

# **BOUNTIFUL CITY COUNCIL MEETING**

## **TUESDAY, July 23, 2019**

### **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 **South Davis Metro Fire Station 81, 255 South 100 West, 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. Bountiful Trails Master Plan update – Mr. Francisco Astorga p. 3

### **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 two 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 held on July 9, 2019 p. 45
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid July 1, 2, 8 & 9, 2019 p. 53
6. Consider approval of poll workers as presented for the 2019 Primary Election and alternatives to be determined if needed – Mr. Gary Hill p. 59
7. Consider approval of an agreement between Bountiful City and the Sunset Hollow HOA regarding landscaping and maintenance – Mr. Clinton Drake p. 61
8. Consider approval of a preliminary site plan for a three-unit multifamily building located at 170 North 100 West – Mr. Francisco Astorga p. 65
9. Adjourn

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



# City Council Staff Report

**Subject:** Bountiful Trails Master Plan Update  
**Author:** Francisco Astorga, AICP, Planning Director  
**Department:** Planning and Economic Development  
**Date:** July 23, 2019



## **Background**

Trails, parks, and other recreational facilities affect the quality of life within a community. A good recreational network not only improves the quality of life for current residents, but it can be an important economic tool for attracting and retaining businesses. Bountiful City is committed to improving the quality of life for its residents by providing a diverse type of recreational opportunities.

Bountiful City completed and adopted the Recreation and Trails Master Plan in 2009, in conjunction with the 2009 General Plan update (City Ordinance No. 2009-09). Priorities and needs have changed over the last 10 years and an update to the Bountiful Trails Master Plan is needed. The main purpose of the current process is to update the Master Plan goals, and to identify / prioritize trail projects. Staff and the trails advisory committee started meeting in August of 2017. Blū line designs was retained by the City to prepare the Bountiful Trails Master Plan Update in collaboration with City staff and trails advisory committee.

## **Department Review**

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

## **Significant Impacts**

The drafted Bountiful City Trails Master Plan Update identifies the needs assessment component of the project; establishes an updated vision and goals and objectives; identifies proposed trail improvements; recommends a family of trail signage and wayfinding elements; and provides preliminary estimates of construction costs for priority projects for budgeting purposes.

## **Recommendation:**

No formal action is required at this time. Staff seeks feedback and input from the Council. A final version of the Master Plan will be presented for Council adoption at an upcoming meeting.

## **Attachments**

1. Draft Bountiful Master Plan Update dated July 2019



# BOUNTIFUL TRAILS MASTER PLAN UPDATE

Bountiful, Utah

July 2019

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# acknowledgements

## **Mayor**

Randy Lewis

## **City Council**

Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
John Marc Knight  
Chris R. Simonsen

## **Trails Committee**

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## **Bountiful City Staff**

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blū line designs

Planning

Planning Director  
Parks Director  
City Planner

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## CHAPTER ONE | INTRODUCTION & PURPOSE

INTEREST, USAGE, AND DEMAND ON BOUNTIFUL CITY'S RECREATIONAL TRAIL SYSTEM IS CONTINUING TO INCREASE. IMPROVEMENTS TO AND CONTINUED MANAGEMENT OF THE EXISTING TRAIL SYSTEM NEEDS TO ACCOMMODATE THESE ANTICIPATED NEEDS. THIS MASTER PLAN DOCUMENT EVALUATES THE CURRENT SYSTEM AND IDENTIFIES FUTURE IMPROVEMENTS TO HELP KEEP UP WITH TRAIL USAGE AND DEMAND.

### 1.1 - INTRODUCTION & PURPOSE

Settled within the foothills of the Wasatch Mountain Range, Bountiful is perfectly situated to provide access to miles of recreational trails and to the natural amenities that the mountains provide. Bountiful City is dedicated to providing a trail system that is well maintained, safe, and allows for continued mountain access by its population.

Bountiful City last completed a Recreation and Trails Master Plan in 2009. Priorities and needs have changed over the past 10 years and an update to the Bountiful Trails Master Plan is needed. The main purposes of this document is to update master plan goals and identify and prioritize trail projects to keep up with demand.

### 1.2 - EXECUTIVE SUMMARY

This Bountiful Trails Master Plan Update documents the needs assessment component of the project; establishes an updated vision and goals and objectives; identifies proposed trail improvements; recommends a family of trail signage and wayfinding elements; and provides preliminary estimates of construction costs for priority projects for budgeting purposes.

### 1.2.1 - NEEDS ASSESSMENT

#### EXISTING TRAILS

The existing recreational trail system is inventoried and mapped. (*see Table 2.1 - Existing Trail Inventory and Figure 2.1 - Existing Trail System Map*)

#### NEEDS ASSESSMENT

A multi-faceted approach was taken to identify future needs and necessary improvements to Bountiful's existing recreational trail system. The process included meeting regularly with the Bountiful Trails Committee to gather their input and discuss their priorities; meeting and coordinating with City staff; and engaging the public through a community survey and a public open house. The results of this process included further guidance on needed improvements and priority projects; confirmation of the overwhelming demand for trails by specific user groups (mountain biking, equestrian, etc.) and the general public; and the need to have a cohesive plan and guiding document that lays the ground work for future funding and improvements.

### 1.2.2 - VISION, GOALS AND OBJECTIVES

As informed by the needs assessment task of this process, an updated vision along with supporting goals and objectives were developed. These were presented at the public open house and represent the essence of City desires and what this plan hopes to achieve.

## 1.2.3 - PROPOSED IMPROVEMENTS

### TRAIL IMPROVEMENTS

Based upon the needs assessment process, proposed improvements and projects have been identified. (*see Figure 1.2.1 - Trails Master Plan*) These include:

- Creekside Trail
- Holbrook Canyon Bridges
- Holbrook Canyon Trail connection to Eggett Park including culvert
- Holbrook Canyon Trail connection to Ward Canyon Trail
- Mueller Park Downhill Trail
- North Canyon Single Track Trail
- North Canyon Trailhead
- Twin Hollow (Cheese) Park Pump Track
- Urban Bonneville Shoreline Trail (Bountiful Blvd. connection to Ward Canyon)
- Ward Canyon Trail connection to Tolman (Rocket) Park
- Ward Canyon Trail connection to Temple Ridge Trail

### TRAIL SIGNAGE AND WAYFINDING

There is not a consistent signage and wayfinding design standard along the trail system or at the existing trailheads. Proposed designs for trailhead signage, trail signage, and wayfinding markers are included in this document to provide a cohesive standard to better announce, inform, and guide trail users. (*see Figure 1.2.2, 1.2.3, 1.2.4, and 1.2.5*)

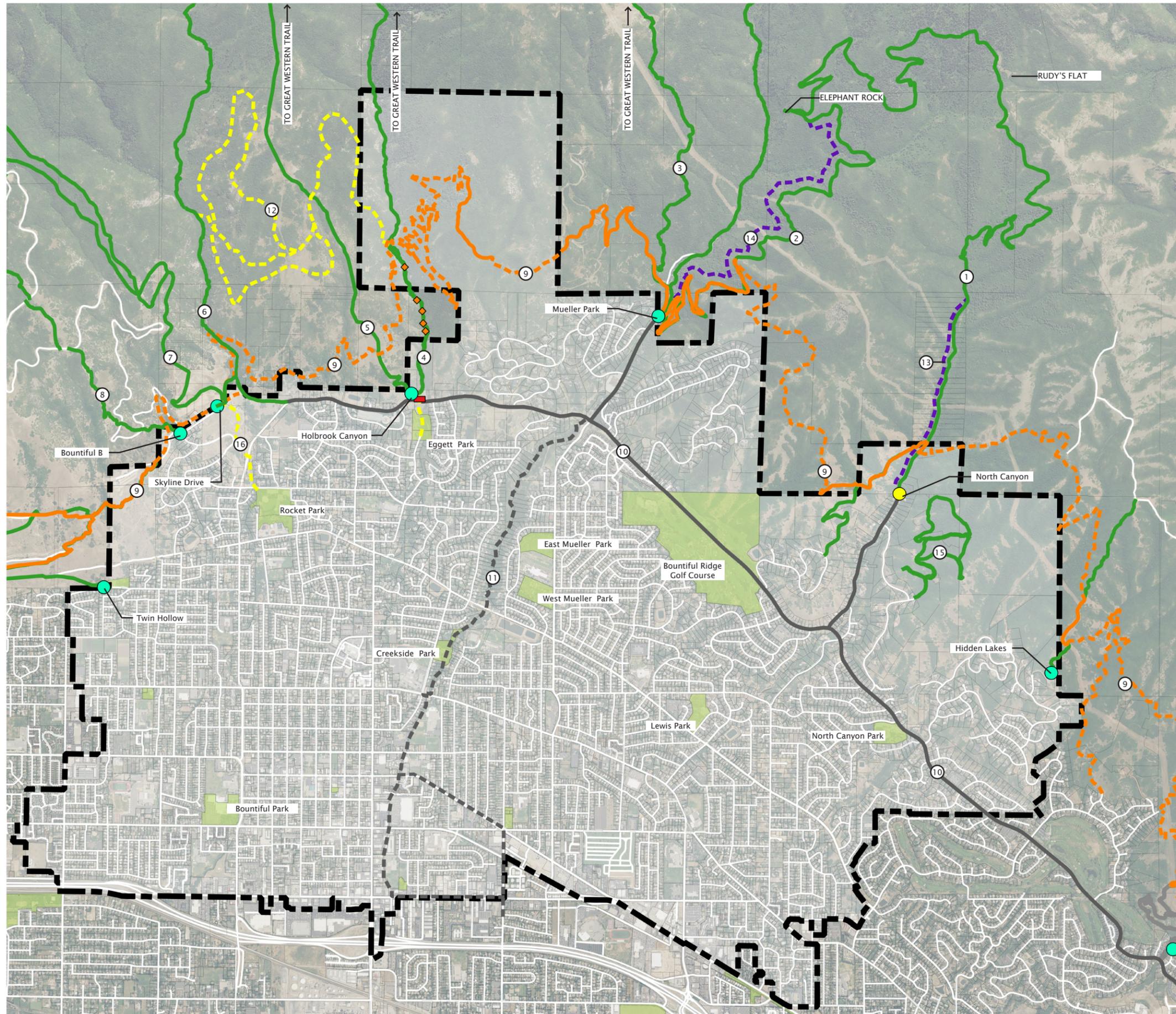
### BONNEVILLE SHORELINE TRAIL

Though the connection and development of the Bonneville Shoreline Trail along Bountiful's east bench is not City governed the current proposed alignment has been included in the Trails Master Plan.

### 1.2.4 - PRELIMINARY COST ESTIMATES

To facilitate City funding and budgets and to assist in fundraising opportunities, preliminary construction cost estimates have been provided for the priority projects identified in this document.

FIGURE 1.2.1 - TRAILS MASTER PLAN



**Legend**

	Proposed Bridges		1 North Canyon Trail
	Proposed Culvert Crossing		2 Mueller Park Trail (Elephant Rock)
	Existing Trail Heads		3 Kenny Creek Trail
	Proposed Trail Head		4 Holbrook Trail
	Existing Paved Trails		5 Temple Ridge Trail
	Existing Unpaved Trails		6 Ward Canyon Trail
	Proposed Paved Trail		7 Bountiful Downhill Trail
	Proposed Unpaved Trails		8 Bountiful B Trail (Bomber Trail)
	Bonneville Shoreline Trail - Existing		9 Bonneville Shoreline Trail
	Bonneville Shoreline Trail - Proposed		10 Urban Bonneville Shoreline Trail
	Proposed Bike Single Track		11 Creekside Trail
	Roads		12 Meadow Loop Trail
	Bountiful		13 North Canyon Single Track
	Parks		14 Mueller Park Downhill
			15 Highland Oaks Trail
			16 Trail Connection



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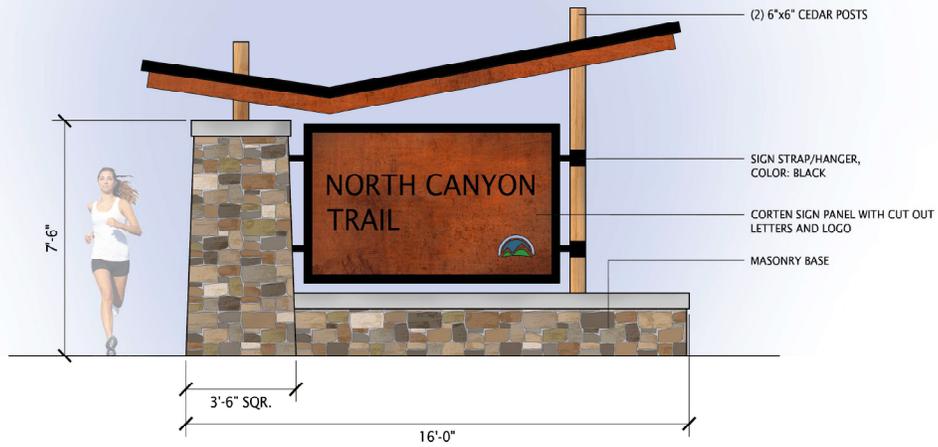


FIGURE 1.2.2 - TRAILHEAD SIGN & KIOSK (FRONT)



FIGURE 1.2.3 - TRAILHEAD SIGN & KIOSK (BACK)

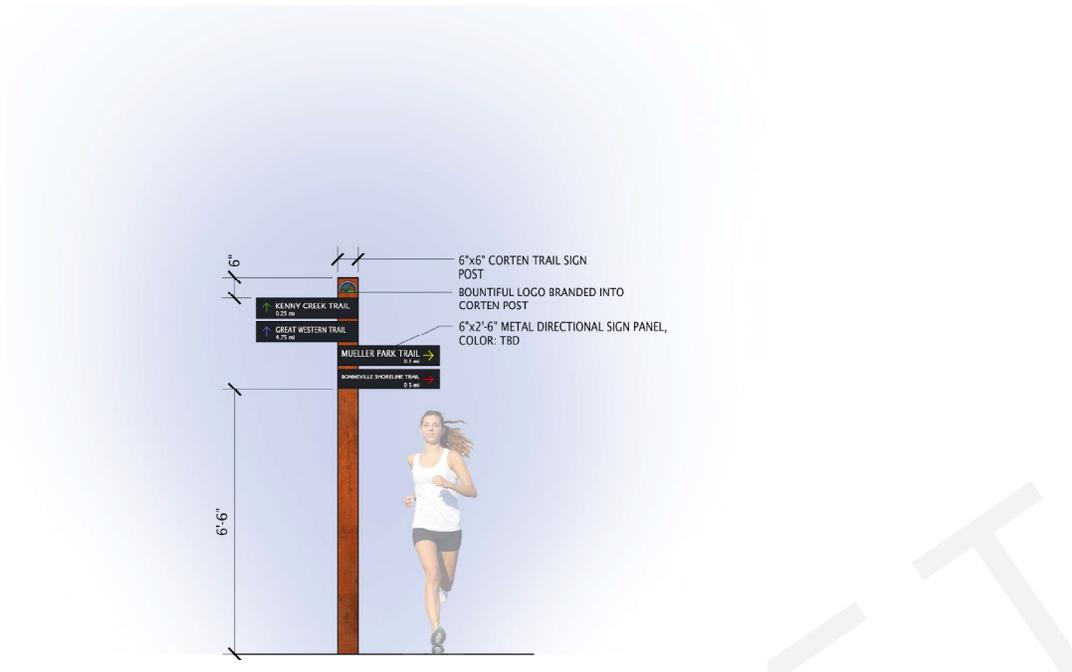


FIGURE 1.2.4 - DIRECTIONAL/WAYFINDING SIGN POST

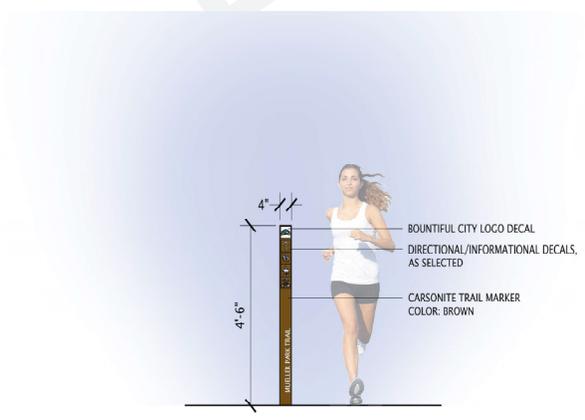


FIGURE 1.2.5 - TYPICAL TRAIL MARKER



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## CHAPTER TWO | NEEDS ASSESSMENT

BOUNTIFUL CITY HAS A WEALTH OF EXISTING TRAILS AND TRAILHEADS. DUE TO HIGH DEMAND AND OVERUSE OF SOME OF THESE FACILITIES MANY IMPROVEMENTS ARE WARRANTED TO BETTER EDUCATE AND PROVIDE FOR THE EVER INCREASING USE.

### 2.1 - EXISTING FACILITIES

The existing recreational trail system includes 5 existing trailheads and 11 designated trails that provide access from Bountiful City to the adjacent mountains, canyons, rivers, creeks, geologic features, nature, and other regional trail systems (*see Table 2.1 - Existing Trail Inventory and Figure 2.1 - Existing Trail System Map*). There are well over 50 miles of trail available for hiking, biking, running, equestrian use, etc.

### 2.2 - NEEDS ASSESSMENT

A multi-faceted approach was taken to identify future needs and necessary improvements to Bountiful's existing

recreational trail system. These included meeting regularly with the Bountiful Trails Committee to gather their input and discuss their priorities; meeting and coordinating with City staff; and engaging the public through a community survey and a public open house.

### 2.2.1 - TRAILS COMMITTEE

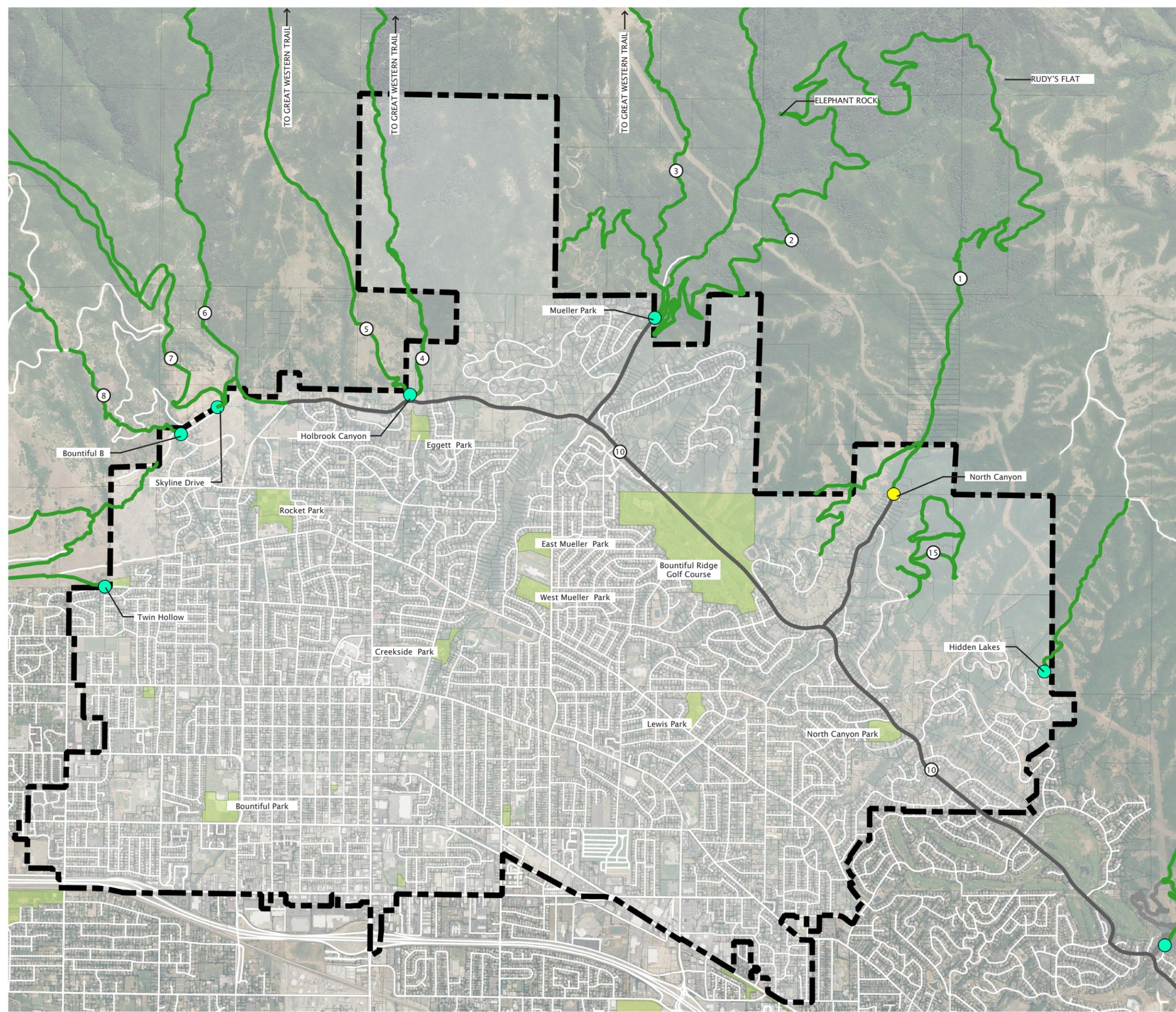
The Bountiful Trails and Walkways Committee (Trails Committee) has been meeting for 3.5 years to identify needs and focus efforts as it pertains to the City's trails system. One of their key priorities was to complete this Trails Master Plan Update. Four meetings were held with the Trails Committee and City staff to understand the existing system - its strengths and deficiencies, and to identify priority projects that would meet the Trails Committee's and community's needs and goals. The Trails Committee was instrumental in updating the Vision, Goals and Objectives for the updated master plan (*see CHAPTER 3 - VISION, GOALS, and OBJECTIVES*).

TABLE 2.1 - EXISTING TRAIL INVENTORY

NAME	TYPE	LENGTH (APPROX.)
1. Canyon View Trail	Unpaved	1.1 miles
2. Highland Oaks Trail	Unpaved	1.95 miles
3. North Canyon Trail (to Elephant Rock)	Unpaved	6.39 miles
4. Mueller Park Trail (to Elephant Rock)	Unpaved	3.36 miles
5. Kenny Creek Trail	Unpaved	4.61 miles
6. Holbrook Trail	Unpaved	4.76 miles
7. Temple Ridge Trail	Unpaved	4.18 miles
8. Ward Canyon Trail	Unpaved	8.47 miles
9. Bountiful Downhill Trail	Unpaved	4.47 miles
10. Bountiful B Trail	Unpaved	1.8 miles
11. Urban Bonneville Shoreline Trail	Paved	4.47 miles
Total =		44.46 miles

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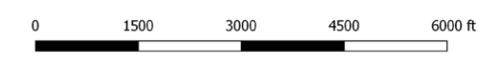
FIGURE 2.1 - EXISTING TRAIL SYSTEM MAP



**Legend**

- Existing Trail Heads
- Existing Paved Trails
- Existing Unpaved Trails
- Roads
- Bountiful
- Parks

- ① North Canyon Trail
- ② Mueller Park Trail (Elephant Rock)
- ③ Kenny Creek Trail
- ④ Holbrook Trail
- ⑤ Temple Ridge Trail
- ⑥ Ward Canyon Trail
- ⑦ Bountiful Downhill Trail
- ⑧ Bountiful B Trail (Bomber Trail)
- ⑨ Bonneville Shoreline Trail
- ⑩ Urban Bonneville Shoreline Trail
- ⑪ Highland Oaks Trail



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In addition to the proposed projects identified in **CHAPTER 4 - PROPOSED IMPROVEMENTS**, the Trails Committee is also working on funding for these improvements, such as applying for a Utah Outdoor Recreation Grant for the North Canyon Single Track Trail project. The Trails Committee meets monthly to coordinate, strategize, and discuss progress on identified tasks and projects.

respondents unanimously answered that the reason they don't currently use the trail system is because they do not know where the trails start. Related to that response, the most desired amenities to be developed are trailheads/restrooms and parking areas. Wayfinding/directional signage came in a close third.

**2.2.2 - COMMUNITY SURVEY**

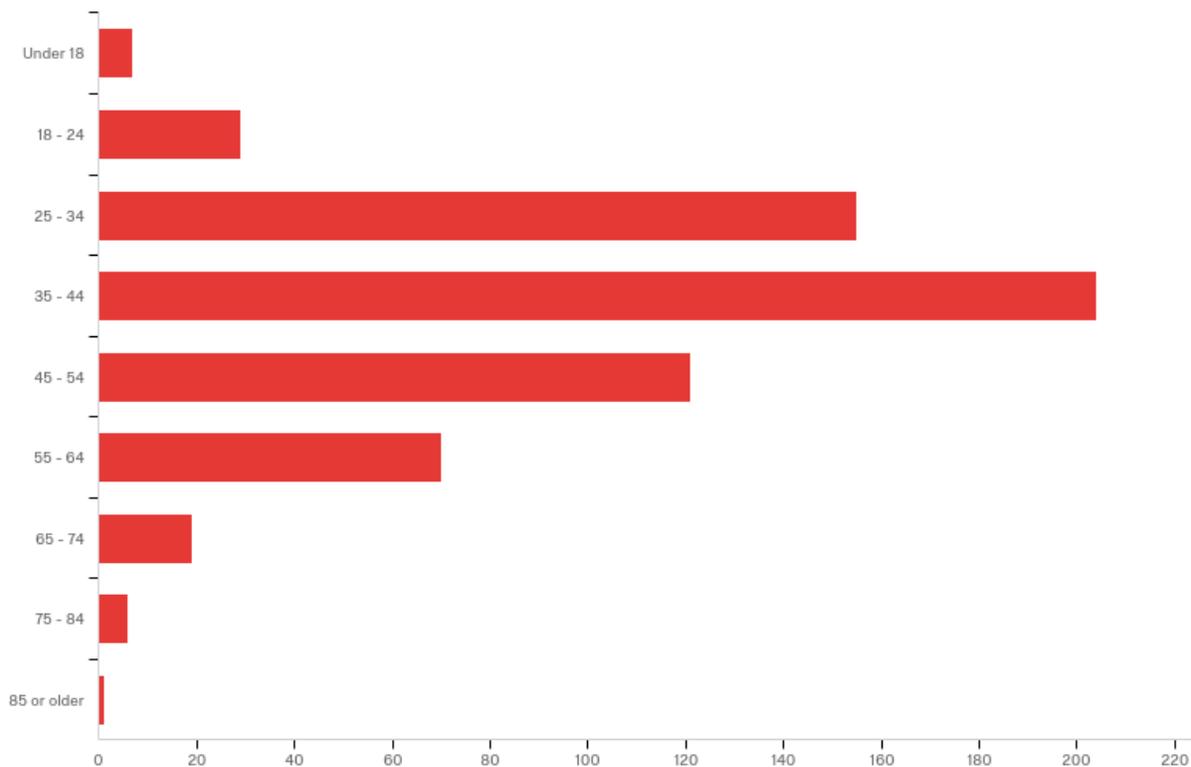
As part of the Trails Master Plan Update process, Bountiful City administered a community-wide survey to gauge the public's interest and usage of the existing trail system and to gather input as to desired additions and improvements. Responses were solicited in multiple ways including via Facebook, the City's website, e-mail blast, and a public open house. There was a significant response to the survey with over 600 surveys taken. Survey questions and charts summarizing answers to each question are included (see [Figure 2.2.2 - Community Survey Questionnaire](#)) with full content included in the Appendix.

**GENERAL OBSERVATIONS**

Though people are generally satisfied with the Bountiful trail system, the large majority of respondents definitely think more trails are needed. The most common trail uses are hiking and biking. Predictably, Mueller Park is confirmed as the most popularly used trail. Tellingly,

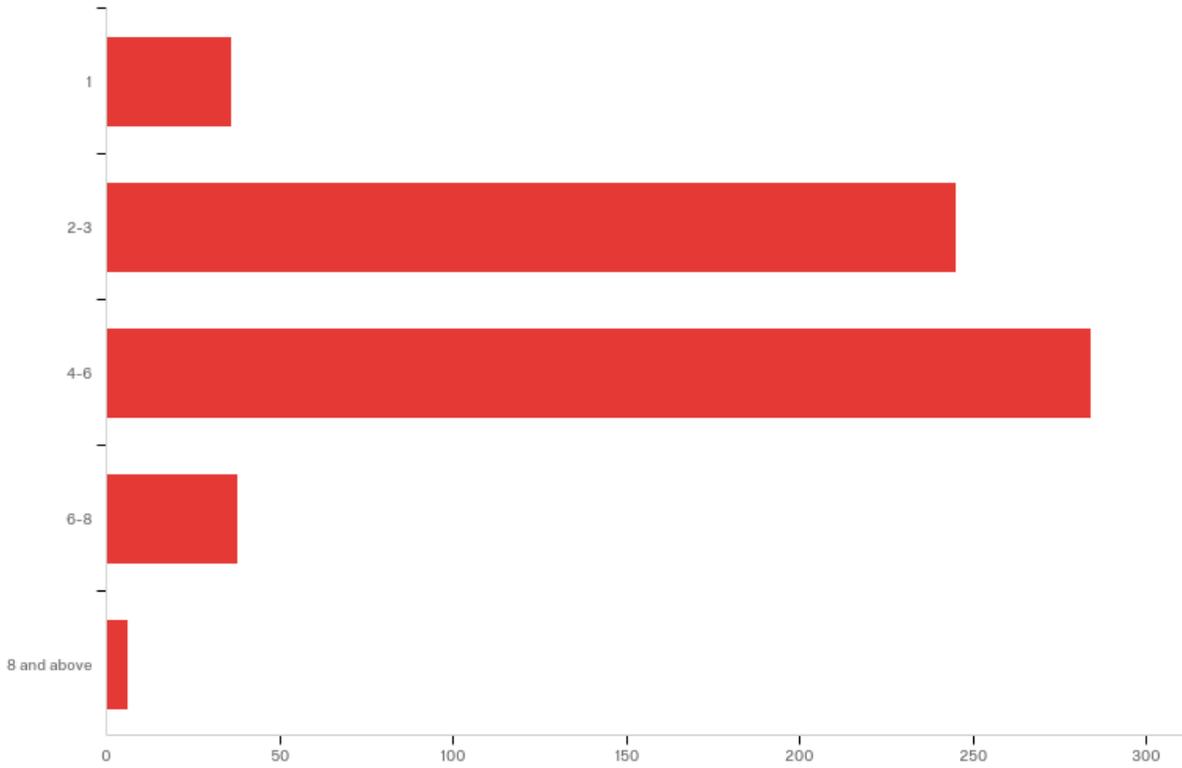
**FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE**

Q1 - First, please tell us a little about yourself. What is your age?

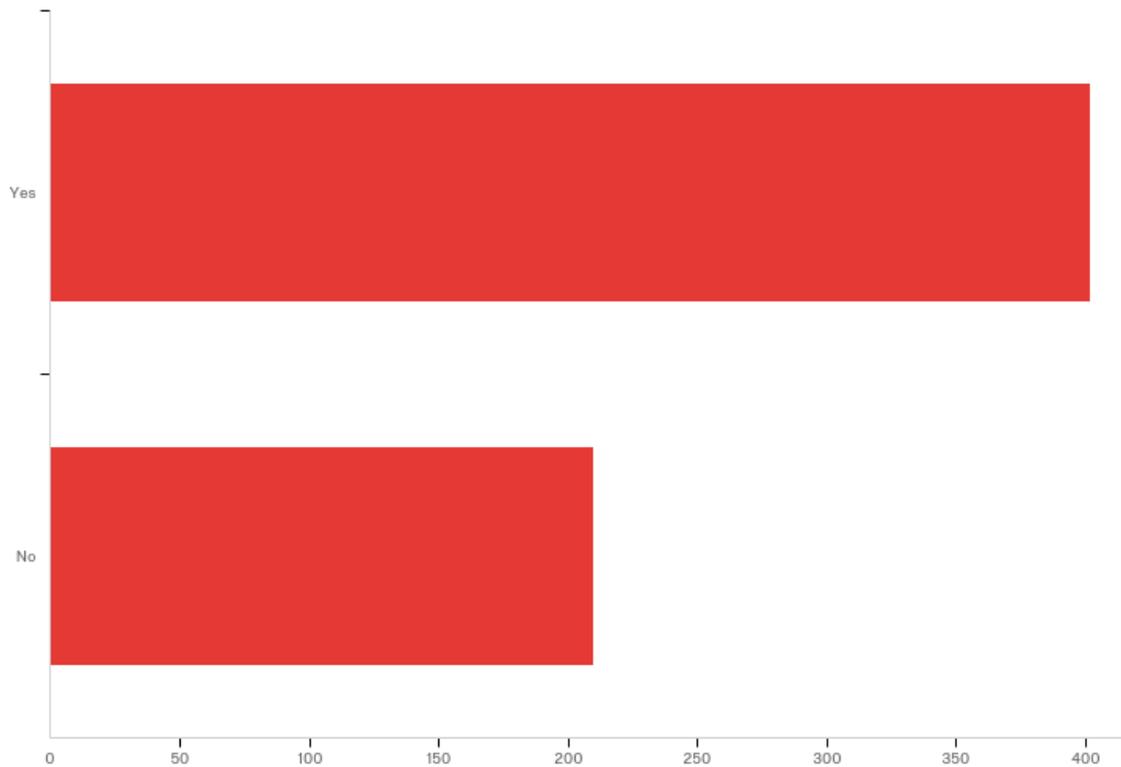


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q2 - How many members are in your household?



Q3 - Are you a Bountiful resident?

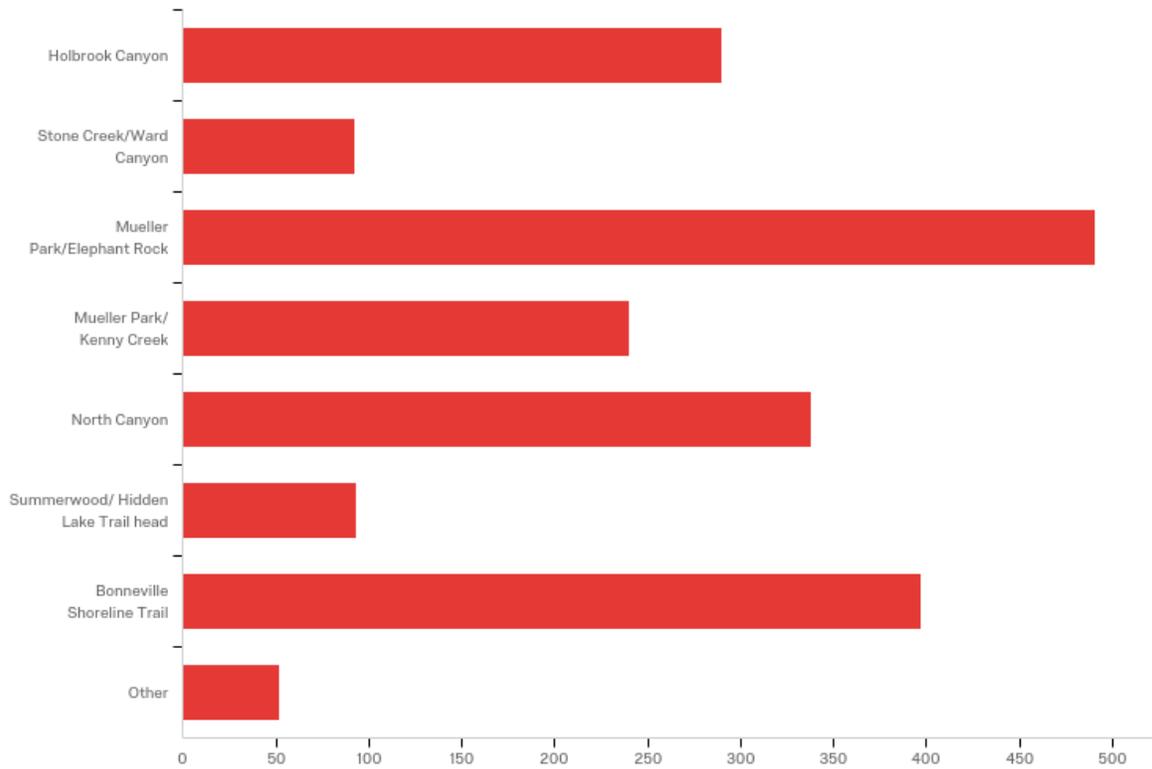


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q4 - To help us understand who is using Bountiful trails, please list the Zip Code of the city where you live.

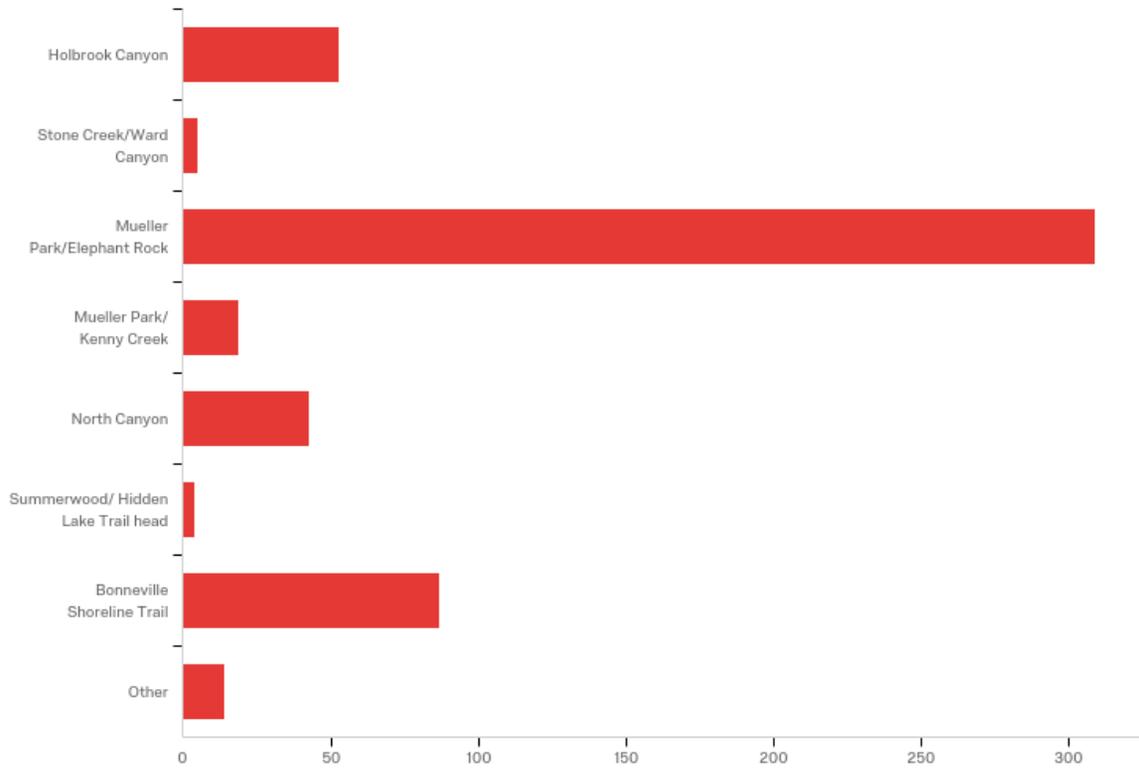
SEE APPENDIX

Q5 - Which trails do you use? Please select all that apply.

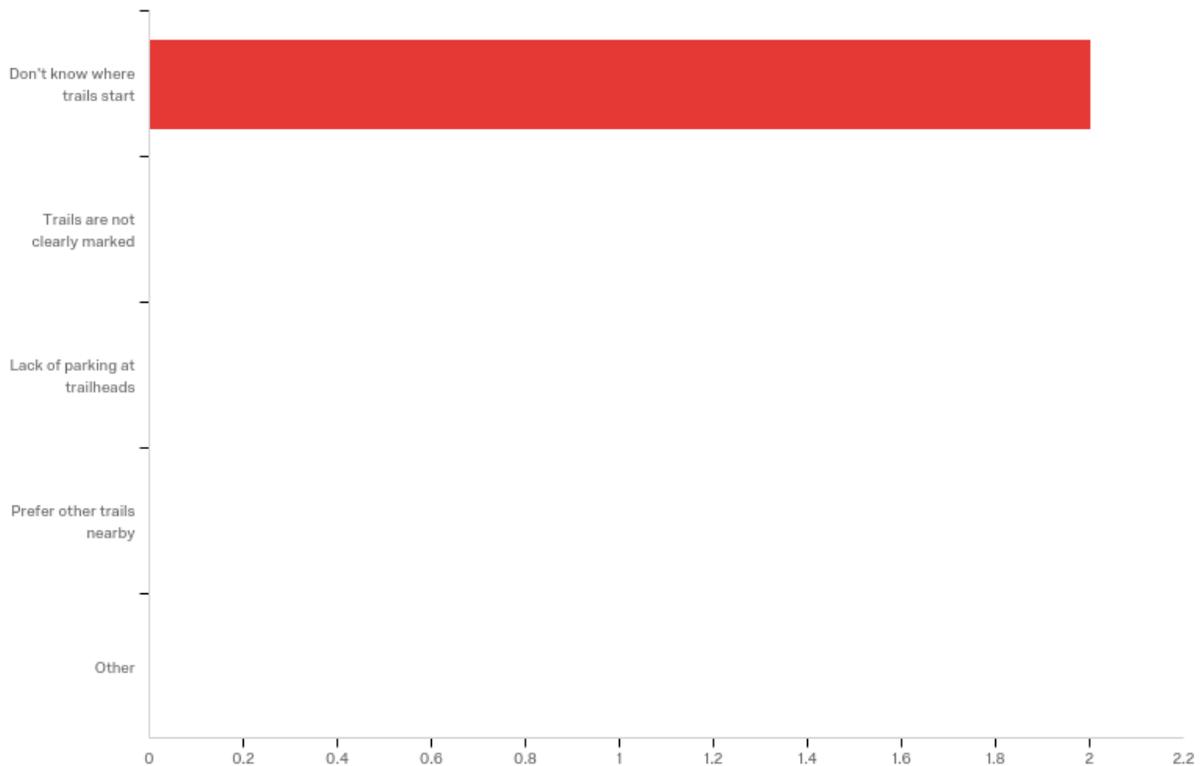


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q6 - What trail facility do you use the most?

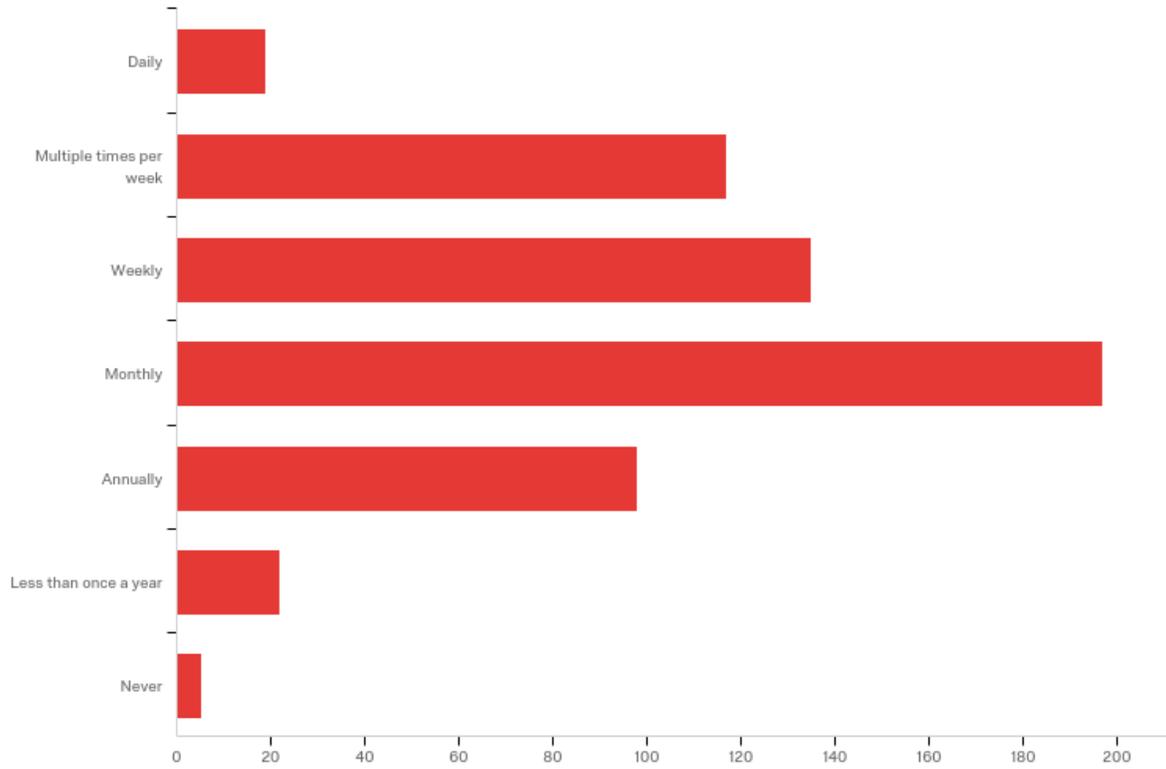


Q7 - If you don't currently use trails in Bountiful, what are some of the reasons? Please select all that apply.

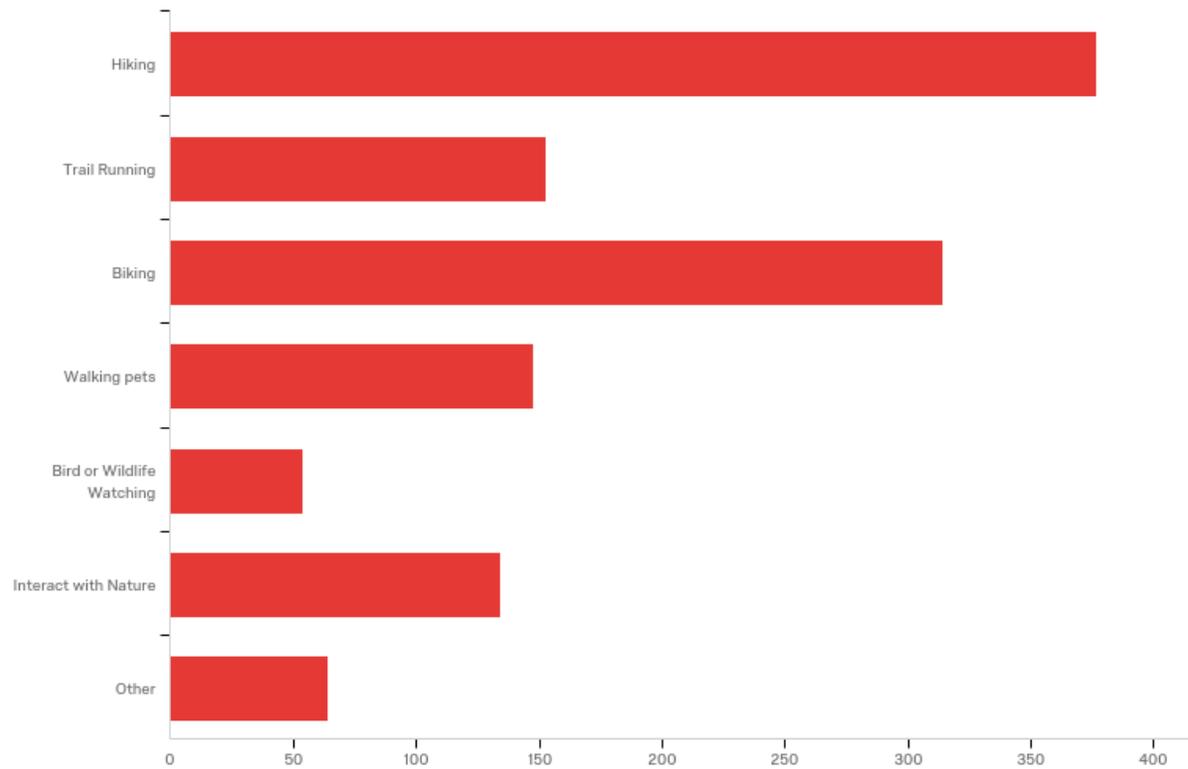


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q8 - How frequently do you use Bountiful trails?

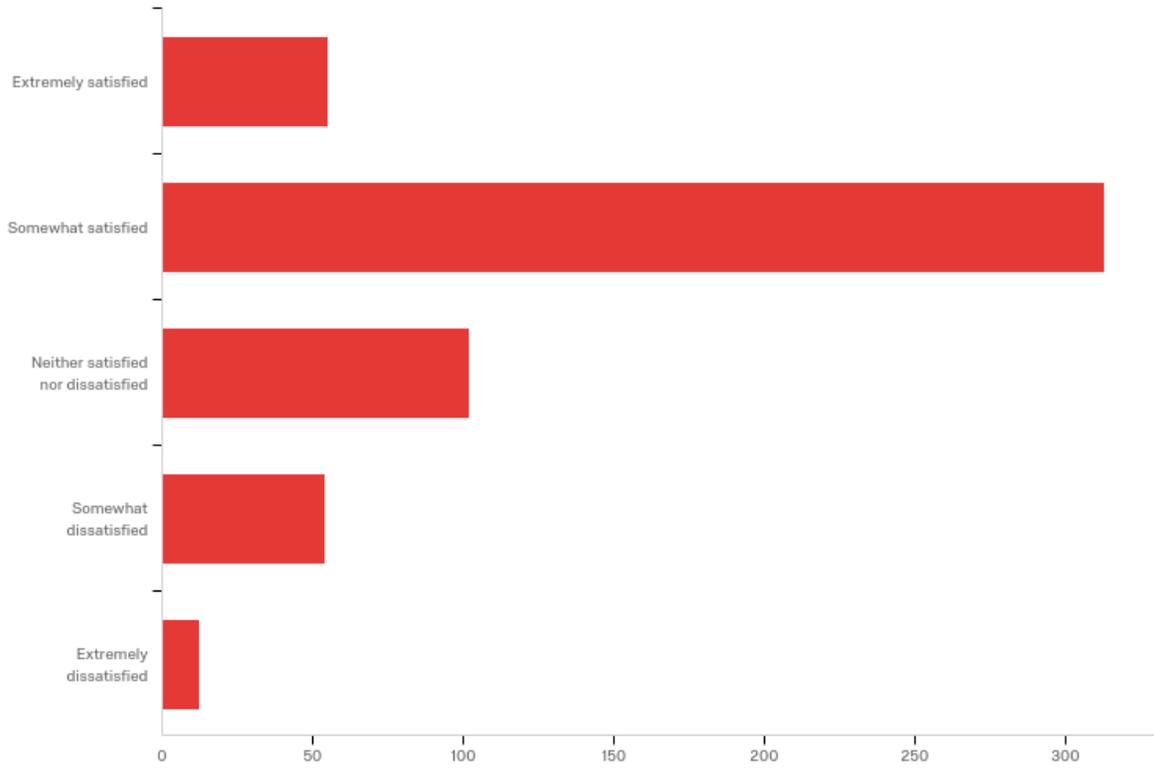


Q9 - How do you use the trails? Please select all that apply.

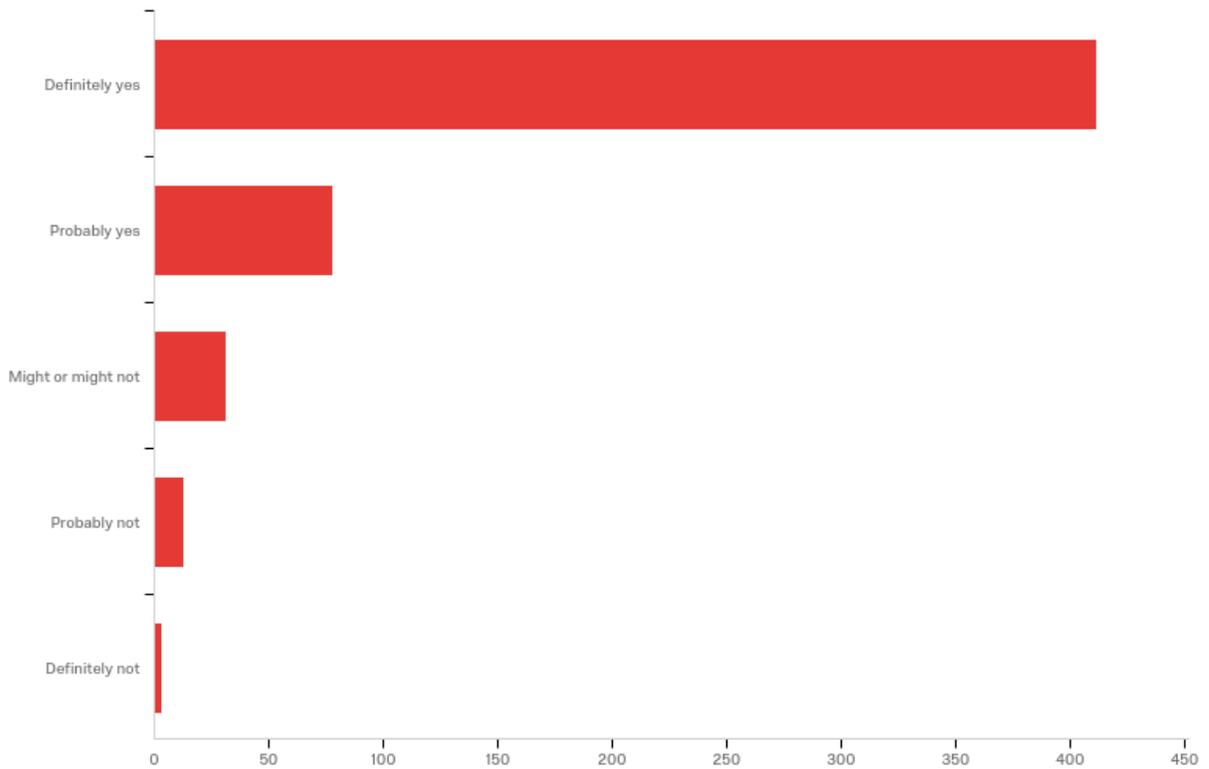


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q10 - Are you satisfied with the trail system in Bountiful?

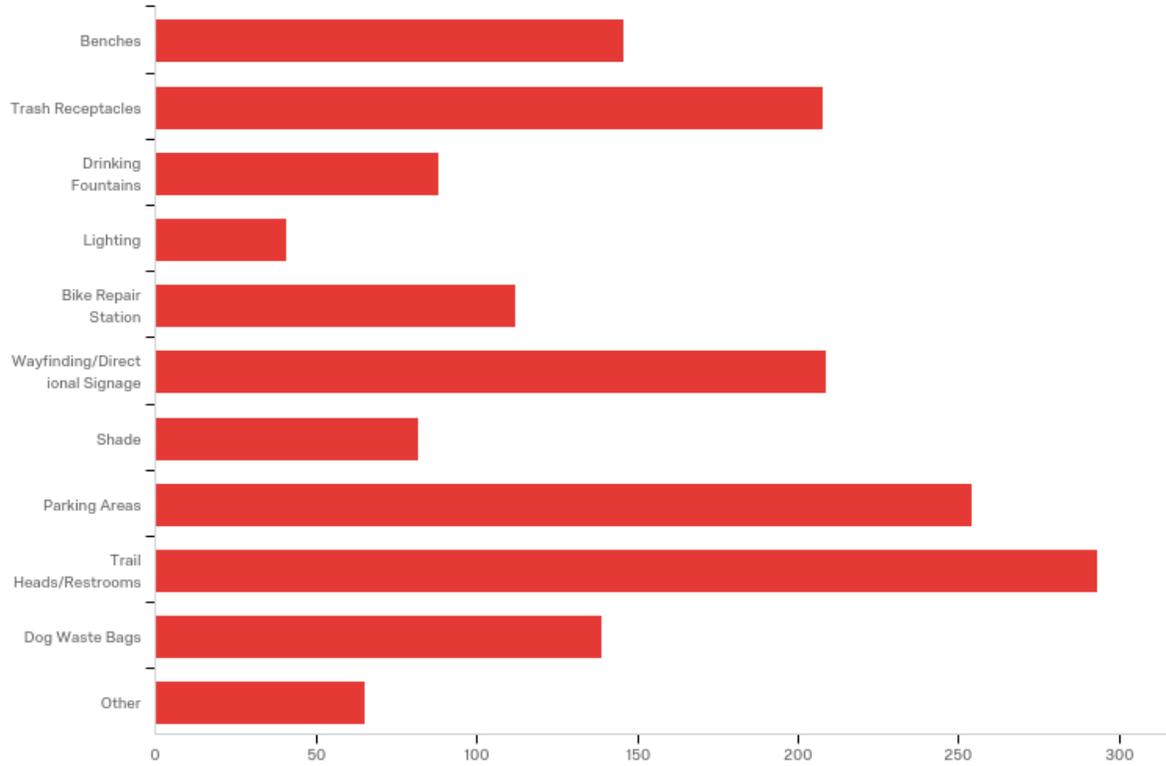


Q11 - Does Bountiful need more trails?



## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q12 - What kind of trail amenities would you like to see developed?

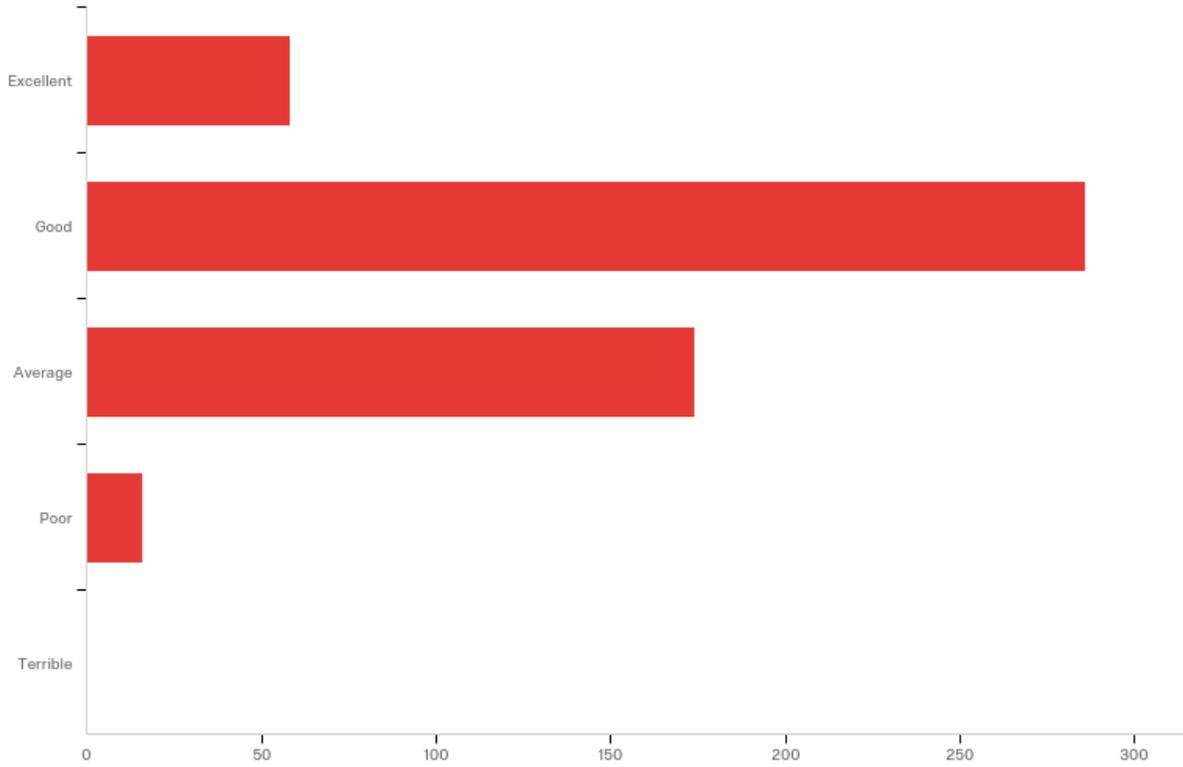


Q13 - What other trail projects would you like to see completed?

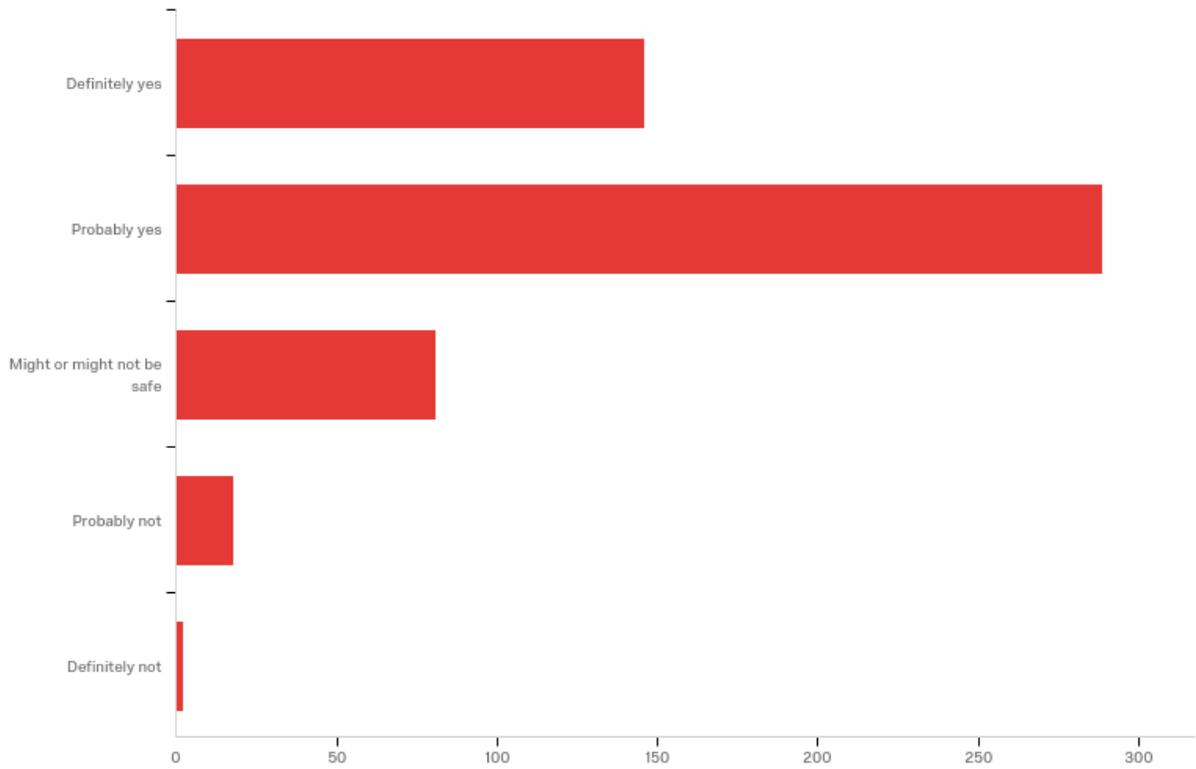
SEE APPENDIX

## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q14 - Rate the condition of Bountiful trails.

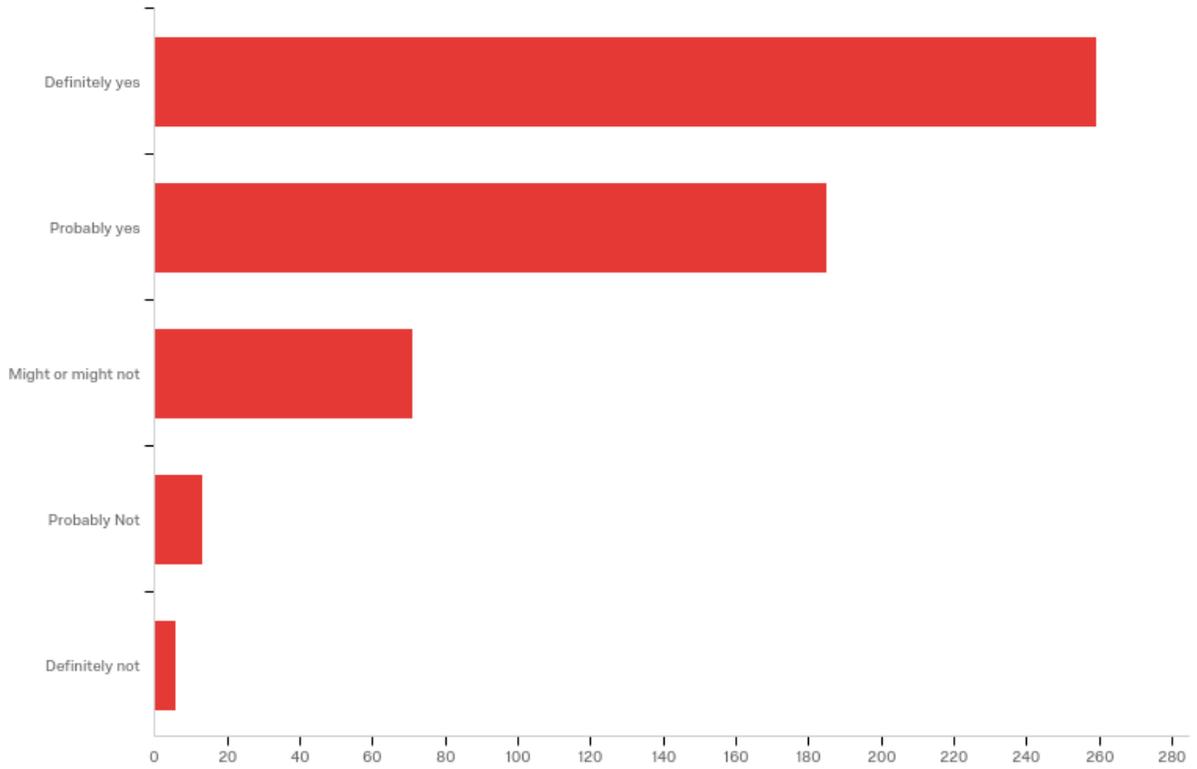


Q15 - Do you feel that Bountiful trails are safe?

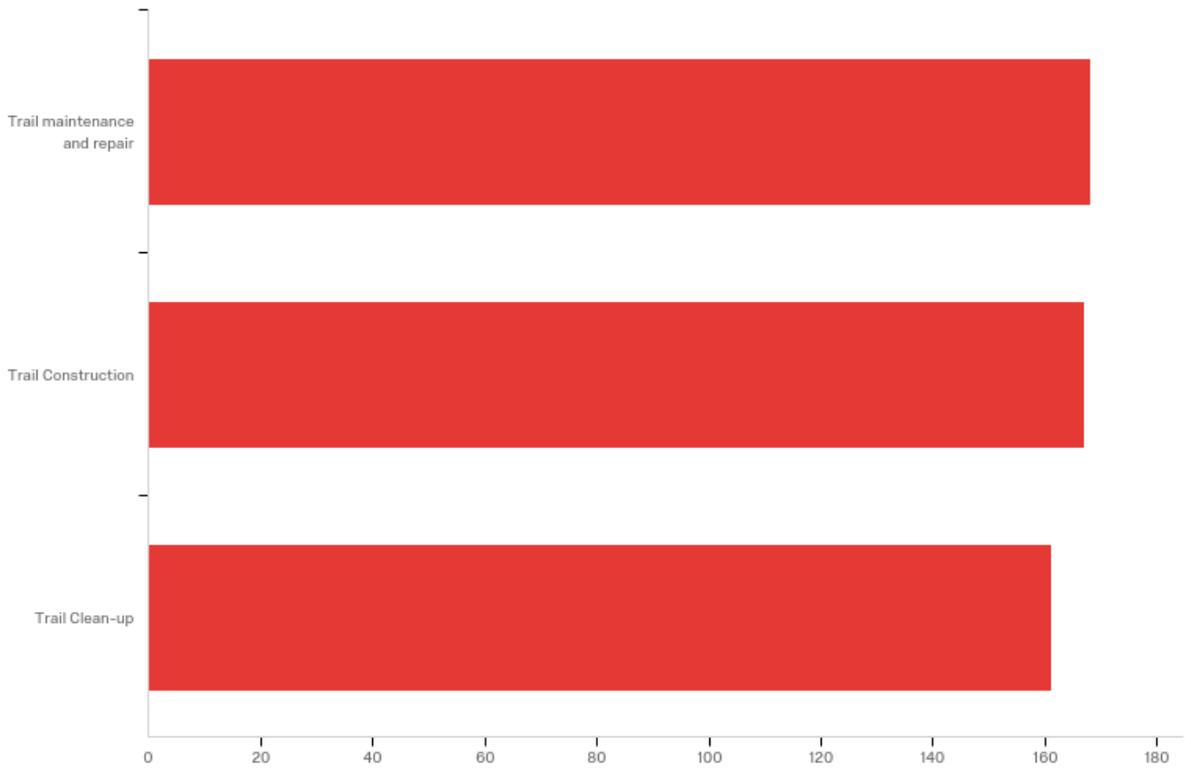


## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q16 - Do the Bountiful trails provide good access to the mountains and natural areas?



Q17 - Which of the following would you be willing to donate time or resources to in relation to trails?



## FIGURE 2.2.2 - COMMUNITY SURVEY QUESTIONNAIRE (CONT.)

Q18 - Is there anything else you would like to share related to Bountiful Trails and Pathways?

SEE APPENDIX

\*Survey numbering note: For organizational purposes within this document, the numbering of the survey questions presented may not exactly match the numbering of the online survey. Presented answers and content have not been altered.

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### 2.2.3 - PUBLIC OPEN HOUSE

To complete the needs assessment component of the master plan a public open house was held at City Hall on April 11, 2019. This open house was utilized to present the preliminary results of the Community Survey, preliminary Trails Master Plan map, preliminary Vision, Goals, and Objectives. In addition it was used to gather preferences on the type of signage and wayfinding desired, and gave additional opportunity to provide input.

General feedback/questions received included:

- Bountiful needs more trails
- Demand is exploding
- How will these projects be funded?
- When will these projects be completed?
- Trail users are willing to mobilize and help build and maintain trails

A preferred style for trailhead signs/kiosks and wayfinding/markers was also chosen. No additional input was given for the Vision, Goals, and Objectives.



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## CHAPTER THREE | VISION, GOALS, AND OBJECTIVES

ANY GOOD MASTER PLAN NEEDS TO HAVE A CLEAR VISION WITH DEFINED AND ACHIEVABLE GOALS AND OBJECTIVES. THE GUIDING LANGUAGE IN THIS DOCUMENT WILL HELP ANSWER THE 'WHY' OF PLAN RECOMMENDATIONS.

### 3.1 - 2009 MASTER PLAN ISSUES AND GOALS

To not forget past issues, goals, and priorities, the Issues and Goals from the 2009 Recreation and Trails Master Plan that pertain to trails are summarized below. Many of these have been addressed and/or are reflected in the updated Vision, Goals, and Objectives. It is noted that the 2009 master plan addressed more than the specific recreation trail focus of the Trails Master Plan Update. Furthermore, some of these issues identified in 2009 are being addressed by other City documents and studies.

- ISSUE: There are not sufficient forms of transportation within the City.  
GOAL: Increase bicycle routes and jogging trails by 50% within the next 10 years.
- ISSUE: New development has restricted and/or eliminated access to public lands located in the mountains above the City.  
GOAL: Identify and preserve existing accesses  
GOAL: Provide new accesses to areas that have been cut-off by development.
- ISSUE: There are a lot of unapproved user trails located on Forest Service property and on private property.  
GOAL: Increase the number of approved, public trails.
- ISSUE: There is a trailhead at the top of North Canyon, but the only access is via an unimproved public roadway that runs across private property along the bottom of the canyon. Furthermore, at some point a section of the canyon was subdivided into many small parcels that have no access to public utilities and that are not legally developable under current Davis County Ordinances.  
GOAL: Resolve the access and property ownership issues within the next 3 years.
- ISSUE: There is a growing demand for urban trails within the community.  
GOAL: Establish an interconnecting urban trail system that links pedestrian friendly uses within the City such as parks, schools, regional trails, mass transit, Downtown, etc.
- ISSUE: There is a very limited amount of funds available for trails.  
GOAL: Generate new revenue to pay for the acquisition of trails.
- ISSUE: Trails lack signage and other basic improvements.  
GOAL: Have a trail map posted at every trailhead, and post trail markers every 1/8 mile.  
GOAL: Bring all trails up to a minimum standard of improvement.
- ISSUE: Many existing user trails are located on private property and State Law does not allow the use of eminent domain to acquire trails and government can no longer require developers to install trails without compensating the developers for the exaction.  
GOAL: Generate new revenue to pay for the acquisition of trails.

- **ISSUE:** The demand for access to public trails and public lands is increasing, and Bountiful City has installed a parking lot and restrooms at the mouth of Holbrook Canyon, however, a substantial portion of the Canyon is still held in private ownership.

**GOAL:** Acquire fee title and/or a trail easement for the entire length of Holbrook Canyon.

### 3.2 - VISION, GOALS, AND OBJECTIVES

The Vision, Goals, and Objectives of this Trails Master Plan update are based on public input and guidance from both the Trails Committee and City staff.

## VISION:

Bountiful City will provide a comprehensive and diverse trail system that provides for and encourages healthy lifestyles, social engagement, and access to the natural environment.

## GOALS & OBJECTIVES

- 1 | Provide year round recreational opportunities and trail access for hikers, bicyclists, equestrians, skiers, and other non-motorized users.
- 2 | Continue to develop and add to trail system to better accommodate existing and future use.
  - Creekside Trail
  - Holbrook Canyon Bridges
  - Holbrook Canyon Trail connection to Eggett Park including culvert
  - Holbrook Canyon Trail connection to Ward Canyon Trail
  - Mueller Park Downhill Trail
  - North Canyon Single Track Trail
  - North Canyon Trailhead
  - Twin Hollow (Cheese) Park Pump Track
  - Urban Bonneville Shoreline Trail (Bountiful Blvd. connection to Ward Canyon)
  - Ward Canyon Trail connection to Tolman (Rocket) Park
  - Ward Canyon Trail connection to Temple Ridge Trail
- 3 | Increase use of trail system through public outreach and education.
  - Public Meetings
  - Volunteer Projects
- 4 | Increase and promote community health and exercise.
  - City programs
  - South Davis Recreation District
  - Partner with existing trail user groups, such as trail runners, mountain bike organizations, etc. to promote trail use events.
- 5 | Integrate urban trail system with non-urban trail system to provide seamless access between the built and natural environments and provide trails that link key uses within the City.
  - Provide connections to natural trails to identified urban trail routes.
  - Connect parks, schools, transit, downtown, etc.
  - Use existing natural corridors, such as stream alignments to connect hillside trail network to lower areas of the City.
  - Private land vs. public access

6 | Provide trail connectivity to adjacent Cities and to regional trail systems.

- Connect to Bonneville Shoreline Trail.
- Connect to urban trail routes.

7 | Provide visible and easily understandable signage throughout the trail system to facilitate use, to promote wayfinding, and to interpret the surrounding environment.

- Develop and implement signage and wayfinding package.

8 | Maintain existing and future trails to support continued use and safety.

- Coordinate efforts of City crews and volunteers.
- Eliminate unapproved user created trails and revegetate.

9 | Provide budget to appropriately maintain the existing system and to continue to develop the system per the Trails Master Plan. In conjunction with the budget, actively seek private funding opportunities such as:

- Trail grants
- Private funding/donations
- Other

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## CHAPTER FOUR | PROPOSED IMPROVEMENTS

CONSIDERING THE EXISTING TRAIL INVENTORY, THE NEEDS ASSESSMENT, AND ALL INPUT GATHERED FROM CITY STAFF, THE TRAILS COMMITTEE, AND THE PUBLIC, THIS CHAPTER PRESENTS RECOMMENDED ADDITIONS AND IMPROVEMENTS TO BOUNTIFUL’S RECREATIONAL TRAIL SYSTEM.

Bountiful Boulevard to at Holbrook Canyon, and multiple bridge crossings in Holbrook Canyon. A proposed trail inventory is included below summarizing the new trail additions ([Table 4.1](#)).

### 4.1 - TRAIL IMPROVEMENTS

Trails and shared use paths are an essential recreational and open space amenity as they have the opportunity to provide connectivity between key components of the built environment with natural systems and amenities. Additional trails were identified as one of the highest priorities in the Community Survey. The [Trails Master Plan \(Figure 1.2.1\)](#) identifies proposed trails and trail improvement projects to be built as part of this plan. In addition to new trails, these improvements also include a trailhead at North Canyon, a culvert crossing under

TABLE 4.1 - NEW TRAIL/PROJECT INVENTORY

NAME	TYPE	LENGTH (APPROX.)
Creekside Trail	Unpaved/Paved	4.62 miles
Holbrook Canyon Trail Bridges (2)*	Unpaved	n/a
Holbrook Canyon Trail to Eggett Park	Unpaved	0.20 miles
Holbrook Canyon Trail to Ward Canyon Trail (Meadow Loop Trail) (4)*	Unpaved	4.4 miles
Mueller Park Downhill Trail (3)*	Unpaved	2.0 miles
North Canyon Single Track Trail (1)*	Unpaved	1.1 miles
North Canyon Trailhead (5)*	Unpaved	n/a
Twin Hollow (Cheese) Park Pump Track	Unpaved	n/a
Urban Bonneville Shoreline Trail to Ward Canyon	Urban Extension	0.35 miles
Ward Canyon Trail to Tolman (Rocket) Park	Unpaved	0.67 miles
	Total =	13.34 miles

(#)\* indicates project prioritization

#### 4.2 - Trail Signage and Wayfinding

Numerous ideas, concepts, and imagery for proposed trails signage and wayfinding were reviewed with the Trails Committee. Imagery was also presented at the Public Open House to understand the public's preferences and desires. In the end, the selected direction was to provide signage and wayfinding that is simple, durable, sustainable along the trail system, and cost effective. A family of three different types of signs were created (*see Figures 1.2.2, 1.2.3, 1.2.4, and 1.2.5*): a prototypical trailhead monument sign/information kiosk; a directional/wayfinding marker that provides directional arrows and distances at key trail intersections and nodes; and carsonite trail markers that are placed consistently along trails that are durable, cost effective, and safe.

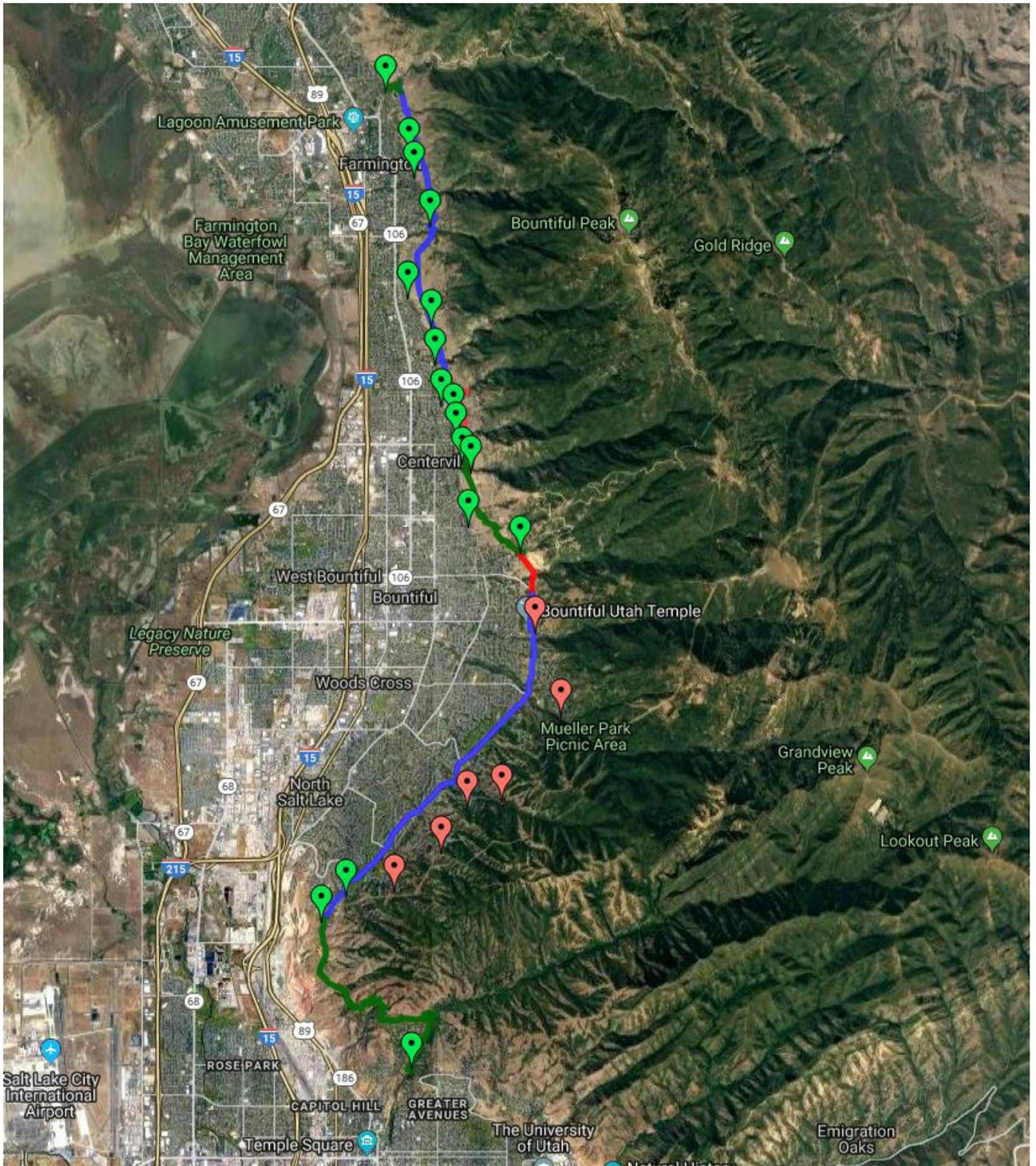
#### 4.3 - Bonneville Shoreline Trail

A frequent comment from the community survey was to complete the Bonneville Shoreline Trail through Bountiful to provide better regional trail connectivity to other communities along the Wasatch Front. The alignment, design, and completion of the Bonneville Shoreline Trail, though segments of it run through Bountiful City, is a County managed project and is currently in the planning stage. The exact alignment as it runs through and adjacent to Bountiful is still to be determined.

The Bonneville Shoreline Trail is a concept that involves a pathway on the west slopes of the Wasatch Range on or

near the shoreline bench of ancient glacial Lake Bonneville in Cache, Box Elder, Weber, **Davis**, Salt Lake, and Utah Counties. The trail may eventually connect from the Idaho border to Juab County, a distance of over 150 miles (as the crow flies). More important than the distance of the trail is the size of the population served and the magnitude of recreational opportunity the trail provides. Placed near the Bonneville Bench, the trail skirts the developed areas of the Wasatch Front, often forming the boundary between urban subdivisions and National Forest wilderness. The Bonneville Shoreline Trail will provide a long distance regional hiking, biking, and equestrian trail at the back door of more than one million people and will be the trunk line of a branching regional system of trails linking city sidewalks to wilderness mountain tops (*see Figure 4.3 - Bonneville Shoreline Trail Farmington to Salt Lake*).

FIGURE 4.3 - BONNEVILLE SHORELINE TRAIL FARMINGTON TO SALT LAKE



BONNEVILLE SHORELINE TRAIL MAP?

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## CHAPTER FIVE | PRELIMINARY COST ESTIMATES

RECOGNIZING THAT THE PROPOSED IMPROVEMENTS TO THE BOUNTIFUL TRAIL SYSTEM REQUIRE FUNDING, THIS CHAPTER PRESENTS PRELIMINARY CONSTRUCTION COST ESTIMATES FOR EACH OF THE IDENTIFIED PROJECTS FOR FUNDRAISING AND BUDGETING PURPOSES.

### 5.1 - PRELIMINARY COST ESTIMATES

The proposed improvements to the Bountiful recreational trails system vary from very small projects that may be performed primarily by volunteer help and/or City staff (Holbrook Canyon Bridges) to more costly and extensive improvements that will require significant grading and construction (Creekside Trail). Preliminary construction cost estimates have been provided for each of the proposed projects ([Table 5.1](#)). These estimates are based on current industry pricing, recent similar projects, consulting with reputable contractors, and rough quantity takeoffs from the schematic layouts included in this master plan. It is noted that these estimates do not reflect detailed design of these projects and that depending on the timing of bidding and installation pricing will undoubtedly increase due to inflation, bidding environment, and material costs.

TABLE 5.1 - PRELIMINARY COST ESTIMATES

<b>Creekside Trail</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 104,000.00	\$	104,000.00
2	10' ASPHALT TRAIL (including clear/grub, grading, base, etc.)	15,840	L.F.	\$ 75.00	\$	1,188,000.00
3	CONCRETE TRAIL (including demo, grading, base, etc.)	63,360	S.F.	\$ 12.50	\$	792,000.00
4	MISC. (signage, furniture, etc.)	1	L.S.	\$ 100,000.00	\$	100,000.00
5	DESIGN & SURVEY	1	L.S.	\$ 208,000.00	\$	208,000.00
						<b>Subtotal</b> \$ 2,392,000.00
<b>Holbrook Canyon Bridges</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 2,375.00	\$	2,375.00
2	WOODEN BRIDGES	5	EA.	\$ 7,500.00	\$	37,500.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 10,000.00	\$	10,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 4,750.00	\$	4,750.00
						<b>Subtotal</b> \$ 54,625.00
<b>Egget Park Trail from Holbrook Canyon</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 42,601.25	\$	42,601.25
2	BOX CULVERT	300	L.F.	\$ 2,500.00	\$	750,000.00
3	10' ASPHALT TRAIL (including clear/grub, grading, base, etc.)	1,027	L.F.	\$ 75.00	\$	77,025.00
4	MISC. (signage, furniture, etc.)	1	L.S.	\$ 25,000.00	\$	25,000.00
5	DESIGN & SURVEY	1	L.S.	\$ 85,202.50	\$	85,202.50
						<b>Subtotal</b> \$ 979,828.75
<b>Holbrook to Ward Canyon</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 11,212.00	\$	11,212.00
2	4' NATURAL TRAIL	23,232	L.F.	\$ 7.50	\$	174,240.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 50,000.00	\$	50,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 22,424.00	\$	22,424.00
						<b>Subtotal</b> \$ 257,876.00
<b>Mueller Park Downhill Trail</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 4,960.00	\$	4,960.00
2	4' NATURAL TRAIL	10,560	L.F.	\$ 7.50	\$	79,200.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 20,000.00	\$	20,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 9,920.00	\$	9,920.00
						<b>Subtotal</b> \$ 114,080.00
<b>North Canyon Single Track</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 3,178.00	\$	3,178.00
2	4' NATURAL TRAIL	5,808	L.F.	\$ 7.50	\$	43,560.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 20,000.00	\$	20,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 6,673.80	\$	6,673.80
						<b>Subtotal</b> \$ 73,411.80
<b>North Canyon Trailhead</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 12,470.00	\$	12,470.00
2	ASPHALT PARKING	7,500	S.F.	\$ 12.50	\$	93,750.00
3	CURB AND GUTTER	590	L.F.	\$ 35.00	\$	20,650.00
4	CXT RESTROOM (dry)	1	L.S.	\$ 75,000.00	\$	75,000.00
5	RETAINING WALL	200	S.F.	\$ 50.00	\$	10,000.00
6	MISC. (signage, fencing, furniture, etc.)	1	L.S.	\$ 50,000.00	\$	50,000.00
7	DESIGN & SURVEY	1	L.S.	\$ 24,940.00	\$	24,940.00
						<b>Subtotal</b> \$ 286,810.00
<b>Twin Hollow (Cheese) Park Pump Track</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 6,000.00	\$	6,000.00
2	PUMP TRACK (including material, grading, building)	1	L.S.	\$ 100,000.00	\$	100,000.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 20,000.00	\$	20,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 12,000.00	\$	12,000.00
						<b>Subtotal</b> \$ 138,000.00
<b>Urban Bonneville Shoreline Trail to Ward Canyon</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 7,825.00	\$	7,825.00
2	10' ASPHALT TRAIL (including clear/grub, grading, base, etc.)	1,820	L.F.	\$ 75.00	\$	136,500.00
3	MISC. (signage, furniture, etc.)	1	L.S.	\$ 20,000.00	\$	20,000.00
4	DESIGN & SURVEY	1	L.S.	\$ 15,650.00	\$	15,650.00
						<b>Subtotal</b> \$ 179,975.00
<b>Ward Canyon Trail to Rocket Park</b>						
1	MOBILIZATION / DEMOBILIZATION	1	L.S.	\$ 5,187.50	\$	5,187.50
2	4' NATURAL TRAIL	2,500	L.F.	\$ 7.50	\$	18,750.00
3	CONCRETE TRAIL (including demo, grading, base, etc.)	5,200	S.F.	\$ 12.50	\$	65,000.00
4	MISC. (signage, furniture, etc.)	1	L.S.	\$ 20,000.00	\$	20,000.00
5	DESIGN & SURVEY	1	L.S.	\$ 10,375.00	\$	10,375.00
						<b>Subtotal</b> \$ 119,312.50
					<b>Cumulative Subtotal</b>	\$ 4,457,919.05
					15% Contingency	\$ 668,687.86
					<b>TOTAL ESTIMATED COST</b>	<b>\$ 5,126,606.91</b>

\*NOTE: PRELIMINARY COST ESTIMATES DO NOT INCLUDE LAND ACQUISITION COSTS.

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1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL  
3 July 9, 2019 – 6:00 p.m.  
4

5 Present: Mayor Randy Lewis  
6 Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,  
7 John Marc Knight, Chris Simonsen  
8 City Manager Gary Hill  
9 Assistant City Manager Galen Rasmussen  
10 City Engineer Lloyd Cheney  
11 City Planner Francisco Astorga  
12 Power Director Allen Johnson  
13 Streets Master Mechanic Jared Edge  
14 Police Chief Tom Ross  
15 SDMFA Fire Chief Jeff Bassett  
16 Power Gen. Superintendent Alan Farnes  
17 Power Oper. Superintendent Jess Pearce  
18 Power Elect. Engineer Luke Viegel  
19 Recording Secretary Maranda Hilton  
20 Power Commissioners Dan Bell  
21 Susan Becker  
22 David Irvine  
23 John Cushing  
24 Paul Summers

25  
26 Excused:  
27 City Attorney Clinton Drake  
28

29 Official notice of the City Council Meeting was given by posting an Agenda at the temporary  
30 City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the  
31 Utah Public Notice Website and by providing copies to the following newspapers of general  
32 circulation: Davis County Clipper and Standard Examiner.  
33  
34

35 **Work Session – 6:00 p.m.**  
36 **South Davis Metro Fire Station Conference Room**  
37

38 Mayor Lewis called the meeting to order at 6:03 p.m. and welcomed those in attendance.  
39

40 **CARBON FREE POWER PROJECT – MR. ALLEN JOHNSON**

41 Mr. Johnson introduced the members of the Power Commission who were present at the  
42 meeting and said he was privileged to talk to the Council about this project which has been in the  
43 works for five years. He turned the first few minutes over to Mr. David Irvine, a member of the  
44 Power Commission.

45 Mr. Irvine read a statement he wrote in response to a study conducted by the Healthy  
46 Environment Alliance of Utah [HEAL (Utah)] and Energy Strategies. HEAL(Utah) is unsupportive  
47 of cities in Utah committing to purchase energy from Utah Association of Municipal Power Systems'

1 (UAMPS) Carbon Free Power Project (CFPP), stating that the project is more expensive than other  
2 alternative power sources. Mr. Irvine asserted that it's too soon to know what the future will bring,  
3 and with other sources of power going away while demand for electricity increases, all options need  
4 to be explored in order to ensure the lowest cost for Bountiful City Light & Power (BCL&P)  
5 customers. The commitment Bountiful City would be making is very minimal in the scope of the  
6 entire CFPP lifespan, and there will be opportunities to leave if it turns out to not be a viable solution  
7 for the City. The Power Commission recommends that the City Council proceed with involvement in  
8 the CFPP, with the caveat that it is a promising technology that may be very advantageous if there are  
9 enough partners to make it economically viable.

10 Mr. Johnson then presented details about current and projected power usage, current and  
11 future power sources, the CFPP phases of development and what the City would be committing to  
12 tonight if they so choose.

13 Mr. Johnson shared a graphic showing power usage in Bountiful City, pointing out the large  
14 differences between peaks in different months of the year, and in different hours of the day for a  
15 typical July. BCL&P has the charge to not only cover April or October power needs, but also the  
16 peaks of July. He likened a power company to an "ice cream factory without a freezer", saying that  
17 power costs go up when demand goes up. The constraints on how power can be purchased (flat vs.  
18 high-load vs. low-load) means that there are times that the system is being driven into the negative in  
19 order to make sure peak demands can be met.

20 Mr. Johnson then explained where Bountiful City's power is purchased from: The Colorado  
21 River Storage Project (CRSP) is a hydroelectric power source contract that will expire in 2045. The  
22 San Juan plant is a coal power plant in New Mexico which will likely shut down in June 2022. The  
23 PX is four separate purchases the City makes to help get through peak seasons and will expire after  
24 the summer of 2022. These four sources are mostly from natural gas, and the Power Department is  
25 seeking ways to replace them with alternative sources. Power is also generated at Bountiful's two  
26 local hydroelectric plants (Pineview and Echo) and the BCL&P natural gas plant. Some alternative  
27 sources that are being investigated for the future are solar power from the Red Mesa Tapaha project  
28 beginning in 2019, a 25-year Geothermal contract starting in 2023, and the CFPP.

29 Mr. Johnson explained some of the terms and conditions associated with participating in the  
30 CFPP. If an Economic Competitive Test comes back higher than the estimated \$65/MWh (at 2019  
31 dollar values) then UAMPS will be refunded the investment they have put into the project up to \$6M.  
32 The deadline for that checkpoint should be this fall.

33 Mr. Johnson showed images and renderings of what the nuclear power plant (if completed)  
34 would look like. The entire plant would cover about 35 acres of land including the reactors and the  
35 storage of waste. After fuel is used, it has to remain in wet storage for a number of years, and then it  
36 can be moved to dry storage. Nu Scale (one of the partners in the CFPP) has been commended on the  
37 design of their nuclear plant safety features. The plant does not require any AC or DC power,  
38 additional water or action taken by an operator in order to shut down in an emergency.

39 Mr. Johnson reminded the Council that in May of 2018 they voted to approve Resolution  
40 #2018-06, signing a Power Sales Contract for the purchase of 5MW from the CFPP. The options at  
41 this time are either to stay at 5MW, to take advantage of the Joint Use Modular Plan (JUMP) program  
42 to increase how many MW's to contract for, or to use an "off-ramp" to exit the project. The JUMP  
43 program decreases our overall risk with the Department of Energy (DOE) committing to pay all  
44 capital costs of building one reactor of the CFPP and paying to operate one of the reactors for the first  
45 10 years. Using the JUMP program would increase the City's entitlement shares by 1,859kw to  
46 2,408kw. To date there are over 30 cities or towns in Utah who have committed to purchase a total of

1 150 MW. The CFPP must contract a total of 700MW for the project to be viable and affordable. The  
2 possible “off-ramps” for the remainder of the project are in September of 2019 (100%  
3 reimbursement), in August of 2021 at the end of Phase 1 (COLA Development), and in December of  
4 2023 at the end of Phase 2 (Decision to Construct). If the City doesn’t agree to the final DOE terms  
5 when the agreement is actually finalized, the City can reduce or drop the additional allocation in the  
6 JUMP program within 30 days of being given written notice. The first phase of licensing will be  
7 through September 2019, the second phase of licensing will go through August of 2021, and the  
8 construction period will be from 2023-2027. Then the plant will be in operation for up to 80 years.

9 Mr. Johnson stated that the Power Commission gives its full recommendation for the Council  
10 to adopt Resolution 2019-04 to increase the City’s “Entitlement Shares” up to 2,408k. He then asked  
11 if there were any questions. Councilwoman Bradshaw asked if the DOE would share in any of the  
12 decommissioning costs at the end of the 80 year lifespan of the project. Mr. Johnson answered that  
13 yes, the DOE would pay for their portion of the decommissioning costs based on their 10 year use of  
14 the project.

15 Councilwoman Harris asked if the Council decision to join the JUMP program would increase  
16 costs at this point. Mr. Johnson answered that it would not, since the JUMP program is mitigating  
17 those start-up costs by joining with the DOE. The DOE will pay the capital costs, the 1,859kw  
18 become debt free and the only cost will be for operations. Mr. Gary Hill added that this decision does  
19 require the City to pay any more money toward the project. That decision will be made this fall.

20 The Mayor mentioned that with projected future population growth along the Wasatch Front,  
21 it is a difficult task to estimate future electricity needs, especially for cities that aren’t landlocked like  
22 Bountiful. Mr. Johnson agreed that looking forward to the next 100 years it seems that electricity will  
23 be in higher demand, and we will need to look at ways to be more sustainable in energy production  
24 and usage (e.g. batteries and solar panels on every house) so that residents can take care of more of  
25 their own needs.

26 Councilwoman Harris asked what the biggest uncertainties that exist in continuing with this  
27 CFPP are. Mr. Johnson said that obtaining enough partners in order to keep the costs low is the  
28 biggest one, especially since nuclear power has a negative connotation for most people.

29 Councilman Knight asked if Mr. Johnson would please send this PowerPoint presentation to  
30 all of the Councilmembers so that they can be more informed about this complex project. He hopes  
31 the Councilmembers can be informed enough to be able to explain it to their constituents. Mr.  
32 Johnson said he would be happy to do that and apologized he did not get it to them sooner as he was  
33 still finalizing it earlier that day.

34 Councilman Higginson asked what percentage of the projects potential MW’s has been  
35 committed to. Mr. Johnson said at this point 220MW have been spoken for, with about 500MW still  
36 to go. Councilman Higginson asked how likely UAMPS is to gain the rest of the needed support, and  
37 Mr. Johnson said the problem is finding people who will “step up” and commit, but that no single  
38 partner is allowed to take more than 25% of the power purchases. The project is becoming well  
39 known all over the country and lots of feelers have been put out, but if there aren’t enough partners  
40 by the time it’s ready to build the City can opt out.

41 The Mayor thanked Mr. Johnson and everyone on the Power Commission for being there, and  
42 for their work to help them understand the issues and the project better. Mr. Irvine recommended that  
43 the City Council take a field trip to see what the project is all about.

44  
45 The work session of the City Council was adjourned at 6:58 p.m.  
46



1  
2 **APPROVE MINUTES OF PREVIOUS MEETING HELD ON JUNE 25, 2019**

3 Councilman Simonsen made a motion to approve the minutes as printed and Councilman  
4 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,  
5 Higginson, Knight and Simonsen voting “aye”.

6  
7 **COUNCIL REPORTS**

8 Councilman Higginson presented the Mayor with gifts from the group of Singaporean  
9 performers who participated in Summerfest 2019. He attended the Mayor’s Reception in place of the  
10 Mayor this year. He said they were very impressed with our facility there at the BDAC and how  
11 things were run.

12 Councilwoman Harris did not have a report.

13 Councilman Simonsen relayed that the July 5<sup>th</sup> concert in Bountiful Park was a wonderful  
14 concert featuring Utah Voices, and 1,200 people attended it. It was also a great way to learn more  
15 about the proposed Veteran’s Park.

16 Councilwoman Bradshaw let those in attendance know about Public Notice Utah, a website  
17 where anyone may sign up to receive emails about meeting agendas they are interested in, at a City,  
18 County and State level. She also said that the Mosquito Abatement district will spray your property  
19 for mosquitos if you call to request their service.

20 Councilman Knight expressed his love of the new dog park, and thanked the residents of  
21 Bountiful for being courteous dog-owners who clean up after their pets and take care of the park. He  
22 said he has not noticed the chaos referred to by Mr. Winter, but he will go in the evening to check it  
23 out himself.

24  
25 **BCYC REPORT**

26 Councilwoman Harris announced that the BCYC is making a video about recyclables.

27  
28 **CONSIDER APPROVAL OF:**

29 a. **Weekly Expenditures >\$1,000 paid June 17 & 24, 2019**

30 b. **May 2019 Financial Report**

31 Councilman Higginson made a motion to approve the weekly expenditures and the May  
32 financial report and Councilman Knight seconded the motion. The motion passed with  
33 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

34  
35 **CONSIDER APPROVAL OF RESOLUTION 2019-04 AUTHORIZING AND APPROVING**  
36 **AN INCREASE IN ENTITLEMENT SHARES UNDER THE CARBON FREE POWER**  
37 **PROJECT AND AUTHORIZING THE MAYOR TO SIGN THE RESOLUTION – MR.**  
38 **ALLEN JOHNSON**

39 Mr. Allen Johnson presented Resolution 2019-04 for approval with the backing of the Power  
40 Commission. He then fielded questions from the Council. Councilman Higginson commented that he  
41 was happy to approve the Resolution at this time simply to be able to “participate in the  
42 conversation” so that we could keep looking at all sources for the future of powering the City. It  
43 would be irresponsible to get out of the conversation too early before we know the feasibility of the  
44 project.

45 Councilman Higginson made a motion to approve Resolution 2019-04 and for the Mayor to  
46 sign it and Councilman Simonsen seconded the motion.

1 Councilwoman Bradshaw asked Mr. Johnson if the investment the City has made so far  
2 (\$6M) between now and the next “off-ramp” in September is completely reimbursable. He said if  
3 UAMPS decides to walk away from the project in September, then yes, our investment is refundable.  
4 She asked if the City would get our proportional contribution back if just Bountiful City decides to  
5 opt out. He answered that if the project is built, then yes. Councilwoman Harris asked if an additional  
6 investment is required in September. Mr. Johnson said no.

7 Councilman Knight said he supports the project, but because he will not be on the Council  
8 when it comes time to vote for the other “off-ramps” he will vote against the Resolution at this time.

9 The motion passed with Councilmembers Bradshaw, Harris, Higginson, and Simonsen voting  
10 “aye” and Councilman Knight voting “nay”.

11  
12 **CONSIDER APPROVAL OF RESOLUTION 2019-06 AUTHORIZING A CONTRACT**  
13 **BETWEEN PUBLIC ENERGY AUTHORITY OF KENTUCKY AND BOUNTIFUL CITY**  
14 **FOR A PRE-PAID GAS PURCHASE AND AUTHORIZE THE MAYOR TO SIGN IT – MR.**  
15 **ALLEN JOHNSON**

16 Mr. Allen Johnson presented to the Council that the City has an opportunity to be involved  
17 with the Public Energy Authority of Kentucky, which is a supplier of natural gas. This contract will  
18 save the City \$20,000 a year on costs at the Power Plant by being able to pre-pay for natural gas. The  
19 approval of the Resolution is recommended by the Power Commission.

20 Councilman Knight made a motion to approve the Resolution 2019-06 authorizing a contract  
21 between Public Energy Authority of Kentucky and Bountiful City, and to authorize the Mayor to sign  
22 it, and Councilman Higginson seconded the motion. The motion passed with Councilmembers  
23 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

24  
25 **CONSIDER APPROVAL OF THE PURCHASE OF THE FOLLOWING EQUIPMENT –**  
26 **MR. JARED EGDE**

- 27 a. **One ton cab & chassis from Performance Ford and a nine-foot dump body from**  
28 **Semi Service Inc. in the total amount of \$52,327 for the Storm Water Department**

29 Councilman Higginson made a motion to approve the purchase of the one ton truck and dump  
30 body and Councilwoman Harris seconded the motion. The motion passed with Councilmembers  
31 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

- 33 b. **Three-quarter ton cab & chassis from Performance Ford and a service body from**  
34 **Signature Equipment in the total amount of \$48,920 for the Streets Department**

35 Councilwoman Harris made a motion to approve the purchase of the three-quarter ton truck  
36 and service body and Councilman Higginson seconded the motion. The motion passed with  
37 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

- 39 c. **Peterbilt refuse chassis from Peterbilt of Utah and a Labrie refuse body from**  
40 **Signature Equipment in the total amount of \$259,363 for the Sanitation Department**

41 Councilwoman Bradshaw made a motion to approve the purchase of a Peterbilt refuse chassis  
42 and Labrie refuse body and Councilman Higginson seconded the motion. The motion passed with  
43 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

- 45 d. **Leaf/Debris Collector from Old Dominion Brush Company in the amount of \$68,000**  
46 **for the Storm Water Department**

1 Councilwoman Harris made a motion to approve the purchase of a leaf/debris collector from  
2 Old Dominion and Councilwoman Bradshaw seconded the motion. The motion passed with  
3 councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

4  
5 **CONSIDER APPROVAL OF THE PRELIMINARY SITE PLAN FOR AN ADDITION AT**  
6 **ST. OLAF CHURCH AND SCHOOL LOCATED AT 1793 SOUTH ORCHARD DRIVE – MR.**  
7 **FRANCISCO ASTORGA**

8 Mr. Francisco Astorga presented the preliminary site plan for an addition to St. Olaf’s School  
9 and Church to the Council. The addition will be on the east side of the school and will also include a  
10 revision of the parking lot to help with flow during student drop-off and pick-up. The Planning  
11 Commission felt the plan was very well done and beautifully detailed. Councilman Higginson added  
12 that the addition will allow for a cafeteria to be added to the school, and will also allow the school to  
13 use only main floor classrooms instead of having some students in the lower level. The school is  
14 hopeful that the addition will increase their student body population as well.

15 Councilman Higginson made a motion to approve the preliminary site plan and Councilman  
16 Knight seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,  
17 Knight and Simonsen voting “aye”.

18  
19 **CONSIDER APPROVAL OF A CONTRACT WITH GREEN CONSTRUCTION, INC. FOR**  
20 **THE INSTALLATION OF WATER LINES AT THE STONE CREEK ESTATES PHASE 2**  
21 **SUBDIVISION IN THE AMOUNT OF \$182,564 PLUS THE COST OF BONDS AND**  
22 **INSURANCE – MR. LLOYD CHENEY**

23 Mr. Lloyd Cheney presented a contract with Green Construction, Inc. to install the water lines  
24 at the Stone Creek Estates Phase 2 subdivision. After receiving bids from two contractors for  
25 installation of a water line to the subdivision, the City felt they were too high and reached out to  
26 Green Construction instead, who is the contractor hired by Rainey Homes and is working on building  
27 the subdivision there. The contract is for Green Construction to install the water lines as well as the  
28 pump line to the reservoir. This will be an advantage to the City so Green Construction’s work can be  
29 closely supervised and changes can be made as needed. It also means that one company will be  
30 responsible for all of the work in that area, which will make fixing problems much quicker.

31 Councilman Higginson commended Mr. Cheney for his good work in finding a more  
32 affordable solution with a good outcome for the City and its residents.

33 Councilman Higginson made a motion to approve the contract with Green Construction, Inc.  
34 in the amount of \$182,564 and Councilwoman Bradshaw seconded the motion. The motion passed  
35 with councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

36  
37 **CONSIDER APPROVAL OF RESOLUTION 2019-05 AMENDING THE PERSONNEL**  
38 **POLICIES AND PROCEDURES MANUAL OF THE CITY OF BOUNTIFUL – MR. GARY**  
39 **HILL**

40 Mr. Gary Hill presented Resolution 2019-05 to the Council, which will make a few  
41 amendments to the Personnel Policies and Procedures Manual of the City. These changes have to do  
42 with who staff can report sexual harassment problems to and when a determination can be appealed,  
43 personal use of City-owned equipment, and being IRS compliant regarding vehicles that have been  
44 assigned to employees.

1 Councilman Higginson made a motion to approve Resolution 2019-05 and Councilwoman  
2 Harris seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,  
3 Knight and Simonsen voting “aye”.

4  
5 **ADJOURN**

6 Councilman Simonsen made a motion to adjourn the regular session and Councilwoman  
7 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,  
8 Higginson, Knight and Simonsen voting “aye”.

9  
10  
11 The regular session of City Council was adjourned at 7:53 pm.

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

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

PENDING

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
July 1, 2, 8 & 9, 2019

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** July 23, 2019



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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.

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 July 1, 2, 8 & 9, 2019.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid July 1, 2019**

<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>
8666	ACCUSHAPE INC	Public Safety Supplies	104210 445100	1,450.00	209845	376597	Comfort Fit Large Carriers
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	4,867.10	209849	65156219	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	4,987.62	209849	65W10719	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	209849	65I56119	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	209849	65W10619	Tree Trimming
1347	BICIN SALES INC	Bldg & Grnd Suppl & Maint	104510 426000	1,197.36	209854	22188	Trash Liners and T.P.
1555	CALLAWAY GOLF	Items Purchased - Resale	555500 448240	3,689.89	209860	930122384	Golf Accessories
1602	CDW GOVERNMENT, INC.	Computer	616100 429300	1,396.09	209862	SVP7038	Dell Laptops for Planning
1602	CDW GOVERNMENT, INC.	Operating Supplies	104610 448000	1,426.94	209862	SVP7038	Dell Laptops for Planning
1602	CDW GOVERNMENT, INC.	Profess & Tech Services	104136 431000	6,950.00	209862	SVR8748	Cylance Treat ZEPO End point
1602	CDW GOVERNMENT, INC.	Equip Supplies & Maint	104136 425000	15,174.49	209862	SVR7207	Cisco FirePower Support
1615	CENTURYLINK	Telephone Expense	104219 428000	3,522.28	209863	06222019	Acct # 801-578-0401 452B
1716	CMT ENGINEERING LABO	Special Projects	737300 426100	1,828.40	209867	80229	Project 012346 Bountiful Plaza
7574	CORRIO CONSTRUCTION,	Buildings	515100 472100	19,400.00	209871	1251	Add overflow lines to existing screen box upstream
2875	CURTIS BLUE LINE	Public Safety Supplies	104210 445100	1,900.00	209874	1	EXPS 2.0 Optics for Police
2035	ECONOLITE CONTROL PR	Street Signs	104410 441300	2,883.04	209881	45-1937	Power Supply Cabinet
2244	GADES SALES CO., INC	Street Signs	104410 441300	4,120.00	209887	0076346-IN	Clam SShell Peds
2350	GREEN SOURCE, L.L.C.	Bldg & Grnd Suppl & Maint	555500 426000	2,126.00	209890	15138	Turf Supplies
2350	GREEN SOURCE, L.L.C.	Bldg & Grnd Suppl & Maint	555500 426000	2,750.50	209890	15780	Turf Supplies
5068	HUNT ELECTRIC, INC.	Street Light	535300 448633	12,242.50	209898	49033	Boring Circuits, ect for Street lights project
5068	HUNT ELECTRIC, INC.	Street Light	535300 448633	170,907.31	209898	48978	Boring installation, Street Light Projects
8756	IRBY ELECTRICAL DIST	Safety Equipment	535300 445201	6,717.00	209905	S011430452.001	Test hot sticks, coverup and blankets
2664	J & J NURSERY AND GA	Special Projects	838300 426100	1,194.20	209906	272953	Dog Park Landscape Material
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,868.88	209911	3889	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	7,083.96	209911	3904	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	9,359.61	209911	3914	Patching
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	13,104.78	209911	3922	Overlay 2200 So. Circ to Claremont
2886	LAKEVIEW ROCK PRODUC	Street Opening Expense	515100 461300	3,373.17	209912	371047	Road Base
10962	MILLER INSULATION	Plant Equipment Repairs	535300 448614	5,200.00	209921	259753	Taurus Exhaust Pipe Insulation
3271	NETWIZE	Computer Software	104136 429200	8,482.76	209930	17952	UnitTrends Backup Licensing
3335	NYHART	Profess & Tech Services	104140 431000	1,446.58	209932	0150516	Fees for Professional Services for May 2019
3335	NYHART	Profess & Tech Services	535300 431000	1,861.03	209932	0150516	Fees for Professional Services for May 2019
10820	PEAK ASPHALT, LLC	Road Materials - Overlay	104410 473200	1,364.00	209940	8-399764	Tack Oil
3549	PREMIER VEHICLE INST	Service & Parts	104210 425430	4,485.00	209943	30320	Decked Box System w/Dividers w/Drawers
3647	RAPID RECOVERY-SLC	Buildings	454110 472100	1,260.00	209947	186010	Refrigerant Abatemnet for City Hall Remodel
3647	RAPID RECOVERY-SLC	Buildings	454110 472100	1,595.00	209947	28803	Refrigerant Abatemnet for City Hall Remodel
10586	ROCKY MOUNTAIN RECYC	Recycling Collectn Service	484800 431550	15,005.04	209951	950754	Recycling Fees
4051	STATE OF UTAH	Environmental Monitoring	575700 431300	7,257.91	209966	06302019	Landfill Solid Waste Qtr Fees 2Q19
4101	SUMMERS, PAUL C.	Travel Board Members	535300 423002	1,439.25	209968	06252019	APPA Nat'l Conf. Auston Texas
4229	TOM RANDALL DIST. CO	Special Equip Maintenance	555500 425100	1,916.43	209970	0291373	Fuel
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	555500 425000	3,556.55	209970	0292521	Fuel
4266	TRUCK TRIM MANUFACTU	Special Projects	838300 426100	5,998.00	209971	41363	Drinking Fountain with Bottle Filler & Dog Bowl
4450	VERIZON WIRELESS	Terminal Maint & Queries	104210 425500	1,536.86	209974	9832664832	Acct # 771440923-00001
9363	WIGEN WATER TECH	Buildings	515100 472100	16,671.36	209984	21045	Service for April 1-4th Labor Hours
<b>TOTAL:</b>				<u>395,134.49</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid July 2, 2019**

<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>
5539	ROBINETTE SOUND	Community Events-BntflComServC	104110 492080	1,000.00	209987	07012019	Performance Contract for July 5th Concert at Park
5304	UTAH VOICES, INC.	Community Events-BntflComServC	104110 492080	1,000.00	209989	07012019	Performance contract for July 5th Concert at Park
<b>TOTAL:</b>				<u>\$ 2,000.00</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid July 8, 2019**

<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>
1415	BOUNTIFUL DAVIS ARTS	RAP Tax Grant Award Payments	838300 492020	20,000.00	209995	07082019	Fiscal Year 2019-2020 RAP Tax Grant Award
7669	Centerpoint Theatre	RAP Tax Grant Award Payments	838300 492020	7,500.00	209999	07082019	Fiscal Year 2019-2020 RAP Tax Grant Award
11000	DILLON TOYOTA LIFT	Machinery & Equipment	454410 474500	19,995.00	210005	23013614	Parts
2164	FERGUSON ENTERPRISES	Dist Systm Repair & Maint	515100 448400	5,017.35	210008	1089699	Gate Valves
8701	FOREUP GOLF SOFTWARE	Profess & Tech Services	555500 431000	7,200.00	210010	23905	Year Pos Payment
11008	GOODFELLOW CORP	Machinery & Equipment	454410 474500	383,596.00	210014	11E00645	RX-300 Road Cold Planer
5196	INTELLICHOICE, INC.	Terminal Maint & Queries	104210 425500	17,660.00	210023	1229517	Annual License & Support Fees
5196	INTELLICHOICE, INC.	Terminal Maint & Queries	104210 425500	44,508.00	210023	1229516	Annual License & Support Fees RMS & IOS Mobile
6959	JANI-KING OF SALT LA	Office & Warehouse	535300 424002	1,775.00	210026	SLC07190076	Custodial Cleaning for July 2019
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,641.51	210030	3975	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	4,378.53	210030	3963	Patching
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	8,187.27	210030	3970	Patching
2886	LAKEVIEW ROCK PRODUC	Street Opening Expense	515100 461300	2,923.41	210031	371559	Road Base
8404	MAIN STREET INVESTME	Buildings	454110 472100	8,779.50	210034	07012019	Monthly Rent for August 2019 for Temp City Hall
3129	MILSOFT UTILITY SOLU	Computer	535300 429300	10,702.60	210037	20193045	1 year IT Support
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104134 451100	1,638.27	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104130 451100	2,374.30	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104610 451100	2,425.37	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104120 451100	2,770.24	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	595900 451100	3,407.72	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104136 451100	3,840.87	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104143 451100	4,283.31	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104140 451100	5,188.01	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104450 451100	5,573.08	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104110 451100	5,836.60	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	585800 451100	6,857.27	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	494900 451100	7,350.62	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104510 451100	7,551.46	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	575700 451100	9,721.63	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Pineview Hydro	535300 448628	10,022.51	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	555500 451100	11,174.45	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Echo Hyrdo	535300 448627	14,477.89	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Hyrdo Transmission	535300 448631	14,849.10	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	515100 451100	27,057.10	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104410 451100	31,677.19	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	W/C Reinsurance Premiums	646400 451000	54,695.00	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	104210 451100	56,807.55	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Plant	535300 448613	68,267.00	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	535300 451100	136,026.46	210045	15055	Property Insurance for FY 2019-2020
3375	OLYMPUS INSURANCE AG	Insurance & Surety Bonds	636300 451100	371,786.00	210045	15055	Property Insurance for FY 2019-2020
3982	SOUTH DAVIS METRO FI	Profess & Tech Services	104220 431000	518,851.75	210058	07012019	Fiscal 2019-2020 25% Fire Services
<b>TOTAL:</b>				<b>1,928,374.92</b>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid July 9, 2019**

<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>
1164	ANIXTER, INC.	Safety Equipment	535300 445201	6,277.40	210070	4294859-00	Tripod/Handwinch
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	210071	66J94119	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Distribution	535300 448632	5,268.80	210071	66J94219	Tree Trimming
11002	BROOKS BROTHERS	Vehicles	535300 474600	50,545.00	210075	39198	Double Reel Turret Trailer
5026	GLOBAL SURVEILLANCE	Public Safety Supplies	104210 445100	5,265.10	210087	GS-17012	Camera Surveillance
5458	HANSEN, ALLEN & LUCE	Environmental Monitoring	575700 431300	1,726.10	210088	40313	Professional Fees for 5/16/2019 to 06/15/2019
5517	HOLBROOK ASPHALT CO.	Road Recondition & Repair	104410 473210	11,614.09	210090	HAU197396	Crack Seal for Slurry Roads
2517	HOME DEPOT CREDIT SE	Public Safety Supplies	104210 445100	1,303.02	210091	4012391	Misc.Parts & Tools
10821	KLEINFELDER, INC	Improv Other Than Bldgs	454110 473100	1,498.25	210096	001246131	Bountiful CityHall Retrofit during 5/20/19-6/16/19
8137	LAKEVIEW ASPHALT PRO	Road Matl Patch/ Class C	104410 441200	1,092.00	210097	3944	Patching
8137	LAKEVIEW ASPHALT PRO	Road Materials - Overlay	104410 473200	5,737.29	210097	3932	Overlay for Lago Vista Cir. by 300 So.
9721	OVERHEAD DOOR CO OF	Office & Warehouse	535300 424002	1,911.00	210106	IN-0323173	Repair Garage Door
4229	TOM RANDALL DIST. CO	Equip Supplies & Maint	104410 425000	17,454.96	210115	0292747	Fuel Purchases
8521	TYR TACTICAL, LLC	Public Safety Supplies	104210 445100	4,428.48	210116	Q2000084	Custom ID Placard & Other Officer Accessory
5322	UCS WIRELESS	Communication Equipment	535300 448641	14,055.00	210117	76836	Digital Radio Equipment
5322	UCS WIRELESS	Communication Equipment	535300 448641	47,235.00	210117	76835	Digital Radio Equipment
4536	WEBER-BOX ELDER	Pineview Hydro	535300 448628	15,131.40	210123	06302019	2Qtr 2019 Generation
10269	YAMAHA MOTOR FINANCE	Special Equip Maintenance	555500 425100	41,937.73	210129	674468	2019 Golf Cart Yearly Lease Pmt
TOTAL:				<u>237,749.42</u>			



# City Council Staff Report



**Subject:** Approval of 2019 Primary Election Judges (aka poll Workers)  
**Author:** Shawna Andrus, City Recorder  
**Department:** Executive/Legislative  
**Date:** July 23, 2019

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## **Background**

State election law requires the City Council to approve judges who will serve during municipal elections. Attached hereto is a list of judges whom we propose utilizing for the 2019 Bountiful Municipal Primary Election to be held August 13, 2019.

## **Analysis**

Per our election services contract with Davis County, which was approved on February 26, 2019, the County Clerk's office has developed a list of proposed judges to serve in our August 13 Primary Election (please see attached listing) at the South Davis Branch of the Davis County Library. Judge training will be provided by the County. Additionally, a judge or two will occasionally fall ill on Election Day, requiring a last minute substitution, so, as a precaution, the County would also like authorization to appoint substitute judges as necessitated by emergency circumstances.

## **Department Review**

The above information and the recommendation have been reviewed by the Executive and Legal Departments and the City Manager and come with their recommendation for approval.

## **Significant Impacts**

The financial impact of utilizing these judges is as noted above and has been included in the election services contract you approved on February 26, 2019 and in the 2019-2020 budget.

## **Recommendation**

We recommend your approval of these judges (as noted on the attached listing), and also request that you grant the County authority to assign alternates as circumstances require.

## **Attachments**

Please see attached list of proposed election judges.

FIRST	LAST	CITY	STATE	POSITION	HOME_PRECINCT
Billie	Allred	Bountiful	UT	Information Clerk	BO22:I-S-
Carol	Dedow	Bountiful	UT	Receiving Clerk	BO29:I-S-
Lisa	Farrell	Bountiful	UT	Receiving Clerk	BO03:I-S-
Klyn	Haskell	Bountiful	UT	Poll Manager	BO11:I-S-
LeAnn	Haws	Bountiful	UT	Receiving Clerk	BO25:IDS-
Kathleen	Heaps	Bountiful	UT	Ballot Clerk	BO14:I-S-
Sheila	Richards	Bountiful	UT	Asst. Manager	BO26:IDS-
Kristen	Spere	Bountiful	UT	Receiving Clerk	BO32:I-S-
Michelle	Wise	Bountiful	UT	Ballot Clerk	BO23:IDS-
Janese	Yoho	Bountiful	UT	Information Clerk	BO09:I-S-

# City Council Staff Report

**Subject:** Agreement with Sunset Hollow HOA regarding Maintenance and Landscaping  
**Author:** Clint Drake, City Attorney  
**Department:** Legal  
**Date:** July 23, 2019



---

## **Background**

The Sunset Hollow subdivision is located at approximately 3000 South and Bountiful Boulevard. The entrance to the subdivision was constructed at the time the subdivision was approved. The landscaping of the entrance has been maintained by the Sunset Hollow Homeowners Association (HOA). Last November the HOA approached the City to formalize responsibility for maintenance and repair of the subdivision entrance including the landscaping.

## **Analysis**

The attached agreement clarifies the responsibilities of the HOA and the City. The HOA:

- May install and maintain landscaping;
- Shall remove landscaping if required by the City;
- Shall pay for all necessary water and permits; and
- Shall maintain insurance and name the City as additional insured.

Bountiful City agrees to:

- Allow the HOA to landscape (and maintain) the entrance of the subdivision;
- Provide notice to the HOA if the landscaping needs to be removed (except in the case of an emergency); and
- Maintain the public infrastructure and utilities including curb, gutter, sidewalk, retaining walls, etc.

## **Department Review**

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

## **Significant Impacts**

None. The maintenance responsibilities of the City relate to items that were already in the right-of-way and the responsibility of the City

**Recommendation**

Staff recommends that the City Council approve and agreement between Bountiful City and the Sunset Hollow Homeowners Association regarding landscaping and maintenance.

**Attachments**

Agreement



# **Agreement between Bountiful City and the Sunset Hollow Homeowners Association for Landscaping and Maintenance of Property Located at the Bountiful Boulevard and Sunset Hollow Drive**

This Agreement, entered into this \_\_\_ day of July, 2019, by and between the Sunset Hollow Homeowner's Association, hereinafter referred to as "HOA", and Bountiful City, a municipal corporation, hereinafter referred to as "City":

Whereas, HOA is willing to install and maintain landscaping in the median strip on Sunset Hollow Drive between Bountiful Boulevard and the end of the retaining wall on the east side of Sunset Hollow Drive; and

Whereas, City is willing to allow HOA to install and maintain said landscaping, subject to certain terms and conditions; and

Whereas, City and HOA desire to formalize an agreement outlining said terms and conditions;

Now therefore, it is mutually agreed as follows:

## **Section 1. Duties of HOA.**

A. HOA may install and maintain landscaping, including but not limited to irrigation systems, grass, shrubs, and trees along Sunset Hollow Drive from Bountiful Boulevard to the end of the retaining wall located on the east side of Sunset Hollow Drive (approximately 500 feet), subject to any modifications or other requirements that may be imposed by City.

B. HOA shall remove, upon written notification by City, any landscaping or irrigation that creates an unsafe condition or public hazard, or interferes with City maintenance, repair, or replacement of Sunset Hollow Drive, including but not limited to, sidewalk, curb and gutter, retaining walls, asphalt, utilities, and drainage improvements.

C. HOA shall pay for all water used to irrigate landscaping, as well as the cost of pumping of water to the landscape areas, and will not charge City for the installation, maintenance, repair, or replacement of landscaping.

D. HOA shall maintain liability insurance for damages arising out of the installation, maintenance, or failure of said landscaping and shall name City as additional insured.

## **Section 2. Duties of City**

A. City shall allow HOA access landscaping in the median for the purpose of installation, maintenance, repair, and replacement of landscaping, including, but not limited to, sprinkler systems, grass, shrubs, trees, etc. HOA shall obtain and pay for any and all applicable permits to install, repair, or replace landscaping.

B. Except in the case of an emergency or safety issue, the City will notify HOA in writing if it deems necessary the removal of any landscaping improvement's for the purpose of maintaining the City right-of-way improvements, and will give HOA 30 days to comply with said removal. If HOA has not complied within 30 days, City may remove said landscaping and HOA shall pay City's expenses in removing said landscaping. In the case of emergency or safety issue, City may remove any landscaping creating the emergency or issue. The determination of whether an emergency or safety issue exists or interferes with City maintenance, repair, or replacement of Sunset Hollow Drive, shall be made by City at its sole discretion.

C. City shall maintain the sidewalk, curb and gutter, asphalt, retaining walls, utilities, drainage, and any other public improvements within the right-of-way.

D. City will not charge HOA for use of the median for landscaping purposes.

### **Section 3. Term of Agreement**

A. This agreement is for a term of fifty (50) years, provided that either party can terminate the agreement, with or without cause, upon twelve (12) months written notice to the other party, and may be extended for additional terms upon mutual consent of both parties.

### **Section 4. Notice**

A. For this purposes of this Agreement the Parties may be noticed at the following:

City- City Manager  
790 South 100 East  
Bountiful, Utah 84010

HOA- Kurt Kost, President  
Sunset Hollow Homeowners Association  
1144 Sunset Hollow Drive  
Bountiful, Utah 84010

B. Either party may update the address for noticing purposes by sending notice to the address above or any applicable updated address.

Entered into this                      day of July, 2019.

\_\_\_\_\_  
Kurt Kost,  
President, Sunset Hollow Homeowners  
Association

\_\_\_\_\_  
Randy Lewis,  
Mayor, Bountiful City

# City Council Staff Report



**Subject:** Preliminary Site Plan for a 3-unit multifamily development  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 170 North 100 West  
**Date:** July 23, 2019

## **Description of Request:**

The applicant, Jonathon Blosch, requests preliminary site plan approval for a 3-unit multifamily development located at 170 North 100 West. The property is located within the DN (Downtown) zone.

## **Background and Analysis:**

The property is on the western edge of the DN zone which borders single family residential to the west. The property has a commercial use to the north and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single family home on the lot.

The applicant previously appeared before the Planning Commission on June 4, and after a discussion with the Commission a motion was made to table the request until additional information from the applicant could be provided. The applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a two-story building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code.

The applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone. The applicant has proposed a single 9 foot sidewalk, with stamped concrete and landscape elements, leading from 100 West to the front entrances. The Planning Commission reviewed the proposal and favored the concept.

The current proposal demonstrates the building meets the setback requirements. The applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone. The applicant will need to submit a detailed landscaping plan before final site review.

After the June 4<sup>th</sup> discussion with the Planning Commission the applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7, and the proposal shows a total of 7 parking stalls which will be located behind the building.

Before the issuance of building permit the existing drive approach will need to be removed and replaced. Prior to the issuance of a Certificate of Occupancy the applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West. Bountiful Power will require a 7 foot utility easement along the south side of the property; in addition the applicant will need to work with the power department on placement of meters.

### **Department Review**

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

### **Significant Impacts**

Sidewalks will need to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

### **Recommended Action**

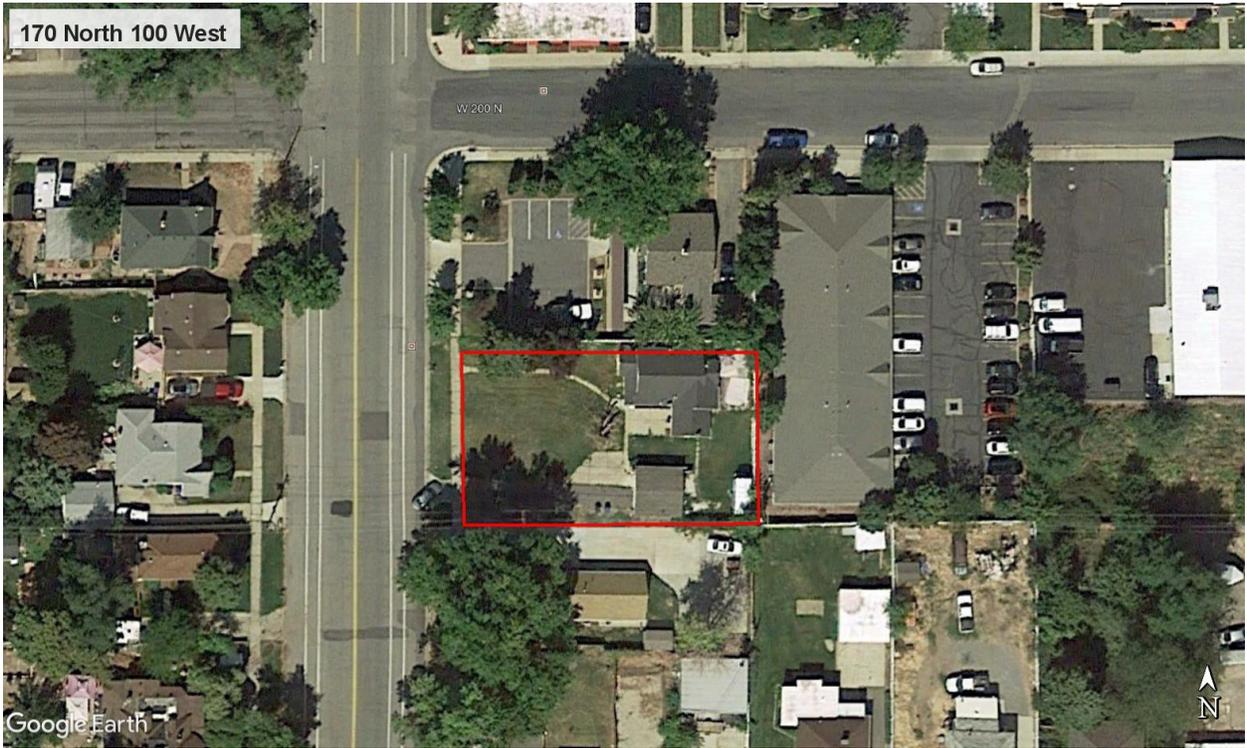
The Planning Commission reviewed the proposal at its July 16, 2019 meeting and has forwarded a recommendation of approval to the City Council for preliminary site plan approval for the proposed 3-unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Modify the entrances facing 100 West to show prominence consistent with 14-7-112 section C-4.
3. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16-104 and 14-7-109.
4. All damaged curb, gutter and sidewalk along 100 West shall be replaced.

### **Attachments**

1. Aerial photo
2. Site plan
3. Building elevations

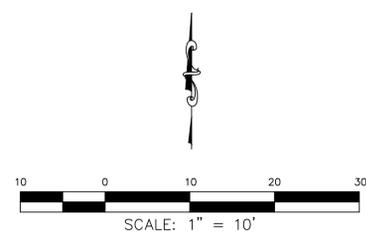
# Aerial Photo



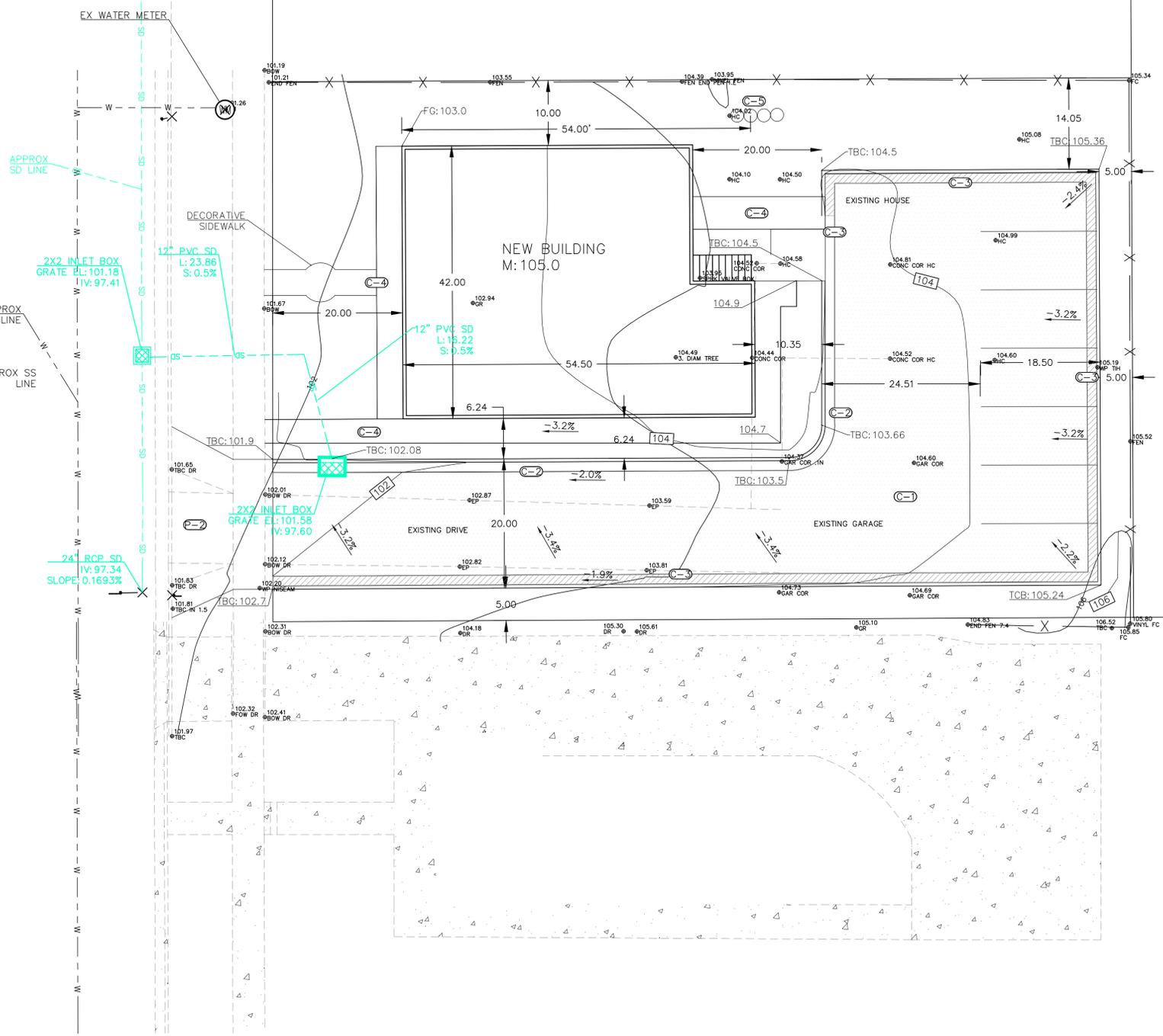


LOCATED IN THE [QUADRANT] 1/4 OF SECTION [SECTION], T. [TOWNSHIP] R. [RANGE],  
 S.L.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**JON BLOSCH**



**100 WEST STREET**



BLOSCH

**PARKING TABULATION:**  
 6 AVAILABLE PARKING SPACES

**NOTE:** USE EXISTING UTILITY LATERALS

**AREA TABULATION:**  
 TOTAL: 11060 SF  
 BLDG: 2089 SF (19%)  
 HS: 4538 SF (41%)  
 LS: 4433 SF (40%)

**SYMBOL LEGEND**

- (C-1) ASPHALT & BASE PER DETAIL A, SHEET C900
- (C-2) 24" CONCRETE HIGH-BACK CATCH CURB & GUTTER PER DETAIL B, SHEET C900
- (C-3) 24" CONCRETE HIGH-BACK RELEASE CURB & GUTTER PER DETAIL C, SHEET C900
- (C-4) CONCRETE SIDEWALK PER DETAIL D, SHEET C900
- (C-5) GARBAGE CAN STORAGE
- (A-1) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL G, SHEET C900
- (A-2) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (A-3) ADA ACCESSIBLE PARKING SIGN PER DETAIL H, SHEET C900
- (C-6) CONCRETE SIDEWALK REPLACEMENT PER [CITY] STANDARDS
- (C-7) CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
- (C-8) CONCRETE CURB & GUTTER REPLACEMENT PER [CITY] STANDARDS
- (C-9) ASPHALT REPLACEMENT PER [CITY] STANDARDS

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

**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 1/8" VERTICAL (1/4" IF BEVELLED).

**DRAINAGE CALCULATIONS**

7-May-19

**Area Analysis**

Area	sq.ft.	Acres	C
Building	2,089	0.05	0.85
Improvements	4,538	0.10	0.90
Landscape	4,433	0.10	0.15
<b>Total</b>	<b>11,060</b>	<b>0.25</b>	<b>0.59</b>

**100 Year Retention Calculations**

NOAA Precipitation Frequency Data Server

Latitude: 40.8910° Longitude: -111.8825°

Allowable Runoff 0.20 cfs/acre

Time (min.)	I in./hr	Runoff		Storage ft <sup>3</sup>
		ft <sup>3</sup>	ft <sup>3</sup>	
5	6.740	303	15	288
10	5.130	461	30	431
15	4.240	572	46	526
30	2.860	771	91	680
60	1.770	954	183	772
120	1.010	1,089	366	724
180	0.695	1,124	548	576
360	0.377	1,220	1,097	123
720	0.226	1,462	2,194	0
1440	0.131	1,695	4,387	0

Required Detention **772**

DRAWN: [DATE]

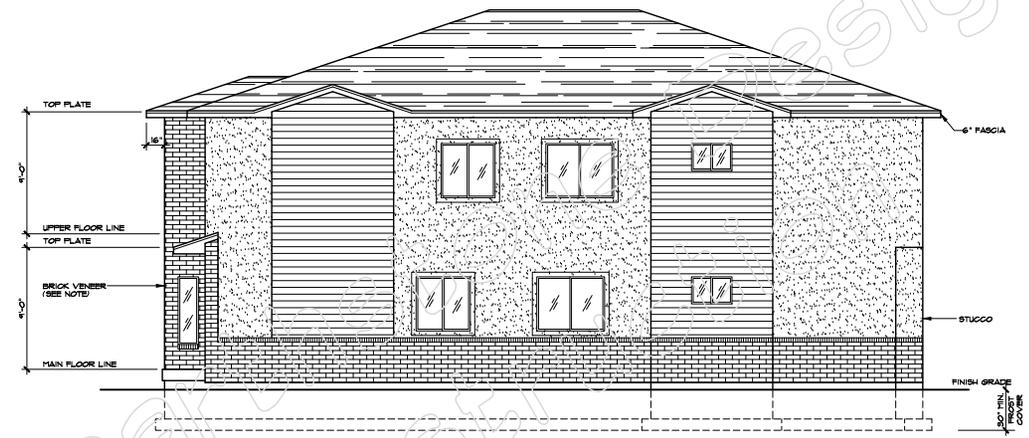
APPROVED: [DATE]

PROJECT: 1768001

1768001 SITE.dwg

**C400**  
 SITE PLANNING PLAN





**RIGHT SIDE ELEVATION**  
 SCALE: 1/4"=1'-0"

**MASONRY NOTE**

1. MASONRY VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL STUDS WITH CORROSION RESISTANT METAL TIES OF NOT LESS THAN 22 GA./1/8" SPACED NOT MORE THAN 24" O.C. HORIZONTAL AND SUPPORT A MINIMUM OF 2 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES ARE REQUIRED TO BE SPACED A MINIMUM OF 36" O.C. AND BE WITHIN 12" OF THE OPENING. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. GULL-TINED STONE TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FOR BRICK CURYPART OVER OPENINGS, SEE VENEER LINTEL REQUIREMENTS OF IRC #1026.5.
3. WEIRPICLES SHALL BE PROVIDED IN THE OUTSIDE RATTLE OF MASONRY WALLS @ 36" O.C. AND BE NO LESS THAN 2/16" LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.

GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH 4 OR MORE RISERS. (RES.17A)

PROVIDE GULKING AND MINIMUM 1/4" COUNTER FLASHING AT ALL EXTERIOR DOOR/Windows PER MANUFACTURER INSTALLATION REQUIREMENTS.



**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0"





**LEFT SIDE ELEVATION**

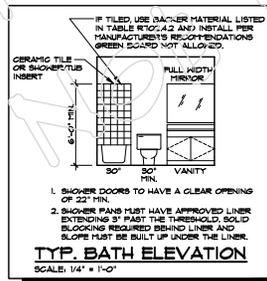
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**

SCALE: 1/4" = 1'-0"

APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SINGLE FLASHING IN A MANNER TO PREVENT MOISTURE FROM ENTERING THE HALL OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR HALL ASSEMBLIES, EXTERIOR HALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT FULL-IN BUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER HALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF CORPSES UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTED TRIM. FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO, MASONRY, SIDING OR BRICK VENEER. THE FLASHING SHALL USE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.



**PRELIMINARY**