
 550 North 200 West
 Bountiful, Utah 84010

- 12. **Governmental Immunity Act.** The City and the District are governmental entities under Title 63G, Chapter 7, et seq., the Governmental Immunity Act of Utah (the "Governmental Immunity Act"). Consistent with the terms of the Governmental Immunity Act, each Party shall be responsible for its own wrongful or negligent acts which are committed by its agents, officials, or employees. Neither Party waives any defense otherwise available under the Governmental Immunity Act nor does either Party waive any limit of liability currently provided by the Governmental Immunity Act. Each Party agrees to notify the other of the receipt of any notice of claim under the Governmental Immunity Act for which one Party may have an obligation to defend, indemnify, and hold harmless the other Party within thirty (30) days of receiving the notice of claim. The Parties also agree to notify each other of any summons and/or complaint served upon the said Party, if the other Party may have an obligation to defend, indemnify, and hold harmless the first Party, at least fourteen (14) days before an answer or other response to the summons and/or complaint may be due.
- 13. **Insurance.** The Parties agree that each party shall be individually responsible for insuring all of its employees, buildings and assets (a written list may be developed and attached as an addendum to this Agreement by the Parties upon completion of construction), and activities including, but not limited to, comprehensive all risk insurance, commercial general liability insurance, worker's compensation insurance, motor vehicle liability coverage for owned and non-owned vehicles, and umbrella liability insurance, for the benefit of both the City and the District, in such amounts as may be prudent or legally required to protect against any risk, loss, cost, damage and/or liability respecting the provision of the Project. Notwithstanding the foregoing, the District acknowledges that the City may be self-insured as deemed prudent by the City.

14. **Indemnification.** Pursuant to the Governmental Immunity Act, and as provided herein, each Party is responsible and liable for its own wrongful or negligent acts which are committed by it or by its agents, officials, contractors, or employees. No Party waives any defenses otherwise available under the Act, nor does any Party waive any limits of liability currently provided by the Act. To the extent permitted by law, each Party agrees to indemnify and defend the other Party, including the officers, agents, and employees of the other Party, against all claims for damage or injury caused by the negligent acts or omissions of the indemnifying Party and arising out of the indemnifying Party's actions in conformance with the terms of this Agreement. Each Party to this Agreement shall cooperate and assist the other Party in defending against any such claims.
15. **Employees and Benefits.** The respective representatives, agents, contractors, officers, officials, employees, volunteers, and/or any person or persons under the supervision, direction, or control of a Party are not employees of the other Party.
16. **Assignment Restricted.** This Agreement may not be assigned without the prior written consent of both of the Parties.
17. **Utah Law.** This Agreement shall be interpreted and enforced according to the laws of the State of Utah.
18. **Severability.** In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall remain valid and binding upon the Parties. One or more waiver of any term, condition, or other provision of this Agreement by either Party shall not be construed as a waiver of a subsequent breach of the same or any other provision.
19. **Entire Agreement.** This Agreement contains the entire agreement between the Parties, and no statement, promise, or inducements made by either Party or agents for either Party, which are not contained in this written Agreement, shall be binding or valid; and this Agreement may not be enlarged, modified, or altered, except in writing signed by both Parties.
20. **Default.** If any Party shall default in the performance of its obligations under this Agreement, the non-defaulting Party may bring an action in a court of competent jurisdiction to recover any damages caused by the default of the other Party, including reasonable attorney's fees. The non-defaulting Party's rights shall include the right to specific performance.
21. **No Separate Entity Created.** No separate entity is created by the terms of this Agreement. No real or personal property shall be jointly acquired by the Parties as a result of this Agreement. To the extent that a Party acquires, holds, and disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner consistent with its respective policies and/or procedures of such Party.
22. **Legislative Body/Board Approval.** This Agreement shall be authorized by resolution of the legislative or governing body of each Party.
23. **Approved as to Form.** This Agreement shall be approved as to form and legality by a duly authorized attorney on behalf of each Party.
24. **Counterpart.** A duly executed original counterpart of this Agreement shall be filed with the keeper of records of each Party.

25. **Costs of Project and Agreement.** Unless otherwise specified herein, each Party shall be responsible for its own costs for any action done pursuant to this Agreement, and for any financing of such costs.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year first written above.

Bountiful City

Randy Lewis
Bountiful City Mayor
Dated: _____

ATTEST:

Shawna Andrus
Bountiful City Recorder

Approved as to form:

Clinton R. Drake
Bountiful City Attorney

South Davis Recreation District

Dated: _____

ATTEST:

Approved as to form:



BOUNTIFUL

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2018-13

MAYOR
Randy C. Lewis
CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen
CITY MANAGER
Gary R. Hill

A RESOLUTION APPROVING AN INTERLOCAL COOPERATION AGREEMENT FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF AN ICE RIBBON BETWEEN BOUNTIFUL CITY AND THE SOUTH DAVIS RECREATION DISTRICT

WHEREAS, the Interlocal Cooperation Act, set forth at Utah Code Ann. §§ 11-13-101, et seq., as amended, authorizes public agencies and political subdivisions of the State of Utah to enter into mutually advantageous agreements as necessary to promote the common interests of the entities; and

WHEREAS, Bountiful City is in the process of designing and constructing a plaza in the Bountiful Historic Main Street business area; and

WHEREAS, the City desires to incorporate uses into the plaza that will provide year round opportunities for residents and visitors to utilize the plaza; and

WHEREAS, an ice ribbon/trail achieves the City's goal of providing year round opportunities for residents and visitors to utilize the plaza; and

WHEREAS, the South Davis Recreation District provides recreational opportunities to residents and visitors, including an indoor ice rink in Bountiful City; and

WHEREAS, the District desires to expand its services by providing ice skating opportunities other than the indoor ice rink; and

WHEREAS, the District has the capability and desires to operate and maintain the ice ribbon/trail pursuant to the terms of an Interlocal Agreement between the City and the District.

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

Section 1. Agreement Approved. The Bountiful City Council hereby approves the attached Interlocal Cooperation Agreement for Dispatch Services between Bountiful City and Centerville City.

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

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

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

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL
THIS 27TH DAY OF NOVEMBER, 2018.**

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder