

# BOUNTIFUL CITY COUNCIL MEETING

## TUESDAY, June 27, 2017

### Work Session – 6:00 p.m.

### Regular Session - 7:00 p.m.

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

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

## AGENDA

### 6:00 p.m. – Work Session

1. Radar speed sign policy discussion – Mr. Keenan Price p. 3
2. Stoker School demolition discussion – Mr. Paul Rowland p. 9
3. Follow up discussion on solar rates and communication – Mr. Gary Hill

### 7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meeting – June 13, 2017 p. 17
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid June 5, 2017 p. 25
6. Consider approval of Resolution 2017-09 which establishes requirements and procedures for radar speed displays – Mr. Keenan Price p. 3
7. Consider preliminary site plan approval for a commercial office park development at 1065 South 500 West (Highway 89), Union Avenue LLC, applicants – Mr. Paul Rowland p. 27
8. Consider approval of the purchase of a new digger derrick truck from Altec Industries Inc. in the amount of \$304,307 – Mr. Allen Johnson p. 49
9. Consider approval of the purchase of steel poles for the Phase 7 section rebuild from Dis-Tran in the amount of \$92,245 – Mr. Allen Johnson p. 51
10. Consider approval of the purchase of 79 wood poles from McFarland Cascade in the amount of \$50,685 – Mr. Allen Johnson p. 53
11. Adjourn to an RDA meeting with a separate agenda

  
City Recorder



# City Council Staff Report

**Subject: Requirements and Procedures for Radar Speed Displays**

**Author:** Keenan Price, Executive Intern

**Department:** Executive

**Date:** June 22, 2017



## **Background**

Bountiful City has been approached by residents who would like radar speed display signs placed in their neighborhood. It is anticipated that we will receive similar requests in the future. Accordingly, Staff would like to establish uniform requirements and outline application procedures for radar speed displays signs within the City. The purpose of a radar speed display sign is to make drivers aware of their speed and encourage them to reduce their speed when driving over the posted speed limit. The signs use radar to determine the speed of an oncoming vehicle which is displayed on the sign to alert the driver of the current speed. Because the Manual on Uniform Traffic Control Devices (MUTCD) provides little direction in regards to these types of signs the City would like to establish its own guidelines on use and style for these signs.

## **Analysis**

Radar traffic signs are expensive and each one is estimated to cost roughly \$3,500 - 4,500 including the sign and installation. This cost will be shared in a 50/50 agreement with the individual resident(s) or neighborhood requesting the sign. Because of the high cost of installation, which includes a traffic study, a deposit will be required.

The few studies that have been performed have found that for radar speed display signs to be effective it must be accompanied by a posted speed limit sign. In the MUTCD the color of the faceplate of the sign demonstrates the purpose of the sign. Yellow is identified as a warning color and white is listed as a regulatory color, therefore a white face plate is suggested for radar speed display signs within the City.

The same studies have also found that the effects of reduced speed can last as much as two years, but will naturally diminish with time. This should be enough time for people to grow accustomed to the proper speed limits in areas where the signs are used. While the police department does have a mobile trailer that does the same thing, it occupies space on the road and does not produce the same results as a permanently placed sign.

Finally the signs have the greatest effect when placed at critical points. A critical point could be defined as an area where the probability of a traffic accident is high, speeds are excessive or safety is very important i.e. school zones. As a result, Staff recommends that these signs only be placed on roads with a posted speed limit of 30 mph and higher

Adopting uniform application procedure and requirements for the use of these signs within the City will be favorable to both the City and residents.

## **Department Review**

This report was prepared Executive Department and reviewed by the Engineering Department.

**Significant Impacts**

None

**Recommendation**

The Council should review and adopt the changes proposed.

**Attachments**

Resolution for Adopting Requirements and Procedures for Dynamic Speed Displays within Bountiful City

City map of speed limits showing possible locations

Two picture of a close approximation of what it will look like

# BOUNTIFUL



City of Beautiful Homes and Gardens

## BOUNTIFUL CITY, UTAH RESOLUTION NO. 2017-09

MAYOR  
Randy C. Lewis

CITY COUNCIL  
Kendalyn Harris  
Richard Higginson  
Beth Holbrook  
John Marc Knight  
John S. Pitt

CITY MANAGER  
Gary R. Hill

### A RESOLUTION ADOPTING REQUIREMENTS AND PROCEDURES FOR DYNAMIC SPEED DISPLAYS WITHIN BOUNTIFUL CITY

WHEREAS, The City has been approached by residents and anticipate more requests in the future seeking to have radar speed displays placed in their neighborhood; and

WHEREAS, The MUTCD (Manual on Uniform Traffic Control Devices) has little direction in regards to these types of signs; and

WHEREAS, the staff is seeking to establish uniform requirements and an application procedure; and

WHEREAS, the City Council seeks to promote, pedestrian safety, positive driving habits, and the safety and welfare of its citizens and their property;

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

**Section 1. Sign Requirements.** The following conditions must be present for a dynamic speed display sign to be placed.

1. Must be a collector road (see Bountiful Master Street Plan)
2. Must have a posted speed limit of 30 mph or higher
3. Must be considered a residential neighborhood
4. The measured 85<sup>th</sup> percentile speed must be 10 miles per hour above the posted speed limit in the direction of travel.
5. Road characteristics including curvature, grade, length of grade, sight distance, and adjacent intersections must be able to support the dynamic speed display sign, including traffic safety and functionality.
  - a. Minimum 300 ft. sight distance
6. Must not interfere with other traffic control measures including but not limited to school zones.
7. Requesting party must pay 50% of the purchase and installation costs.

#### **Section 2. Application Process.**

1. Requesting party must submit an application to the Bountiful City Engineer along with a \$1000.00 deposit.
  - a. Application must include name and address of requesting party, an explanation for the installation, address of proposed location, and proposed lane(s) of travel.

2. Bountiful will have 120 days, following the receipt of the application and deposit, to complete a traffic study. An additional 60 days may be exercised to fully incorporate seasonal, foot, and school traffic patterns, if they cannot be properly addressed within the 120 days. A copy of the completed traffic study will be sent to the requesting party.

3. If the conditions are satisfied, a preliminary cost estimate will be made and the matter will be referred to the Traffic Safety Committee for review. The item will then be placed on the agenda of the Traffic Safety Committee, which will occur within the following 30 days. If conditions are not satisfied the \$1000.00 deposit will be returned and request denied.

4. Traffic Safety Committee will make a recommendation to the city council. The matter will then be placed on the agenda for the next scheduled city council meeting.

5. If approved by City Council, the Engineering, Street and Power Departments will have 30 days to complete a total cost estimate. The requesting party will then have to meet their remaining cost obligations before the sign will be installed.

a. The cost will include the cost of the sign, pole, installation material and labor, permits, etc. It will also include the cost of having power installed to the sign location. If power is not available, the sign will be a solar powered system and the additional cost will be included in the estimate.

6. If the applicant withdraws the request at any time after the application has been approved by the Traffic Safety Committee, 50% of the original deposit will be returned to the applicant. The remaining 50% will be retained to cover the costs incurred by the City.

7. The sign will be the current Bountiful City Standard Radar Limit Sign which must meet all state and federal standards. The sign will installed within 30 days after approval and receiving payment from the requesting party.

### **Section 3. Standard Sign Design**

1. White face plate measuring 40 inches high by 30 inches wide with “YOUR SPEED” in 6 inch black letters.

2. Digital read out with 15 inch high numbers by 8 inch in white or yellow LEDs.

3. A function that indicates speeding to the driver either a white strobe light or flashing numbers.

4. Must be able to support multiple power inputs including AC, DC, and Solar.

5. MUTCD Standard Speed Limit Sign placed above the YOUR SPEED sign.

6. Supported on an individually used, free standing pole.

**Section 4. Effective date.** This Resolution shall take effect immediately upon passage.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 27<sup>TH</sup> DAY JUNE, 2017.**

\_\_\_\_\_  
Randy C. Lewis, Mayor

ATTEST:

\_\_\_\_\_  
Shawna Andrus, City Recorder

# SPEED ZONES 2017

# BOUNTIFFUL

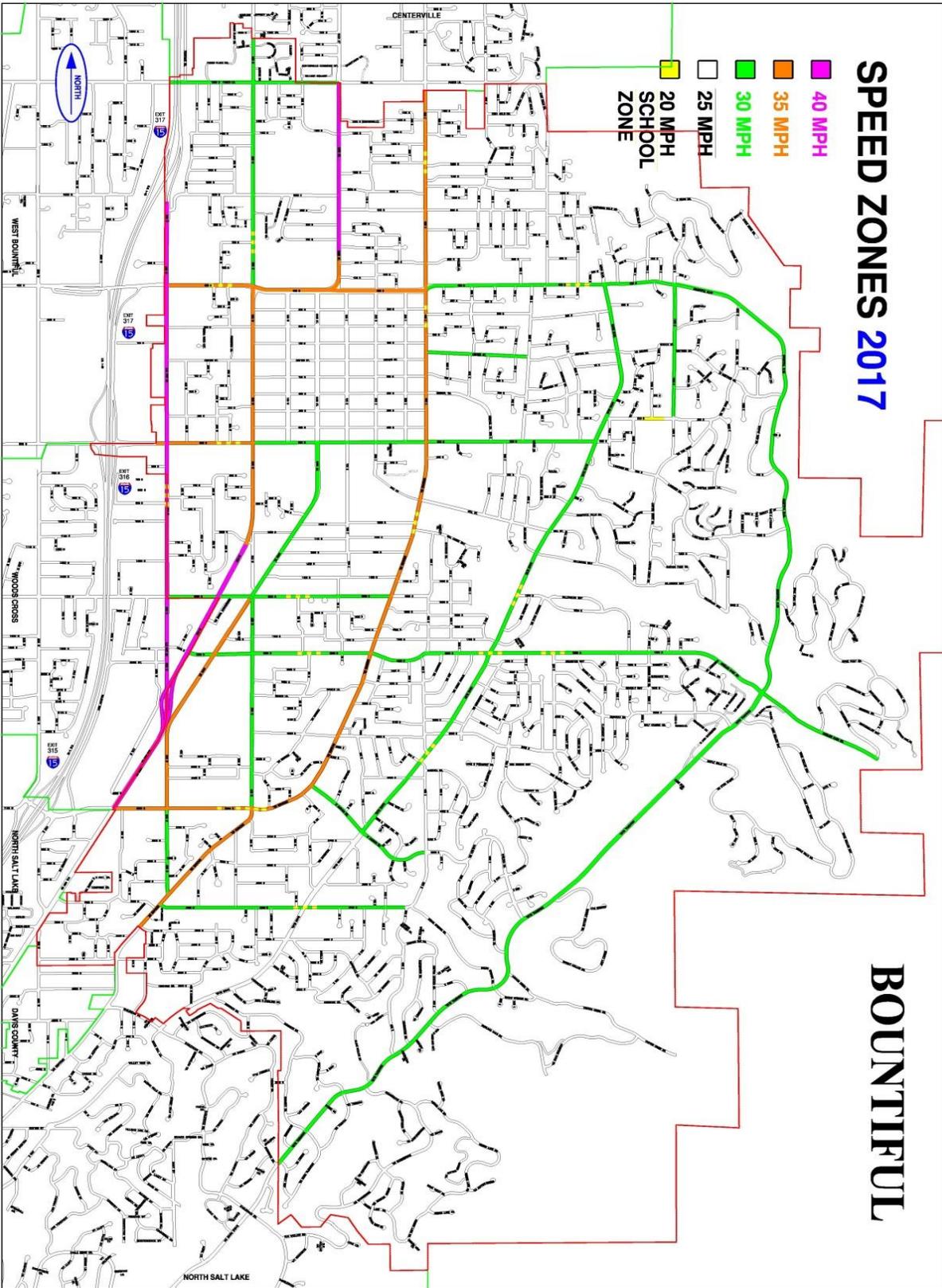


Figure 1



Figure 2



# RDA Board Staff Report

**Subject:** 2017 Stoker School Building Demolition  
Contract

**Author:** City Engineer

**Department:** Engineering

**Date:** June 27, 2017



## Background

The next step in the Downtown Plaza project is the demolition of the Stoker School building. The University of Utah did not renew their lease and have removed all of their property and moved out completely. The building is now sitting vacant and is ready for demolition.

## Analysis

A Bid Opening for the proposed demolition was held on June 6, and proposals were received from 4 companies. The lowest price proposal was submitted by Mkp Enterprises from Riverton, UT. Since Mkp (Mark Powell) is unknown to us, we requested and have checked several references. Mr. Powell has done demolition for many of the local construction companies and I received favorable recommendations from all I talked to. Mr. Powell and his mechanical contractor also toured the building to review the salvage of the expensive mechanical system that the City had installed a few years ago. We intend to save and reuse as much of that equipment as possible.

The results of the bidders are as follows:

Engineer's Estimate	\$180,000
Mkp Enterprises	\$137,700
Reynolds Excavating	\$175,029
Grant MacKay	\$195,193
Impact Contractors	\$223,165

## Stoker School Gym

The question has been raised about the feasibility of keeping the gym-portion of the building while razing the rest of the structure. One suggestion was to use this portion of the building for a ceramics class and as a public meeting space. Without any exhaustive study on the subject, here are a few items that would need to be addressed to pursue that course:

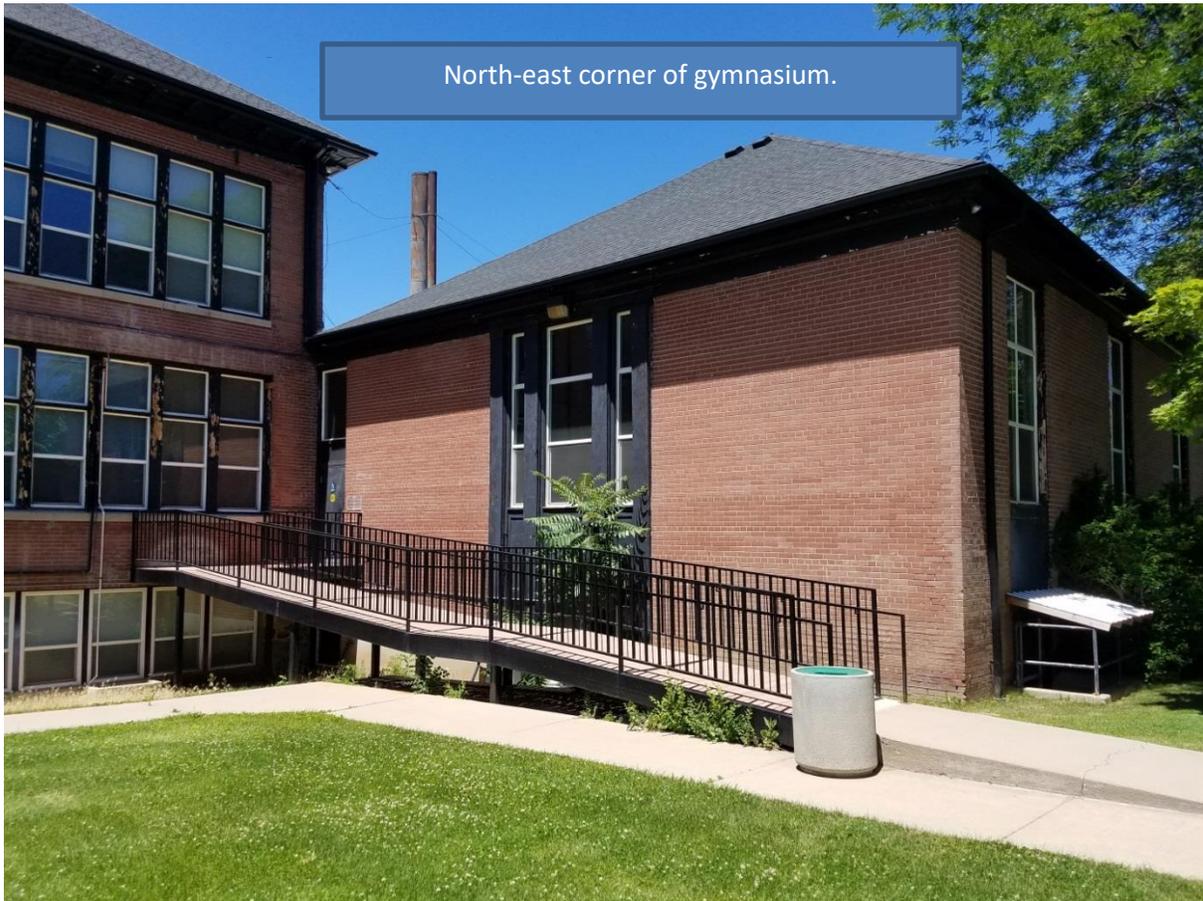
- While the structural analysis by Dunn Associates correctly identifies the gymnasium as the best part of the building, we don't really know if the gym is structurally sound, especially as independent building. From the executive summary document:
  - "The Gymnasium Addition walls met the minimum limit, however, the north and south walls (of the gym) are still inadequate with the 51psi value obtained."



It is of note that 1/3 of the west façade is attached to the north addition (see figures above and below). It is unknown what removal of this addition would do to the strength of the gym. This would need to be undertaken before any demolition takes place.



- The gym is a split-level structure with no independent access. It is attached to and accessed by the north addition. An exterior ADA ramp was attached to the east side. The gym would require an addition to provide an entrance with ADA access/elevator to both floors, space for a new HVAC system, etc.



- We don't know how the gym will need to be stabilized to protect it during demolition.
- The University of Utah has already disposed of all of the pottery equipment. Most of it was taken by the SLC campus. A new pottery program would need to be furnished and operated by someone else.
- Acoustics in the gym are not good – it is currently an inadequate venue for an assembly use.
- Parking next to the building would be necessary. On-street parking would not be adequate. This means the future plaza would need to be reduced in size, moved further west (requiring the removal of parking near businesses), or further south (requiring closure of 200 South).

If the City Council would like to study this more, it would be wise to not approve the demolition contract on June 27th. We should instead hire a firm to study the gym to see what could be done to mitigate the issues previously mentioned. This would of course mean that the building would need to stay standing until the testing and decision-making are done.

### **Department Review**

This memo has been reviewed by the City Engineer.

### **Significant Impacts**

Funding for this work has been included in the RDA Capital Budget.

### **Recommendation**

- It is recommended that the Board accept the bid of Mkp Enterprises at the prices noted in the Bid Tabulation.

### **Attachments**

Dunn Associates Structural Analysis Executive Summary  
Bid Tabulation (available upon request)



**DUNN ASSOCIATES, INC**  
Consulting Structural Engineers

January 3, 2017

**Bountiful City**  
**790 South 100 East**  
**Bountiful, Utah 84010**

Attn: **Lloyd Cheney**

RE: **STOKER SCHOOL**  
**STRUCTURAL EXECUTIVE SUMMARY**

### Introduction

Previously, an extensive three phase evaluation of the existing Stoker School was initiated by Bountiful City. The purpose of the evaluation was to determine the needs and inadequacies of the building from many aspects, including architectural, mechanical, electrical, and structural. This evaluation was to be performed by a team of consultants and in three phases. This was done so that the owner could elect to continue the evaluation or terminate it depending on the information and results of each phase. The first phase of the evaluation was completed and a report provided. The structural portion of the report was section 3.5, Structural Assessment. During the second phase of the evaluation, however, the evaluation efforts were terminated, at least in part, due to poor in-plane shear testing results on the existing masonry.

Dunn Associates was the structural consultant on the original evaluation team. Bountiful City has requested that we prepare this Structural Executive Summary to clarify the testing performed, the structural impact(s) it has on the building, and how the recommendations in the first phase of the project are affected.

### Phase I

The structural portion of the original Phase I evaluation addressed both gravity and lateral load analysis. The lateral analysis was based on ASCE 31 and ASCE 41 standards. (They two standards have since been combined into a single standard, all within ASCE 41). It used the "Basic Safety Objective" (BSO) as defined in that standard and considers both "Life Safety" and "Collapse Prevention" performance levels. A three-tiered analysis procedure is provided in ASCE 31. Tier 1 analysis was completed in the Phase I portion of the evaluation. Tier 2 analysis was to be performed during the Phase II portion of the evaluation.



Tier 1 analysis determined a variety of structural concerns with the building. These were itemized in the Phase 1 report. Issues dealing with possible change of occupancy and increased live loads, and converting attic to floor space were also explored.

The major lateral issue for the building was the unreinforced masonry shear walls. In-plane and out-of-plane strength of the walls was considered. Seven strengthening methods were discussed along with their advantages and disadvantages. Two were eliminated for architectural disadvantages. The remaining five were combined to provide four strengthening methods for both in-plane and out-of-plane forces. They are as follows:

1. Center core the walls and provide reinforcing. (Method 1.)
2. Brace the walls with vertical stiff back elements and repoint the interior wythe of the masonry walls. (Method 2 and 3.)
3. Brace the walls with vertical stiff back elements and shotcrete one face of the wall. (Method 2 and 4.)
4. Brace the walls with vertical stiff back elements and reinforce one face of the wall with glass or carbon fibers. (Method 2 and 5.)

#### Phase II

Tier 2 analysis required in-plane shear testing of the mortar in the masonry walls to determine the available shear strength in the walls. This testing was performed by American Testing. Tests were performed in numerous places throughout the building, in the various additions and in the various stories of the building. ASCE 31 mandates that the minimum effective shear strength derived from these tests must be equal to or greater than a lower limit of 30 psi in order to be included in the lateral strength of the building. Higher strengths are required where analysis indicates that a higher strength is needed.

The testing requirements include a minimum number of tests per wall and overall. They also require 80% of the tests to exceed the final effective shear value obtained. The values obtained were as follows:

Area	Level	Number of tests	vte(effective shear value)
Gym	Main	6	51 psi
Original Building	Main	5	19 psi
South Addition	Main	12	20psi



Area	Level	Number of tests	vte(effective shear value)
South Addition	Upper	12	20 psi
North Addition	Main	1	Not enough tests

The Gymnasium Addition walls met the minimum limit, however, the north and south walls are still inadequate with the 51psi value obtained. The Original Building walls and the South Addition walls did not even meet the minimum limit of 30 psi and must be repointed and retested in order to be considered as part of the lateral resisting elements of the building. The north building did not have enough tests to determine an effective shear value.

On the exterior walls the testing was only performed on the interior wythe of the walls. It is common for the center wythe of multi-wythe walls to be built with even poorer materials than the interior wythe. At best, it may be assumed that the same mortar was used for each wythe and the testing would be representative of each wythe. It is clear from the testing data that the shear capacity of the walls is very low. Because of the low strengths, instead of just repointing the interior wythe, all three wythes of the walls will need to be repointed. The center wythe is not easily accessible. The interior wythe would need to be removed in order to reach the center wythe. Upon completion of the repointing, the walls would then need to be retested to determine their new in-plane shear strength.

It is recommended that prior to any re-pointing, that the required shear strengths for each section of wall be determined so that the feasibility of obtaining the required strengths can be assessed before the time and expense of repointing is performed. Walls with numerous openings may not have sufficient pier lengths remaining to reasonably be expected to meet the demand.

Upon repointing and retesting, the wall would still be unreinforced masonry and would need to be braced with vertical stiff back elements to resist the out-of-plane forces.

### Conclusions

As previously reported in the Phase I report, there are numerous options available as part of any rehabilitation effort for the Stoker School. Three progressive levels of strengthening were proposed:



Option 1 – Minimum Improvements: Fixing maintenance items and those items deemed dangerous would be prudent and allow continued use of the building. However, this option would preclude any change of occupancy.

Option 2 - Selected Improvements: This option could also be considered. Selected improvements could be made to increase the seismic safety of the building. This option would not include strengthening the existing masonry walls.

Option 3 – Complete Improvements: The anticipated costs for this option continue to escalate, becoming less and less attractive. The cost/benefit ratio is really high. The only reason to consider this option may be if the building has a great deal of historical significance.

Option 4 - An option not presented in the original Phase 1 report, but that could have merit, would be to remove and replace the existing building. This option would allow great flexibility in design without being restricted by the existing conditions.

We hope this executive summary will prove useful to Bountiful City as they continue to make decisions regarding the future use of the Stoker School.

Respectfully yours,

DUNN ASSOCIATES, INC.

A handwritten signature in black ink, appearing to read "David R. Smith", written in a cursive style.

David R. Smith, S.E.  
Associate

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# Minutes of the BOUNTIFUL CITY COUNCIL

June 13, 2017 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt
	City Manager	Gary Hill
	Asst. City Manager	Galen Rasmussen
	City Attorney	Clinton Drake
	City Engineer	Paul Rowland
	City Planner	Chad Wilkinson
Department Directors/Staff:		
	Police Chief	Tom Ross
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Water Director	Mark Slagowski
	Power Director	Allen Johnson
	Streets/Sanitation Director	Gary Blowers
	Recording Secretary	Nikki Dandurand

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

## **Work Session – 6:05 p.m.** **Planning Conference Room**

Mayor Lewis welcomed those in attendance and called the session to order at 6:05 p.m. Mr. Gary Hill stated the Council has not reviewed the Council Priority list in a few months, so tonight each Department Head will report on some of the higher profile projects. Mr. Rowland commented on the water treatment plant and how helpful the Forest Service has been in the process. The concrete program is running well and Reed Bangerter is doing a great job of releasing existing bonds. Mr. Gary Blowers stated they will conduct the in-house road survey. The Streets Department does the paving work and contracts out the slurry projects. Councilman Knight asked about the Prop. 1 funds. Mr. Blowers stated the 2600 South project will be utilizing some of those funds. Councilman Pitt inquired about another paving project and an update on UDOT's 400 North project. Mr. Mark Slagowski reported on the Kingston and Keller properties on 400 North near the "B" where a new reservoir will be installed, along with a new pump station at the Hannah Holbrook reservoir. Mr. Tyson Beck recapped the GFOA Budget and CAFR awards that were received recently. He is working on a new concept with Mr. Gary Hill about a "Budget in Brief" document that could be viewed by citizens on a regular basis. Councilman Knight stated that the City's budget is always being watched and monitored and he appreciates Mr. Beck's good work. Mr. Gary Hill stated that Mr. Alan West is busy with installing new consoles in dispatch at the Police Department and can report at the next meeting. Mr. Chad Wilkinson commented that the latest change to the solar

1 application process has been very successful. There will be a new full time permanent Planning  
2 Assistant position opening soon and hopefully by this fall, business registration/renewals will be able  
3 to be done online.

4 Mayor Lewis stated the new Bank of American Fork staff was very complimentary of our  
5 City staff in their help with building permits, etc. Mr. Brock Hill reported on Creekside Park which  
6 is currently still on hold. The Parks Department has been in contact with Traveler's Insurance  
7 Company to resolve the problem. New bids have been received to complete the project, but both  
8 were high. Mr. Brock Hill and Mr. Clint Drake stated that the contract will be completed within the  
9 stated budget. Mr. Brock Hill also stated a master plan hiking trail is in the planning stages as well.  
10 The County has one currently, but ours will include other neighboring cities as well.

11 Chief Ross stated the new dispatch consoles are currently being installed and will be up and  
12 running in the next couple of days. He commented that the Emergency Preparedness committee has  
13 been a great group to work with.

14 Councilman Pitt asked about the idea of a dog park in the city. Mr. Brock Hill responded that  
15 it has been put on hold because of other projects that are taking priority at this time and funding.

16 Mr. Gary Hill concluded the work session by stating that current projects, new projects,  
17 staffing, time, a need to conduct a RAP tax survey and other items are still ongoing.

18  
19  
20 **Regular Meeting – 7:05 p.m.**  
21 **City Council Chambers**  
22

23 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance. Mr.  
24 Gary Blowers, Streets/Sanitation Director, led the Pledge of Allegiance; Mr. Matt Barneck, Bountiful  
25 Central Stake Presidency, gave a prayer.

26  
27 **PUBLIC COMMENT**

- 28 • Chris Simonsen – Car Show this weekend, June 16-17
- 29 • Wayne Brown – Golden Years Center – would like better road crossing signs in front  
30 of the center (i.e., speed bumps, additional signs, etc.)
- 31 • Ethel Black – Cemetery – consider changing watering hours during holidays, i.e.,  
32 Memorial Day
- 33 • Jim Clark – flyer received too late for rate change
- 34 • Robert Hood – Distribution plant too expensive, surplus should go elsewhere

35  
36 **BCYC REPORT**

37 Maria Jacobs, BCYC Mayor, reported they welcomed the new Youth Council members and  
38 did a group clean up at the "B" with lunch at the Wight House after. They will also be helping at the  
39 Car Show this weekend.

40  
41 **PRESENTATION OF BOUNTIFUL CITY BUDGET FOR ADOPTION – MR. GALEN**  
42 **RASMUSSEN**

43 **a. TRANSFER OF FUNDS FROM LIGHT AND POWER FUND TO GENERAL**  
44 **FUND**

45 **i. PUBLIC HEARING**

1           **b. RESOLUTION 2017-08 SETTING THE PROPERTY TAX RATE FOR 2017**

2                           **i. ACTION**

3  
4           **c. ORDINANCE 2017-07 AMENDING THE 2016-2017 FISCAL YEAR BUDGET**  
5           **AND APPROVING THE 2017-2018 FISCAL YEAR BUDGET; RATES, TAXES &**  
6           **FEES; COMPENSATION SCHEDULES & URS RATES AND LONG TERM**  
7           **CAPITAL PLAN**

8                           **i. PUBLIC HEARING**

9                           **ii. ACTION**

10  
11           Mr. Galen Rasmussen reviewed with the Mayor and the Council that in May, the tentative  
12 budget was presented, with the final approval scheduled for tonight. Mr. Rasmussen stated that  
13 Council priorities were discussed in the work session tonight, with the key point showing the City has  
14 a balanced budget. Some of the changes in the new budget will include a slight increase in the  
15 property tax revenue from new growth (there is no property tax rate increase proposed), the Planning  
16 Department reclassified some fees and the water rate will be adjusted to a block rate structure. Mr.  
17 Rasmussen went on to explain the City's revenue, expenditures, department budgets and taxes that  
18 are assessed.

19           Mr. Allen Johnson presented the Power Department's work load, pay structure and how it will  
20 include solar customers in the new budget. Existing solar customers will be grandfathered into the  
21 new rate change, with a new "Feed in Tariff" charge that will be presented to the Council for  
22 approval tonight. Mr. Gary Hill stated the "customer charge" is for all residents utilizing the City's  
23 power system. Mr. Johnson encouraged new customers to install East facing panels. Mr. Gary Hill  
24 asked the public to speak in the appropriate public hearing, concerning only the fees or items that are  
25 on the agenda. Councilman Higginson reminded the public that the Power Department provides the  
26 power needed to run the City sufficiently, has a lower rate than the private sector competitor and has  
27 other benefits. Councilwoman Holbrook added that the Power Commission is a citizen appointed  
28 group. Mayor Lewis opened the public hearing.

29  
30           **OPEN: 8:06 p.m.**

- 31           • Rob Hunter - 334 Parkview Circle – asked the Council to wait on approving new rates,  
32           the flyer was confusing
- 33           • Russell McKenzie – 1256 E. 2050 S. – would like the City to reinvest into the  
34           infrastructure of the City
- 35           • Dustin Matthews – 2419 Davis Blvd. – owner of solar company located in Bountiful,  
36           this rate change will dramatically change customers' bills
- 37           • Tom Hardy – gas turbines were built, it was a good thing, portion goes back to the  
38           City
- 39           • Ray Childs – 1203 S. 1500 E – concerned about certified rate, truth and taxation,  
40           subsidizing others

41           **CLOSED: 8:23 p.m.**

42  
43           Councilman Higginson moved to approve Resolution 2017-08 to adopt the Certified Tax Rate  
44 for 2017 Property Taxes and Councilwoman Holbrook seconded the motion. Voting was unanimous  
45 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

46           Mr. Rasmussen reviewed Ordinance 2017-07 and the amendments it will include for

1 approval. Mayor Lewis opened the public hearing.  
2

3 **OPEN: 8:26 p.m.**

- 4 • Lynn Anderson – 806 E. 650 N. - what is the date for net metered new customers? If  
5 solar panels are installed on West side, same rate? Mr. Gary Hill replied that July 1,  
6 2017 is the cut-off date for the existing rate. Any existing panels will be  
7 grandfathered in the new plan.
- 8 • Tom Hardy – City recently purchased cemetery property. How was it funded-using  
9 perpetual funds and reserve money? Mr. Gary Hill replied that both funds were used.
- 10 • Doug Shipley – would like more discussion on solar rates before adopting them.  
11 Encourage more parties and experience in the discussion. Councilman Higginson  
12 stated that the policy passed today may or may not be around in many years to come.  
13 Mr. Shipley suggested more expertise suggestions before this is approved.
- 14 • Ernie Cox – 1372 Seville Way – increase in budget, where does it come from? Mr.  
15 Rasmussen responded that the City has multiple funds and departments and it was a  
16 combination of all City funds. Mr. Gary Hill also replied that there was a difference in  
17 capital funds projects between the two budget years. Mr. Rasmussen stated the  
18 auditors are fully aware of any change or difference in the budget as well and budgets  
19 for the current, proposed and prior years are posted to the City’s website for reference.  
20 Councilman Pitt also added that the budget shows multiple years, and it’s difficult to  
21 prepare for specific needs or requests of citizens.
- 22 • Joe Dickson – upset the City cannot manage money
- 23 • Charlene Nielson – 256 Summerwood Dr. – current solar power customer, would like  
24 the City to take more time to understand solar power better
- 25 • David Irvine – 2041 Maple View Dr. – two best decisions for the City was a municipal  
26 power department and secondary water system, the City has an obligation to provide  
27 power to all customers, and set a balanced base rate as well
- 28 • Mitch Eiting - 1035 E. 1500 S. – encourages City to look at different options, delay  
29 decision tonight
- 30 • Brandon Nielson – Summerwood Dr. – would rather have property tax raised than  
31 other fees
- 32 • Ryan Evans – Utah Solar Power Assoc. – public comment is very important, reasons  
33 for solar power include self-reliance, reduce carbon footprint, invest in the community
- 34 • Elias Bishop – Art Solar – these changes are not good for solar, delay decision
- 35 • Rob Hunter – there are benefits for solar, emergency preparedness will be affected,  
36 small amount to budget, huge difference to customer
- 37 • Michael Otterson – Claremont Dr. - short notice to residents, there has been lack of  
38 dialogue with solar businesses, delay decision tonight
- 39 • Alan Larson – 253 S. 200 E. - currently has solar panels, this decision will kill solar in  
40 Bountiful, delay decision

41 **CLOSED: 9:17 p.m.**

42  
43 Councilman Pitt commented that notifications have been going out for months, but we can’t  
44 anticipate how the residents will view them. There have been multiple notices i.e., utility bills,  
45 online, flyers. One resident suggested just raising property taxes, but Bountiful has one of the lowest

1 property tax rates and power rates, which is in part due to the power transfer. Councilman Pitt agrees  
2 with the value of having solar energy, but if we take this item out now, the budget would need to be  
3 completely reworked and rebalanced. We as the Council and staff have to move forward, and if it  
4 passes tonight, we can look at new needs later if the demand rises. He concluded that we are your  
5 representatives and we are doing our best. Councilwoman Holbrook thanked everyone for their  
6 passion about solar. She stated that Mr. Allen Johnson operates the Power Department in a great  
7 way. It's always a challenge to get sufficient power to supply the City and he does an exceptional  
8 job. She also spoke with Mr. Ryan Evans and knows the benefits of solar, and for now we are doing  
9 the best we can. Councilwoman Harris said thank you to those that sent emails about their concerns,  
10 the grandfather clause is good for those already in solar and whatever decision is made tonight can  
11 evolve.

12 Councilwoman Holbrook moved to approve Ordinance 2017-07 which includes amending the  
13 2016-2017 fiscal year budget and Councilman Pitt seconded the motion. Voting was unanimous with  
14 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".  
15

16 Mayor Lewis asked all those still in attendance who are running for a City office, to please  
17 stand and introduce themselves.  
18

19 Councilwoman Holbrook stated that she has spoken with several different cities regarding  
20 solar issues and hopes the dialogue will continue and there is more opportunity to discuss it in the  
21 future.  
22

### 23 **APPROVE MINUTES OF PREVIOUS MEETING – MAY 23, 2017**

24 Mayor Lewis presented the minutes of the previous meeting held on May 23, 2017.  
25 Councilwoman Harris moved to approve the minutes and Councilman Higginson seconded the  
26 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
27 voting "aye".  
28

### 29 **COUNCIL REPORTS**

30 Councilwoman Holbrook stated she has spoken with Rob Hunter of the Community Service  
31 Council and is excited for Concerts in the Park to begin. Councilman Pitt and Knight announced the  
32 Car Show this weekend, June 16-17<sup>th</sup>. No other reports were given.  
33

### 34 **CONSIDER APPROVAL OF AN AMENDED SITE PLAN FOR A PARKING LOT AT** 35 **RIDGEWOOD CONDOMINIUM AT MAPLE HILLS LOCATED AT 1374 E. RIDGEWOOD** 36 **WAY, RALPH MABEY, REPRESENTING THE RIDGEWOOD CONDOMINIUM AT** 37 **MAPLE HILLS HOA BOARD, APPLICANT – MR. CHAD WILKINSON**

38 Mr. Wilkinson stated the request is to convert an area currently occupied by two tennis courts  
39 into parking for nine vehicles and a modified recreational area. The modified recreation area will  
40 include a pickle ball court, a basketball court and an open grass area for use by residents and guests  
41 of the development. The site plan was originally approved in 1977. This reduction in open space  
42 will still exceed the minimum requirements per unit at the time of development by approximately 500  
43 square feet. Mr. Mabey said pickle ball courts will be installed and the additional parking lot is  
44 greatly needed as there are more cars than years ago. Councilman Higginson made a motion  
45 approve the amended site plan, Councilman Knight seconded the motion. Voting was unanimous  
46 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

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**CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE HEPWORTH FARMS SUBDIVISION AT 444 NORTH 400 EAST, MS. JANET GOLD, APPLICANT – MR. PAUL ROWLAND**

Mr. Rowland stated that Ms. Janet Gold is requesting preliminary and final approval for a five lot subdivision at the northeast corner of 400 North and 400 East. The property is not in a subdivision and consists of three parcels which combined contain 3.21 acres and currently have four single family homes and a large detached barn/garage on them. The Planning Commission passes along a recommendation for preliminary and final approval of the Hepworth Farms Subdivision with the following conditions:

- 1. Remove and replace the damaged curb, gutter and walk along 400 North and remove the corresponding concrete park strip and replace with approved landscaping
- 2. Payment of all required fees.
- 3. Post a bond and sign a development agreement for the required subdivision improvements
- 4. Provide a current Title Report.

Councilman Higginson made a motion approve the preliminary and final subdivision, Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

**CONSIDER APPROVAL OF THE BID FROM M.C. GREEN & SONS FOR VARIOUS STORM DRAIN CONSTRUCTION PROJECTS NOT TO EXCEED THE AMOUNT OF \$400,000 – MR. PAUL ROWLAND**

Mr. Rowland stated there are several areas in the City where the storm drain system is inadequate or needs to be expanded to address problems. This contract includes two projects in “Plat A” where the Street Department is planning street reconstruction projects and a project on 3600 South. All three projects will address deficiencies due to lack of storm drain facilities. The pricing submitted by the contractors is very competitive among individual proposals, but is significantly higher than the Engineer’s Estimate due to the abundance of work, limited competition, bidding climate, and the required timing to complete these projects. In order to continue with the work, the projects will be re-prioritized so that the 3600 South and 300 North projects can be completed as planned, and the 200 North project could be split to use the remaining available funding (FY 2017-18), with completion of the project to funded in the upcoming FY 2018-19 budget, at unit prices. Councilman Higginson made a motion approve the bid, Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

**CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 112 WEST 2500 SOUTH AND AUTHORIZING THE MAYOR TO SIGN THE RELEASE DOCUMENTS – MR. PAUL ROWLAND**

Mr. Rowland stated that as the result of a lot line adjustment, Doug Smith is requesting an easement release on the old property line that was relocated by the adjustment. Councilman Knight made a motion to approve the easement release, Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

1 **CONSIDER APPROVAL OF:**

2 **a. WEEKLY EXPENDITURES > \$1,000 PAID MAY 15, 22 & 29, 2017**

3 **b. APRIL 2017 FINANCIAL REPORT**

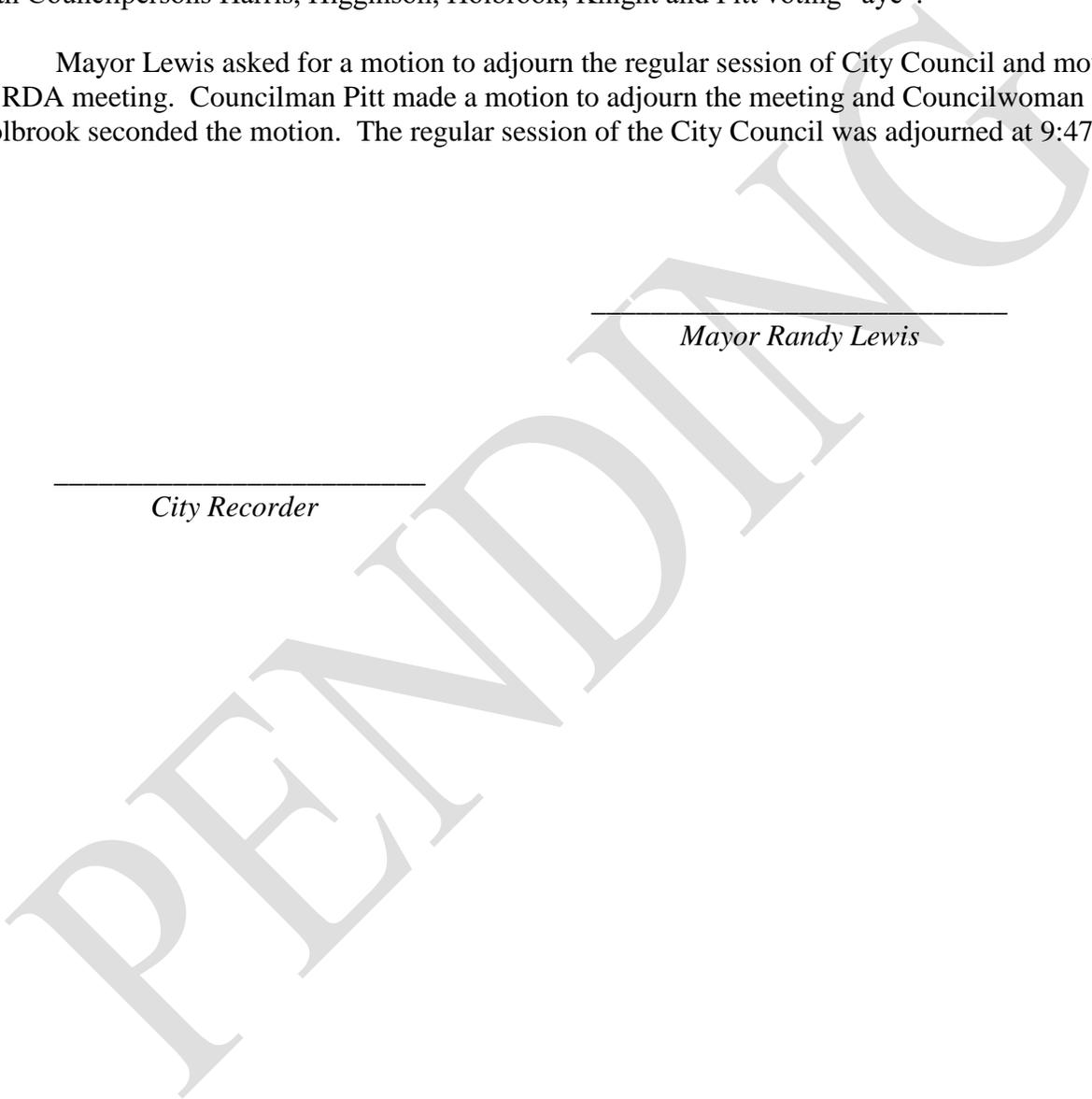
4  
5 Mayor Lewis presented the items for approval. Councilman Higginson made a motion to approve  
6 the expenditures and financial report, Councilman Pitt seconded the motion. Voting was unanimous  
7 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8  
9 Mayor Lewis asked for a motion to adjourn the regular session of City Council and move into  
10 an RDA meeting. Councilman Pitt made a motion to adjourn the meeting and Councilwoman  
11 Holbrook seconded the motion. The regular session of the City Council was adjourned at 9:47 p.m.

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\_\_\_\_\_  
*Mayor Randy Lewis*

\_\_\_\_\_  
*City Recorder*





# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000.00 paid  
June 5, 2017

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** June 20, 2017



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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid June 5, 2017.

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

**Paid June 5, 2017**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1078	ALL STAR STRIPING	Streets	10.4410.448000.	Operating Supplies	\$ 7,810.27	196736	4435	Wide Striping
1078	ALL STAR STRIPING	Streets	10.4410.448000.	Operating Supplies	20,398.63	196736	4427	Street Striping
1177	APPLIED CONCEPTS, INC	Police	10.4210.445100.	Public Safety Supplies	4,527.00	196737	308157	Police Vehicle Accessories
1211	ASPHALT MATERIALS INC	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,176.10	196738	74737	Cold Mix
2059	ELECTRO POWER UTAH	Water	51.5100.474500.	Machinery & Equipment	11,370.00	196761	5097	Barton Creek Panel Assembly
2164	FERGUSON ENTERPRISES	Water	51.5100.448400.	Dist Systm Repair & Maint	18,420.00	196766	1018620	Pipe // Customer # 48108
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000.	Bldg & Grnd Suppl & Maint	8,835.75	196772	12973	Cacade Plus/ Grass Care Liquids
2562	HYDRO SPECIALTIES CO.	Water	51.5100.448000.	Operating Supplies	1,956.80	196779	19461	Vacuum Regulators
7803	J-U-B ENGINEERS, INC	Water	51.5100.472100.	Buildings	12,729.75	196784	0108563	Project 83-16-044 Bountiful Water Treatment Plant
2719	JMR CONSTRUCTION INC	Light & Power	53.5300.448632.	Distribution	1,675.42	196785	06062017	June 2017 Payment
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441260.	Wtrway Replcment-Concrete Rpr	12,251.85	196785	06062017	June 2017 Payment
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441250.	Storm Drain Maintenance	13,517.48	196785	06062017	June 2017 Payment
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400.	Concrete Repairs	20,496.14	196785	06062017	June 2017 Payment
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,063.24	196788	1358	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,101.24	196788	1347	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	1,606.64	196788	1359	Patching // 400 E Skin Patch
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	4,254.86	196788	1347	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	9,736.74	196788	1352	Patching // 300 E (Center St to 500 S)
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	12,534.60	196788	1325	Asphalt// 100 So 425 W Center Street
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	15,777.22	196788	1348	Mix for Center St to 500 South
2886	LAKEVIEW ROCK PRODUCTS	Water	51.5100.461300.	Street Opening Expense	2,295.56	196789	347430	Gravel
2983	M & M ASPHALT SERVICE	Streets	10.4410.473200.	Road Materials - Overlay	1,676.78	196792	117032	Asphalt for Parks
2983	M & M ASPHALT SERVICE	Parks	10.4510.426000.	Bldg & Grnd Suppl & Maint	5,093.16	196792	117032	Asphalt for Parks
2987	M.C. GREEN & SONS INC	Water	51.5100.473110.	Water Mains	143,368.72	196793	3512	Application #3 Waterline Project
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	2,133.97	196796	S102208012.001	Brass Saddles
3348	OFFICE DEPOT	Police	10.4210.424000.	Office Supplies	1,019.16	196799	930968257001	Office Supplies
5553	PURCELL TIRE AND SERVICE	Streets	10.4410.425000.	Equip Supplies & Maint	2,125.95	196805	2852616	Tires
8843	ROTO-JET OF AMERICA	Streets	10.4410.426000.	Bldg & Grnd Suppl & Maint	7,750.00	196810	12069	High Presser Washer
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	1,196.80	196830	0258698	Motor Oil
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000.	Equip Supplies & Maint	16,413.45	196830	0258472	Fuel
4369	UTAH DEPT OF WORKFORCE	Finance	10.4140.413060.	Unemployment Reimb	1,078.04	196835	06052017	MAY 2017 UNEMPLOYMENT CLAIMS
4450	VERIZON WIRELESS	Police	10.4210.425200.	Communication Equip Maint	1,480.67	196840	9786263655	Acct # 771440923-00001
4582	WIGHT HOUSE RECEPTION	Redevelopment Agency	73.7300.462230.	Public Relations Materials	1,234.90	196843	05032017	Bountiful Business Symposium
7732	WINGFOOT CORP	Police	10.4210.426000.	Bldg & Grnd Suppl & Maint	1,895.00	196844	99673	May 2017 Janitorial Services
<b>TOTAL:</b>					<b>\$ 370,001.89</b>			

# City Council Staff Report

**Subject:** Preliminary Site Plan for a Commercial Office Park Development  
**Author:** Chad Wilkinson, City Planner  
**Address:** 1065 S 500 West (Highway 89)  
**Date:** June 27, 2017



## Description of Request:

The applicants, Union Avenue LLC, are requesting preliminary site plan approval for a commercial office park in the C-H Zone. The application includes the construction of two new buildings and a proposed renovation of an existing building on site. The two new buildings will consist of a two-story office building approximately 15,500 square feet in size and a multi-tenant office /warehouse building approximately 16,775 square feet in size. An existing gymnastics use will continue with modifications to the building and an additional  $\pm 3,100$  square foot commercial space to be constructed on the south side of the existing building. An existing "L" shaped portion of the building will be removed to provide additional parking area. An existing two-story office on the south side of property will remain.

## Background and Analysis:

The property is located at the intersection of 1150 South and Highway 89/500 West. The property is zoned C-H (Heavy Commercial) and is surrounded by Single Family residential zoning and use to the east, Bountiful Water Subconservancy District headquarters to the north, a vacant lot and restaurant use to the west and retail and auto sales use to the south.

The development is located on four existing parcels totaling approximately 3.13 acres. The applicant plans to divide the property and adjust property lines and anticipates filing a subdivision map in conjunction with their final site plan approval. The applicant also anticipates the creation of commercial condominium units in the future.

Access to the project will be via driveways on 1150 South and 500 West. The shared access to the property from 500 West will be subject to review and approval from the Utah Department of Transportation. The proposed plan shows adequate parking based on the square footages shown. It is anticipated that the flex office spaces will have slightly more parking demand as some of these areas will be used as office and not warehouse. However, the peak demand time for the flex commercial will occur at a different time than the gymnastics use. It is therefore anticipated that the site as a whole will have adequate parking.

The buildings all meet the required front yard setbacks along the street frontages. The applicant has requested that the review body consider reduced setbacks along the north property line as authorized in section 14-6-105 of the Land Use Ordinance. The applicant requests a reduction from the required 10 foot setback to a setback of 5 feet. The buildings to the north appear to have been constructed with similar reduced setbacks and the

reduction is consistent with those buildings. The structures will still be required to meet applicable building and fire construction standards.

The applicant proposes a mix of brick, architectural concrete and glass for the buildings. The proposal also includes the use of metal trim pieces for accent. The flex warehouse office space includes glass garage doors to add additional fenestration to the buildings. The applicant proposes to update the façade of the gymnastics building to include materials consistent with the new buildings.

The submitted preliminary landscape plan shows the minimum 15 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance. The landscape plan will need to include the minimum number of trees and shrubs required by code based on the lot size.

Storm water will be conveyed to the existing storm drain system in 500 West via an onsite system. With this being a previously developed property, no onsite detention of storm water is required. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards.

### **Department Review**

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

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

### **Recommended Action**

The Planning Commission reviewed the item on June 20, 2017 and recommends that the City Council grant approval for preliminary site plan subject to the following conditions:

1. Complete any and all redline corrections including the following:
  - a. Show the existing water and fire systems serving the existing buildings.
  - b. Revise the utility plan to show the existing and proposed power facilities.
  - c. All interior parking spaces not fronting on a sidewalk or landscape area shall have a minimum dimension of 9 X 20 feet. Parking spaces that overhang sidewalks or landscaping areas that are a minimum width of 6 feet may be reduced to 9 X 18 feet.
  - d. Provide a detail of the trash enclosures. Refuse container enclosures shall be constructed of materials that are architecturally compatible with the main buildings.

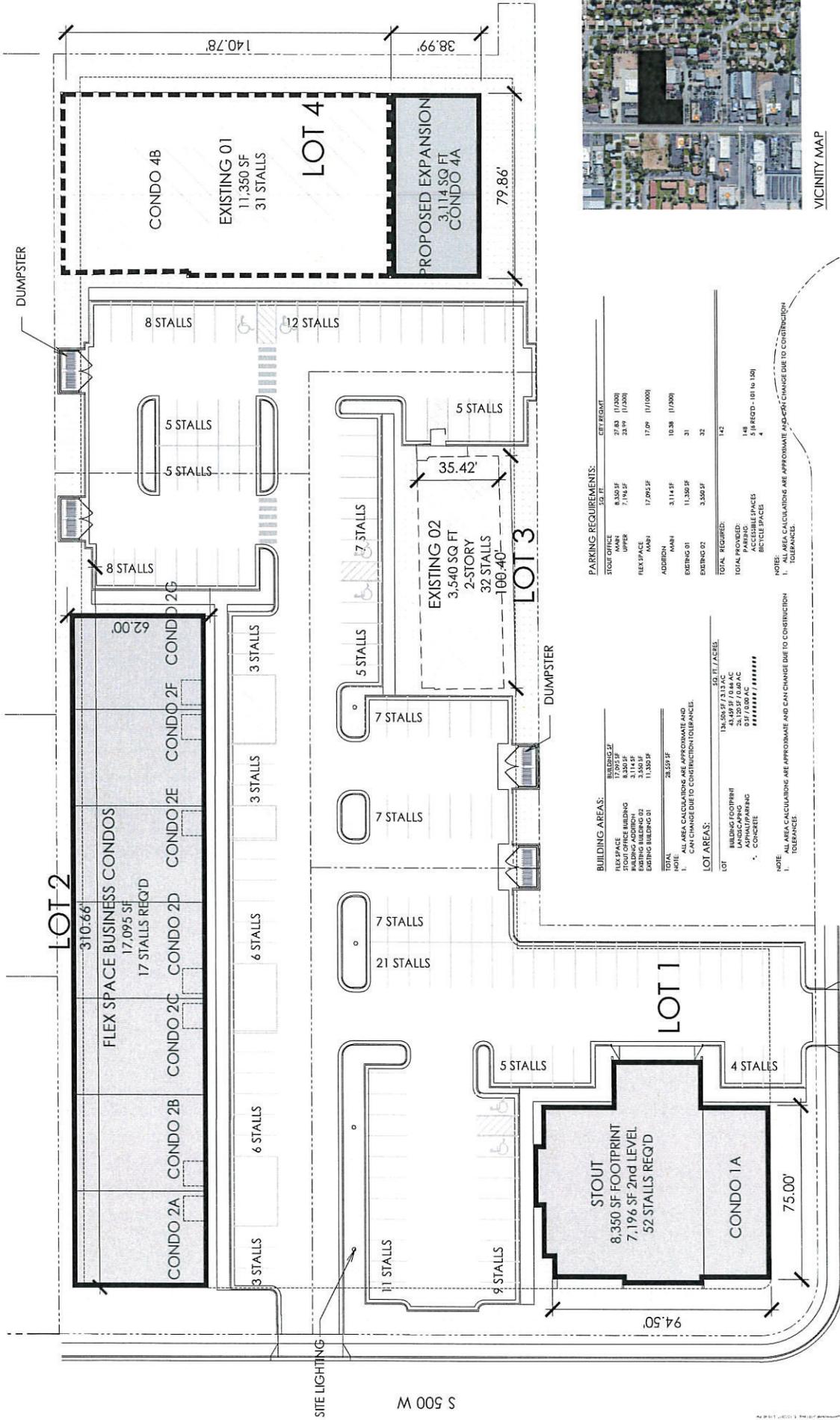
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. Prior to issuance of a building permit, complete the following:
  - a. Obtain approval for the proposed preliminary and final subdivision.
  - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
  - c. Any modifications required by conditions of the Planning Commission and City Council.
4. All damaged curb and gutter and sidewalk along 1150 S. and 500 W. shall be replaced.
5. The setback along the north property line shall be reduced to 5 feet as authorized by Section 14-6-105 of the Land Use Ordinance.

### **Attachments**

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

Aerial Photo





VICINITY MAP

**PARKING REQUIREMENTS:**

STORY OFFICE	SQ. FT.	CITY REQ'D
MARK	8,300 SF	77.88 (1/1000)
UPPER	7,196 SF	24.74 (1/1000)
FLEX SPACE	17,095 SF	17.09 (1/1000)
ADDITION	3,114 SF	10.38 (1/1000)
EXISTING 01	11,350 SF	31
EXISTING 02	3,540 SF	32
<b>TOTAL REQUIRED:</b>		<b>142</b>
<b>TOTAL PROVIDED:</b>		<b>148</b>
ACCESSIBLE SPACES		5 (16 REQ'D - 161 TO 150)
BICYCLE SPACES		4

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**BUILDING AREAS:**

BUILDING	SQ. FT. / ACRES
FLEX SPACE	17,095 SF
EXISTING BUILDING 02	3,540 SF
EXISTING BUILDING 01	11,350 SF
<b>TOTAL</b>	<b>32,000 SF</b>

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT AREAS:**

LOT	SQ. FT. / ACRES
LOT 1	138,000 SF / 3.13 AC
LOT 2	24,120 SF / 0.55 AC
LOT 3	937,000 SF / 21.40 AC
LOT 4	1,111,000 SF / 25.40 AC

**NOTE:**  
1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

NO.	REVISIONS	BY	DATE

RELOCATE EXISTING SEWER MAIN  
 4" SEWER MANHOLE - LOCATE TO EXISTING SEWER MAIN AND INSTALL NEW SEWER MANHOLE  
 MATCH EXISTING FLOW LINE ELEVATION, EX. FL. (W) = 48.53 (FIELD VERIFY), FL. EL. (T) 48.23  
 10" PVC SEWER MAIN (S = 1.00, L = 24')  
 4" SEWER MANHOLE (RM = 61.20, FL. (W) = 48.48, FL. (C) = 48.58)  
 10" PVC SEWER MAIN (S = 1.00, L = 118')  
 4" SEWER MANHOLE (RM = 60.80, FL. (W) = 49.76, FL. (C) = 49.86)  
 10" PVC SEWER MAIN (S = 1.75, L = 40')  
 6" PVC SEWER SERVICE LATERAL (MN. S = 1.00, L = 127')  
 6" PVC SEWER SERVICE LATERAL (MN. S = 1.00, L = 157')  
 1-1/2" CULINARY WATER SERVICE LATERAL WITH VACUET (MIN. DEPTH = 4')  
 6" FIRE LINE SERVICE LATERAL (MIN. DEPTH = 4')  
 REMOVE EXISTING DRINKING WATER APPROACH AND INSTALL NEW CURB AND SIDEWALK

- SITE CONSTRUCTION REMARKS**
- RELOCATE EXISTING SEWER MAIN
  - 4" SEWER MANHOLE - LOCATE TO EXISTING SEWER MAIN AND INSTALL NEW SEWER MANHOLE
  - MATCH EXISTING FLOW LINE ELEVATION, EX. FL. (W) = 48.53 (FIELD VERIFY), FL. EL. (T) 48.23
  - 10" PVC SEWER MAIN (S = 1.00, L = 24')
  - 4" SEWER MANHOLE (RM = 61.20, FL. (W) = 48.48, FL. (C) = 48.58)
  - 10" PVC SEWER MAIN (S = 1.00, L = 118')
  - 4" SEWER MANHOLE (RM = 60.80, FL. (W) = 49.76, FL. (C) = 49.86)
  - 10" PVC SEWER MAIN (S = 1.75, L = 40')
  - 6" PVC SEWER SERVICE LATERAL (MN. S = 1.00, L = 127')
  - 6" PVC SEWER SERVICE LATERAL (MN. S = 1.00, L = 157')
  - 1-1/2" CULINARY WATER SERVICE LATERAL WITH VACUET (MIN. DEPTH = 4')
  - 6" FIRE LINE SERVICE LATERAL (MIN. DEPTH = 4')
  - REMOVE EXISTING DRINKING WATER APPROACH AND INSTALL NEW CURB AND SIDEWALK

**UTILITY NOTE**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM GROUND SURVEY PERFORMED BY THE SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. THE SURVEYOR FURTHER NOTES THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXISTING RECORD DRAWINGS AND NOT NEARLY AS SHOWN. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE THAT OCCURS TO UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

**ELEVATIONS KEY**

EL. 0.00' = EL. 0300.00'  
 (FOR CIVIL PLANS ONLY)

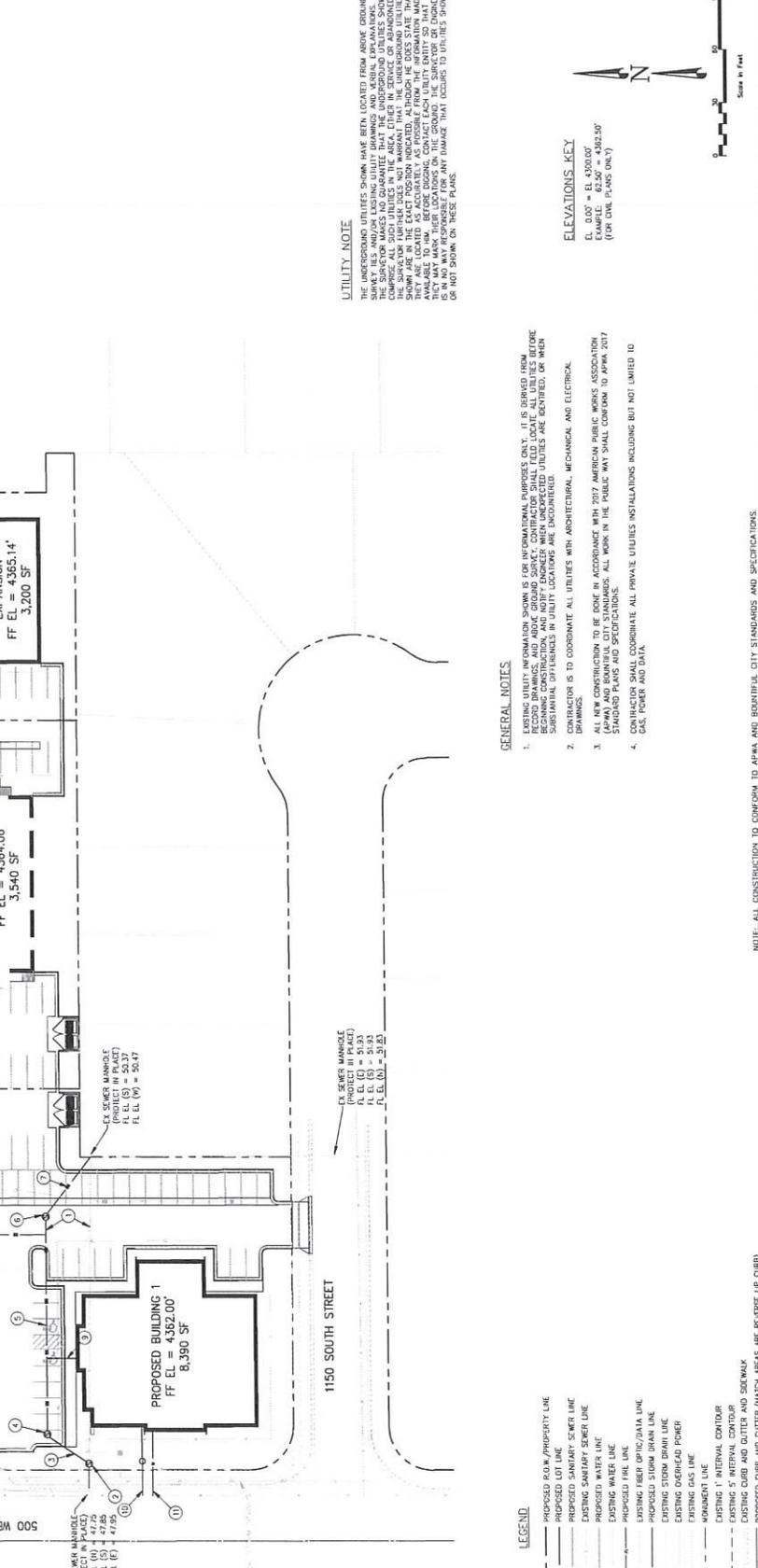
**GENERAL NOTES**

- EXISTING UTILITY INFORMATION SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS DERIVED FROM RECORD DRAWINGS AND AVOID GROUND SURVEY. CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES BEFORE BEGINNING CONSTRUCTION AND NOTIFY ENGINEER WHEN UNEXPECTED UTILITIES ARE IDENTIFIED OR WHEN SIGNIFICANT UTILITIES ARE NOT IDENTIFIED.
- ENGINEER IS TO COORDINATE ALL UTILITIES WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS.
- ALL NEW CONSTRUCTION TO BE DONE IN ACCORDANCE WITH 2017 AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND BOUNTIFUL CITY STANDARDS. ALL WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE ALL PRIVATE UTILITIES INSTALLATIONS INCLUDING BUT NOT LIMITED TO GAS, POWER AND DATA.

**LEGEND**

- PROPOSED P.O.W./PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE LINE
- EXISTING FIBER OPTIC/DATA LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING LINE
- EXISTING 1" INTERNAL CONDUIT
- EXISTING 6" EXTERNAL CONDUIT
- EXISTING CURB AND BUTTER (MATCH AREAS ARE REVERSE SLOPE CURB)
- PROPOSED CURB AND BUTTER (MATCH AREAS ARE REVERSE SLOPE CURB)

**NOTE:** ALL CONSTRUCTION TO CONFORM TO APWA AND BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS.



**UTILITY PLAN**

6th WEST OFFICE PARK

1066 SOUTH 500 WEST, BOUNTIFUL CITY

UTILITY PLAN

PROJECT: 1066 SOUTH 500 WEST, BOUNTIFUL CITY  
 SHEET: UTILITY PLAN  
 PROJECT NO. 2805  
 RESUB DATE: 5/26/2017  
 SHEET NO. UT-1



**LEGEND:**

- TREE AREAS
- ... GRASS AREAS
- ⊗ TREE (OF APPROVED VARIETY)
- ⊗ SHRUB/PERENNIAL (OF APPROVED VARIETY)

**APPROVED VARIETIES:**

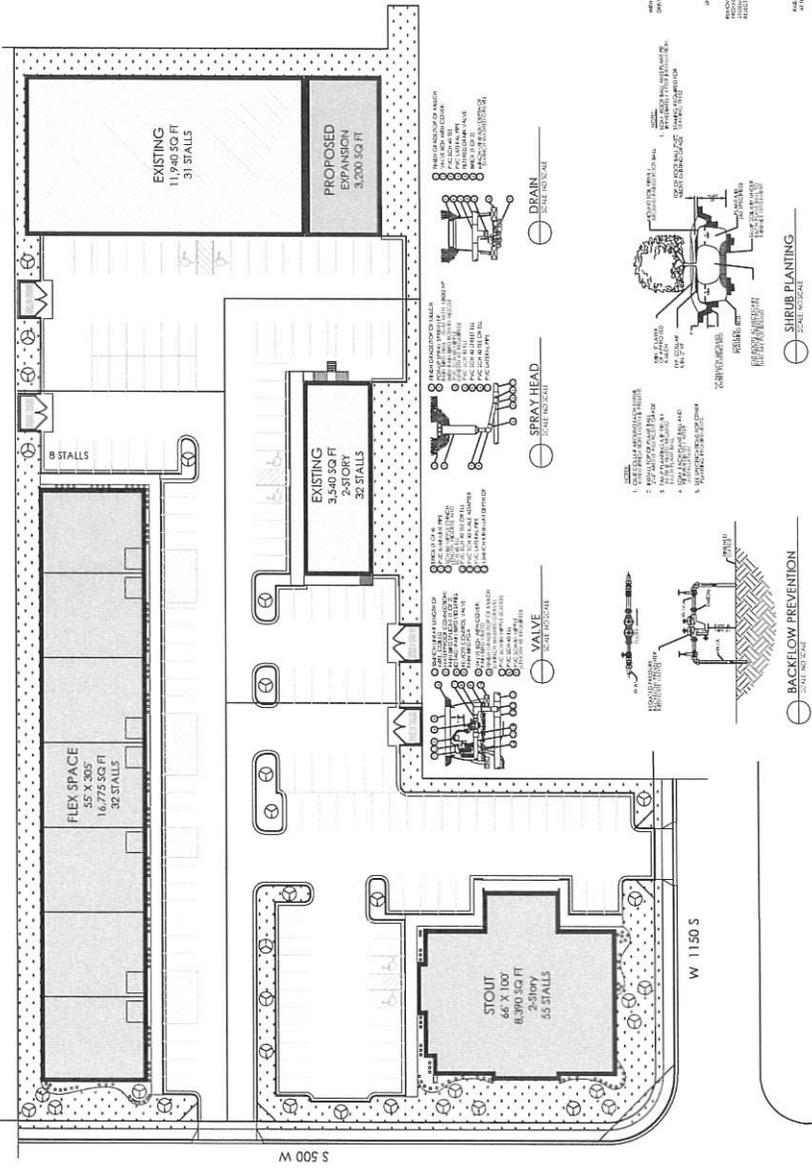
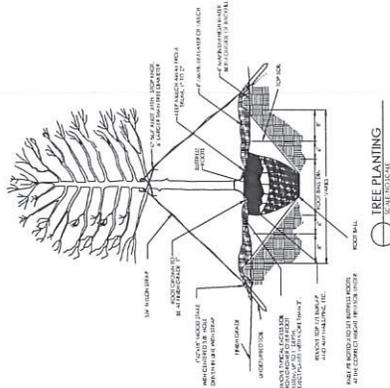
- TREES:** AMUR MAPLE, CRIMSON KING MAPLE, HACKBERRY, EASTERN REDBUD, IMPERIAL HONEYLOCUST, SHADEMASTER HONEYLOCUST, GREENSPICE LITTLE LEAF LINDEN, COLORADO BLUE SPRUCE
- SHRUBS:** DWARF BURNING BUSH, ANTHONY WATER SPIREA, CRITERIA PLUM, LIMEXQUINO SPIREA
- PERENNIALS:** THREAD LEAF COROPHUS, PRINCESS DAISY, ASTERS, PURPLE CONE FLOWERS, DAYLILIES (HYBRID)

**IRRIGATION NOTES:**

PROJECT TO BE SERVED BY AN UNDERGROUND IRRIGATION SYSTEM THAT CONFORMS TO BOUNTIFUL CITY STANDARDS. MAIN LINE TO BE CONSTRUCTED OF 1" SCH.40 PVC. LATERAL LINES TO BE CONSTRUCTED OF 1/2" SCH.40 PVC REDUCED TO 3/4" SCH.40 PVC FOR LAST THREE HEADS ON EACH LATERAL LINE. LOCATE TIMER PER OWNER'S DIRECTION.

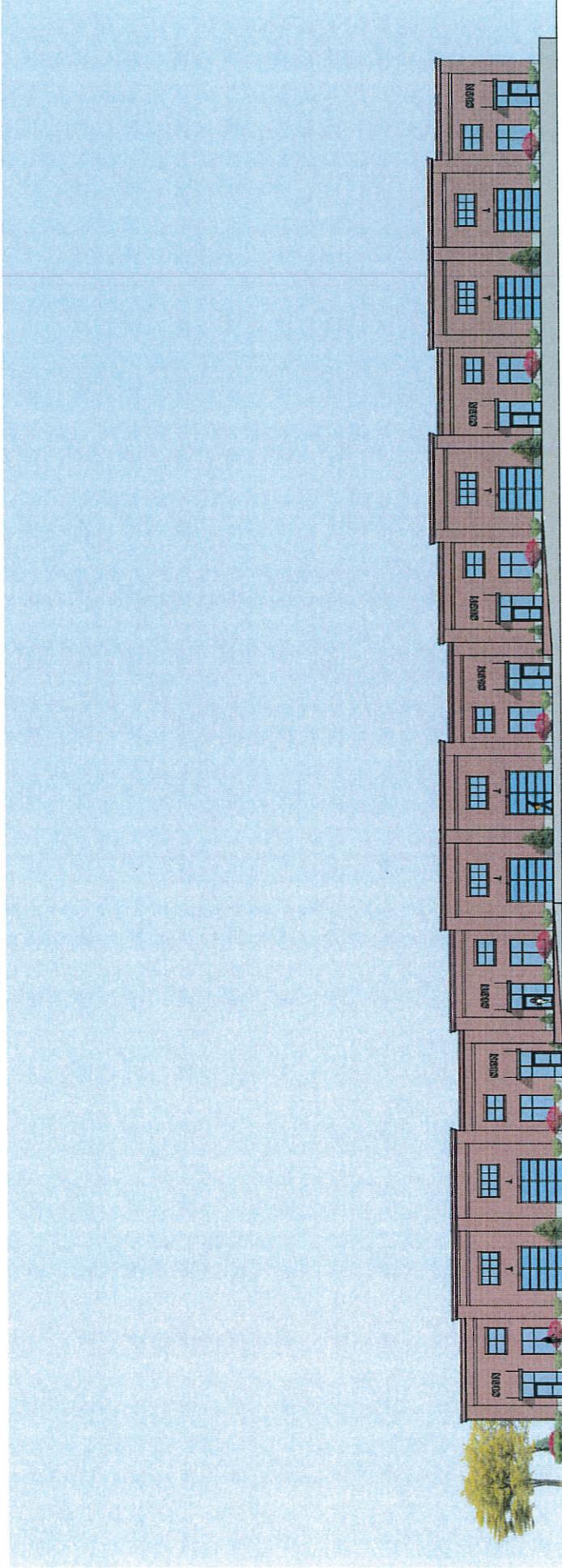
**PARCEL IDENTIFICATION:**

TAX ID NUMBER: 14-13-301-005-0000  
 ADDRESS: 1910 S 5500 W, (CERTIFICATE OF ADDRESS NO. 51245)









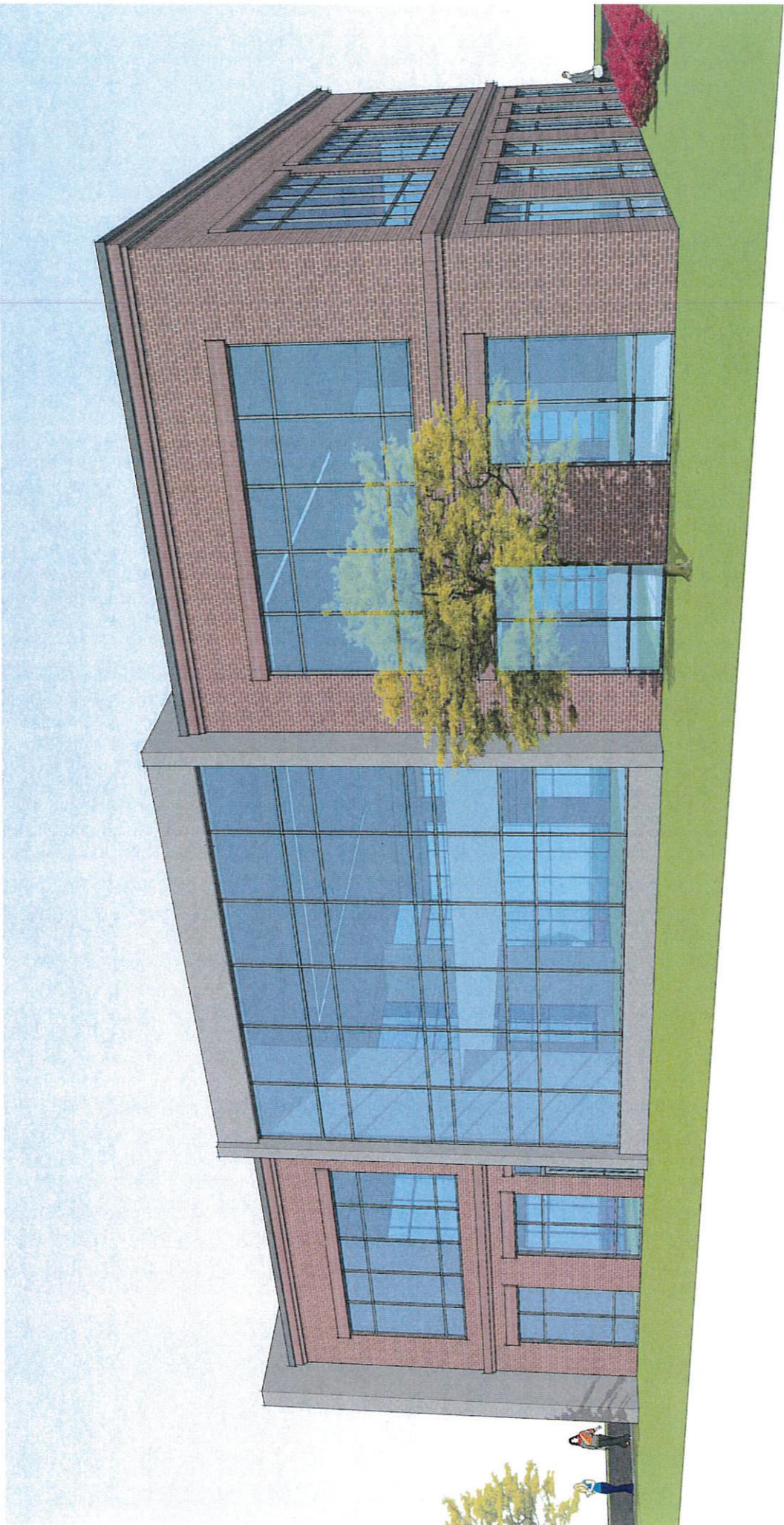


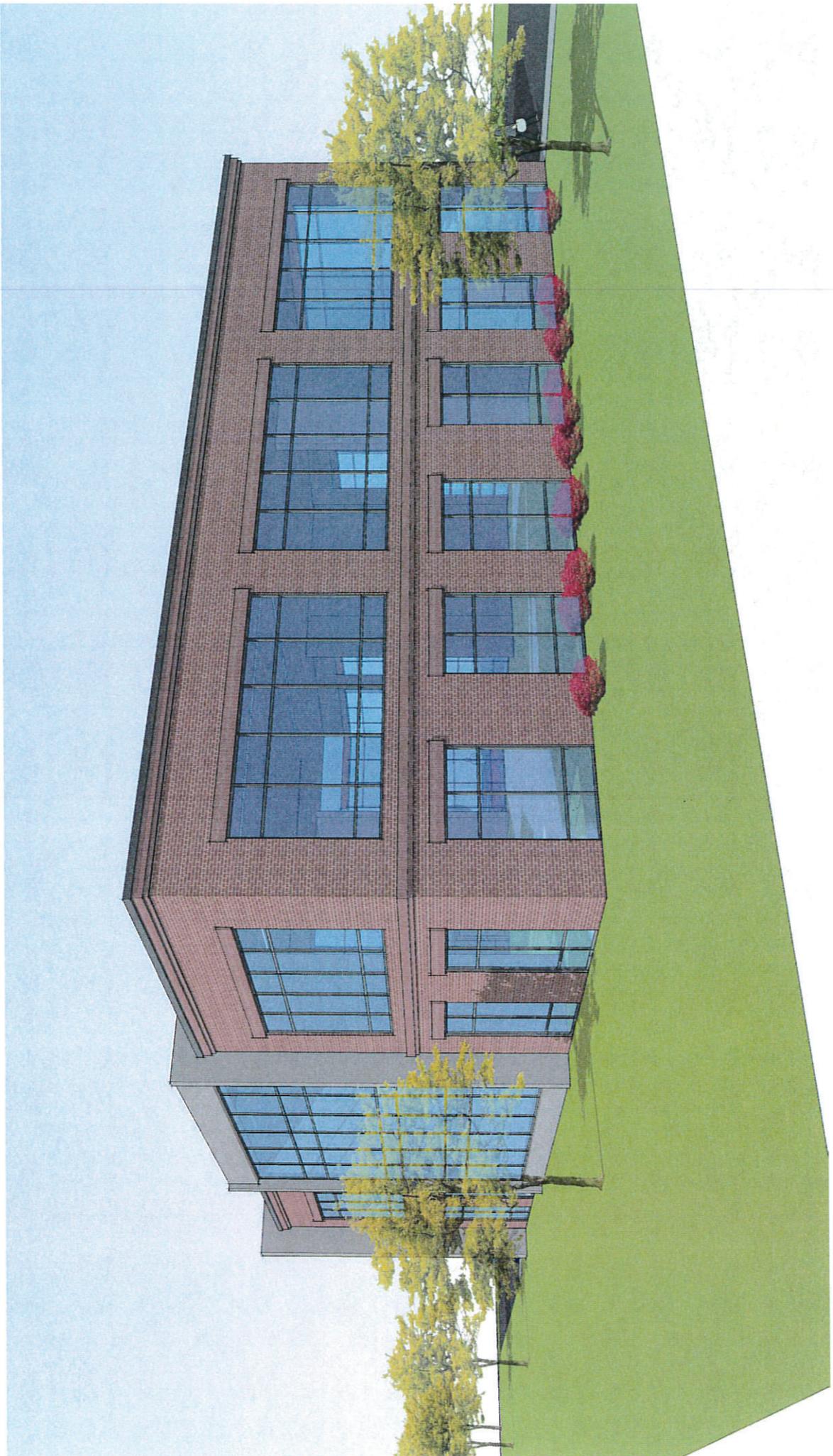






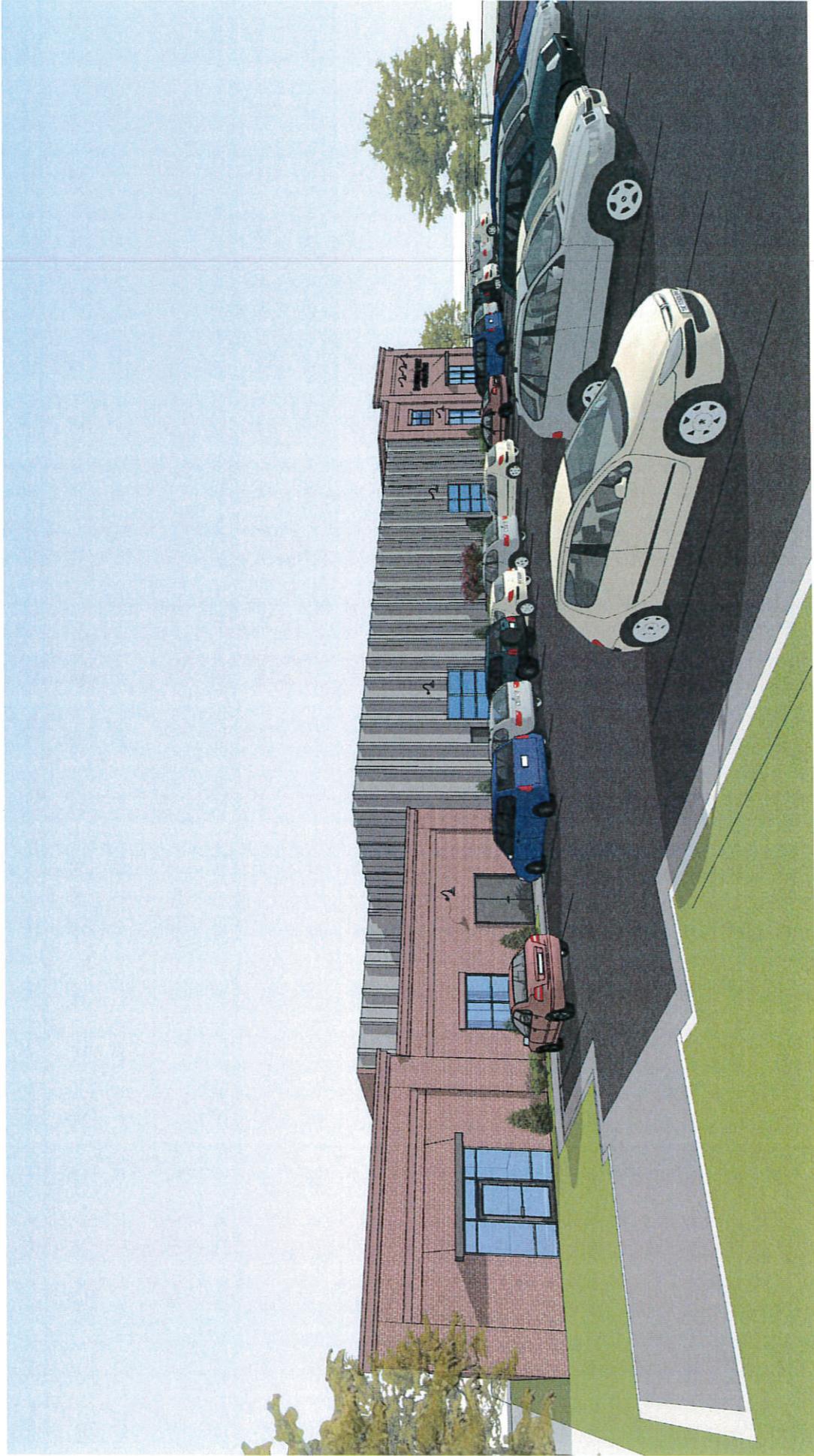














# City Council Staff Report

**Subject:** Digger Derrick Truck Bid Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** June 27, 2017



## **Background**

The Light & Power Department 2017-18 budget includes the purchase of a new digger derrick truck. We are replacing unit# 5047 which is a 2006 Altec digger derrick. The new unit will have an extended reach and double the lifting capacity for handling our larger pad mount transformers and larger transmission poles.

## **Analysis**

We sent specifications with a request from four suppliers. The results of the bid opening is as follows:

<b>Supplier/Manufacturer</b>	<b>Office Location</b>	<b>Total Price</b>	<b>Schedule</b>
<b>Altec Industries Inc.</b>	<b>Woods Cross, Utah</b>	<b>\$ 304,307.00</b>	<b>270-300 days</b>
Terex Utilities Inc.	Portland, Oregon	\$ 356,561.00	<b>210 days</b>
Mountain States Industrial Supply	Salt Lake City, Utah	\$ No Bid	
Elliot Equipment/Legacy Equipment	Salt Lake City, Utah	\$ No Bid	

We believe the digger derrick from Altec Industries Inc. will meet our needs and is within our allocated budget.

## **Department Review**

This bid has been reviewed by Staff and the City Manager.

## **Significant Impacts**

This digger derrick is included in the 2017-18 fiscal budget, in the Capital Vehicles account 535300-474600. The budget for the digger derrick is \$375,000.

## **Recommendation**

Staff recommends approval of the low bid for the purchase of a new digger derrick truck from Altec Industries Inc. at a total price of \$304,307.00.

We will bring the Power Commission recommendation to the meeting on Tuesday evening.

## **Attachments**

None.



# City Council Staff Report

**Subject:** Phase 7 Steel Poles Bid Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** June 27, 2017



## **Background**

This equipment is needed as part of the complete rebuild for the Phase 7 section of our transmission line which is located at 1000 North between South Davis Rec Center and Viewmont High School, Bountiful, Utah. The project is scheduled to start in September 2017 and the poles will be delivered in October 2017.

## **Analysis**

The invitation to bid was sent out to seven vendors and we received four bids. The results of the Steel Pole bid opening are as follows.

<b>Manufacturer</b>	<b>Plant Location</b>	<b>Total Bid Price</b>	<b>Delivery</b>
<b>Dis-Tran</b>	<b>Pineville, Louisiana</b>	<b>\$92,245</b>	<b>October 6,2017</b>
Pelco	Claremont, Oklahoma	\$116,904	November 3, 2017
Sabre FWT	Sioux City, Iowa	\$127,147	January 26,2018
Valmont	Tulsa, Oklahoma	\$127,848	December 15, 2017

Electrical Consultants, Inc. (ECI) who is the electrical engineering firm that we have hired to assist us with the Phase 7 Transmission Rebuild project has reviewed the bids and has verified that the bid from Dis-Tran meets the specifications.

## **Department Review**

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

## **Significant Impacts**

This item is included in the 2017-18 fiscal budget and will be paid for from the Capital Work In Progress account 535300-474740.

## **Recommendation**

Staff and ECI recommend the approval of the bid from DIS-TRAN for a total of \$92,245.

We will discuss this item this item in Power Commission and we will bring their recommendation to the City Council meeting.

## **Attachments**

None



# City Council Staff Report



**Subject:** Power Pole Purchase Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** June 27, 2017

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## **Background**

Our inventory of power poles is running low, and we need to purchase some to replenish it. The poles will be used for maintenance and future construction projects throughout the City.

## **Analysis**

Invitations to submit a bid for the wood poles were sent out to three (3) major suppliers. The pole bid specifications require that they should be Western red or yellow cedar and butt treated. We use the butt treated poles because they hold up very well in our area and are safer for the linemen to climb. The pole bid included the following quantities:

4 (ea.) 35' class 1 Poles	16 (ea.) 45' class1 Poles
6 (ea.) 35' class 3 Poles	45 (ea.) 45' class 3 Poles
8 (ea.) 40' class 3 Poles	

This is a single source bid, as McFarland is still the only vendor able to bid butt treated poles. We were not able to receive a bid from the other power pole vendors due to the fact that they no longer supply butt treated poles.

## **Department Review**

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

## **Recommendation**

Staff recommends the approval of the bid for 79 wood poles from McFarland Cascade for \$50,685.00

The Power Commission will meet on this on Tuesday morning and we will bring their recommendation to the Council Meeting.

## **Significant Impacts**

These poles will be purchased and placed into inventory until they are installed on the system.

## **Attachments**

None.