

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Mark Preece  
Andrew Williams

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355  
www.WBCity.org

**City Recorder**  
Cathy Brightwell

**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A  
REGULAR MEETING AT 7:30 PM ON TUESDAY, JANUARY 15, 2019  
AT CITY HALL, 550 N 800 WEST**

*Invocation/Thought – Andy Williams; Pledge of Allegiance – Kelly Enquist*

1. Approve the Agenda.
2. Public Comment - two minutes per person, or five minutes if speaking on behalf of a group.
3. HollyFrontier Refinery Report – Scott White, Refinery Manager
4. Public Hearing Regarding a Petition for Annexation for 3.11 Acres of Property located at approximately 1338 W 1200 North.
5. Consider Ordinance #412-19, An Ordinance Approving the Annexation of 3.11 Acres of Property located at Approximately 1338 W 1200 North into West Bountiful City.
6. Consider Award of Architect Contract for Public Works Complex Master Plan.
7. Discuss Park Restroom/Concessions Building Design.
8. Consider Appointment of Dallas Green as Acting Director of Golf.
9. Consider Resolution 447-19, A Resolution Appointing Ron Crandall to the Emergency Preparedness Advisory Committee.
10. Public Works/Engineering Report.
11. Police Report.
12. Administrative Report.
13. Mayor/Council Reports.
14. Consider Approval of Minutes from the December 18, 2018 City Council Meeting.
15. Executive Session for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
16. Adjourn.

Those needing special accommodations can contact Cathy Brightwell at 801-292-4486 24-hrs prior to the meeting.

*This agenda was posted on the State Public Notice website, the City website, emailed to the Mayor and City Council, and sent to the Clipper Publishing Company on January 10, 2019.*

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## NOTICE OF PUBLIC HEARING

A public hearing will be held by the West Bountiful City Council on Tuesday, **January 15, 2019** at the City offices, 550 N 800 West, beginning at 7:30 p.m., or as soon thereafter as the agenda allows.

The purpose of the hearing is to receive public comment regarding a Request for Annexation into West Bountiful City for 3.11 acres of property located at approximately 1338 W 1200 North, West Bountiful, Utah, more specifically described as:

*06-027-0051 Legal Description:*

*Beginning at a point 1949.26 feet West and 1643.5 feet South and 258.26 feet West from the Northeast corner of the Southeast Quarter of Section 14, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence West 268 feet; thence South 506 feet, more or less, to the North line of a 60 foot road as conveyed to Davis County by Warranty Deed recorded October 15, 1965 in Book 329 at Page 236 of Official Records; thence East 268 feet along the North line of said road; thence North 506 feet, more or less, to the point of beginning.*

All interested parties are invited to participate in the hearing. Written comments may be submitted prior to the meeting.

Cathy Brightwell  
City Recorder

# WEST BOUNTIFUL CITY

## ORDINANCE #412-19

### AN ORDINANCE AMENDING THE MUNICIPAL ZONING MAP, ANNEXING CERTAIN REAL PROPERTY AND EXTENDING THE CORPORATE LIMITS OF WEST BOUNTIFUL CITY, UTAH

**WHEREAS**, an Annexation Petition was received on October 22, 2018 for property known as Parcel #06-027-0051, located at approximately 1338 W 1200 North, West Bountiful (the “*Real Property*”); and

**WHEREAS**, the Real Property consists of approximately 3.11 acres and is contiguous to the corporate boundaries of West Bountiful City; and

**WHEREAS**, the Petition for Annexation and a Map of the Proposal was mailed on October 29, 2018 to affected entities; and

**WHEREAS**, the City Council unanimously accepted the Annexation Petition on November 20, 2018; and

**WHEREAS**, the City Council received notice of Certification of the Petition from the City Recorder on December 7, 2018; and

**WHEREAS**, Public Notice was published once a week for three consecutive weeks in the Davis County Clipper beginning December 13, 2018; and

**WHEREAS**, neither Davis County nor the City has received any written protest to the annexation; and

**WHEREAS**, on January 15, 2019, the City Council held a public hearing after proper notice and determined that it was in the best interest of the community to annex the described parcel.

**NOW, THEREFORE BE IT ORDAINED BY THE WEST BOUNTIFUL CITY COUNCIL THAT PURSUANT TO UTAH CODE § 10-2-416,**

1. The Real Property, which is more particularly described in Paragraph 2, below, is hereby annexed to West Bountiful, Utah and the corporate limits of West Bountiful, Utah are hereby extended accordingly.
2. The Real Property is described as follows:

*06-027-0051 Legal Description:*

*Beginning at a point 1949.26 feet West and 1643.5 feet South and 258.26 feet West from the Northeast corner of the Southeast Quarter of Section 14, Township 2 North, Range 1 West, Salt Lake Base and Meridian, and running thence West 268 feet; thence South 506 feet, more or less, to the North line of a 60 foot road as conveyed to Davis County by Warranty Deed recorded October 15, 1965 in Book 329 at Page 236 of Official Records; thence East 268 feet along the North line of said road; thence North 506 feet, more or less, to the point of beginning.*

3. The zoning map of West Bountiful City shall be amended to include the Real Property as shown on Exhibit A.

4. The Real Property shall be classified as being in the Agricultural (“A-1”) District in accordance with the provisions of Title 17 of the West Bountiful Municipal Code.
5. All uses existing within the annexation area that are considered to be legally conforming to Davis County’s current zoning and regulations but do not conform to West Bountiful City’s A-1 restrictions and regulations are considered to be legally non-conforming.
6. All uses existing within the annexation area that are considered to be illegally non-conforming to Davis County current zoning restrictions and regulations are considered to be illegally non-conforming to West Bountiful City’s A-1 restrictions and regulations and continued enforcement of the non-conforming action will be pursued.
7. A certified copy of this Ordinance and an original plat setting forth the property so annexed shall be filed with the County Recorder of Davis County, Utah by the City Recorder.

This ordinance will become effective upon signing and posting.

Adopted this 15<sup>th</sup> day of January 2019.

By:

\_\_\_\_\_  
Ken Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Preece	_____	_____
Councilmember Williams	_____	_____

*Attest:*

\_\_\_\_\_  
Cathy Brightwell, City Recorder

# WEST BOUNTIFUL CURRENT ZONING MAP

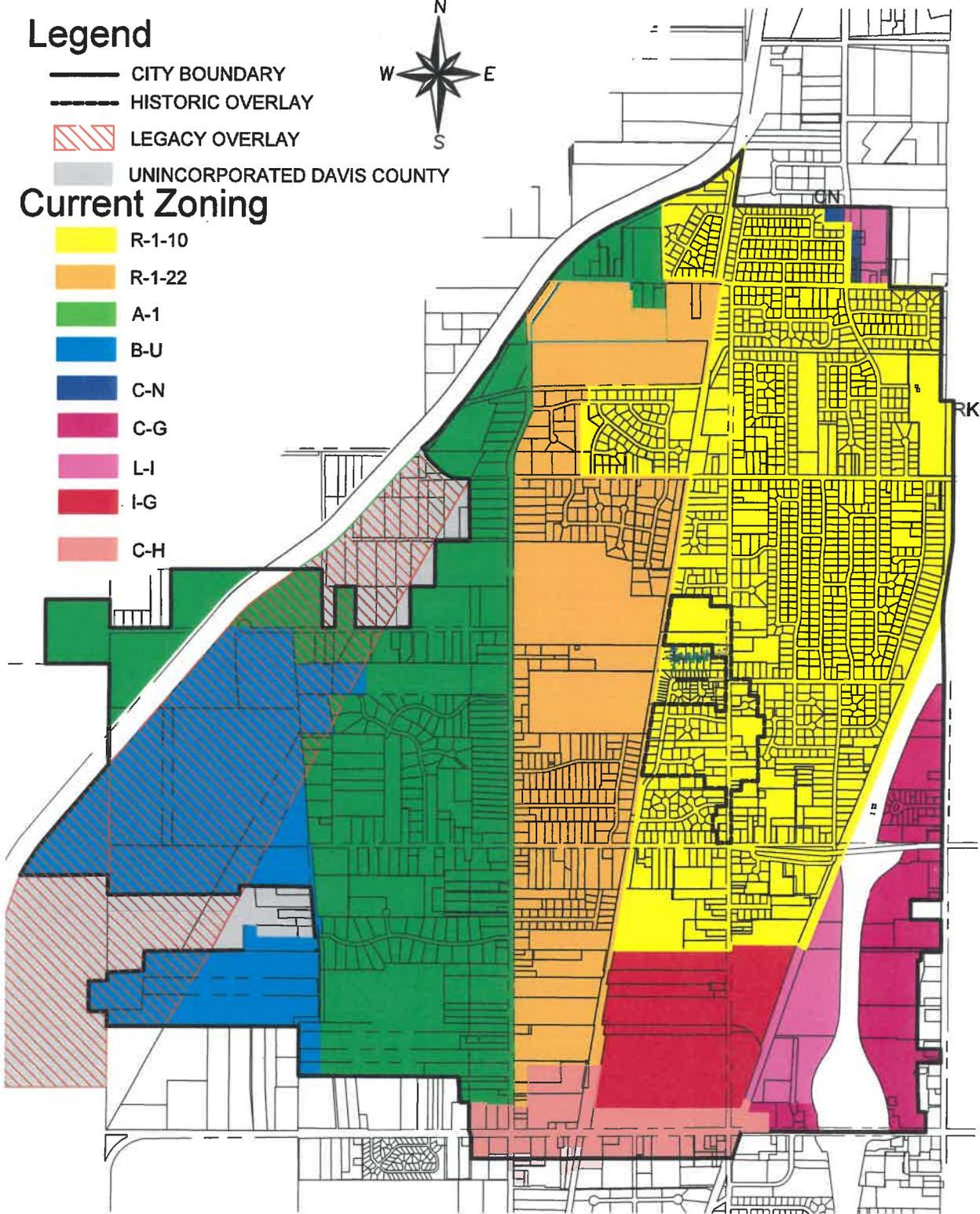
## Legend

-  CITY BOUNDARY
-  HISTORIC OVERLAY
-  LEGACY OVERLAY
-  UNINCORPORATED DAVIS COUNTY



## Current Zoning

-  R-1-10
-  R-1-22
-  A-1
-  B-U
-  C-N
-  C-G
-  L-I
-  I-G
-  C-H





# MEMORANDUM

**TO:** Mayor and City Council

**DATE:** January 10, 2019

**FROM:** Duane Huffman

**RE:** **Award Architect Contract for Public Works Complex Master Plan**

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After reviewing six proposals and conducting interviews, staff is ready to recommend awarding a contract to JRCA Architects for the completion of a master plan for a new public works complex on 1200 N, based primarily on their experience with similar projects and their methods as discussed in the interview. This memo includes the scope as prepared by staff, JRCA's proposal, and JRCA's fee worksheet.

Scope (final deliverables):

- Detailed site layout;
- Floor plan of building(s);
- Descriptions of building uses, equipment and functions;
- Building schematic elevations;
- Detailed cost estimate (broken into potential phases).

JRCA Proposal

Attached

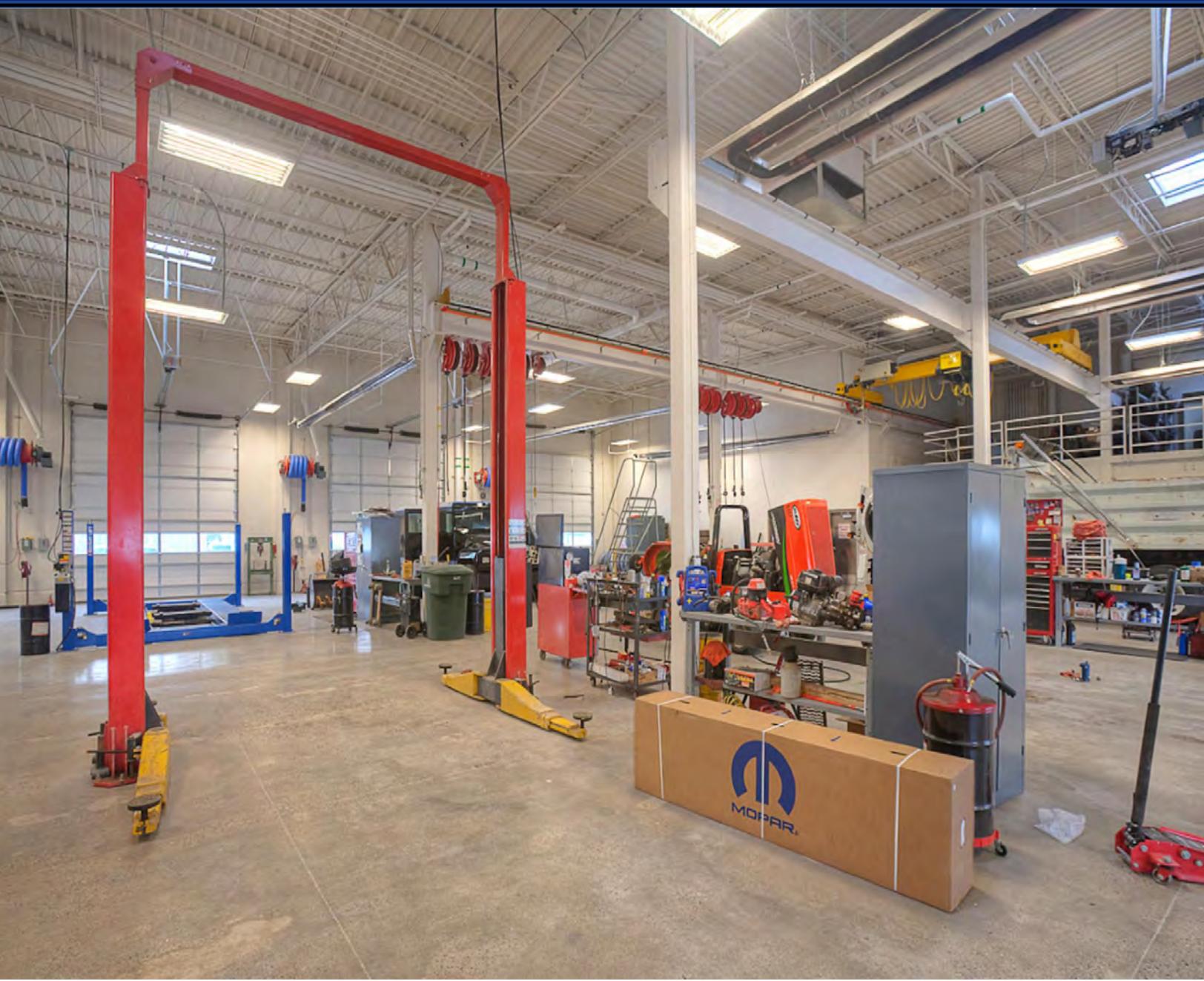
JRCA Fee Worksheet

Attached

Response for Request for Proposal  
Architectural Design Services

# WEST BOUNTIFUL CITY – NEW PUBLIC WORKS COMPLEX

December 4, 2018 | Proposed By: JRCA Architects



December 4, 2018

Ben White, City Engineer  
550 N 800 West,  
West Bountiful, UT 84087

Re: West Bountiful City Request for Proposal Concept Design for City Public Works Complex

Ben White,

Thank you for the opportunity to present our qualifications and to express our enthusiasm and interest in assisting with this project. We understand the critical role that this facility will play for the citizen of West Bountiful.

The JRCA Architects team brings together our extensive and proven performance record with the Master Planning and Design of more than 25 successful similar vehicle maintenance facilities, including our present involvement with the UDOT Salt Lake West Maintenance Facility, the Sandy Public Works Complex, the Heber Public Work Facilities Expansion, and recently completed West Jordan Public Works.

We want to compliment and support your decision to create a Master Plan for the City's Public Works Facility needs, to ensure the best placement of the salt storage building on the new site. We have followed a similar procedure with Cottonwood Heights, developing an overall Master Plan allowing for a 'phased' approach, first constructing a Salt Storage Facility in 2016 followed by the construction of the rest of the facilities in 2019.

We Listen / We Innovate / We Deliver

The JRCA Team offers the following advantages:

- We understand heavy vehicle storage and maintenance as well as the processes that accompany road maintenance.
- Through our interactive workshop process, the best concept and ideas are considered, and we can build a consensus with West Bountiful Public Works Staff, Elected Officials, and Community.
- JRCA Architects and engineering consultant have a track record both working together as a team on similar facilities and together on projects throughout Utah, consistently creating projects that are on-time, on-budget, and that exceed the user group's expectations and goals
- Demonstrated and award-winning design experience including more than 45 cities throughout the State of Utah
- A successful record of incorporating appropriate sustainable design strategies including USGBC recognition of similar facilities
- All members of the JRCA team have successfully collaborated on many similar projects
- Quality oriented production process that provides accuracy and clarity— which involves checks and balances to ensure the design documents define the intention of the design

Through this proposal, we hopefully outline our interactive design process, including Needs Assessment Interviews, Touring other Facilities, Design Workshops, and Public Input Sessions. We are committed to developing Facilities that will enhance the delivery of these critical services to the community now and in the future.

If you have any question with our proposal or need additional information, please call.

Respectfully,



Jim Child, AIA, LEED AP President | JRCA Architects | [jchild@jrcadesign.com](mailto:jchild@jrcadesign.com) | 801.533.2100

### FIRM ORGANIZATION AND HISTORY

Since our founding in 1983, we have dedicated ourselves to creating innovative architectural solutions that enhance municipalities' ability to provide public services, promote sustainable and efficient operations, and enrich the surrounding community.

The services provided by the community's public works department are often the most visible use of our tax dollars. Maintenance of critical infrastructure, rather routine or in times of crisis impacts every aspect of our lives.

This unique challenge utilizes increasingly sophisticated and technical equipment and personnel. Expanded training facilities, specialized storage requirements, increased equipment sizes, staff safety concerns, environmental requirements, and lean operational models make careful programming and design.

JRCA Architects has successfully assisted more than 40 Municipalities in achieving these goals through programming, master planning, and design of their public buildings. Our award winning municipal facilities have included more than 30 Public Works Projects and Master Plans. Many of these, including the West Valley City Public Works Facilities, the West Jordan Public Work Facilities, the South Jordan Public Services Complex, the Riverton Public Works Campus, the Provo River Water Users Facility, and the Orem Public Works Facility included both our

Master Planning work, followed by the design of the facilities.

West Bountiful will now be able to benefit from the knowledge we've gained and the lessons we've learned from this extensive experience responding to the similar needs of other Utah communities.

Through our years of Public Works Master Planning and Facility Design work, we have demonstrated our ability to listen to your needs and requirements, offer innovative and cost effective design options, and assist in implementing successful solutions.

Although JRCA Architects, Inc. has been recognized both nationally and locally for our excellence, we believe the true test of our success is best told by our previous clients. We strongly encourage you to contact our references listed in this proposal.

#### **Main Office**

JRCA Architects Inc.  
577 South 200 East  
Salt Lake City, Utah 84111  
801.533.2100  
[www.jrcadesign.com](http://www.jrcadesign.com)

#### **Officers**

James R. Child, AIA, LEED AP  
President

Gordon A. Clark, AIA  
Vice President



## REFERENCES

### West Jordan City Public Works Facility Master Plan/Programming/Design

Jim Riding

Mayor and Former Facilities Director  
(801) 569 - 5096

Wendell Rigby

Public Works Director  
(801) 569 - 5118

### Riverton City Public Works Facility

Trace Robinson

Public Works Director  
(801) 208 - 3137

### Sandy Public Works Facilities Master Plan & Design

Sandy Gladbach

Public Works Director  
(801) 568 - 7100

### South Jordan Public Services Center

Jason Rasmussen

Public Services Director  
(801) 253 - 5230

### Cottonwood Heights Public Works Facility

Matt Shipp

Public Works Director  
(801) 944 - 7000

### Midvale Public Works & Municipal Facilities Expansion

Kane Loader

City Manager | Former Public Works Director  
(801) 567 - 7206

### West Valley City Public Works Facilities Master plan & Design

Russ Willardson

Public Works Director  
(801) 965 - 7452

"We found the team at JRCA Architects to be good listeners and responsive to the ideas and requests of the Council and the City staff.

The firm was certainly sensitive to local perceptions, but able to professionally recommend changes and the rationale for those recommendations. It is a pleasure to provide my personal recommendation, and that of the City Council and Staff, in behalf of JRCA Architects".

~ J. Lynn Crane, Former Mayor, Herriman City



Many of these successful projects began with first being selected to complete detailed needs assessments, site selection, existing facilities evaluations, feasibility study, and master planning.

### Similar Facilities Completed

- UDOT Salt Lake West Maintenance Facility (Under Design)
- Provo River Water Users Association Maintenance Facilities\*
- Cottonwood Improvement District Maintenance & Storage Facilities\*
- West Jordan Public Works
- West Valley Public Works Facility (Under Construction)\*
- Provo City Public Works Fleet Services Building
- Midvale City Public Works Facility Expansion
- Provo City Public Works Sanitation Vehicle Storage facility
- Riverton Public Works Facility\*
- South Jordan Public Services Facility\*
- Orem Public Works Facility\*
- Heber Public Works Facilities\*
- Mapleton City Public Works Facilities\*
- Brighton Ski Resort Large Vehicle Maintenance Facility\*
- Bountiful City Light and Power Facilities\*
- 911 Dispatch / Driver's License / UDOT – Price, Utah

\*Facilities Include Vehicle Maintenance

### Municipal and Public Services Facilities Master Planning and Programming

- Orem Municipal Center Master Plan
- South Jordan West Facilities Master Plan
- West Valley City Public Works Facilities Master Plan
- Provo City Public Works Facilities Master Plan
- Midvale Public Works & Municipal Facilities Master Plan
- West Jordan City Public Works Facilities Master Plan
- South Jordan Public Services Facilities Replacement Master Plan
- Bountiful City Light & Power Facilities Master Plan
- South Salt Lake City Public Works Complex Master Plan
- Davis Area Mosquito Abatement Facilities Master Plan
- Kaysville Municipal Facilities Master Plan
- Beaver City Municipal Facilities Master Plan
- Springville Public Works Facilities Master Plan
- South Ogden Municipal Facilities Master Plan
- Springville City Municipal Facilities Master Plan
- Heber Public Works Expansion Master Plan





### Heber Public Works Facility

Located on a 5.5 acre site, this combination building includes administration offices, reception, employee break room, workroom, and restroom/shower rooms. The shop has a co2 exhaust system, lube pit, overhead crane system, skylights, storage mezzanine, radiant heaters, 14' overhead doors, compressor, heated power wash system, maintenance bays and a welding bay. The site has covered vehicle storage, a salt storage shed, divided concrete bin material storage areas and sander racks storage. The site also contains a drainage filtration system leading to a detention pond.

Ellsworth Paulsen and JRCA completed the design and construction of a facility, which best fit the needs of Heber City Public Works. Throughout the process, revisions and suggestions were made by the entire team and the end result is an efficient well laid out project that allows for the best functionality now and expansion as needed for future growth of the department.

Currently, JRCA is working with Heber City to design and build an expansion onto the original Heber Public Works Facility we designed in 2005.

### Project Size

Site Area - 5.5 acres

Building Area - 12,086 s.f.

### Completion

2005

### Services

Facility Design

Construction Admin

Furnishings Design

### Reference

Bart Mumford

City Engineer

(435) 657 - 7892



### Mapleton Public Works Facility

This project consisted of a 11,345 square foot concrete masonry unit office/shop combination building. The office area included administration offices, reception area, break room, and workroom cubicle area, as well as restroom/shower facilities. The shop area has a lube pit, overhead crane system, working bays and welding bay.

#### Project Size

Site Area - 5.5 acres

Building Area - 11,345 s.f.

#### Completion

2007

#### Services

Facility Design

Construction Admin

Furnishings Design

#### Reference

Scott Bird

Public Works Operations

(801) 489 - 6253



### Provo River Water User Association Maintenance Facility

**Project Size**  
138,080 sf

**Completion**  
2003

**Services**  
Needs Assessment  
Programming  
Facility Design  
Construction Admin

Provo River Water User Association (PRWUA) developed a master plan in 1995 that identified several required improvements to the PRWUA facilities that needed to be done and JRCA was brought on to help. JRCA conducted design workshops to better determine the space requirements for the PRWUA's current and future needs.

The facility serves the following functions:

- Large Vehicle Storage Bays with Grease Pit and Lift
- Offices
- Breakroom
- Restrooms (Lockers & Showers)
- Janitorial Closet
- Parking Bays
- Tool Room/Supply Room
- Large Vehicle Wash Bay
- Site Improvements (Parking, Sidewalk, & Landscaping)
- Storage Bunkers for Sand & Gravel
- Recycled Asphalt



### UDOT Salt Lake West Maintenance Facility

The Salt Lake West Facility is to replace the current facility located on 5600 West and the frontage road. This site will be used for interchange construction along the Mountain View Corridor.

The new facility provides storage, repair, administration, salt and bulk materials storage, sander racking, and brine making. The facility is also structured to accommodate a full truck/tow plow in one bay. UDOT has been working closely with West Valley City to provide an upgraded image on the facility.

The project is a refined prototype that addresses solutions to some of the issues present in the typical prototype design.

**Project Size**  
17,000 sf

**Completion**  
IN DESIGN

**Services**  
Facility Design  
Construction Admin

**Reference**  
Ryan Ellsworth  
DFCM Project Manager  
801-702-9703



### Riverton Public Works Facility

In response to continuing growth, Riverton City retained JRCA Architects to complete a needs assessment, programming, site evaluation, and design for the city's public works facility.

The new facility supports the following city services:

- Vehicle and Equipment Storage
- Fleet Maintenance
- Wash Bay
- Lube Pit
- Bulk Material Storage
- Public Services Administration
- SCADA
- Engineering Department

#### Project Size

Site Area - 3.8 acres

Building Area - 26,800 s.f.

#### Completion

2012

#### Services

Needs Assessment  
 Programming  
 Site Selection  
 Facility Design  
 Construction Admin  
 Furnishings Design

#### Reference

Trace Robinson  
 Public Works Director  
 (801) 208 - 3137



### South Jordan Public Services Facility

In response to continuing growth, the City of South Jordan retained JRCA Architects to complete programming and design for the city's public services departments. The facility supports the following city services:

- Fleet Vehicle Services
- Wash Bays
- Parts Warehouse
- Lube Pit
- Water Department
- Sewer Department
- Streets Department
- Facilities Management
- Parks Department
- Salt Storage
- Sander Racks
- Public Services Administration
- Engineering

#### Project Size

Site Area - 7.5 acres  
Building Area - 61,066 s.f.

#### Completion

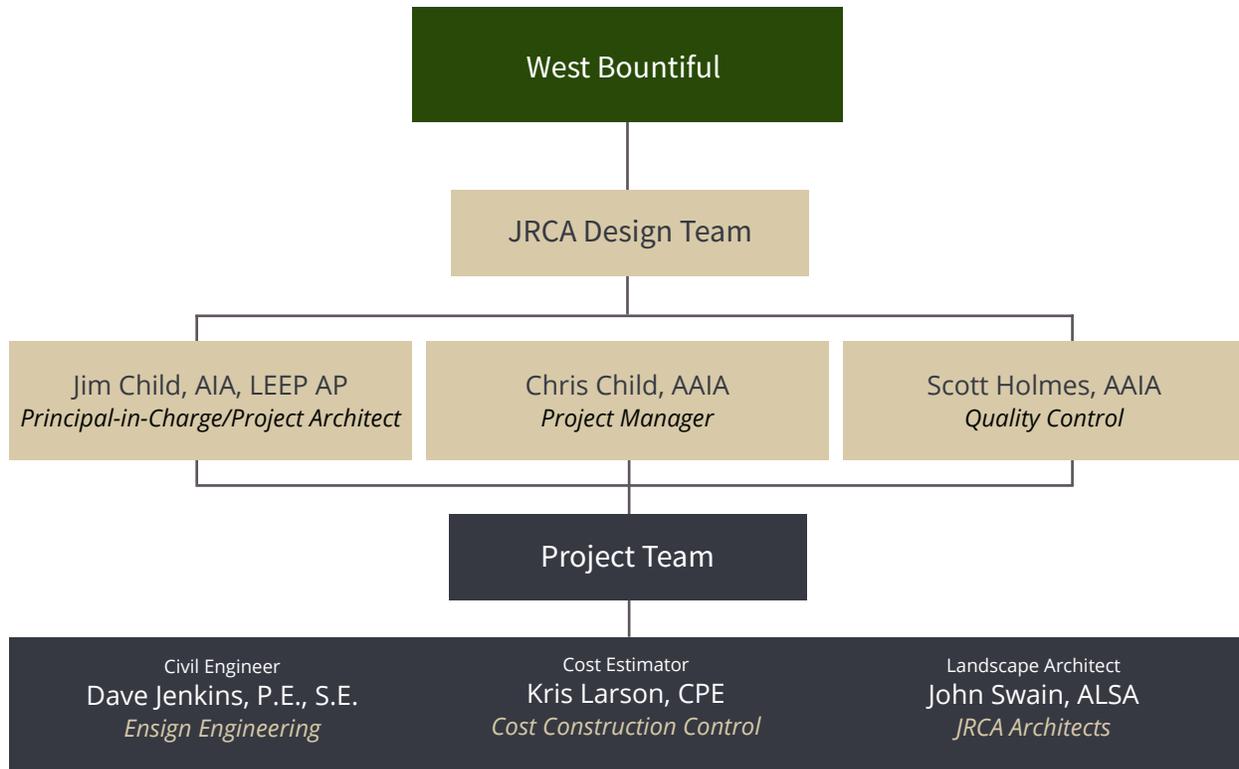
2008

#### Services

Needs Assessment  
Programming  
Master Planning  
Facility Design  
Construction Admin  
Furnishings Design

#### Reference

Jason Rasmussen  
Public Works Director  
(801) 254 - 3742



**Project Team Interaction**

Our team empowers the individuals in the organization and the project delivery structure at levels closest to the decision. We trust our team members because of their experience and leadership. At the same time, upper management stays informed of the progress of the project and about issues and resolution. Management is always available to share their experience and insight into any issue.

One of the most important aspects of the project is the ability to communicate three-dimensional concepts effectively. We employ the Revit Building Information Modeling (BIM) design package. We build the project first in a digital fashion, which allows the concepts and construction methods to be shared amongst the design team and with the city. With this visioning tool, the information

can flow both ways between all aspects of design. Conflicts are recognized and rectified. Through three-dimensional modeling, we achieve better coordination and often better ideas are revealed as everyone explores how the project will come together.

The Revit BIM system exports directly to AutoCAD format to provide full working drawing packages for review and submission to government agencies for approval. Revit also makes excellent three-dimensional renderings for visualization by Owners and Building User Groups.

All consultants are prepared and ready to assist the city with all parts of this project to ensure a successful facility that meets the needs and goals of the city.



## JIM CHILD, AIA, LEEP AP

JRCA ARCHITECTS | PRINCIPAL-IN-CHARGE/PROJECT ARCHITECT

### SUMMARY OF EXPERIENCE

Jim has demonstrated technical, managerial, and design skills working interactively with corporate and government clients on numerous successful projects. He brings extensive experience and understanding to every project, which allows the firm to time-and-time again design and implement effective work environments and public facilities.

Jim's focus on communication between the owner and the design team has been a prime factor in the completion of successful projects and the repeat business of most clients. His experience includes all phases of architecture from programming through construction observation. Jim has been instrumental in design and coordination of complex projects involving multi-dependent systems and varied diverse user groups.

### REGISTRATION

- Licensed Architect in Utah, Arizona, California, Colorado, New Mexico, Nevada, Washington, Wyoming

### EDUCATION

- Master of Science, Architecture, University of Utah
- Bachelor of Science, Finance, University of Utah

### RELEVANT EXPERIENCE (PARTIAL LIST)

- West Jordan Public Works Facility
- West Valley Public Works Facilities Expansion
- Midvale City Public Works Facility Expansion
- South Jordan Public Works Complex
- Riverton Public Works Facilities
- Orem Public Works Facilities
- Bountiful City Light and Power Facilities
- Mapleton Public Works Facilities
- Heber Public Works Facilities
- Provo River Water Users Storage & Large Vehicle Maintenance
- Brighton Resort Large Vehicle Maintenance Facility
- Old Mill Golf Course Vehicle and Equipment Maintenance Facility
- Meadowbrook Golf Course Maintenance Facility
- South Ogden Parks Vehicle Maintenance and Storage Facilities
- Cottonwood Improvement District Vehicle Maintenance & Storage Facilities



## CHRIS CHILD, AAIA

JRCA ARCHITECTS | PROJECT MANAGER

### SUMMARY OF EXPERIENCE

Chris has been with JRCA Architects for over 10-years. Starting in production and moving up to assistant project architects, he has the ability to take a project from design to completion. Chris will be the day-to-day contact for through the progression of the project and is prepared, experienced, and ready to help West Bountiful design and build a new public works facility.

### ORGANIZATION

- Member, American Institute of Architects
- Member, National Council of Architectural Registration Board

### EDUCATION

- Master of Architecture, University of Utah
- Bachelor of Science, University of Utah
- Graduate Certificate in Historic Preservation, University of Utah

### RELEVANT EXPERIENCE (PARTIAL LIST)

- West Jordan City Public Works, West Jordan, Utah
- Cottonwood Heights Public Works Cottonwood Heights, Utah
- Pleasant Grove Fire & Justice Center, Pleasant Grove, Utah
- Riverton Public Works, Riverton, Utah
- Bluffdale City Hall, Bluffdale, Utah
- Weber Valley Youth Corrections, Ogden, Utah
- Grantsville Justice Center, Grantsville, Utah
- North Park Police Department, North Park, Utah
- Kaysville City Police Department, Kaysville, Utah
- Nibley City Hall and Justice Courts, Nibley, Utah
- Lindon City Public Safety Master Plan, Lindon, Utah
- University of Utah Public Safety - Programming & Site Analysis, Salt Lake City, Utah



Riverton Public Works



## SCOTT HOLMES, AAIA

JRCA ARCHITECTS | QUALITY CONTROL

### SUMMARY OF EXPERIENCE

Scott brings over 20 years of industry experience, and presents a strong background in management and technical leadership of numerous projects. He is skilled at guiding and coordinating collaborative teams for both new construction, and remodel efforts. Scott's design efforts focus on public works and delivery of services. Scott is very detailed in his approach. He has excellent communication skills and clear organization of each project.

### ORGANIZATION

- Member, American Institute of Architects
- Member, U.S. Green Building Council

### EDUCATION

- Associates of Architecture, Salt Lake Community College

### RELEVANT EXPERIENCE (PARTIAL LIST)

- West Jordan City Public Works Facilities, West Jordan, Utah
- Sandy Public Works, Sandy, Utah
- Heber Public Works, Heber, Utah
- Bountiful City Light and Power Facilities Expansion, Bountiful, Utah
- Orem Public Works Facilities, Orem, Utah
- Springville Fire Station 41, Springville, Utah
- Springville Fire Station 42, Springville, Utah
- Kaysville Public Safety, Kaysville, Utah
- Lehi Fire station 82, Lehi, Utah
- Vernal City Municipal Center, Vernal, Utah
- Springville Civic Center, Springville, Utah
- Midvale City Hall | Midvale, Utah
- West Jordan Justice Center, West Jordan, Utah
- UHP Section 4 and 19 Facility, Murray, Utah
- Iron County Administration Offices and Court Remodel
- Salt Lake City Justice Courts, Salt Lake City, Utah
- North Park Public Safety Building, North Logan, Utah



## DAVID A. JENKINS, P.E., S.E.

ENSIGN | CIVIL ENGINEER

### SUMMARY OF EXPERIENCE

Dave has over 42 years of professional experience in civil and structural engineering. He has completed numerous projects for municipalities and private clients along the Wasatch Front. His diverse experience is in the design of infrastructure related to storm drainage master plans, parks and trails, hydraulic modeling, and large diameter piping projects, open channel realignments, hydraulic structures, a variety of utility projects including sewer and water, utility fee studies, roadway and street design and water storage facilities.

### REGISTRATION

- Professional Engineer Utah, 1981
- Certified Structural Engineer, UT, 1994

### EDUCATION

- B.S. in Civil Engineering, Brigham Young University

### RELEVANT EXPERIENCE (PARTIAL LIST)

- Bluffdale Fire Station, Bluffdale, UT
- Murray City Fire Station, Murray, UT
- Midvale Fire Station #21, Midvale, UT
- Mick Riley Golf Course Clubhouse Replacement, SLC, UT
- Public Works Building, Sandy City, UT
- Public Works Building, West Jordan, UT
- Midvale City Parking Expansion & Pickle Ball Courts, Midvale City, UT
- Midvale City Community Center Expansion, Midvale, UT
- South Jordan Courts Building, South Jordan, UT
- Pavilion in the SJ City Park, South Jordan, UT
- Family Recreational Complex and Park, Spanish Fork, UT
- Highland City Towne Center Park, Highland City, UT
- Animal Shelter Remodel, Sandy City, UT
- South Jordan LDS Temple, South Jordan, UT
- Sandy Civic Center, Sandy, UT



## KRIS LARSON, CPE

CONSTRUCTION CONTROL CORPORATION | COST ESTIMATOR

### SUMMARY OF EXPERIENCE

Kris accurately estimates projects at all stages of design including: Program, Conceptual, Schematic, Design Development, and Construction Documents. He estimates all building systems, including mechanical and electrical. Kris performs thorough, accurate quantity surveys matched with unparalleled service, and experience. Efficiently created accurate project estimates for projects located throughout the United States up to \$68 million in construction costs.

### REGISTRATION

- Certified Professional Estimator-2007
- ASPE National NW Governor - 2016-17
- Utah General Contractor B-100 Classification
- License # 6153745-5501

### EDUCATION

- B.S. Economics, University of Utah
- A.S. Ecology, Ricks College

### RELEVANT EXPERIENCE (PARTIAL LIST)

- Salt Lake City Mosquito Abatement District Remodel
- Sandy City Public Works Remodel
- South Jordan City Public Works
- West Valley City Public Works, Police and Fire
- Kamas Service Center
- UDOT Cottonwood Maintenance Facility
- UDOT Saratoga Springs Maintenance Facility
- UDOT Maintained Facility – Metal Building Options
- Farmington Police Station
- Davis County Children’s Justice Center
- Salt Lake County Public Works Building
- Davis County Library Headquarters and Admin
- Jordan Valley Water Treatment Plant



## JOHN SWAIN, ALSA

JRCA ARCHITECTS | LANDSCAPE ARCHITECT

### SUMMARY OF EXPERIENCE

Swain has been providing landscape architecture for JRCA Architects for over 25-years. He works with our clients to design and implement solutions that meet the goals of the projects.

### LICENSE

- Licensed Landscape Architect: Utah

### EDUCATION

- Bachelors of Science, Landscape Architecture & Environmental Planning, Utah State University

### RELEVANT EXPERIENCE (PARTIAL LIST)

- West Jordan City Public Works Facilities
- Riverton Public Works Facility, Riverton, Utah
- Provo River Water Users Association Administrative Center, American Fork, Utah
- South Jordan Public Services Complex, South Jordan, Utah
- Weber Valley Multi-use Youth Center, Ogden, UT
- Dixie Area Youth Center, St. George, Utah
- Millcreek Youth Center Modifications, Ogden, Utah
- West Jordan Justice Center, West Jordan, Utah
- Vernal City Municipal Center, Vernal, Utah
- Clearfield City Hall and Justice Center, Clearfield, Utah
- Orem City Hall Renovation, Orem, Utah
- South Ogden Government Center, South Ogden, Utah
- Springville Fire Station, Springville, Utah
- Utah State Post Academy Reuse, Taylorsville, Utah



## PROJECT APPROACH

“While each design objective is critical in any project, a truly successful project can be achieved only when all project goals are identified early on and held in proper balance during the design process; and where their interrelationships and interdependencies with all building systems are understood, evaluated, appropriately applied, and coordinated concurrently.”

### KICK-OFF MEETING

Officially, this is the starter’s gun meeting, but because of the groundwork laid by the City and our previous needs assessment and public works master planning experience, we are already underway.

**At this session we will determine the following:**

- Obtain a consensus of the City’s project goals and objectives
- Establish which City staff and council representatives will participate in the project development team and various workshops
- Finalize the project schedule
- Confirm City planning, council, and other approvals that will be required
- Review the project budget
- Determine additional existing public works projects that would be beneficial for the City representatives and design team to visit
- Identify required information and make assignments for obtaining it
- Create a sustainable vision for the project and set specific performance goals.



### TOURS OF RECENTLY COMPLETED PUBLIC WORKS PROJECTS

We understand the City has already visited several public works facilities and we believe this is the best way for the City’s development team to understand the impact of the planning and design decisions they will be making.

Because of our contacts and experience working with over 40 Utah municipalities, we can assist in arranging additional tours and discussions. The tours will include JRCA projects as well as others. The City’s development team will be able to discuss with the facility users what works and what does not.

### NEEDS ASSESSMENT VERIFICATION INTERVIEWS AND WORKSHOPS

Following the public works facility tours, we will conduct interviews with all departments and key staff members to develop a current and future facility needs assessment. These interviews will help us understand the unique requirements of West Bountiful City, how the new facilities might improve operations, and what the staff believes is required to perform their jobs successfully. These interviews will also help us to develop accurate projections of future facility growth.

The interviews are then followed up with interactive workshops to ‘test’ the facility space needs assessment summary for possible refinements and adjustments. Time will be spent to ensure that everyone understands the spaces allocated, their sizes, which areas can



be multi-use and shared, and allowances for future growth. The possible budget impact of modifications will also be considered as part of this session.

Without proper guidance, this can be a very subjective and even controversial discussion. Over the years, with the use of these types of workshops, JRCA has been able to explore the many possibilities and arrive at a consensus that responds to the individual City's expectations, goals, and resources.

#### SITE PLANNING WORKSHOP

While the proposed project site appears to provide adequate space, it also offers the challenge of access and the impact on the adjacent property owners. The site planning workshop will allow both the design team and the City's development team, to focus on how the design can address the current project goals and site challenges and opportunities.

**In this session we will develop designs that will ensure:**

- Large vehicle and other traffic patterns are adequately addressed, and conflicts are mitigated
- Master plan takes advantage of and maximizes the use of the available property

- Building massing and orientation responds to identified sustainable goals
- Plan for future phased construction, development, and changes in municipal services provided
- Addresses and mitigates the impact on adjacent landowners

#### DESIGN WORKSHOPS

Building on comments from guided facility tours, existing facility evaluations, and site planning workshop, we will create additional design options to help move the workshop process along. At this session, drawings and diagrams surround the room. We roll up our sleeves and work on the design options right there. Sustainability opportunities are explored, and their impact discussed to determine if the design is compatible with these goals. Cost models are adjusted immediately to reflect decisions made and options explored.

The stimulating discussion goes back and forth between the design team and the City's project development team. When things get stuck, we offer suggestions. As issues are re-solved, the designs are changed and immediately documented. Everyone has ownership in the decisions, and the session is dynamic and productive.



### DOCUMENTATION AND QUALITY CONTROL

The quality of construction documentation will have a profound effect on the success of the project and contributes directly to:

- The Actual Constructed Quality of the Completed Project
- The Construction Manager / General Contractor
- The Construction Schedule and Minimizing Change Orders

JRCA has developed and implemented specific procedures to ensure the West Bountiful Public Works Facility documentation will be of the highest quality and takes full advantage of lessons learned.

#### The procedures include:

**Peer Reviews** - The design and documentation for the West Bountiful Public Works facility will be carefully reviewed at the schematic, design development, and construction document stages by Scott Homes, AIA, Quality Control Manager on this project.

**BIM Clash Detection** - JRCA and each of our consultants utilize REVIT modeling software to develop the design and construction documents. This software allows us to model all building

components in three-dimensions, this will enable us to address any conflicts and ensure compatibility.

**Lessons Learned** - At the end of each of our public works facilities projects we conduct 'lessons learned' workshops both with our client and with our staff. This ensures that great ideas are carried forward, and mistakes are not repeated.

### COMMUNICATION

Regular and open conversations with all the project team are critical to the success of the public works project.

**To ensure the lines of communication are open and everyone is on the same page we will:**

- We will conduct meetings - We always conduct interactive, participatory workshops.
- We anticipate meeting with the City's project team approximately every (2) weeks (and sometimes weekly) throughout the design and construction phases.
- All Workshops are documented and minutes distributed to the design team and the City's project team.
- Workshop minutes, design presentations, and progress construction document will



be posted and available to all project and design team members.

#### PUBLIC MEETING

JRCA understands the critical responsibility involved whenever citizens tax dollars are being spent. Over the years, we have developed a proven strategy that 'right-sized' facilities establish and comply with initial budget estimates and build a community consensus.

Consensus building is critical to the success of any public process — the West Bountiful Public will require the combined efforts of elected officials, city staff, community organizations, citizens, and the JRCA design team. Through our user interviews, interactive work-shops, public visioning sessions, open houses, and public presentations, JRCA will build community confidence that their tax dollars are being invested well. Our recent work with Springville, Grantsville, Nibley, and West Jordan highlighted the advantages of our process as we have been able to bring together diverse groups to create the right balance community expectations and operational goals.

#### SUSTAINABILITY

The West Bountiful is in a unique position to set the example of responsible, sustainable design for the entire community. Sustainable design and construction involve many components including site development, building configuration, orientation, material choices, daylighting, and mechanical and electrical system decisions.

Many of these decisions are 'no-cost' choices that we consider part of good design while others involve an additional upfront investment that can usually be recovered or paid back through operational savings.

JRCA Architects has made sustainable design a priority with all our projects. Careful consideration must be given to ensure the strategies implemented provide a maximum return to the City for the resources invested.

The design team, together with the City, must make these decisions early in the design process. As a LEED® accredited professionals, Jim will provide the needed information and lead the City to the most appropriate and successful solutions.

#### WE ARE COMMITTED TILL THE END

If JRCA Architects is selected for this project, our work will not be complete until the new public works complex is designed, constructed, and operating the way it was designed. Jim, Chris, and Scott will continue to represent the City's interests throughout the design, construction, and move-in process, including conducting and documenting regular construction meetings, reviewing completed work, reviewing and processing submittal, pay requests, and potential change orders.



West Jordan Public Works



### RISKS, CHALLENGES, OPPORTUNITIES

#### Equipment Planning and Coordination -

Lifts fixed and portable, fluid distribution, overhead cranes, exhaust systems, fluid recycling systems, and inventory management systems are all critical to the City's public works operations. Whether reusing existing equipment, providing new systems purchased directly by the City, or supplied as part of the construction contract, proper planning and coordination early in the programming and design process will insure maximum functionality and minimum cost.

Building on our public works facility experience, JRCA will prepare our equipment inventory and responsibility matrix early in the planning process. This document will be critical to budgeting, design, and developing accurate contract documents.

#### Overhead Crane Clearances -

Overhead, jib, and portable cranes are critical to the City's public works operations. These must be carefully coordinated with the structure, lighting, and radiant heating systems. Proper clearances must be maintained to insure proper operation and avoid damage caused by proximity to heating elements.

JRCA's has experience with many different types of cranes with various manufacturers, insuring these requirements are considered early in the design process.

#### Vehicle Floor Drainage / Slope / Trench Drain Construction -

As vehicles and equipment are brought in for either storage or service, proper floor drainage is critical for both safety and long term maintenance. Our experience will help us determine when and how best to slope floors and when requirements of planned equipment must be considered.

While it may be easier to utilize pre-fabricated trench drains, we have developed specific trench drain designs that meet environment requirements and better facilitate cleaning.

#### Vehicle and Equipment Bay Sizes -

As you have discovered with your current facility, new equipment is acquired, equipment sizes change, and security and environmental requirements continue to increase. Part of our interactive planning workshops includes an in depth analysis of your storage and service needs to determine the ideal bay sizes. While this may vary for enclosed storage, open storage, or

service operations, we try to develop standard bay sizes that will allow for future flexibility and growth.

#### **Locker / Changing Room / Shower Options -**

Right sizing separate male and female locker rooms for public works facilities is always a challenge. Same sex and transgender requirements can further compound these requirements.

One option that should be considered is to provide combined open Locker area with several adjacent individual changing / shower rooms. In addition to being able to right-size the number of lockers and showers, regardless to the gender make-up of the City's workforce, the combine locker area also encourages better communication.

#### **Welding and Painting Requirements -**

Although welding and painting operations are periodic, there is often a temptation to

not provide specifically designed spaces that incorporate required safety provisions.

To address this challenge we have been able to develop multi-purpose welding and painting bays that provide the appropriate safety measures while allowing for over maintenance and operational uses.

#### **IECC Requirements / Shell Construction -**

Updates in the energy code have had a profound effect on the construction of public works and vehicle maintenance facilities. While these changes have improved energy consumption, they have created unique challenges for material selection, construction costs, and functionality.

Pre-cast sandwich panels, cavity wall construction, High-R block are all being utilized. We will carefully evaluate building size, configuration, and operational requirements to select the most effective and appropriate system.



**JRCA Architect's Hourly Rates:**

Principal	\$140/Hr
Project Manager	\$100/Hr
Production Technician	\$85/Hr
Interior Design	\$100/Hr
Clerical	\$60/Hr

**Sub-consultant Hourly Rates:**

Landscape Architect	\$120/Hr
Civil Engineer - Principal	\$150/Hr
Civil Engineer - Project Manager	\$120/Hr
Production Technician	\$85/Hr
Cost Estimator	\$120/Hr





**West Bountiful Public Works Facilities**  
**Needs Assessment Fee Worksheet**  
 1/10/2019

<b>Facility Tours</b>	Jim	5 Hrs.	\$ 140.00 /Hrs.	\$ 700.00		
	Chris	5 Hrs.	\$ 100.00 /Hrs.	\$ 500.00	\$	1,200.00
<b>Needs Assessment Interviews w/Staff</b>		5 Hrs.	\$ 140.00 /Hrs.	\$ 700.00		
		5 Hrs.	\$ 100.00 /Hrs.	\$ 500.00	\$	1,200.00
Assemble Facility Needs Assessment		2 Hrs.	\$ 140.00 /Hrs.	\$ 280.00		
		4 Hrs.	\$ 100.00 /Hrs.	\$ 400.00	\$	680.00
<b>Needs Assessment Workshop</b>		4 Hrs.	\$ 140.00 /Hrs.	\$ 560.00		
		4 Hrs.	\$ 100.00 /Hrs.	\$ 400.00	\$	960.00
Develop Conceptual Building and Site Test Fit		4 Hrs.	\$ 140.00 /Hrs.	\$ 560.00		
		8 Hrs.	\$ 100.00 /Hrs.	\$ 800.00		
		6 Hrs.	\$ 85.00 /Hrs.	\$ 510.00	\$	1,870.00
<b>Conceptual Building and Site Design Workshop</b>		4 Hrs.	\$ 140.00 /Hrs.	\$ 560.00		
		4 Hrs.	\$ 100.00 /Hrs.	\$ 400.00	\$	960.00
Develop Schematic Designs		4 Hrs.	\$ 140.00 /Hrs.	\$ 560.00		
		8 Hrs.	\$ 100.00 /Hrs.	\$ 800.00		
		6 Hrs.	\$ 85.00 /Hrs.	\$ 510.00		
Prepare Cost Estimate		5 Hrs.	\$ 120.00 L.S.	\$ 600.00	\$	2,470.00
<b>Schematic Design and Cost Estimating Workshop</b>		4 Hrs.	\$ 140.00 /Hrs.	\$ 560.00		
	Define Phasing	4 Hrs.	\$ 100.00 /Hrs.	\$ 400.00	\$	960.00
<b>Finalize Schematic Design and Project Phasing</b>		2 Hrs.	\$ 140.00 /Hrs.	\$ 280.00		
		8 Hrs.	\$ 100.00 /Hrs.	\$ 800.00		
		6 Hrs.	\$ 85.00 /Hrs.	\$ 510.00		
Update/Finalize Cost Estimate		2 Hrs.	\$ 120.00 L.S.	\$ 240.00	\$	1,830.00
<b>City Council Presentation</b>		3 Hrs.	\$ 140.00 /Hrs.	\$ 420.00		
Modify and Deliver Completed Study		2 Hrs.	\$ 140.00 /Hrs.	\$ 280.00		
		2 Hrs.	\$ 100.00 /Hrs.	\$ 200.00		
		2 Hrs.	\$ 85.00 /Hrs.	\$ 170.00	\$	650.00
Direct Expenses		1 Ea.	\$ 300.00 L.S.	\$ 300.00	\$	300.00
<b>Total Proposed Fee</b>					\$	<b>11,880.00</b>

The Fee for the preparation of Construction Documents, Bidding Assistance, and Construction Administration for the first phase of work, anticipated to include Site Work, Utilities, and Salt Storage Building will be determined as the final Scope of Work is finalized

# MEMORANDUM



**TO:** Mayor & Council

**DATE:** January 9, 2019

**FROM:** Ben White

**RE:** **Park Concessions Building Design**

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City staff has been working on a building design to replace the existing concessions and restroom building located near the baseball fields. The intent will be to begin construction after the July 4 celebrations this summer.

The design is nearing the point where assistance from mechanical and electrical designers is required. Staff wanted to review whether the proposed design concept meets the Council's expectations. Attached to this memo are the preliminary drawings that include the following design aspects:

## Building Design Summary

1. Men's restroom with one toilet and one urinal;
2. Women's restroom two toilets;
3. One "family" style restroom;
4. Screen walls on men's and women's restroom doors;
5. Floor-mounted china toilets;
6. Wall-mounted sink with no countertop and single push mixing valves;
7. Electric hand driers;
8. Baby changing station in men's, women's and family restroom;
9. Motion sensor for lights and exhaust fan;
10. Solid masonry walls with toilet partition walls floor to ceiling;
11. Sealed concrete floor;
12. Ceiling height 9'6";
13. Painted sheet rock ceiling;
14. Mop sink in storage area and roll up door to storage;
15. Heat in all rooms. Will explore heating options with mechanical designer;
16. Hot water to all sinks. Will explore instant hot water vs. hot water tank with mechanical designer;
17. Soffit lighting on building corners and above restroom doors on photocell;
18. Concessions:
  - a. Roll up 8' window;

- b. Stainless steel wall-mounted countertops;
- c. Space for two freezers
- d. Wall-mounted sink
- e. Provisions for triple sink should future building use necessitate;
- f. No grease interceptor line planned;
- g. Floor sink and water line to accommodate potential soda fountain;
- h. Wall cabinets or shelving requirements still being studied;

### Building Exterior

- 1. Split face and smooth block mix;
- 2. Glass block windows in men's and women's restrooms;
- 3. Architectural asphalt shingle roof on hip roof;
- 4. 18" of roof overhang around the building, except for south side of building;
- 5. 6' overhang with the privacy walls by restroom doors (south side);
- 6. Aluminum soffit and fascia;
- 7. About 8' high to the bottom of the beam into the restrooms;

### Site Considerations

- 1. Relocate drinking fountain to trail corner south of building;
- 2. Wall with plaques north of existing concessions building will be removed. We still need to determine where to relocate the plaques;
- 3. Roll up storage room door opens to the parking lot;
- 4. 5' concrete walkway all the way around building;
- 5. 4' park strip by parking lot (west side of building);
- 6. Need to protect above ground irrigation filter just south of building;
- 7. Site lighting near the playground will be a separate contractor;

**KEY NOTES:** ①

1. MIRROR - 40" TO TOP (16"x24") BOBRICK B-2908 TEMPERED GLASS AND WELDED FRAME OR EQUAL
2. SOAP DISPENSER - BY OWNER
3. LAVATORY SINK - WHITE VITREOUS CHINA AMERICAN STANDARD LUCERNE OR EQUAL(34" TO RIM)
4. URINAL - WHITE VITREOUS CHINA AMERICAN STANDARD LYNBROOK OR EQUAL WITH SLOAN OPTIMA PLUS FLUSH VALVE
5. WATER CLOSET - WHITE VITREOUS CHINA AMERICAN STANDARD MADERA 16 1/2" ELONGATED OR EQUAL
6. HAND DRYER - SURFACE MOUNTED (46" TO CENTER) XLERATOR MANUFACTURER
7. TOILET PAPER DISPENSER - BOBRICK B-2892 SURFACE MOUNTED JUMBO ROLL OR EQUAL
8. GRAB BARS - BOBRICK B5806 x LENGTH SHOWN OR EQUAL (3 BARS IN 3 PLACES)
9. SANITARY NAPKIN DISPOSAL UNIT- BOBRICK B-254 (WOMENS RESTROOM ONLY) OR EQUAL
10. BABY CHANGING STATION - ASI 9012 OR EQUAL
11. FROST FREE HOSE BIB - WATERFORD MB65 OR EQUAL
12. ADA COMPLIANT SIGN - "MEN", "WOMEN" AND "MEN/WOMEN/ADA" SIGNS
13. 8' WIDE ROLL-UP COIL WINDOW WITH STAINLESS STEEL TRIM AND DUST COVER
14. SINK
15. 16" WIDE STAINLESS STEEL COUNTER (COUNTER EXTENDS THROUGH ROLL-UP WINDOW)
16. 24" WIDE STAINLESS STEEL COUNTER
17. FLOOR SINK - SMITH 3430-13 OR EQUAL
18. REFRIGERATOR PROVIDED BY OWNER
19. FLOOR DRAIN - SMITH 2005 OR EQUAL (SLOPE FOR TO DRAIN)
20. SERVICE SINK FAUCET - T&S B-0665-BSTP OR EQUAL
21. SERVICE SINK - ENAMELED CAST IRON AMERICAN STANDARD FLORWELL OR EQUAL
22. MOP HOLDER - BOBRICK B-223x24, 3 HOLDERS OR EQUAL
23. SOFFIT LIGHT
24. TOILET PARTITION- AMPCO OR EQUAL SOLID PHENOLIC BLACK CORE DOORS WITH STAINLESS STEEL HARDWARE AND OVERHEAD BRACE (2 OF 3 ADA COMPLIANT)
25. GLASS BLOCK - 4" THICK, BULLETPROOF WITH "PRIVACY" VISIBILITY.
26. ATTIC ACCESS
27. 8' WIDE x 7' HIGH SECTIONAL ROLL UP DOOR

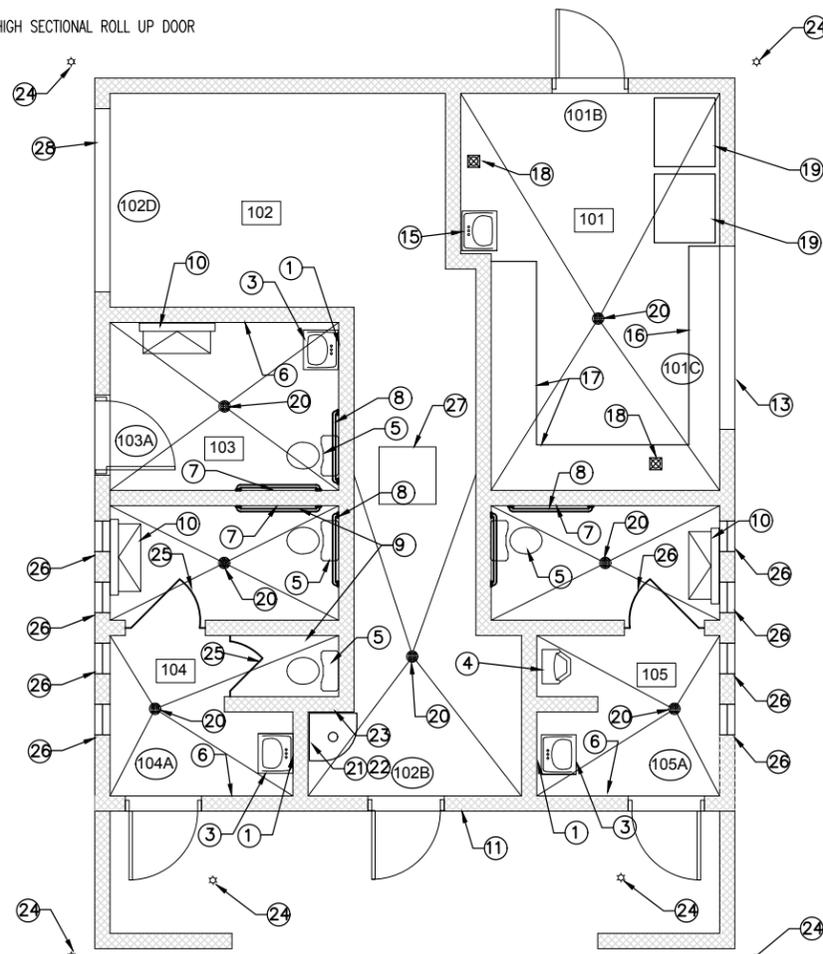
**ROLL-UP DOOR**

**DOOR HARDWARE**

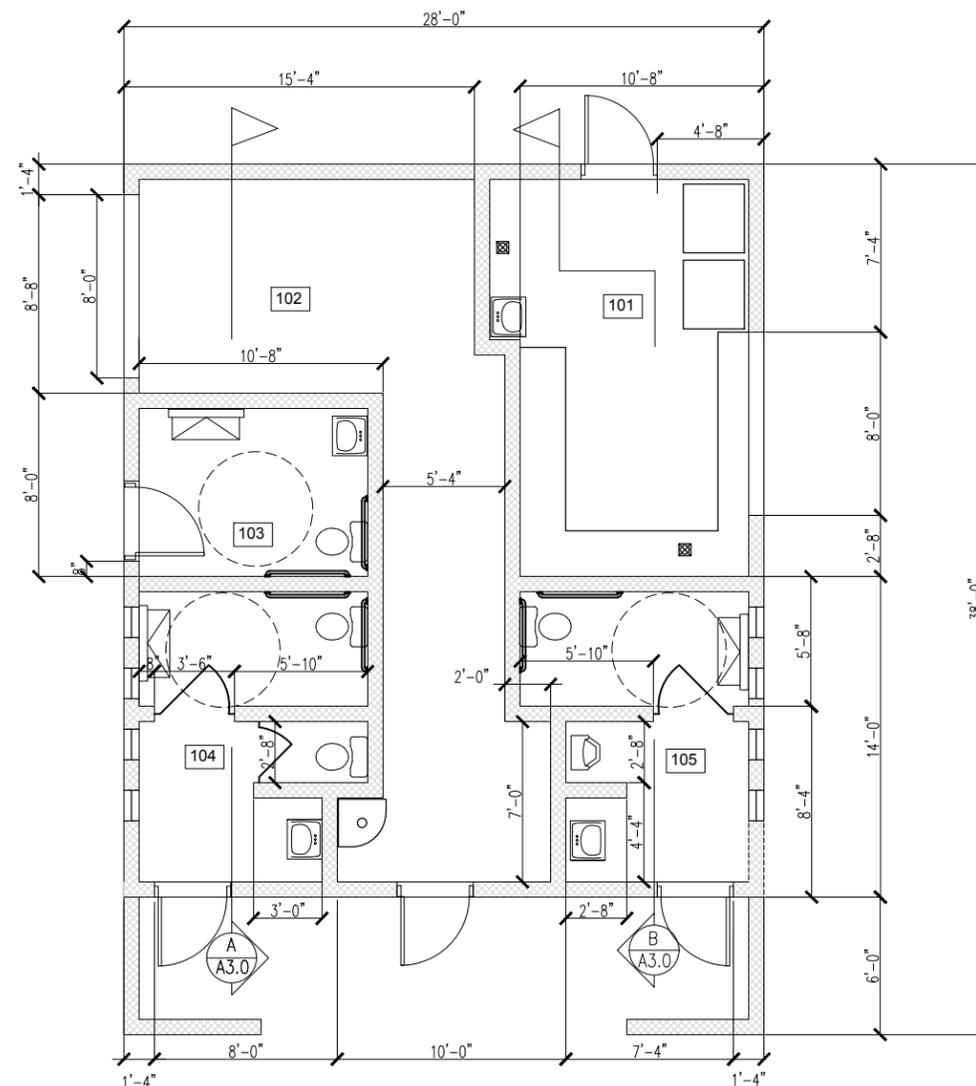
GROUP A: BRUSHED STAINLESS STEEL FINISH  
 SCHLAGE OR EQUAL DEADBOLT (KEY ONLY) AND LATCHSET WITH LEVER  
 HAGER OR EQUAL BUTTS: 1 1/2" PAIR BUTTS- 4 1/2"x4 1/2" NON-REMOVABLE PINS

FINISH SCHEDULE										
ROOM NUMBER	ROOM NAME	FLOOR	TRIM AND BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	HEIGHT A.F.F.	FINISH	
101	CONCESSION	A	A	A	A	A	A	8'-8"	A	
102	STORAGE	A	B	A	A	A	A	8'-8"	A	
103	FAMILY RESTROOM	A	A	A	A	A	A	8'-8"	A	
104	MENS RESTROOM	A	A	A	A	A	A	8'-8"	A	
105	PLUMBING CLOSET	A	B	A	A	A	A	8'-8"	A	
106	WOMENS RESTROOM	A	A	A	A	A	A	8'-8"	A	

FINISH SCHEDULE LEGEND			
FLOOR		TRIM AND BASE	
A	SEALED CONC.	A	BASE: NONE CEILING TRIM: 1"x4" PVC
B		B	BASE: NONE CEILING TRIM: NONE
WALL		CEILING	
A	PAINTED CMU	A	PAINTED GYPSUM BOARD
C	EPOXY PAINTED CMU		
DOOR			
A	STEEL 18 GA. 3'-0"x7'-0" COMMERCIAL STANDARD CS242-62 DOOR WITH 16 GA. FRAME		
B	STEEL 18 GA. 3'-0"x7'-0" COMMERCIAL STANDARD CS242-62 DOOR WITH 16 GA. FRAME		
C	8' WIDE x 4'-8" HIGH COIL UP DOOR		
D	8' WIDE x 7'-0" HIGH SECTIONAL ROLL UP DOOR		



**FLOOR PLAN**  
1/4"=1'-0"



**DIMENSION PLAN**  
1/4"=1'-0"

**LEGEND**

- 101 ROOM NUMBER
- 101A DOOR NUMBER AND HARDWARE GROUP
- CMU WALL
- FLOOR SINK
- FLOOR DRAIN

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			BSW
			FILE NAME:
			A1.0
			DATE:
			12-5-18

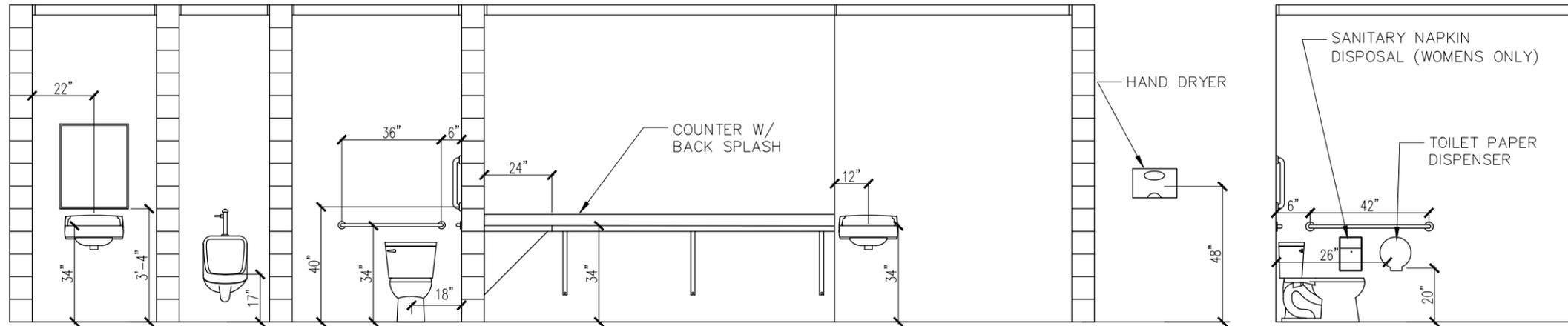
**WEST BOUNTIFUL CITY**  
 550 North 800 West  
 West Bountiful, UT 84087  
 Office: 801.292.4486 Fax: 801.292.6355  
 www.wbcity.org



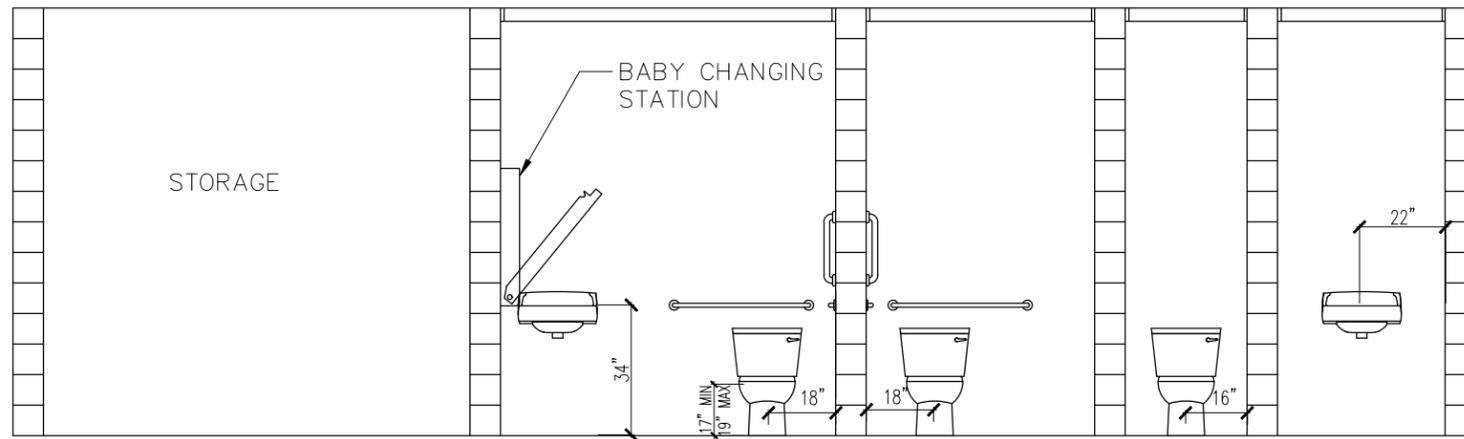
**PARK CONCESSIONS BUILDING**  
 550 West 1890 NORTH

**FLOOR PLAN**

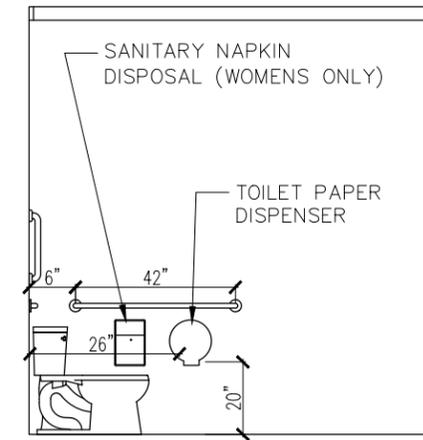
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	1 OF 1



**SECTION B – MENS AND CONCESSIONS**  
 1/4" = 1'-0"

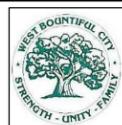


**SECTION A – WOMENS, FAMILY AND STORAGE**  
 1/4" = 1'-0"



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			A3.0
			DATE:
			12-5-18

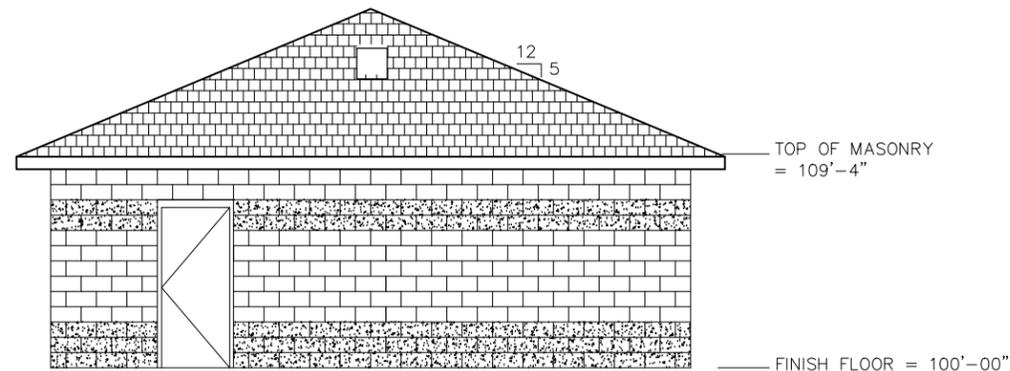
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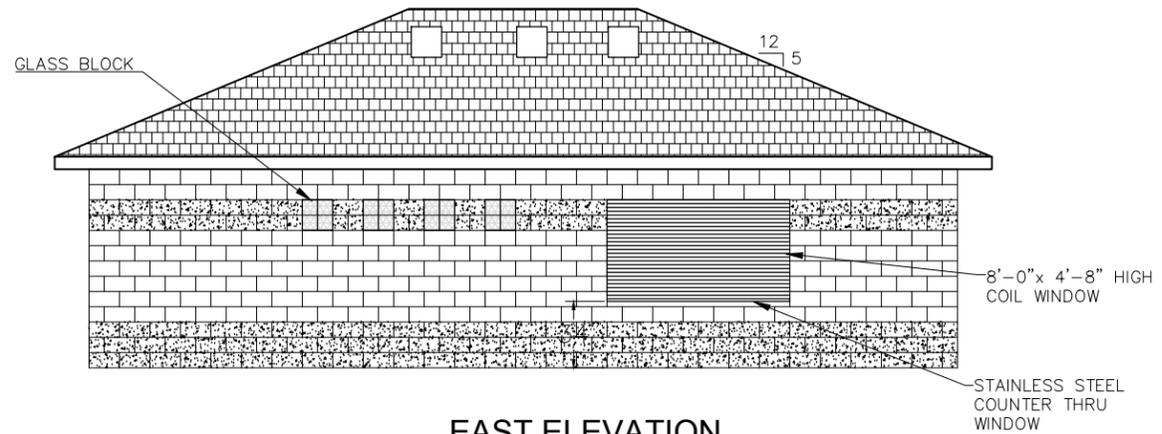
**PARK CONCESSIONS BUILDING**  
**550 West 1890 NORTH**

**INTERIOR ELEVATIONS**

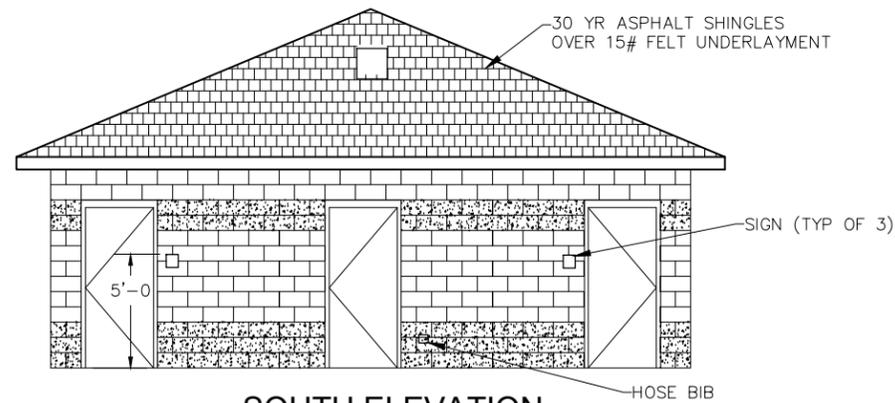
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NORTH ELEVATION

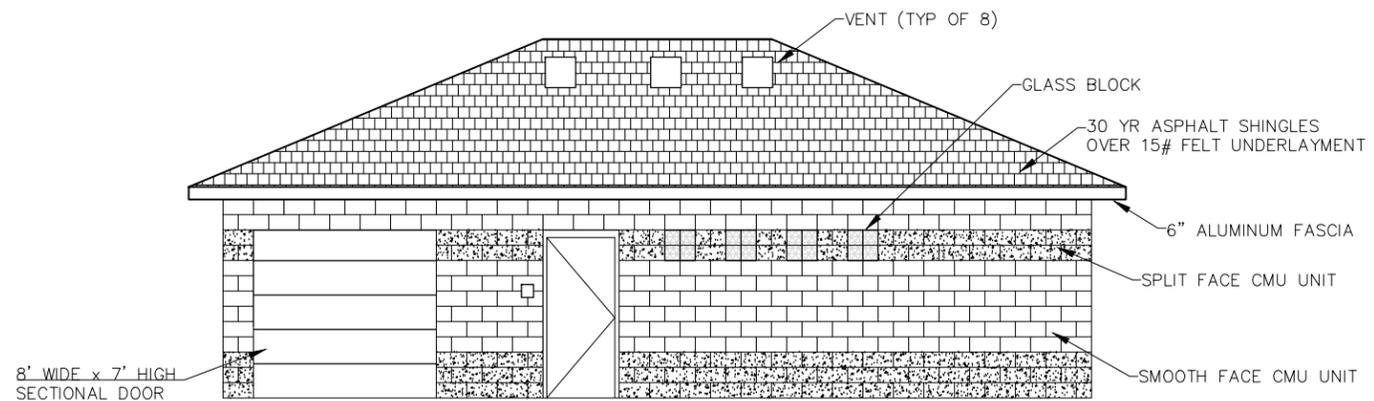


EAST ELEVATION



SOUTH ELEVATION

NOTE: PRIVACY WALLS NOT SHOWN



WEST ELEVATION

NO.	DATE	REVISIONS	DRAWN BY:
			BSW
			FILE NAME:
			A2.0
			DATE:
			12-5-18

**WEST BOUNTIFUL CITY**  
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**PARK CONCESSIONS BUILDING**  
**550 West 1890 NORTH**

**ELEVATIONS**

PROJECT NO:	18-025
SHEET NO:	A2.0
SCALE:	1:10 1 OF 1

WOOD:  
 1. ALL LUMBER SHALL BE GRADED AND MARKED ACCORDING TO THE WESTERN WOOD PRODUCTS ASSOCIATION AND GRADING RULES.

2. ALL DIMENSION LUMBER SHALL BE NO. 2 DOUGLAS FIR (DF) OR BETTER.

3. UNLESS SHOWN OTHERWISE FRAME WALL AND PARTITIONS WITH STUDS SHOWN ON 16" CENTERS DOUBLE STUDS AT OPENINGS AND TRIPLE AT CORNERS. DOUBLE PLATES AT TOP OF WALLS

4. PLYWOOD SHEATHING SHALL BE 5/8" FOR ROOF DIAPHRAGMS, AND CONTINUOUS OVER TWO OR MORE SUPPORTS.

5. PLYWOOD/OSB NAILING FOR ROOFS, WALLS, AND FLOOR SHALL BE 10d NAILS @ 6" OC @ PANEL EDGES & 10d NAILS @ 12" OC @ ALL INTERMEDIATE FRAMING.

6. PLYWOOD SHEATHING CAN BE OSB OR PLYWOOD

7. USE "H" CLIPS ON ROOF SHEETING BETWEEN TRUSSES.

8. FRAMING ANCHORS TO BE MANUFACTURED BY SIMPSON STRONG TIE OR ENGINEERED EQUIVALENT.

9. ANCHOR BOLTS TO BE 3/4" @ 32" O.C. ON EXTERIOR WALLS AND 5/8" @ 24" O.C. FOR INTERIOR WALLS.

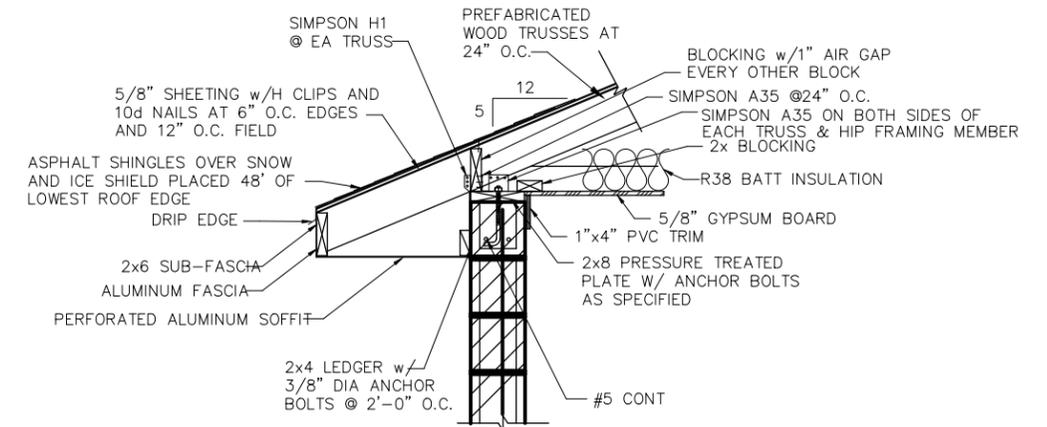
- 10. SIMPSON HCP 1.81 ON HIP BEAM
- 11. SIMPSON HRC 1.81 AT RIDGE BEAM END

CODES AND LOADING:  
 CODE: IBC 2015

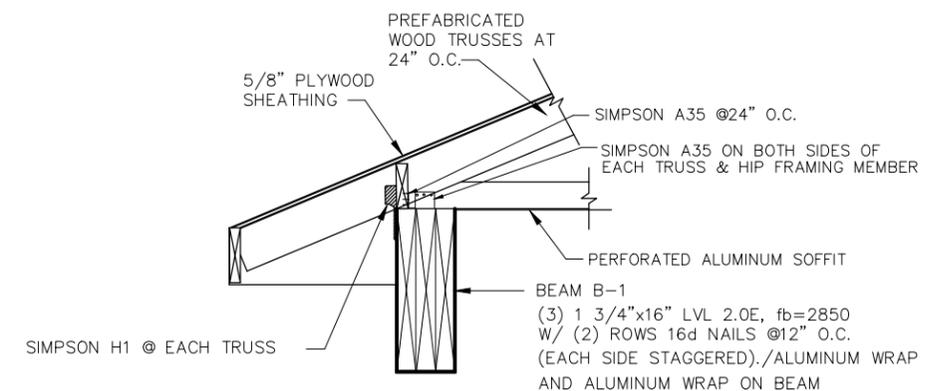
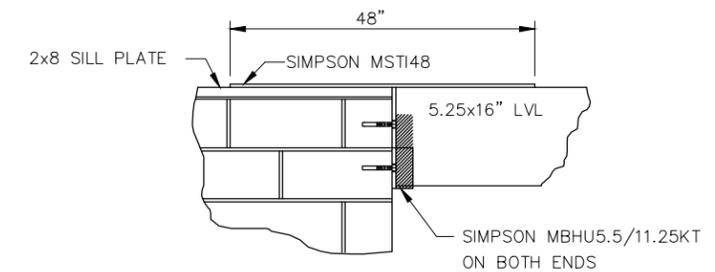
- 1. SNOW LOAD 30 PSF
- 2. WIND 110 MPH EXPOSURE B
- 3. SEISMIC ZONE D-2
- 4. IMPORTANCE FACTORS: SEISMIC  $I_e=1.0$

- 5. DEAD LOAD 15 PSF
- 6. PROVIDE ATTIC VENTILATION EQUAL TO 1/150 OF THE AREA OF THE SPACE VENTILATED

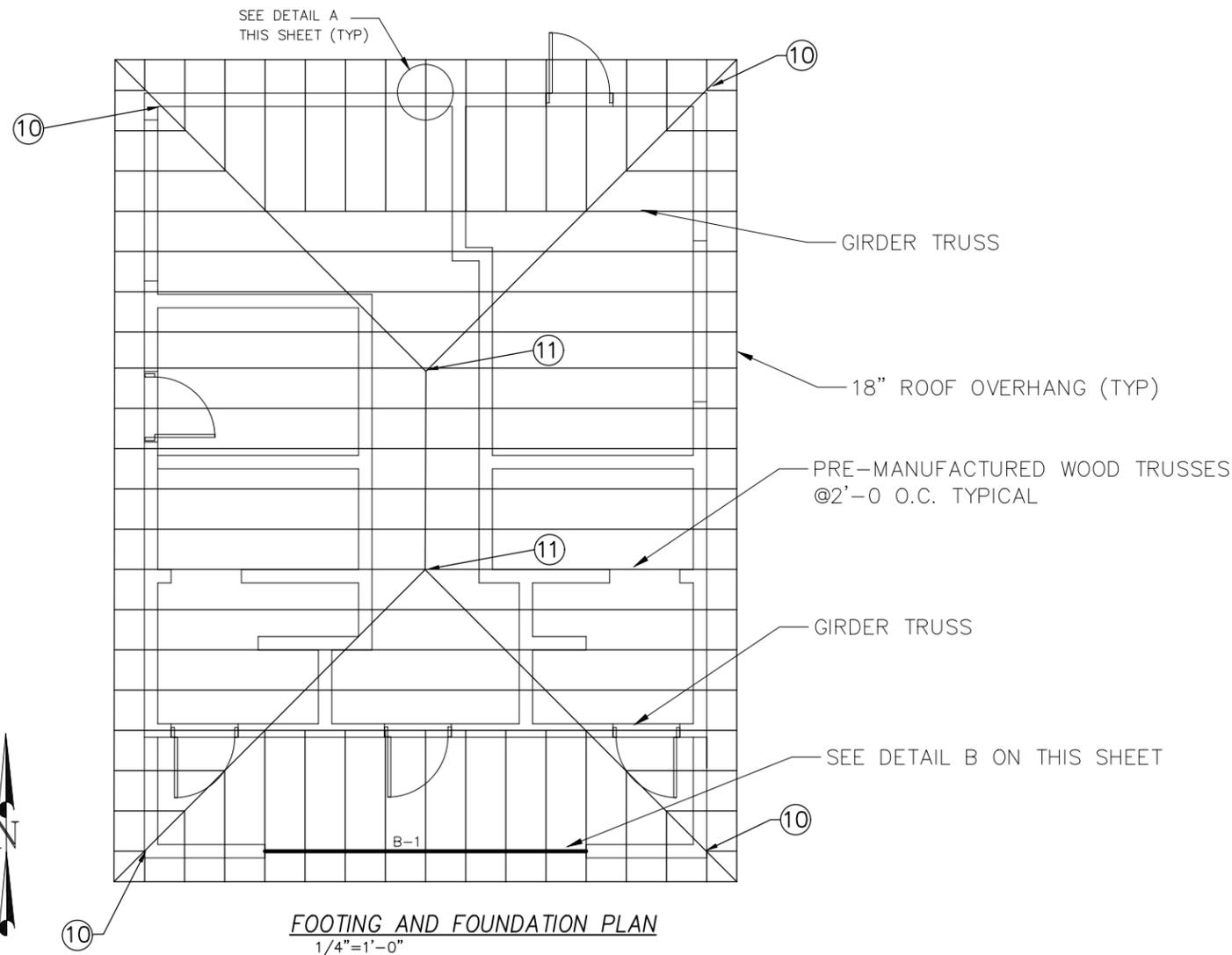
WIND  $I_w=1.0$   
 SNOW  $I_s=1.0$



**DETAIL A**



**DETAIL B**



**FOOTING AND FOUNDATION PLAN**  
 1/4"=1'-0"

NO.	DATE	REVISIONS

**DRAWN BY:** BSW  
**FILE NAME:** S2.0  
**DATE:** 12-5-18

**WEST BOUNTIFUL CITY**  
 550 North 800 West  
 West Bountiful, UT 84087  
 Office: 801.292.4486 Fax: 801.292.6355  
 www.wbcity.org



**PARK CONCESSIONS BUILDING**  
 550 West 1800 NORTH

**ROOF FRAMING**

<b>PROJECT NO:</b> 18-032
<b>SHEET NO:</b> S2.0
<b>SCALE:</b> 1:10
<b>1 OF 1</b>



1890 NORTH

PARK PARKING LOT

DRINKING FOUNTAIN

# MEMORANDUM



**TO:** Mayor and City Council

**DATE:** January 10, 2019

**FROM:** Duane Huffman

**RE:** **Appointment of Dallas Green as Acting Director of Golf**

---

After spending significant time with him reviewing his experience, qualifications, and vision for Lakeside Golf Course, I recommend that the mayor appoint, with the council's consent, Dallas Green to the position of Acting Director of Golf in accordance to the proposed promotion memo attached.



# MEMORANDUM

**TO:** Dallas Green  
**DATE:** January 8, 2019  
**FROM:** Duane Huffman, City Administrator  
**RE:** Promotion Recommendation – Acting Director of Golf

---

Congratulations! Based on your high level of performance and the skills you possess, I have found you to be qualified and eligible to receive a recommendation for appointment to Acting Director of Golf, subject to city council vote on January 15, 2019. Below is a summary of the employment details associated with this proposed promotion.

## Current

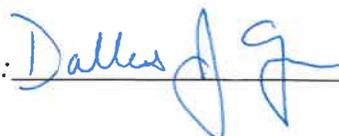
**Position:** Assistant Golf Professional  
**Step/Wage:** Step 4 / \$17.39/hr.  
**Overtime Status:** Non-Exempt  
**Probation:** Complete  
**Anniversary:** May 5

## Proposed

**Position:** Acting Director of Golf (APPOINTED)  
**Step/Wage:** Step NA / \$47,000/yr. (Acting)  
**Overtime Status:** Exempt  
**Probation:** Appointed – At Will  
**Anniversary:** January 15  
**Job Description:** Based on your relative lack of experience as a supervisor, this position is being modified to “Acting.” As such the pay scale is modified and you will not have supervisory responsibility over the golf maintenance staff at this time. All other responsibilities identified in the job description (attached) remain in place.  
**Education:** The city is interested in assisting with additional education and training.  
**Performance:** We will have formal reviews to consider performance, incentives, and any applicable changes to status on July 1 and December 1.

Acceptance of this promotion is voluntary. Please indicate your decision of whether to accept by signing an option below and returning this memo for inclusion in your personnel file. Please contact me with any questions.

I, Dallas Green, accept this recommended promotion:



1/8/19

date

# WEST BOUNTIFUL CITY

## RESOLUTION #447-19

### A RESOLUTION APPOINTING RONALD CRANDALL TO THE EMERGENCY PREPAREDNESS ADVISORY COMMITTEE

**WHEREAS**, the West Bountiful City Council established the Emergency Preparedness Advisory Committee (“EmPAC”) by adoption of Ordinance #354-14; and

**WHEREAS**, pursuant to the above referenced Ordinance, the Mayor shall appoint five (5) voting members to serve staggered terms, with the advice and consent of the City Council; and,

**WHEREAS**, there currently exists a vacancy on the Committee.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of West Bountiful that it consents to the Mayor’s appointment of following individual and respective term:

<u>Appointee</u>	<u>Office</u>	<u>Term Expires</u>
Ronald Crandall	EmPAC	December 31, 2022

**EFFECTIVE DATE.** This resolution shall take effect immediately upon passing.

Passed and approved by the City Council of West Bountiful City this 15th day of January 2019.

---

Kenneth Romney, Mayor

<u>Voting by the City Council:</u>	<u>Aye</u>	<u>Nay</u>
Councilmember Ahlstrom	_____	_____
Councilmember Bruhn	_____	_____
Councilmember Enquist	_____	_____
Councilmember Williams	_____	_____
Councilmember Preece	_____	_____

ATTEST:

---

Cathy Brightwell, City Recorder

1 **West Bountiful City**  
2 **Planning Commission Meeting**

**January 08, 2019**

3 **PENDING- Not Yet Approved**

4 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website,  
5 on the West Bountiful City website, and at city hall on January 4, 2018 per state statutory requirement.

6

7 Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 8, 2019 at  
8 West Bountiful City Hall, Davis County, Utah.

9 **Those in Attendance:**

10 **MEMBERS PRESENT:** Chairman Denis Hopkinson joined the meeting at 7:45 p.m., Alan Malan, Corey  
11 Sweat, Laura Charchenko, Mike Cottle, Dee Vest (alternate), and Council member Kelly Enquist

12 **STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (Recorder) and Debbie McKean (Secretary)

13 **MEMBERS EXCUSED:**

14 **VISITORS:** Steve Sundstrom

15 The Planning Commission Meeting was called to order at 7:30 pm by Alan Malan. Laura Charchenko  
16 offered a prayer.

17 **1. Accept Agenda**

18 Vice Chairman Malan reviewed the agenda. Corey Sweat moved to accept the agenda as presented  
19 and Dee Vest seconded the motion. Voting was unanimous in favor among all members present.

20 **2. Consider Proposed Modification to WBMC Title 17- Yard Regulations.**

21 Commissioner packets included a copy of Yard Regulations for R-1-10, R-1-22, and A-1 zones with  
22 suggested changes and a staff memorandum dated January 4, 2019 from Ben White regarding Accessory  
23 Structures and Covered Patios.

24 This agenda item is a continuation of discussion on covered patios, decks and accessory structures from  
25 previous Planning Commission and City Council meetings.

26

27 **Staff memorandum included the following information:**

28

- 29 • Accessory Structures Location- size and height of accessory structures has presented challenges  
30 recently. The attached municipal code language proposes criteria for when accessory structures  
31 can be closer than ten feet to a main structure and when heights exceeding twenty feet can be  
32 approved.
- 33 • Covered Patios language similar to decks encroaching into the rear yard setback has been  
34 drafted. This language is not an endorsement by staff. It is intended to facilitate discussion.  
35 Staff expects that some of the language may be acceptable, some unacceptable, and criteria not  
36 currently listed may also be proposed.

- 37 • Once the Planning Commission is satisfied with the proposed code language, a public hearing is  
38 required prior to making a formal recommendation to the City Council. Satisfied is not meant to  
39 imply that a positive recommendation to the City Council will occur; only that the topic was  
40 thoroughly discussed and debated prior to a recommendation being made.  
41

42 Mr. White pointed out the differences in decks, accessory structures, and patios. He reviewed the  
43 language and criteria options recommended by Staff for patio roofs as listed below.

44 17.xx.050

45 9. *A patio roof may encroach into the rear yard setback meeting the following criteria:*

- 46 a) *The entire roof is at least twenty (20) feet from the rear property line;*  
47 b) *The roof is no closer to a side lot line than the minimum required side yard or street side yard*  
48 *setback for the main structure;*  
49 c) *The roof does not encroach more than 200 square feet into the setback area;*  
50 d) *The roof pitch slopes in one direction only.*  
51 e) *The highest point of the roof is no higher than ten (10) feet above the finish floor elevation*  
52 *closest to the patio elevation.*  
53 f) *The highest point of the roof is no higher than the adjacent roof of the house or eighteen (18)*  
54 *feet above the patio, whichever is lower.*  
55 g) *There is no wall, fence, or railing required or constructed along any part of the patio.*  
56 h) *The patio and roof meet all building code requirements.*  
57

58 **Commissioner Comments:**

59 **Alan Malan** would like the criteria added that the patio must be at or below the lowest finished  
60 floor.

61 **Laura Charchenko** agrees that if we are going to let people build decks into the setback these similar  
62 restrictions for patio covers are important. She is not sure homeowners should be limited to one  
63 direction roof pitch (d), and overall feels decks are more intrusive to neighbors than patios because  
64 of their visibility to the neighbors.

65 **Denis Hopkinson** said he has struggled with this issue for some time. He prefers residents to go  
66 with an option such as a retractable awning that opens and closes than to make permanent changes  
67 to setbacks. He is in favor of treating patios and decks the same but if code is to be changed, he  
68 prefers no encroachment by decks or patio covers in the rear setback. Chairman Hopkinson further  
69 noted that most of the newer homes will have a deck located at mid-level and safety protocols need  
70 to be considered when setting criteria. He feels with all the building that is taking place he would  
71 like to tighten up the language and not allow encroachments so that the open feel of our City is not  
72 compromised. He wants sharp, defined requirements with understandable language and no room  
73 for exceptions. His preference would be to change #9 to read "*a patio roof may not encroach into*  
74 *the rear yard setback with the following criteria: a-h.*"

75 **Corey Sweat** feels residents should be allowed to cover their patios and feels we should mirror what  
76 we require for the decks. He does not want to allow code that is going to create a nuisance for  
77 neighbors. He wants to allow people as much freedom on their property as they would like but is

78 strongly opposed to adjusting the setbacks or building into the setbacks. He does not want any gray  
79 area. He desires to minimize impact, making the code as feasible as possible while keeping safety in  
80 mind.

81 **Mike Cottle** concurs with Commissioner Sweat. He feels that we are trying to put too much red  
82 tape in the process and are losing what we already have in place.

83 **Dee Vest** asked why we would only allow a sloping roof in one direction. Ben White explained this is  
84 only one roof top option to consider.

85 **Councilmember Enquist** suggested making a definition for a patio and a separate definition for a  
86 deck. Ben White noted that a deck becomes a deck when it is 30 inches off the ground.  
87 Councilmember Enquist expressed that the Council was mostly requesting the review of patios being  
88 covered and not decks.

89 Much discussion took place regarding some of the suggested criteria from Staff, viable ways to change  
90 the code, and pros/cons of changing what is in place already including impacts to both homeowners and  
91 neighbors.

92 All Commissioners agree that they want to allow the property owner as many rights on their property as  
93 possible, but many things must be considered in many different scenarios. With new state laws that  
94 limit our ability to deny conditional use permits, it is difficult to come up with a solution that will work  
95 out in all situations. Some discussion took place regarding having different requirements for the  
96 different zones or different size properties.

97 Most commissioners would prefer to eliminate the language allowing decks to encroach into the setback  
98 which then eliminates the need to also allow covered patios. Mr. White reminded the commission that  
99 the reason deck language was implemented was because decks were being built next to, but not  
100 attached, to homes. If they decide to eliminate the deck and patio cover allowances, changes to  
101 accessory structure regulations should be modified.

102 **Steve Sundstrom** took the stand to share his opinion regarding the discussion this evening. He bought a  
103 home that was already built and desires to build a patio with a nice roof over it. He currently has a  
104 retractable cover but does not like it. He would like to be able to keep patio furniture under the roof  
105 year-round. He said he wanted to follow the rules and was surprised when he came to the city for a  
106 building permit that it was not allowed. He has done research showing that other surrounding cities are  
107 more lenient than West Bountiful. He does not understand why people can build big barns very close to  
108 their neighbors, or have decks that encroach into the setback, while he cannot build a cover over his  
109 patio. He added that as much as he likes West Bountiful, he wishes he had not bought his home here.

110 There was more discussion about setbacks in other cities. **Laura Charchenko** suggested we set the rear  
111 setback at 25 feet which gives the property owner 5 more feet and eliminates the need for all the  
112 criteria.

113 **Corey Sweat** strongly opposes changing the setbacks. He said we are here to keep people from  
114 intruding upon their neighbors. If it is changed to a hard 25 ft. now, in five years from now it will likely  
115 change again. He feels that the criteria are redundant.

116 **Mr. White** explained that it is important to have criteria. We must know what is acceptable to us.

117

118 **Discussion proceeded to 17.xx.060 – Height Regulations**

119 **Ben White** stated that with new State legislation we need to look at eliminating the use of conditional  
120 use permits where possible and put criteria in place that pertains to everyone. We cannot make things  
121 up as we go along. We are establishing what our neighborhoods look and feel like now and in the  
122 future. He reviewed the new height regulations proposal below.

- 123 1. *Maximum Height of Structures. No main structure shall be erected to a height greater than thirty-*  
124 *five (35) feet as measured from the lowest finished ground level to the highest part of the roof.*  
125 *Accessory buildings greater than one story or twenty (20) feet in height whichever is lower may be*  
126 *erected provided the following criteria is met:*
- 127 a) *The accessory structure may not be taller than the main structure*
  - 128 b) *The accessory structure must set back a minimum of ten feet from any side or rear property*  
129 *line.*
  - 130 c) *For every one foot in height above twenty feet, the structure must set an additional one foot*  
131 *from any side and rear property line.*
  - 132 d) *The maximum height of an accessory structure is 30 feet including any appurtenances such as*  
133 *chimneys and cupolas.*
  - 134 e) *Second story windows must be non-opening.*
- 135

136 **Alan Malan** would like to remove the restriction in (e) for non-opening windows for safety reasons but  
137 would like to require obscured glass. Discussion took place and some felt obscured glass should only be  
138 considered on sides facing neighbors. **Commissioner Malan** also suggested adding criteria that lights in  
139 the setback must be down lighting and not more than 10 feet high.

140 **Chairman Hopkinson** concurred that we need to have regulations in place for staff to use that reflects  
141 the look and feel we want for our community. He asked staff to make the changes discussed this  
142 evening for the next scheduled meeting.

143 **Councilmember Enquist** would like to explore what the surrounding neighborhoods are doing for  
144 setbacks, height, zone. Mike Cottle noted that we are different from other cities around us and want to  
145 be. Staff will do some homework and bring back what they find.

146

147 **3. Discuss Proposed Modifications to WBMC Title 17- Parking.**

148 **ACTION TAKEN:**

149 *Corey Sweat moved to table this item due to the length of time spent on the prior item. Denis*  
150 *Hopkinson seconded the motion and voting was unanimous in favor.*

151

152 **4. Staff Report**

153 **Ben White:**

- 154
  - No report

155 **Cathy Brightwell:**

- 156 • Informed the Commissioners that Holly Refinery will be at the next City Council meeting to
- 157 discuss the false alarms they have been having lately and Commissioners are invited to attend.

158

159 **5. Consider Approval of Minutes from December 11, 2018 meeting.**

160

161 **ACTION TAKEN:**

162 *Corey Sweat moved to approve of the minutes of the December 11, 2018 meeting as present. Denis*

163 *Hopkinson seconded the motion and voting was unanimous in favor.*

164

165 **6. Adjournment**

166 **ACTION TAKEN:**

167 *Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 9:47 pm.*

168 *Laura Charchenko seconded the motion. Voting was unanimous in favor.*

169

170 .....

171

172 *The foregoing was approved by the West Bountiful City Planning Commission on January 22, 2019 by*

173 *unanimous vote of all members present.*

174

175 \_\_\_\_\_

176 *Cathy Brightwell – City Recorder*

177

**PENDING – Not Yet Approved**

Minutes of the West Bountiful City Council meeting held at 7:33 p.m. on **Tuesday, December 18, 2018** at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

**MEMBERS:** Mayor Kenneth Romney, Council members James Ahlstrom, James Bruhn, Kelly Enquist, Mark Preece, and Andy Williams

**STAFF:** Duane Huffman (City Administrator), Steve Doxey (City Attorney), Police Chief Todd Hixson, Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (Recorder), Paul Holden (Director of Golf)

**VISITORS:** Alan Malan, Gary Jacketta, Rick and Lori Ferlin, Mike Meredith, Denis Hopkinson

Mayor Romney called the regular meeting to order at 7:30 pm. James Bruhn provided an invocation; Andy Williams led the Pledge of Allegiance.

**1. Approve Agenda**

**MOTION:** *James Bruhn made a Motion to approve the amended agenda. Mark Preece seconded the Motion which PASSED by unanimous vote of all members present.*

**2. Public Comment - Two minutes per person, or five minutes if speaking on behalf of a group.**

Mike Meredith, 644 W 2200 North, is concerned with the striping at the intersection of Porter Lane and Child Lane (640 West). There is no striping for a right-hand turn in the southbound lane so vehicles are using the bike lane as a turn lane which is dangerous for the vehicles staying in the correct lane and planning to turn right. He said he has almost been hit twice and hopes something can be done to fix it.

There was discussion about how to improve the traffic flow at the intersection. On Pages Lane, dashed lines have been used for about 50 ft. before the corners. Public Works will evaluate the striping when temperatures permit. Mr. Meredith said he is okay with anything that helps people understand how to safely move through the intersection.

**3. Public Hearing Regarding an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising the Associated Public Utility Easement.**

Ben White explained that Mason Green owns lots 8 and 9 of the Pages Lane Meadow Subdivision. Lot 9 is a flag lot behind Mr. Green's house which is located on lot 8. The Green's

45 would like to join the two lots into one and eliminate the public utility easement along the common  
46 lot line, so they can build an accessory structure in a location that is currently restricted due to the  
47 configuration of the flag lot line and easements.

48 There are two actions under consideration with this request. (1) vacate the public utility  
49 easement; and (2) amend the subdivision plat to join lots 8 and 9 into one lot. Mr. White added that  
50 no new lots are created with this amendment; the remaining lot meets the minimum requirements for  
51 the R-1-22 zone; the public utility easement proposal is acceptable to staff; and Weber Basin is  
52 requiring that the unused irrigation service for the flag lot be terminated in the park strip so only one  
53 service lateral is available for one lot.

54  
55 **MOTION:** *Kelly Enquist made a Motion to Open the Public Hearing. James Bruhn*  
56 *seconded the Motion which PASSED by unanimous vote of all present.*

57  
58 No public comments were made.

59  
60 **MOTION:** *James Bruhn made a Motion to Close the Public Hearing. James Ahlstrom*  
61 *seconded the Motion which PASSED by unanimous vote of all present.*

62  
63 **4. Consider an Amendment to the Pages Lane Meadow Subdivision Plat Consolidating**  
64 **Lots 8 & 9 and Revising the Associated Public Utility Easement.**

65  
66 **MOTION:** *James Bruhn made a Motion to Approve the Proposed Amendment to the*  
67 *Pages Lane Meadow Subdivision Plat Consolidating Lots 8 & 9 and Revising*  
68 *the Associated Public Utility Easement. Andy Williams seconded the Motion*  
69 *which PASSED.*

70  
71 The vote was recorded as follows:  
72 James Ahlstrom – Aye Mark Preece – Aye  
73 James Bruhn – Aye Andy Williams - Aye  
74 Kelly Enquist – Aye

75  
76 **5. Consider Final Plat for the Ferlin 2-Lot Subdivision at 918 W Porter Lane Consisting of**  
77 **2.5 Acres.**

78  
79 Ben White described the 2-lot subdivision at 918 W Porter Lane. It is located within the A-1  
80 zone and one of the lots is a flag lot which received a conditional use permit from the planning  
81 commission in August. He added that this subdivision is a good candidate for flag lot because the  
82 houses for each lot would have very large front setbacks due to large easements running through the  
83 property. The Ferlin's plan to sell the front lot and build on the rear lot.

84 Mr. White explained that this property was originally part of a larger parcel owned by Jeff and  
85 Paul Tingey. In 2015 they submitted a subdivision application to divide the larger parcel into two,  
86 but quickly discontinued the process and instead filed an improper lot line adjustment with the county  
87 to connect the eastern half of the property to a lot owned by Mr. Paul Tingey in the adjacent Birnam  
88 Woods subdivision. Based on comments made by the Tingey's at the time, this was clearly done to  
89 avoid the subdivision process and the associated fees and required public improvements. Due to this  
90 action, staff considers the parcel to the east (and Mr. Tingey's lot in Birnam Woods) to have an

91 illegal status. The remaining land is what is now owned by the Ferlin's which staff considers to have  
92 legal status.

93  
94 Below is a summary of the planning commission's recommendation. Items 4-8 need to be  
95 addressed prior to recording the final plat.

- 96 1. Install one street light near the driveway entrance to the proposed flag lot.
- 97 2. Secondary water will need to be extended to provide service to the development.
- 98 3. Defer curb, gutter, sidewalk and associated improvements. Their rationale included findings  
99 that there is no existing curb immediately adjacent to the proposed development and that the  
100 property is in the A-1 zone whereas other nearby property with curb is in the R-1-10 and R-  
101 1-22 zones. Improvements terminate on the property east of the original parcel that was  
102 improperly divided. If this property had been properly subdivided in 2015, it would likely  
103 have had the required improvements
- 104 4. Water rights will need to be deeded to the city or payment of water right fee.
- 105 5. Title report reviewed by the city attorney with no objectional entries.
- 106 6. Payment of impact and inspection fees.
- 107 7. Post appropriate improvement bonds.
- 108 8. Approval by Weber Basin for the secondary water service design.
- 109

110  
111 There was discussion about growth in the area and the desire to have sidewalks to keep  
112 children out of the street when walking to school. Sidewalk on the north side of the road ends at the  
113 west edge of Birnam Woods which is about 185 ft. from the Ferlin's property. Sidewalk on the south  
114 side of the road ends at the east edge of the Kinross development. It is unlikely that significant  
115 development will happen in the near term on either side of the road resulting in new sidewalk so  
116 requiring the Ferlin's to add improvements to their property would create a small island. Additional  
117 options were discussed including the city putting in the improvements for the Tingey property and  
118 placing a lien for the associated costs on their property. This would result in nearly continuous  
119 sidewalk on Porter Lane although it would require children to cross the street. There was also  
120 discussion about drainage and the need to install at least one catch basin. Weber Basin water also  
121 needs to be extended to the property.

122  
123 While there was a desire to have curb, gutter, sidewalk go in now, simultaneous installation of  
124 improvements for this property and the Tingey property east of this is more desirable. If a deferral is  
125 granted, it can be called due at any time.

126  
127 Council member Ahlstrom asked if any interest has been shown to rezone the properties on the north  
128 side of Porter to match the surrounding area. Mr. White responded that due to the utility easements  
129 and placement of existing homes, rezoning might gain a couple lots but the overall impact is not that  
130 beneficial. There was also mention that the Ryver property is for sale.

131  
132 **MOTION:** *Andy Williams made a Motion to Approve the Final Plat for Ferlin*  
133 *Subdivision as recommended by the planning commission subject to the*  
134 *satisfactory completion of items 1-8 listed above including a deferral on*  
135 *public improvements. Kelly Enquist seconded the Motion which PASSED.*

136

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The vote was recorded as follows:

James Ahlstrom – Aye	Mark Preece – Aye
James Bruhn – Aye	Andy Williams - Aye
Kelly Enquist – Aye	

**6. Consider Resolution # 446-18, A Resolution Reappointing Denis Hopkinson as Chair of the Planning Commission and Alan Malan to the Emergency Preparedness Advisory Committee.**

**MOTION:** *James Bruhn made a Motion to Reappoint Denis Hopkinson as Chairman of the Planning Commission and Alan Malan to the Emergency Preparedness Advisory Committee. Andy Williams seconded the Motion which PASSED by unanimous vote of all present.*

Mayor Romney thanked them for their ongoing service to the city. As they are both continuing their current service, no new oath of office is necessary.

**7. Discuss and Consider Authorizing Letter of Support for a County-wide Local Option Sales Tax for Transportation.**

Mayor Romney talked about this issue with other cities following discussion at the last city council meeting and in conjunction with other cities put together a letter of support for the County to implement adoption of the 3<sup>rd</sup> quarter-cent sales tax for transportation.

There was discussion about the letter including concern that the legislature might take the money for themselves if the counties don't use it; a broad definition of transportation that could include bike lanes, trails, transit, etc.; an expected future change that the monies will be available for ongoing maintenance in addition to transportation infrastructure which makes it more attractive for cities; and the requirement that the county must work with Council of Governments, which includes all mayors, on prioritization of projects leaving some control over local interests.

Council member Ahlstrom suggested deleting the second sentence in the draft letter.

**MOTION:** *James Ahlstrom made a Motion to Authorize the Mayor to Sign the Letter of Support for a County-wide Local Option Sales Tax for Transportation with the proposed changes. Mark Preece seconded the Motion which PASSED with a vote of 4-1.*

The vote was recorded as follows:

James Ahlstrom – Aye	Mark Preece – Aye
James Bruhn – Aye	Andy Williams - Aye
Kelly Enquist – Nay	

**8. Public Works/Engineering Report**

Steve Maughan-

- Development construction activity is slowing down.

- 183 • Highgate Estates poured about 500 ft of curb going west from 1100 West at Highgate and will  
184 stop road building for now although there may be some work being done on the west side of  
185 their development.
- 186 • Checking utilities, waterlines, substructure, etc., to get information for Jessi's Meadow road  
187 construction next year.
- 188 • We were getting close to our Weber Basin allotment so started purchasing water from  
189 Bountiful last week.
- 190 • The new flashing speed signs were installed on 1100 West. There was discussion about  
191 whether the actual speed limit could be added to the sign but there are quite a few standard  
192 speed limit signs already on that street. Council member Bruhn commented that residents  
193 have requested cross walks and asked if several could be painted across the road similar to  
194 what we have for the golf cart crossing. Duane said because there is no sidewalk and no street  
195 intersections, there is no natural place south of the golf course to put a cross walk. He said we  
196 do not oppose painting the street, but we don't want to make it more dangerous and there is  
197 some concern about liability and providing a false sense of security to pedestrians. The only  
198 potentially good location to add a crosswalk is at Jessi's Meadow Dr. but that is farther north  
199 than residents have requested. Council member Bruhn said he would prefer to see one at every  
200 intersection but will take whatever he can get. Chief Hixson noted that having too many can  
201 be worse because it gives pedestrians a false sense of security. He said the speed tests they  
202 have run indicate improvement in the area and the new signs will collect additional data which  
203 they will continue to track.

204  
205 Ben White-

- 206 • No report

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208 **9. Police Report**

- 209 • Officer Scheese has completed two years with the city, and we are beginning a background  
210 check on a new person still in the academy that wants to be a reserve officer. She would be a  
211 great addition and speaks six languages.
- 212 • EmPAC's next meeting will be in February. We have a vacancy on the committee but believe  
213 we have found someone to fill it. The trailers were displayed at the Syracuse Safety Fair and  
214 were very popular.
- 215 • The annual coloring contest closes tomorrow; we had a lot of great entries and will announce  
216 winners in each age category on social media.
- 217 • Officers are placing parking notices on vehicles for winter parking restrictions.

218  
219 **10. Administrative Report (Duane Huffman)**

- 220 • Paul Holden has accepted the position of Director of Golf at the Ledges Golf Club in St.  
221 George. His last day with the city is this Friday so tonight will be his last city council  
222 meeting. The Mayor and council members thanked Paul for everything he has done to  
223 improve Lakeside golf course.
- 224 • Request closed session to discuss the character/competence of an individual.
- 225  
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276 **14. Adjourn Meeting.**

277 **MOTION:** *James Bruhn made a Motion to adjourn this meeting of the West Bountiful*  
278 *City Council at 9:12 pm. James Ahlstrom seconded the Motion which*  
279 *PASSED by unanimous vote of all members present.*

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285 *The foregoing was approved by the West Bountiful City Council on January 15, 2019 by unanimous*  
286 *vote of all members present.*

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Cathy Brightwell (City Recorder)