

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

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

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City Recorder
Cathy Brightwell

City Engineer
Ben White

Public Works Director
Steve Maughan

CITY COUNCIL MEETING

**THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD ITS
REGULAR MEETING AT 6:30 PM ON TUESDAY, APRIL 16, 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. Consider Amendments to the Declaration of Covenants, Conditions, and Restrictions (CCRs) for Highgate Estates.
4. Consider Award of Park Restrooms/Concession Building to B Logic for \$334,959.
5. Consider Award of City Hall Parking Lot Repair/Reconstruction to Wind River Construction for \$37,587.
6. Consider Purchase Approvals for City Park Top Dressing and Golf Course Cart Path.
7. Consider Approval of Minutes from the March 13, 2019 City Council Meeting.
8. Executive Session for the Purpose of Discussing the Purchase, Exchange or Lease of Real Property Pursuant to UCA § 52-4-205
9. Public Works/Engineering Report.
10. Mayor/Council Reports.
11. Work Session Fiscal Year 2019/2020 Budget.
12. 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 April 11, 2019.

MEMORANDUM



TO: Mayor & City Council

DATE: April 11, 2019

FROM: Ben White

RE: Highgate Estates Subdivision Amended CCRs

The owners of Highgate Estates desire to amend their CCRs to relax some of the restrictions currently included. As the city is listed as a party to the CCRs due to the maintenance of the landscaping associated with street right-of-ways, the council must consent to the changes.

The proposed changes are related to restrictions for farm animals, size of structures, landscaping and a preferred building contractor. To staff's knowledge, none of these changes conflict with city land use code, and as such, staff has no objections to the requested changes.

There is one correction staff does recommend. Change the number of lots listed in paragraph B from 23 to 25. The recently approved amended plat increased the number of residential lots from 23 to 25.

WHEN RECORDED, RETURN TO
Nate Whitaker
FRANCHISE & BUSINESS LAW GROUP
57 West 200 South, Ste 350
Salt Lake City, Utah 84101

DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
HIGHGATE ESTATES

a Residential Community in West Bountiful City, Utah

**DECLARATION OF COVENANTS,
CONDITIONS, AND RESTRICTIONS
FOR
HIGHGATE ESTATES**

(a Residential Community in West Bountiful, Utah)

THIS DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR HIGHGATE ESTATES (this "Declaration") is made this 9th day of April 2019, by Blackgate Investments, LLC, a Utah limited liability company (the "Declarant").

RECITALS:

- A. Declarant owns or has the right to purchase certain real property located in West Bountiful, Davis County, State of Utah, as more particularly described on Exhibit A to this Declaration (the "Property"). The Property shall be, and hereby is, subject to the provisions of this Declaration.
- B. Declarant has recorded or intends to record a subdivision plat against the Property, creating 23 building lots, namely Lots numbered 1 through 23, as part of a residential subdivision known as "Highgate Estates" (the "Subdivision" or the "Project"). All lots in the Subdivision shall be subject to, and governed by, the covenants, conditions and restrictions set forth in this Declaration, unless otherwise specified herein.
- C. Declarant had previously filed a declaration for the Subdivision on or around February 7, 2019 ("Prior Declaration") and desires to amend and replace the Prior Declaration.

NOW THEREFORE, Declarant declares as follows:

The Prior Declaration is hereby replaced in its entirety by this Declaration.

All lots within the Property shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitude set forth in this Declaration, with only those exceptions specifically granted herein. It is the intention of the Declarant in imposing these covenants, conditions and restrictions to create a general plan of development, to protect and enhance the property values and aesthetic values of the lots and homes in the Subdivision. The covenants, conditions and restrictions contained herein are intended to and shall run with the title of the land, and be binding upon the successors, assigns, heirs, and any other person holding any ownership or possessory interest in the Property, and shall inure to the benefit of all lots in the Subdivision.

The covenants, conditions, and restrictions shall be binding upon the Declarant and its successors in interest, and may be enforced by the Declarant or by any Owner, as hereinafter defined. Notwithstanding the foregoing, no provisions of this Declaration shall prevent the Declarant from doing any of the following, which shall be deemed to be among Declarant's reserved rights in addition to such rights as may be described elsewhere in this Declaration: (1) Installation and completion of the Improvements, as hereinafter defined; (2) Use of any lot owned by the Declarant as a model home, or for the placement of a temporary construction storage trailer without utility services; (3) Installation and maintenance of signs incidental to sales or construction, subject to applicable laws and ordinances; and (4) Assignment of Declarant's rights

under this Declaration in whole or part to one or more builders intending to construct homes in the Subdivision.

The City is an intended third-party beneficiary of this Declaration. The Association shall not amend this Declaration in the future without the City's permission.

Notwithstanding any applicable theory relating to a mortgage, deed of trust or similar instrument, the term Lot Owner, Owner, or Owners shall not mean or include the mortgagee or beneficiary or trustee under a deed of trust unless and until such party has acquired title pursuant to foreclosure or any arrangement or proceeding in lieu thereof.

ARTICLE I DEFINITIONS

Unless the context clearly requires otherwise, the following terms used in this Declaration shall have the following meanings:

1.1 “Act” means the Utah Community Association Act, Utah Code Ann. § 57-8a-101 *et seq.*, as amended from time to time.

1.2 “Assessment” means any of the fees, assessments, or payments required to be made by Owners of Lots within the Project, including the reinvestment fee, annual assessments, supplemental assessments, and special assessments, as more particularly described in Article 4.

1.3 “Association” means Highgate Estates Homeowners Association, Inc.

1.4 “Bylaws” means the *Bylaws of Highgate Estates Homeowners Association*. A copy of the Bylaws is attached hereto as Exhibit B.

1.5 “Board” means the Board of Directors of the Association.

1.6 “City” means the City of West Bountiful, a political subdivision of the State of Utah.

1.7 “Common Areas” mean the portions of the Project intended for common use by the Owners which are not included within the Lots and which are not dedicated or reserved for public use, as set forth on the Plat Map. The Common Areas are more particularly identified in Section 10.1.

1.8 “Common Expenses” means all sums lawfully assessed against the Lots or the Owners; all expenses of administration, maintenance, repair or replacement of the Common Areas; all expenses of management of the Association; all expenses allocated by the Association among the Owners; all expenses agreed upon as common expenses by the Association; and all expenses declared common expenses by this Declaration.

1.9 “County” means Davis County, Utah.

1.10 “County Recorder’s Office” means the Davis County Recorder’s office which maintains an official record of deeds and real property records and accepts such documents for recordation pursuant to Utah Code Ann. § 17-21-1.

1.11 “Covenants” means every covenant, condition, restriction, easement, and limitation set forth in this Declaration.

1.12 “Entrance Sign Easement” means the easement regarding the entrance sign on Lot 13 of the Plat. The Entrance Sign Easement is more specifically described in Section 10.7.

1.13 “Declarant” means Blackgate Investments, LLC, a Utah limited liability company, and its successors and assigns, and any assign or successor that acquires Declarant’s interest in the Property.

1.14 “Declaration” means this *Declaration of Covenants, Conditions, and Restrictions for Highgate Estates*, as it may be amended from time.

1.15 “Detention Basin” means the storm-water containment basin located within an easement on Lot 23 as shown on the Plat Map, which can fill completely during a 10-year or larger event.

1.16 “Dwelling” shall mean the single-family residence built or to be built on any Lot, including the attached garage.

1.17 “First Mortgage” means a recorded Mortgage or consensual lien granted by the Owner which is not subject to any senior lien or encumbrance except liens for taxes or other liens which are given priority by statute.

1.18 “First Mortgagee” means any person or entity named as a Mortgagee under a First Mortgage and any successor-in-interest to such Mortgagee.

1.19 “Green Strip Area” means the right-of-way green spaces that are owned by the City that run alongside Highgate Avenue through the Property.

1.20 “HollyFrontier” means HollyFrontier Woods Cross Refining LLC, a Delaware limited liability company.

1.21 “Improvement” means every structure, feature or improvement of any kind placed or constructed in the Project, including but not limited to any Dwelling, building, garage, lighting, deck, porch, patio, sidewalk, foundation, awning, fence, retaining wall, driveway, irrigation or drainage feature, storage structure or other product of construction, and landscaping.

1.22 “Lawn” means the front, back, and side areas of a Lot that are planted with grass.

1.23 “Lot” means a subdivided and individually numbered residential parcel as designated on the Plat Map recorded with the County Recorder’s Office. The term Lot includes any Dwelling or other Improvement constructed thereon.

1.24 “Member” means a person or entity who is a member of the Association.

1.25 “Mortgage” means any mortgage, deed of trust, or other document pledging any portion of a Lot or interest therein as security for the payment of a debt or obligation.

1.26 “Mortgagee” means the mortgage or beneficiary identified in a Mortgage.

1.27 “Owner” means the person or entity vested with legal, record fee simple title to any Lot. If there is more than one record holder of legal title to a Lot, each shall be an Owner.

1.28 “Period of Declarant’s Control” means the period of time during which Declarant shall have administrative control of the Association and the other rights and privileges as set forth in this Declaration. Following the recording of this Declaration, the Period of Declarant’s Control shall continue until such time as Declarant sees fit to, by written notice, transfer administrative control of the Association to the Owners, but in

no event shall the Period of Declarant's Control extend beyond the time when one hundred percent (100%) of the Lots in the Project have been conveyed by Declarant to Lot purchasers.

1.29 "Plat Map" or "Plat" means the plat map for the Project filed with the County Recorder's Office and any plat incorporating additional real estate into the Project. A copy of the Plat current as of the date of this Declaration is attached hereto as Exhibit C. Declarant reserves the right to modify the terms of any revised or amend the plat for the Project. Any such revisions or amendments recorded in the County Recorder's Office shall be deemed the Plat Map for purposes of this Declaration. Also, Declarant may expand the Project to include additional phases or additional lots for the Project. In the event the Project is expanded and one or more additional plats are recorded with the County Recorder's Office, then the term Plat Map shall refer to all recorded plats for the Project.

1.30 "Pipeline Easement" means the easement that runs with the land for an underground drainage Pipe in favor of HollyFrontier that burdens Lots 4, 5, 6, 7, 8, and 9 as further described in Section 10.8.

1.31 "Project" means the Highgate Estates subdivision, including potential future phases thereof, as identified on the Plat Map. The Project is not a cooperative nor is it a condominium. The Project includes the Lots, Common Areas, and public areas within the boundaries of the Project as shown on the Plat Map.

1.32 "Property" means the real property situated in Davis County, State of Utah, as more particularly described in Exhibit A, against which this Declaration is recorded.

1.33 "Rules and Regulations" means the rules, regulations, and restrictions, not inconsistent with this Declaration or the Bylaws, duly adopted and promulgated by the Board.

1.34 "Subdivision Improvements" shall mean all improvements and facilities to be installed outside of the boundaries of Lots, as identified on the Plat, including those items that are necessary to provide access and utility service to the Lots and items required by the City as a condition of its approval of subdivision of the Property.

ARTICLE II LOT RESTRICTIONS

2.1 Zoning Regulations. The zoning ordinances of the City and any applicable building, fire, and health codes are in full force and effect in the Property, and no Lot may be occupied or used in a manner that is in violation of any such ordinance or Code.

2.2 Business or Commercial Uses. No portion of the Property may be used for any commercial, mining, or business use. Nothing in this provision is intended to prevent (a) the Declarant from using one or more Lots for purposes of a construction office during construction of the Subdivision Improvements or until the Lots are sold, whichever occurs later, or (b) the conduct of a home occupation entirely within a Dwelling. No home occupation will be permitted that requires or encourages clients, customers, patients or others to come to a Dwelling to conduct business, or that requires any employees outside of the Owner's immediate family or household.

2.3 Restriction on Signs. Signage shall be permitted only in accordance with City ordinances.

2.4 Completion Required Before Occupancy. No Dwelling may be occupied prior to its completion and the issuance of a certificate of occupancy by the City.

2.5 Dwelling to be Constructed First. No garage, storage unit, or other out-building may be constructed prior to the construction of the Dwelling on a Lot, except that Lots 6, 7, 9, and 10 are expressly exempt from this restriction.

2.6 Underground Utilities. All gas, electrical, telephone, television, and any other utility lines in the Property are to be underground, including lines within any Lot which service Improvements within that Lot. No propane tanks or oil tanks may be installed on any Lot except for temporary heat during construction.

2.7 Service Yards. No clothes lines, service yards, or storage yards shall be permitted. Exterior mechanical equipment must be screened in a manner approved by the Committee so that it is not visible from adjoining Lots, except as provided herein.

2.8 Maintenance of Property. All Lots and the Improvements on them shall be maintained in a clean, sanitary, and attractive condition at all times. No unsightliness is permitted on any Lot. This shall include, without limitation, the open storage of any building materials (except during construction of Improvements) open storage or parking of farm or construction equipment, boats, campers, camper shells, trailers, trucks larger than pick-up trucks (except during periods of actual loading and unloading) or inoperable motor vehicles; accumulations of Lawn or tree clippings or trimmings; accumulations of construction debris or waste; and household refuse or garbage except as stored in tight containers in an enclosure such as a garage or behind a fenced area. Sidewalks that front a lot shall be kept clear of debris, snow, and ice, which the Owner shall maintain in a timely manner.

2.9 No Hazardous Activity. No activity may be conducted on any Lot that is, or would be considered by a reasonable person to be unreasonably dangerous or hazardous, that would cause the cancellation of conventional homeowners insurance policy. This includes, without limitation, the storage of caustic, toxic, flammable, explosive or hazardous materials in excess or those reasonable and customary for household uses, the discharge of firearms or fireworks other than in connection with celebration of the 4th of July and 24th of July holidays, and setting open fires (other than properly supervised and contained barbecues).

2.10 Fuel Storage. No fuel oil, gasoline, propane, or other fuel storage tanks may be installed or maintained on the property. Dwellings shall be heated with natural gas, solar, or electric heat. Propane or other such containerized fuels may be used only during construction of the Dwelling until the permanent heating system is installed and operational.

2.11 Recontouring. No lot shall be recontoured, including grading for purposes of basement construction, without the prior written approval of the City.

2.12 Drainage. No Owner shall alter the direction of natural drainage from his Lot, nor permit accelerated storm run-off to leave his Lot without first using reasonable means to dissipate the flow energy. Each Owner shall require its builder to deliver finished grades to streets and other common water carriers, such as trails, paths, creeks, canals or ditches. Owners shall not take any action that would cause water (from sprinklers or otherwise) to flow towards the foundations of the Dwellings on the Lots. Owners are responsible for keeping the private drain that has been installed along their property line in working order and free from blockage.

2.13 Sewer Connection Required. All Lots are served by sanitary sewer service, and no cesspools, septic tanks, or other types of waste disposal systems are permitted on any Lot. All Dwelling units must be connected to the sanitary sewer system.

2.14 Trash and Rubbish. All Lots (improved or unimproved) shall be kept free of rubbish, weeds, and other unsightly items, and shall be maintained in such a manner as not to detract from the residential quality of the Property. Trash, rubbish, garbage or other waste shall not be kept except in covered containers. Garbage and trash receptacles shall be stored inside a garage or behind a fenced area.

2.15 Parking and Storage of Vehicles. The storage of any automobiles, trucks, buses, tractors, trailers, camping vehicles, boats, boat trailers, snowmobiles, mobile homes, two and three wheeled motor vehicles, or other wheeled motor vehicles shall be prohibited unless such vehicles are stored in a garage or behind a fenced area.

2.16 Horses. Horses may not be kept or maintained on Lots 8 or 25. Horses may be kept or maintained on all other Lots.

ARTICLE III DECLARANT CONTROL; ENFORCEMENT OF COVENANTS

3.1 Declarant Control. Declarant shall have control of the Association as defined in Section 1.28 above and as set forth in this Section 3.1. During the Period of Declarant's Control, Declarant shall have the right to amend this Declaration, and no amendment of this Declaration shall be valid unless approved in writing by Declarant. During the Period of Declarant's Control, Declarant shall also have the sole right to approve exceptions to (or variances from) any of the covenants contained herein, subject to City ordinances.

3.2 Right to Enforce Covenants. The Declarant, the Association, and each Owner shall have the right to enforce any of the covenants, conditions, and restrictions contained in this Declaration.

ARTICLE IV ARCHITECTURAL CONTROLS

It is the intention and purpose of this Declaration to impose architectural standards on the Improvements to any Lot of a type and nature that result in buildings which are architecturally compatible in terms of lot coverage, proportion, materials, colors and general appearance, while at the same time allowing for appropriate diversity in style and design. To accomplish this goal, the Declarant hereby establishes the following architectural design standards. All Improvements on any Lot shall be subject to the following restrictions and architectural design standards:

4.1 Number of Dwellings. Only one single family residence may be constructed on any Lot. All Dwellings shall have an attached garage for at least two (2) vehicles. In addition, if Owners elect to construct an accessory building of any kind, it shall comply with the standards set forth in Section 4.5 below.

4.2 Dwelling Size. Dwelling size requirements are as follows:

a. A Rambler, One-story home shall be not less than two thousand two hundred (2,200) square feet above grade.

b. A two-story home shall have not less than two thousand two hundred (2,200) square feet of

total square footage: at least two thousand two hundred (2,200) square feet on the main floor, before a second level is added the second level has no minimum requirement of square footage.

4.3 Ceiling Height. The ceiling of the main floor shall be a minimum of nine (9) feet in height.

4.4 Dwelling Height and Width. No structure shall exceed thirty-five (35) feet as measured from the lowest finished ground level to the highest part of the roof, except as otherwise provided in this Section. As an exception, the height of a main structure may be increased to a maximum of forty (40) feet if, for every foot of height in excess of thirty-five (35) feet, an additional foot of setback beyond the minimums required in this Article is provided on the front and each side of the structure. If public buildings or quasi-public buildings are allowed in the Community, they may be erected to a height greater than thirty-five (35) feet when approved as a conditional use by the planning commission.

4.5 Accessory Buildings. If an Owner elects to construct an accessory building of any kind on a Lot (for storage of boats, recreational vehicles, or other items), the accessory building shall satisfy the following standards:

- a. The accessory building, including its face and side(s) that are visible from the street, shall have the same design and quality (in terms of architectural design, exterior features and materials, and roofing as the Dwelling constructed on the Lot. Notwithstanding the foregoing, the back and side(s) of the accessory building that are not visible from the street may use different exterior features and materials from those of the Dwelling, but must still be of the same color scheme as the Dwelling constructed on the Lot.

4.6 Exterior Requirement. No structure may be built with less than one hundred percent (100%) of all the faces of the structure of either brick, stone, cementitious siding or stucco (excluding the accessory building pursuant to Section 4.5(a)). Stone and masonry requirements shall be in accordance with the applicable City ordinances. The use of plastic soffit or fascia is prohibited. Exposed cement foundation height shall average not more than twenty-four (24) inches above finished grade on all sides.

4.7 Roof Design. All roofing materials must be of architectural grade. Wood roofing materials are prohibited.

4.8 Windows. All windows must be at least double glazed. Each side of the house must contain a minimum of one window.

4.9 Balconies and Decks. Any balcony or deck which is above the natural grade must be constructed in compliance with the following: All posts or pillars supporting any deck must be at least twelve (12) inches in width. The area under any deck must be either be landscaped or screened from view so that the view from adjoining Lots or streets is not of the unfinished underside of the deck. The area under any deck shall not be used for storage of equipment, firewood, building material, or similar material.

4.10 Driveways. Every garage shall be serviced by a driveway, which shall be of sufficient width and depth so as to park three (3) vehicles completely out of the street right of way. The maximum drive approach width shall be thirty-two feet (32'). The rest of the driveway on a Lot may be wider, but not the drive approach. All drivable surfaces must be paved with concrete.

4.11 Garages. The primary garage of each Dwelling shall not face the street in front of the

Dwelling.

ARTICLE V
CONSTRUCTION COVENANT

In order to minimize the inconvenience to neighboring Owners during periods of construction within the Property, the following construction regulations shall be enforced. These regulations shall be made a part of the construction contract between the Owner and the Builder of each Dwelling or other Improvements on a Lot. The Owner shall be bound by these regulations, and violations committed by the Builder or its employees, subcontractors or others shall be deemed a violation by the Owner for which Owner is liable.

5.1 Temporary Trailer. A builder or general contractor constructing a home on a Lot may utilize a trailer during the construction period only, subject to applicable City ordinances. The trailer must be located within the Owner's Lot. The temporary trailer may not be installed prior to the commencement of construction, and must be removed upon the first to occur of: (1) the issuance of a certificate of occupancy, (2) the termination, expiration, or cancellation of the building permit, (3) the suspension of construction activities for a period of sixty {60} days, or (4) one year after the commencement of construction.

5.2 Construction Debris Removal. The Builder must comply with City ordinances requiring the placement and maintenance of a trash container or dumpster on the Lot. The Builder shall collect trash at the end of each work day and deposit construction trash, packing material, unusable scraps, and other debris in a suitable container, protected from the wind, and regularly serviced. No trash may be burned, buried, or otherwise disposed of within the Property. No concrete trucks may be cleaned out on the Lot or elsewhere within the Property.

5.3 Construction Area Appearance. The Lot must be maintained in a reasonably organized and neat condition at all times during the construction of a Dwelling or other Improvements. Once the Dwelling is enclosed, materials shall be stored inside, and out of sight, whenever practical and possible.

5.4 Sanitary Facilities. The Builder is responsible for the installation and maintenance of an approved portable toilet facility during construction.

5.5 Construction Sign. During periods of actual construction on the Dwelling, the Owner or Builder may install a sign not to exceed six (6) square feet in area identifying the Lot and the Builder. The sign must also comply with any sign ordinance enacted by the City after the date of this Declaration. The sign must be removed upon completion or abandonment of construction.

5.6 Hours of Work. Daily working hours on the site shall be limited to the period beginning at 7:00 AM and ending at 9:00 PM, or such lesser period as is allowed by City ordinances. The Builder is responsible for controlling noise emanating from the site.

5.7 Removal of Mud. The Builder is responsible for cleaning up and removing mud that is deposited on the roadways of the Property by their construction operation at least once each week.

5.8 Duration of Construction. No construction shall be undertaken without a building permit and all other necessary permits from the City and any other governmental entity having jurisdiction over construction on the site. No materials, tools, temporary offices or portable toilets, excavation or construction equipment, or similar materials or equipment may be delivered to this site prior to the issuance

of the building permit. It is the obligation of the Owner to construction with all reasonable speed once construction has commenced, and in any event, all exterior surfaces of the building shall be substantially completed within a period of six (6) months from the date of the foundation is complete.

5.9 Damage to Subdivision Improvements. Each builder or contractor who performs construction activity on a Lot shall be required at its own cost and expense to repair any damage caused by such builder or contractor to any of the Subdivision Improvements. If the Owner of such Lot is unable to cause the builder or contractor to repair such damage, then the Owner of such Lot shall be responsible to make the repairs at the Owner's cost and expense. This provision shall not be construed to prohibit or prevent such Owners from seeking to recover all such costs and expenses from the responsible builder or contractor.

5.10 Completion of Construction. An Owner is not obligated to construct a Dwelling on his or her Lot, but once an Owner has decided to construct a Dwelling, construction of a Dwelling must be substantially completed (meaning a certificate of occupancy has been issued by the city for the Dwelling) within twenty-four (24) months following the issuance of a building permit has been issued to Owner by the city. If an Owner fails to comply with this requirement, the Owner shall be responsible to pay a fine of one hundred dollars (\$100.00) per day to the Association for each day after the twenty-four (24) month period until the Dwelling receives a final certificate of occupancy.

ARTICLE VI LANDSCAPE STANDARDS

It is the intent of the Declarant to require appropriate landscaping of Lots following construction of any Improvements, and to encourage the use of appropriate plant materials. The use and Improvement of each Lot is subject to the following Landscape Standards:

6.1 Lawn and Landscaping Required. Lawns are to be installed as soon as practical following completion of the construction of the Dwelling, but in no event later than eighteen (18) months from the issuance of the certificate of occupancy by the City.

6.2 Placement of Trees and Shrubs. Planting of a minimum of six (6) trees and a minimum of twelve (12) five-gallon shrubs in the front and/or visible side yard within each Lot is required. Conifers shall be a height of at least six (6) feet and deciduous trees shall be at least a two-inch (2") caliper. Only sod and trees shall be permitted to be planted in the parking strip. All trees in parking strip must be Chanticleer Pear and planted every 15' along the park strip. All trees must be approved by the Architecture design committee.

6.3 Fences. Fencing shall be permitted in the Property only in accordance with applicable City ordinances and must be decorative in nature. Barb wire and field fence on posts are prohibited. No chain link is permitted as cross-fencing or in back and side yards where it is visible from roads.

6.4 Regular Maintenance. With respect to his or her Lot, each Owner on a regular basis shall:

1. Mow the Lawn and ensure that the Lawn height does not exceed four inches;
2. Edge the Lawn and ensure that no part of the lawn runs onto paved surfaces such as sidewalk;
3. Water the Lawn sufficient to maintain a healthy, and green color (typically several inches of water a week);

4. Remove and replace any dead or missing patches of grass in the Lawn;
5. Water plants, trees, and shrubbery to maintain a healthy appearance;
6. Promptly remove weeds in the Lawn, gardens, sidewalks, and driveways;
7. Fertilize the Lawn;
8. Promptly remove plant clippings, fallen leaves, and trash cans from view from the front yard, except on trash pick-up day;
9. Promptly remove dead plants, shrubs, and trees, and debris from the Lot;
10. Remove and replace dead shrubs and trees of similar nature and scale;
11. Prune shrubs to a consistent level and in a manner consistent with the neighborhood; and
12. Prune trees as needed to be safe and presentable, including pruning back branches to allow pedestrian traffic to pass safely.

ARTICLE VII
RESTRICTED HOME BUILDERS; DESIGN REVIEW COMMITTEE

It is the intention of the Declarant to have high-quality, well-built homes in the Subdivision in order to create a community that will command and protect high property values. Accordingly, Declarant has chosen one or more home-builders who will be approved for use by Lot purchasers to build custom homes in the Subdivision. The following provisions shall apply:

7.1 Design Review Committee Approval Required. In order to create, maintain and improve the Subdivision as a desirable community, and to establish and preserve harmonious design for the community, no Improvements of any kind may be constructed within the Subdivision unless the plans and design for the same have been reviewed and approved by the Design Review Committee. The Design Review Committee shall be comprised of two (2) persons designated by Declarant, who may be related to or otherwise affiliated with Declarant and need not be Lot Owners. Only plans that comply with the terms of this Declaration and provide for high quality construction and design will be approved. Except as provided herein, no Improvements may be constructed or undertaken without Design Review Committee approval. The Design Review Committee may impose a charge of two hundred dollars (\$200.00) for the review and processing of plans.

7.2 Creation of the Design Review Committee. The concurrence or approval of at least two (2) of the two (2) members of the Design Review Committee shall be necessary to carry out the provisions applicable to the Committee. The members of the Design Review Committee will be appointed by Declarant and the members of the Design Review Committee may be changed by Declarant from time to time in Declarant's sole and absolute discretion. The Design Review Committee may designate representatives or agents to act on its behalf. In the event of the death, resignation, or incapacity of any member of the Design Review Committee, the vacancy must be filled by the Declarant. The Design Review Committee will cease to function at the conclusion of the Period of Declarant's Control.

7.3 Design Review Committee Duties. The Design Review Committee will be responsible for the review and, subject to compliance with this Declaration, approval of all plans for the construction of any Improvements upon any Lot. The Design Review Committee may enforce the provisions of this Declaration, including by legal action if necessary. In addition to the authority expressly granted herein, the Design Review Committee shall have all rights, powers and privileges as are reasonably necessary to give effect to this Declaration and to enforce the terms of this Declaration.

7.4 Use of Consultants. The Design Review Committee is authorized to retain the services of one or more consulting architects, landscape architects, or designers qualified to practice in the State of Utah to assist the Design Review Committee in performing duties and responsibilities set forth in this Declaration.

ARTICLE VIII
ASSOCIATION AND MEMBERSHIP THEREIN

8.1 Membership. Each and every Owner, by accepting a deed for any Lot, whether or not it shall be so expressed in such deed, automatically becomes a Member of the Association, and agrees to be bound by the Covenants identified herein and by such reasonable Rules and Regulations as may, from time to time, be established by the Association. Membership is mandatory for all Owners. When more than one person or entity is an Owner of a Lot, all such persons or entities shall be Members. Membership shall be appurtenant to and may not be separated from ownership of a Lot. The rights and obligations of an Owner and membership in the Association shall not be assigned, transferred, pledged, conveyed or alienated in any way, except upon transfer of ownership of such Lot, whether by conveyance, intestate succession, testamentary disposition, foreclosure of a Mortgage, or such other legal processes as are now in effect or as may be hereafter established pursuant to the laws of the State of Utah. The foregoing is not intended to include persons or entities holding an interest merely as security for the performance of an obligation.

8.2 Transfer. Upon the transfer or conveyance of any Lot, the transferee or grantee shall become a Member, and the transferor or grantor shall immediately cease being a Member. The Board shall maintain a list of all Members and shall note each transfer of ownership on such list. Upon the transfer or conveyance of any Lot, the selling or transferring Owner shall promptly inform the Association of the name of the transferee or grantee. All transfers will be charged a transfer fee of \$200.00 payable at closing.

8.3 Voting Rights. The Owner or Owners of each Lot shall be entitled to one (1) vote for each Lot owned. The one (1) vote for such Lot shall be exercised as they, among themselves, determine. Where a Lot is owned by more than one Owner, the vote of any one of them shall be conclusively presumed to have been exercised as a result of an agreement among such Owners and in the event multiple Owners attempt to exercise a vote for such Lot on any question or issue, the Owners of such Lot will forfeit the right to vote on that question or issue. In no event shall more than one (1) vote be cast with respect to any Lot. With respect to any question or issue requiring a vote of the Association, vote of the Owners, or vote of the Members of the Association, the total number of votes cast shall not exceed the number of Lots in the Project. Unless otherwise required by this Declaration or the Bylaws, the number of affirmative votes required for approval of any matter submitted to vote of the Members shall be a majority of the votes cast with respect to such matter. All voting rights shall be subject to the restrictions and limitations provided herein and in the Bylaws.

8.4 Meetings. Unless otherwise provided by this Declaration or by the Bylaws, all matters requiring a vote of the Members of the Association shall be decided at a meeting of the Members held for that purpose. Except in the case of an emergency or other situation which requires shorter notice, written notice designating the time and place of such meeting shall be provided to each Member no less than ten (10) or more than sixty (60) days in advance of a meeting. Other provisions for giving notice of such meetings, determining a quorum, and tallying votes shall be included in the Bylaws, or shall be established by the Board. In lieu of attending a meeting held for the purpose of exercising voting rights, Members may exercise such voting rights in writing or through a proxy, if designated in writing before the time for such vote. By attending a meeting where a vote is held, by exercising a vote in writing, or by designating a proxy, an Owner shall be conclusively deemed to have received adequate notice of such meeting or such vote.

8.5 Declarant Approval. Notwithstanding any other provision of this Declaration, during the Period of Declarant's Control all matters for which the Declaration or the Bylaws call for a vote of the Members of the Association may be decided solely by the Declarant with or without a meeting and with or without a vote of the Members. Any matters which are submitted to a vote of the Members during the Period of Declarant's control shall be approved and implemented if, and only if, the Declarant also approves such matters. After the Period of Declarant's Control, all such matters shall be submitted to a vote of the Members of the Association and shall be decided solely by the votes of the Members.

8.6 Board of Directors. The Board shall be the governing body of the Association. In addition to those set forth herein, the powers, rights, privileges, and duties of the Board shall be set forth in the Bylaws. During the Period of Declarant's Control, the Declarant shall appoint the members of the Board, which shall number no less than three (3) directors. After the Period of Declarant's Control, the members of the Board shall be chosen, removed, or replaced by the vote of the Members of the Association in accordance with the provisions of the Bylaws.

8.7 Professional Management. The Association may carry out the functions required of it pursuant to this Declaration, the Bylaws, or the Rules and Regulations, to the extent such functions are properly delegable, by and through a professional manager ("Manager"). If a Manager is engaged, the Manager shall be an independent contractor and not an employee of the Association, shall be responsible for managing the Project for the benefit of the Association and the Owners, and shall, to the extent permitted by the Board, be authorized to perform any of the properly delegable functions or acts required or permitted or performed by the Association.

ARTICLE IX ASSOCIATION ASSESSMENTS

9.1 Covenant to Pay Assessments. The Owner of any Lot, excluding Declarant whose obligations regarding Assessments are set forth below, by accepting a Deed for said Lot, whether or not it shall be expressed in the deed, agrees and is deemed to have agreed to pay to the Association all fees, annual assessments, supplemental assessments, and special assessments as set forth in this Declaration.

9.2 Purpose of Assessments. The operations and obligations of the Association, as identified in the Act, this Declaration, and the Bylaws, shall be funded through fees, annual assessments, supplemental assessments, and special assessments levied against the Lots.

9.3 Types of Fees and Assessments. The Association may impose the following fees and assessments:

9.4 Annual Assessment. After the first calendar month of ownership, each Owner shall pay an annual assessment for each Lot owned by such Owner. The annual assessment shall be the Lot's share of the total annual amount necessary for the Association to perform all of its obligations, whether imposed by the Act, this Declaration, or the Bylaws. Without limitation, the annual assessment shall include each Lot's share of the Common Expenses including the cost to maintain and preserve the Common Areas, including insurance thereon, the amounts necessary to perform the Association's other maintenance obligations, the amounts necessary to fund the Association's reserve fund in a manner consistent with the Act, the Association's administrative expenses, and the amount any obligations imposed on the Association by any applicable law, ordinances, or regulations, all of which shall be identified in the Association's budget. The

annual assessment shall be fixed, and from time to time adjusted, by the Declarant during the Period of Declarant's Control and thereafter by the Board in accordance with the provisions of the Act. At a minimum, the Board or the Declarant shall review the annual assessment on an annual basis and make such adjustments as are necessary. The Declarant or the Board may require that the annual assessment attributable to each Lot be divided in twelve equal shares and paid in the form of a "monthly membership assessment," to be due and payable each month on a date fixed by the Board. Subject to the exemption for the Declarant set forth below, the amount of the annual assessment shall be fixed at a uniform rate for each Lot assessed and shall be a portion of the Association's annual Common Expenses determined by dividing the total Common Expenses by the number of Lots to which assessments are imposed. As additional Lots are constructed or conveyed to purchasers, the Declarant or the Board shall adjust the amount of the annual assessment accordingly. After the period of Declarant's Control, the Board may not increase the amount of an annual assessment for any fiscal year by more than twenty percent (20%) over the previous fiscal year's annual assessment without first obtaining the affirmative vote of a majority of a Quorum of the Members at a meeting of the Association called for such purpose.

9.5 Supplemental Assessment. In the event the annual assessment is insufficient to meet the Association's regular recurring obligations in any given fiscal year, the Declarant during the Period of Declarant's Control or the Board thereafter may assess a supplemental assessment against each Lot for a share of any supplemental amount necessary to meet the Association's annual obligations. Each Lot's share of a supplemental assessment shall be determined in the same manner as for annual assessments.

9.6 Special Assessment. The Declarant during the Period of Declarant's Control or the Board thereafter may assess a special assessment to pay for special, non-recurring, or emergency expenses of the Association or the Project which exceed the Association's annual budget for the fiscal year during which such expenses arise, including but not limited to expenses related to damage to the Project, unanticipated repairs, and Common Area improvements. Any special assessment shall represent the pro-rata share of such expenses attributable to the Lot or Lots benefited by such expenses, or to which such expenses apply. In the event such expenses apply to or benefit less than all the Lots in the Project, the Declarant or Board may impose a special assessment against less than all of the Lots in the Project.

9.7 Capital Improvements. Notwithstanding any other provision of this Declaration, after the Period of Declarant's Control, the Association shall not make any Capital Improvement without the authorization of sixty-seven (67%) of a Quorum of the Owners voting at a meeting called for the purpose of proposing such Capital Improvement. For purposes of this Section, a "Capital Improvement" shall mean the installation of new Improvement, or a major upgrade to an existing Improvement, located within a Common Area or other portion of the Project managed by the Association, for which funds are not otherwise identified in the Association's budget. If approved as provided in this Section, the cost of a Capital Improvement may be assessed to the Lots as a special assessment.

9.8 Budget. The annual assessment shall be determined on the basis of a fiscal year beginning January 1 and ending December 31 next following, provided that for the first fiscal year shall begin on the date of the conveyance of the first Lot by Declarant. On or before December 1 of each year thereafter, the Board shall prepare and furnish to each Owner, or cause to be prepared and furnished to each Owner, an operating budget for the upcoming fiscal year. The budget shall itemize the estimated Common Expenses for such fiscal year, the anticipated receipts (if any), and any deficit or surplus from the prior operation period. The budget shall serve as the supporting document for the annual assessment for the upcoming fiscal year and as the major guideline under which the Project shall be operated during such annual period. On or before December 1 of each year, the Board shall also notify each Owner of the amount of the following fiscal year's annual assessment for each Lot owned by such Owner.

9.9 Reserve Account. The Association must comply with the terms and provisions of the Act relating to a reserve analysis and the funding of a reserve account for those Common Areas of the Project, if any, for which the Association is required to maintain a reserve account. Any reserve account will be funded by assessments imposed in accordance with the terms of this Article 9. At the closing of each Lot, each Owner shall pay an amount of \$500 into the reserve account.

9.10 Lien and Personal Obligation. The fees and assessments identified above, together with any applicable late payment fees, interest, costs, and reasonable attorney fees, shall be a charge and lien against the Lot against which such assessment is imposed. In addition, each Owner's obligation to satisfy such assessments is an independent and personal covenant of such Owner, with all amounts being due and payable without setoff or deduction when assessed. In the event of a failure to pay such assessments, or other default, the Association may pursue an action against the Owner to collect the assessment and enforce the lien against a Lot by foreclosure in the manner set forth below. The Association's lien shall be a continuing lien on each Lot and shall be subordinate to a First Mortgage, where the Mortgagee is a lender who loaned funds for the purchase of the Lot, and shall also be subordinate to a lien for property taxes or other public assessments, but the Association's lien shall be superior to all other liens, charges, or encumbrances of any sort which shall hereafter arise or be imposed on any Lot. The Association's lien shall not be affected by the sale or transfer of any Lot.

9.11 Statement and Evidence of Payment. Upon receipt of a written request by an Owner, or any other person or entity, the Board shall within a reasonable time issue to such Owner or other person or entity a written certificate stating, as applicable, (i) that all annual, special, and supplemental assessments (plus any applicable costs or fees) have been paid with respect to any specified Lot as of the date of the certificate, or (ii) if all assessments have not been paid, the amount of such outstanding annual, special, or supplemental assessments (plus any applicable costs or fees) due and payable as the date of the certificate. The Board may make a reasonable charge for issuing such certificates. Any such certificate, when issued as provided herein, shall be conclusive and binding with respect to any matter therein stated.

9.12 Declarant Exemption. There shall be no assessment for any Lot owned by the Declarant prior to sale to a purchaser. After the date the Lot is conveyed to a purchaser, the full amount of the assessment attributable to such Lot shall be imposed and collected from the new Owner in the manner set forth in this Declaration.

9.13 Effect of Non-Payment and Remedies.

a. Late Fees and Interest. Any assessment not paid within ten (10) days from the due date thereof shall be subject to a late payment fee in an amount to be determined by the Board. In addition, all fees and assessments not paid when due shall bear interest at the rate of eighteen percent (18%) per annum, or at such lesser rate as may be set from time to time by the Board.

b. Legal Remedies. The Association may bring an action at law against the Owner personally obligated to pay the same, and may foreclose the lien against such Owner's Lot in the manner provided by the laws of the State of Utah, and in the event a judgment is obtained, such judgment shall include interest on the assessment and reasonable attorney fees to be fixed by the court, together with the costs of the action. Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to estop or otherwise preclude the Association from thereafter again foreclosing or attempting to foreclose the Association's lien for any subsequent assessments, charges, costs or fees, which are not fully paid when due. The Association shall have the power and right to bid on or purchase any Lot at foreclosure or other legal sale, and to acquire and hold, lease,

mortgage, vote the membership votes appurtenant to ownership of such Lot, and to convey or otherwise deal with such Lot. In addition to the other rights and remedies set forth herein, the Association shall have all of the rights and remedies pertaining to enforcement of assessment liens as set forth in, and to be exercised in accordance with, the provisions of the Act, including, without limitation, the provisions in Utah Code Ann. §§ 57-8a-302 and -303, as the same may be amended. To this end, the Declarant (and each Owner by acceptance of a deed to a Lot) hereby conveys and warrants pursuant to Utah Code Ann. §§ 57-1-20 and 57-8a-302 to Stewart Title Insurance Agency of Utah, as trustee, with power of sale, the Lot and all improvements to the Lot for the purpose of securing payment of assessments under the terms of this Declaration. The Association shall have the right to substitute said trustee and appoint a successor trustee as provided by statute. The lien of the Association shall be superior and prior to all other liens and encumbrances except liens and encumbrances recorded prior to the recordation of this Declaration, a First Mortgage on a Lot, and assessments, liens, and charges in favor of the State of Utah or a political subdivision thereof imposed for taxes or other governmental assessments or charges past due and unpaid. In any action brought by the Association (or counterclaim or cross-claim brought by the Association) to collect assessments or to foreclose a lien for unpaid assessments, the Association shall be entitled to have a receiver of the Owner appointed to collect all sums alleged to be due from the Owner prior to or during the pendency of the action. The court may order the receiver to pay any sums held by the receiver to the Association during the pendency of the action to the extent of the Association's assessments of any kind or nature permitted hereunder.

ARTICLE X
EASEMENTS & RIGHTS OF WAY

10.1 Green-Strip Maintenance by Association. The Association directly, or through designated agents, will maintain the following Green Strip Areas to the same degree as the Lawn maintenance requirements set forth in Section 6.4 above:

1. The island on the west-side entrance of the Property approaching from 1450 West Street;
2. The island on the east-side entrance of the Property approaching from 1100 West Street;
3. The 2 Green Strip Areas, each approximately 798 feet long (see Exhibit C), that run alongside the east-side entrance of the Property approaching from 1100 West Street; and
4. The Green Strip Area within the Entrance Sign Easement.

10.2 Strip Maintenance by Owners. Each Owner is responsible for maintaining the Green Strip Area along Highgate Avenue that abuts each respective Owner's Lot. Each Owner shall maintain such Green Strip Area to the same degree as the Lawn maintenance requirements set forth in Section 6.4 above.

10.3 City Approval. The maintenance responsibilities described in Sections 10.1 and 10.2 may not be amended or removed from this Declaration in the future without the City's authorization.

10.4 No Obstruction. No person shall obstruct or permanently occupy any portion of the right-of-way green spaces described in Sections 10.1 and 10.2 without prior written permission of the Board.

10.5 City as Third-Party Beneficiary. The City is an intended third-party beneficiary of this Declaration. Notwithstanding any provision of this Declaration to the contrary: (1) neither the Declarant,

the Association, nor any of the Owners shall amend this Declaration without the City's prior written consent; and (2) the City will be entitled to, but not required, to enforce this Declaration by any method, except the City will not be required to submit any dispute to arbitration or follow the pre-arbitration procedures of this Declaration.

10.6 Detention Basin of Lot 23. During the Period of Declarant's Control, the Declarant is responsible for the construction, grassing, and installation of an irrigation system for the Detention Basin. Thereafter, the Association shall maintain the Detention Basin on a regular basis, or as otherwise required by the City by advanced written notification, including (1) watering, weeding, fertilizing, and mowing the grass; (2) maintaining and upgrading the irrigation system; (3) removing debris and sediment as needed; and (4) maintaining the Detention Basin's original capacity and configuration. The Owner of Lot 23 shall provide unlimited and constant access of the Detention Basin to the Association for such maintenance. If such maintenance is not done according to the City's prior written specifications, the City may perform such maintenance and charge the cost thereof to the Association. The Detention Basin is part of Lot 23 of the Plat and the Owner of Lot 23 may enter the Detention Basin as part of the yard, but the easement on which the Detention Basin is located is in favor of the City. The Owners, Members, and the Association shall not build, place, or plant any structures, trees, shrubs, or other permanent objects within the Detention Basin.

10.7 Entrance Sign Easement on Lot 13. The Entrance Sign Easement is a part of Lot 13 of the Plat but is in favor of the Association and permits the Association to erect, maintain, and replace an entrance sign on Lot 13 of the Plat as described herein. The Owner of Lot 13 shall provide unlimited and constant access of the Entrance Sign Easement to the Association for maintenance. The Association is responsible for maintaining the Green Strip Area within the easement as provided in Section 10.1. The Owner of Lot 13 shall maintain the other Green Strip Area that abuts Lot 13 as provided in Section 10.2. The Entrance Sign Easement is more specifically defined by the following legal description:

THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 00°03'47" EAST FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 23.

BEGINNING AT A POINT ON THE SOUTH LINE OF HIGHGATE ESTATES SUBDIVISION, SAID POINT BEING SOUTH 00°03'47" EAST, ALONG THE SECTION LINE, 1951.20 FEET TO THE SOUTH LINE OF SAID HIGH GATE ESTATES AND EAST, ALONG SAID SOUTH LINE, 1302.43 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 32.66 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHGATE AVENUE; THENCE 105.17 FEET ALONG THE ARC OF A 175.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 72°47'00" EAST 103.59 FEET); THENCE SOUTH 2.00 FEET TO THE SOUTH LINE OF SAID HIGHGATE ESTATES; THENCE WEST, ALONG SAID SOUTH LINE, 98.95 FEET.

CONTAINS 1,171 SF, OR 0.027 ACRES, MORE OR LESS

10.8 HollyFrontier Pipeline Easement. HollyFrontier has been granted a perpetual easement and right of way for constructing, operating, maintaining, repairing, replacing, inspecting, improving, and upgrading an underground drainage pipe together with all related facilities and appurtenances in, on, under, across, and over Lots 4, 5, 6, 7, 8, and 9. Buildings, fences, and other structures are prohibited within the Pipeline Easement. The Pipeline Easement also grants HollyFrontier the rights of ingress and egress on, over, under, over, and through Lots 4, 5, 6, 7, 8, and 9 and such Lot owners are responsible at their expense for repairing and replacing any fencing and landscaping within the Pipeline Easement damaged or removed in connection with HollyFrontier's installation, maintenance, and repair of a wastewater pipeline. The Pipeline Easement is further defined by the following legal description:

The Pipeline Easement is located in Davis County, Utah and more particularly described as:

BEGINNING AT A POINT ON THE SOUTH LINE OF A STORM DRAIN AND RIGHT OF WAY EASEMENT, WITH ENTRY NO. 2102111 IN BOOK 3862 AT PAGE 862, SAID POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1169.04 FEET AND NORTH 89°56'13" EAST 521.24 FEET AND SOUTH 00°03'47" EAST 89.49 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 00°03'47" WEST 16.50 FEET; THENCE NORTH 89°58'47" EAST 285.39 FEET; THENCE 146.42 FEET ALONG THE ARC OF A 293.50 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 75°41'17" EAST 144.91 FEET); THENCE 161.44 FEET ALONG THE ARC OF A 321.91 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 75°45'50" EAST 159.76); THENCE SOUTH 89°52'08" EAST 467.03 FEET TO THE EAST LINE OF SAID STORM DRAIN AND RIGHT OF WAY EASEMENT; THENCE ALONG SAID EASEMENT THE FOLLOWING FIVE (5) COURSES: 1) SOUTH 00°01'00" EAST 16.50 FEET; 2) NORTH 89°52'08" WEST 467.07 FEET; 3) 153.17 FEET ALONG THE ARC OF A 305.41 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 75°45'50" WEST 151.57 FEET); 4) 154.65 FEET ALONG THE ARC OF A 310.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 75°41'17" WEST 153.05 FEET); 5) SOUTH 89°58'47" WEST 285.38 FEET TO THE POINT OF BEGINNING.

CONTAINS 17,495 SF, MORE OR LESS

10.9 HollyFrontier's Other Easements. HollyFrontier is the successor in interest to the easements and rights of way for an underground drainage pipeline and other rights pursuant to (i) the Right of Way Contract in favor of Phillips Petroleum Company, recorded with the Davis County Recorder's Office on January 29, 1952, as Entry No. 121497, and (ii) Right of Way Agreement in favor of Wasatch Oil Refining Company, recorded with the Davis County Recorder's Office on March 2, 1933, as Entry No. 53891. Such easements and rights of way burden Lots 4, 5, 6, 7, 8, 9, and 10 and potentially other Lots in the Subdivision.

ARTICLE XI GENERAL PROVISIONS

11.1 Violation Deemed a Nuisance. Any violation of these Covenants that remains on the property is deemed a nuisance, and is subject to abatement by any other Owner or by the Association.

11.2 Remedies.

a. Any single or continuing violation of the Covenants contained in this Declaration may be enjoined in an action brought by the Declarant (for so long as the Declarant is the Owner of any Lot), by the Association, or by any other Owner. In any action brought to enforce these Covenants, the prevailing party shall be entitled to recover as part of its judgment the reasonable costs of enforcement, including attorney fees and costs of court.

b. Nothing in this Declaration shall be construed as limiting the rights and remedies that may exist at common law or under applicable federal, state or local laws and ordinances for the abatement of nuisances, health and safety, or other matters. These covenants, conditions and

restrictions are to be construed as being in addition to those remedies available at law.

c. The remedies available under this Declaration and at law or equity generally are not to be considered as exclusive, but rather as cumulative.

d. The failure to take enforcement action shall not be construed as a waiver of the Covenants contained in this Declaration in the future or against other similar violations.

11.3 Severability. Each of the covenants, conditions and restrictions contained in this Declaration shall be independent of the others, and in the event that any one is found to be invalid, unenforceable, or illegal by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

11.4 Limited Liability. Neither the Declarant nor any other Owner shall have personal liability to any other Owner for actions or inactions taken under these Covenants, provided that any such action or inaction is the result of the good faith exercise of their judgment or authority, under these Covenants, and without malice.

11.5 Amendment. At any time while this Declaration is in effect, the Owners of sixty-six percent (66%) of the Lots may amend the provisions of this Declaration, subject to the City's prior written consent, provided that so long as Declarant owns any portion of the Property, Declarant's approval to any amendment shall be required. Any amendment must be in writing. No such amendment will be binding upon the holder of any mortgage or trust deed unless the holder joins in the amendment.

11.6 Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Property is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the covenants, conditions, and restrictions contained herein against his or her Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his or her interest in any Lot.

11.7 Notices. All notices under this Declaration are deemed effective seventy-two (72) hours after mailing, whether delivery is proved or not, provided that any mailed notice must have postage prepaid and be sent to the last known address of the party to receive notice. Notices delivered by hand are effective upon delivery.

11.8 Interpretation. The provisions of this Declaration shall be interpreted liberally to further the goal of creating a uniform plan for the development of the Property. Paragraph headings are inserted for convenience only.

ARTICLE XII

DISPUTE RESOLUTION: MANDATORY BINDING ARBITRATION

12.1 Statement of Intent. As used in this Article 12, "Association" means the Association, the Design Review Committee, any other homeowners association specific to the Project which the Declarant organizes, or any association which the Owners, or any group of Owners, may form to control, manage, maintain or improve the Project or any portion of the Project. Prior to purchasing a Lot, every Owner is capable of obtaining an inspection and is permitted to perform, or pay someone else to perform, an inspection on any Lot that Owner is purchasing or any other aspect of the Project, including, without limitation, the Common Areas. Moreover, if any written warranty has been provided, it identifies the only

items that are warranted by the Declarant or the Developer. Having had the ability to inspect prior to purchasing a Lot, having received a written warranty if any warranty is provided, and having paid market price for a Lot in the condition it and the Lots and Common Area are in at the time of purchase, it is acknowledged that it is unfair and improper to later seek to have the Declarant, Developer, and/or any subcontractor performing work in the Project to change, upgrade, or add additional work to the Project outside of any express warranty obligation. Moreover, the Owners (by purchasing a Lot) and the Declarant acknowledge and agree that litigation is an undesirable method of resolving disputes and conflicts in that it can be slow, expensive, uncertain, and can often negatively impact the sale value and ability to obtain financing for the purchase of Lots for years, unfairly prejudicing those Owners who must or want to sell their Lot during any period when litigation is pending. For this reason, the Owners, by purchasing a Lot, and the Declarant covenant and agree that claims and disputes shall not be pursued through court action, but shall be asserted and resolved only through the specific alternative dispute resolution mechanisms described below, and only after full disclosure, satisfaction of the right to cure periods, and knowing approval of the Owners, as set forth in the provisions of this Article 12. In addition, the Association and the Owners agree that they take ownership and possession of the Lots and Common Areas AS IS, with no warranties of any kind except as otherwise required as a matter of law. The Declarant disclaims any and all warranties of merchantability, fitness for a particular use, or of habitability, to the full extent allowed by law.

12.2 Binding Arbitration for All Disputes. To the fullest extent permitted by law, all claims and disputes of any kind that any Owner or the Association may have involving the Declarant, the Developer, or any agent, employee, executing officer, manager, affiliate or owner of the Declarant or Developer, or any engineer or contractor involved in the design or construction of the Project, which arise from or are in any way related to a Dwelling or other Improvement on a Lot, Common Area, Limited Common Area, or any other Improvement on or component of the Project (a “Dispute”), shall be submitted to final and binding arbitration. Binding arbitration shall be the sole remedy for resolving claims and disputes between or involving the Declarant or Developer and any Owner or between or involving the Declarant or Developer and the Association. Arbitration proceedings, however, shall not be commenced unless the Pre-Arbitration Requirements set forth in Section 12.3 below have been satisfied in full. Without in any way limiting the foregoing, Disputes subject to binding arbitration shall include the following:

- a. Any allegation that a condition in any of the Dwellings on the Lots, the Common Areas, the Limited Common Areas, or other Improvements in the Project is or involves a construction defect;
- b. Any disagreement as to whether an alleged construction defect has been corrected;
- c. Any claim or allegation that the Subdivision Improvements or Common Areas were not designed, constructed or installed correctly or that any Subdivision Improvements or Common Areas are defective in any manner;
- d. Any disagreement about whether any warranties, including implied warranties, are applicable to the subject matter of any Dispute;
- e. Any disagreement as to the enforceability of any warranties alleged to be applicable to the subject matter of any Dispute;
- f. Any disagreement about whether any warranty alleged to be applicable to the subject matter of any Dispute has been breached;
- g. Any alleged violations of consumer protection, unfair trade practice, or other statutes or laws;

h. Any allegation of negligence, strict liability, fraud, and/or breach of duty of good faith, and all other claims arising in equity or from common law;

i. Any allegation that any condition existing in the Project or created by the Declarant, Developer, or any of contractors, including construction-related noise, dust, and traffic, is a nuisance, a defect, or a breach of any implied warranties of habitability or other implied warranties;

j. Any disagreement concerning the scope of issues or claims that should be submitted to binding arbitration;

k. Any disagreement concerning the timeliness of performance of any act to be performed by Declarant, Developer, or any contractors;

l. Any disagreement as to the payment or reimbursement of any fees associated with binding arbitration;

m. Any disagreement or dispute regarding management of the Association, or regarding reserve studies or funding of Association expenses; and

n. Any other claim or disagreement arising out of or relating to the sale, design, or construction of any Improvement on the Lots, Common Areas, Limited Common Areas, off-site Improvements, management of the Association, or other claims regarding the Project.

12.3 Pre-Arbitration Requirements. An Owner or the Association may only pursue a claim against the Declarant in arbitration after all of the following efforts of dispute resolution have been completed: (a) Right to Cure: the claimant (e.g. the Owner or the Association) shall provide to the Declarant or Developer, as applicable, a written Notice of Claim (defined below) and permit the Declarant or Developer one hundred eighty (180) days to cure or resolve the claim or defect or to try to get the builder or the appropriate subcontractor to cure or resolve the claim or defect, prior to initiating any formal arbitration proceedings; and (b) if the dispute is not resolved within the 180-day Right to Cure period, the parties shall participate in formal mediation with a mutually-acceptable third-party mediator in an effort to resolve the Dispute prior to taking further action or commencing arbitration. If additional, different, or modified claims, damages, calculations, supporting information, or descriptions are added, provided to, or asserted against the Declarant or Developer that were not included in any previously submitted Notice of Claim, the Right to Cure period provided for in this Section shall immediately apply again and any pending action or proceedings, including any mediation or arbitration, shall be stayed during the 180-day period.

12.4 Notice of Claim. "Notice of Claim" shall mean and include the following information: (a) an explanation of the nature of the claim, (b) a specific breakdown and calculation of any alleged damages, (c) a specific description of the claim along with any supporting opinions, information, or factual evidence upon which the claim is based, (d) photographs of any alleged defective condition, if applicable, (e) samples of any alleged defective conditions or materials, if reasonably available, (f) an explanation of the efforts taken to avoid, mitigate, or minimize the claim or any alleged damages arising therefrom, and (g) the names, phone numbers, and address of each person providing factual information, legal or factual analysis, or legal or factual opinions related to the claim.

12.5 Member Approval: Legal Opinion: Arbitration. If a claim or dispute has not been resolved after satisfying and complying with the above-described "Pre-Arbitration Requirements," then the claimant (Owner or Association) shall have the right to proceed with binding arbitration; however, the Association

shall not pursue or commence binding arbitration unless such action is first approved by a majority of the total votes of the Association after the Association has obtained a written opinion from legal counsel advising the Association of the likelihood of success on the merits of the claims, the anticipated costs and legal fees, the anticipated expert witness fees, and the likelihood of recovery if the Association prevails. The written opinion from legal counsel, addressing these topics, must be provided to all Owners before the formal vote on whether to proceed with binding arbitration. The binding arbitration shall be conducted by a mutually-acceptable arbitrator (preferably a former judge), or, if an arbitrator cannot be mutually selected, then by a member of the National Panel of Construction ADR Specialists promulgated by Construction Dispute Resolution Services, LLC (“CDRS”). The binding arbitration shall be conducted according to the rules and procedures set forth in the Arbitration Rules and Procedures promulgated by CDRS. The award of the arbitrator shall be final and may be entered as a judgment by any court of competent jurisdiction.

12.6 Fees and Costs of Arbitration. Each party shall bear its own attorney fees and costs (including expert witness costs) for the arbitration. The arbitration filing fee and other arbitration fees shall be divided and paid equally as between the parties. The arbitrator shall not award attorney fees, expert witness fees or arbitration costs to the prevailing party.

12.7 No Waiver of Arbitration Right. If any Owner, the Association, or the Declarant files a proceeding in any court to resolve any Dispute, such action shall not constitute a waiver of the right of such party, or a bar to the right of any other party, to seek arbitration or to insist on compliance with the requirements set forth in this Article 10. If any such court action is filed, then the court in such action shall, upon motion of any party to the proceeding, stay the proceeding before it and direct that such Dispute be arbitrated in accordance with the terms set forth herein, including, without limitation, compliance with the Pre-Arbitration Requirements set forth above.

12.8 Waiver of Subrogation. The Association and each Owner waives any and all rights to subrogation against the Declarant, the Developer, and any builder, contractor, and engineer in the Project. This waiver shall be broadly construed and applied to waive, among other things, any attempt by any insurer of any Owner or of the Association from pursuing or exercising any subrogation rights, whether arising by contract, common law, or otherwise, against the Declarant, the Project engineer, and builder, contractors of the Declarant and the builder, and their officers, employees, owners, and representatives. To the full extent permitted by law, the Association and Owners hereby release Declarant, the Project engineer, and builder, and their respective officers, employees, owners, contractors, insurers, and representatives from any and all liability to the Association and all Owners, and anyone claiming through or under them by way of subrogation or otherwise, for any loss, injury, or damage to property, caused by fire or any other casualty or event, even if such fire or other casualty shall have been caused by the fault or negligence of Declarant or builder, their officers, employees, owners, and representatives. The Association and each Owner agrees that all policies of insurance shall contain a clause or endorsement to the effect that this release and waiver of subrogation shall not adversely affect or impair such policies or prejudice the right of the Association or any Owner to recover thereunder. The Association and all Owners shall indemnify and defend the Declarant, the Developer, and any of their officers, employees, owners, contractors, or representatives from any claims barred or released by this provision, including but not limited to any claim brought under any right of subrogation.

Executed on the date stated above.

DECLARANT:

Blackgate Investments, LLC,
a Utah limited liability company

By: _____
Its: _____

STATE OF UTAH)
 :SS
COUNTY OF DAVIS)

The foregoing instrument was acknowledged before me this ____ of _____, 2019, by
_____, as manager of Blackgate Investments, LLC.

SEAL:

NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEGINNING AT A POINT BEING SOUTH 00°03'47" EAST ALONG THE QUARTER SECTION LINE, 1183.17 FEET AND NORTH 89°56'13" EAST 42.00 FEET FROM THE CENTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG THE SOUTHERLY LINE AND EXTENSION THEREOF, OF MILLCREEK MEADOWS SUBDIVISION, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, THE FOLLOWING THREE (3) COURSES: 1) NORTH 89°58'45" EAST 764.67 FEET, 2) NORTH 00°04'10" WEST 85.80 FEET, 3) SOUTH 89°52'08" EAST 762.40 FEET; THENCE SOUTH 00°01'00" EAST 151.93 FEET TO THE NORTH LINE OF THE WOODS CROSS REFINING COMPANY LLC PROPERTY AS DESCRIBED IN ENTRY NO. 2590008, BOOK 5233, PAGES 571-573; THENCE SOUTH 89°58'13" WEST, ALONG SAID WOODS CROSS REFINING COMPANY LLC PROPERTY, 3.69 FEET, MORE OR LESS, TO AN EXISTING CHAIN LINK FENCE; THENCE SOUTH 00°17'21" EAST, MORE OR LESS ALONG SAID FENCE AND ALONG THE WESTERLY LINE OF THE PROPERTY DESCRIBED IN ENTRY NO. 606272, 431.29 FEET; THENCE ALONG SAID ENTRY NO. 606272, SOUTH 00°01'25" WEST, ALONG SAID FENCE, 165.95 FEET TO A FENCE CORNER; THENCE NORTH 89°48'22" EAST ALONG AN EXISTING FENCE, 797.65 FEET TO THE WEST RIGHT-OF-WAY LINE OF 1100 WEST; THENCE SOUTH 00°17'38" EAST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 105.93 FEET; THENCE WEST 2632.79 FEET; THENCE NORTH 00°00'48" WEST 103.53 FEET; THENCE NORTH 89°58'52" EAST 267.93 FEET TO SAID QUARTER SECTION LINE; THENCE NORTH 00°03'47" WEST ALONG SAID QUARTER SECTION LINE 332.70 FEET; THENCE NORTH 89°31'00" WEST 226.66 FEET TO THE EAST LINE OF AN EASEMENT RECORDED ON APRIL 8, 1955 AS ENTRY NO. 145065, IN BOOK 81, AT PAGE 634, ON RECORD WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE ALONG SAID EASEMENT THE FOLLOWING THREE (3) COURSES, 1) NORTH 00°01'00" EAST 4.26 FEET TO THE POINT OF A 103.00 FOOT RADIUS CURVE TO THE LEFT, 2) ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.19 FEET (THROUGH A CENTRAL ANGLE OF 31°48'38" CHORD BEARS NORTH 15°53'41" WEST 56.45 FEET), 3) NORTH 31°48'00" WEST 226.41 FEET; THENCE EAST 341.13 FEET; THENCE 18.86 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 44°58'07" EAST 16.98 FEET); THENCE NORTH 00°03'47" WEST 185.19 FEET; THENCE 66.46 FEET ALONG THE ARC OF A 475.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS NORTH 04°04'16" WEST 66.40 FEET); THENCE NORTH 08°04'45" WEST 227.95 FEET; THENCE NORTH 89°02'45" EAST 49.10 FEET TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.59 FEET (THROUGH A CENTRAL ANGLE OF 3°02'23" CHORD BEARS NORTH 86°27'39" EAST 14.59 FEET); THENCE 20.12 FEET ALONG THE ARC OF A 12.00 FOOT RADIUS CURVE TO THE LEFT (CHORD BEARS SOUTH 39°57'03" WEST 17.84 FEET); THENCE SOUTH 08°04'45" EAST 208.77 FEET; THENCE 73.45 FEET ALONG THE ARC OF A 525.00 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS SOUTH 04°04'16" EAST 73.39 FEET); THENCE SOUTH 00°03'47" EAST 118.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 33.808 ACRES, MORE OR LESS
23 LOTS, PLUS LOT A

EXHIBIT B

BYLAWS OF THE ASSOCIATION

EXHIBIT C
SUBDIVISION PLAT



MEMORANDUM

TO: Mayor and City Council

DATE: April 11, 2019

FROM: Ben White, City Engineer

RE: Park Concessions Building Reconstruction Contract Award

As contemplated in the FY 19 budget and in past discussions with the city council, staff recently completed a design and issued a request for bids for a building to replace the current concession/restroom facility on the north end of the city park. This memo (1) provides the results of the bids, (2) reviews the need for the new building, and (3) reviews other issues to consider as the council contemplates making an award.

Contractor Bids

After the City advertised and solicited proposals, only received two bids were provided. The site work listed in the bids includes utility services, relocating the drinking fountain and repairs to adjacent sidewalk and parking lot. Construction would not begin until after the July 4 festivities.

	B Logic	England Const.
Concessions Building	\$299,895	\$378,000
Demo Ex. Building	\$7,420	\$19,000
Site Restoration	\$27,644	\$7,000
Total	\$334,959	\$404,000

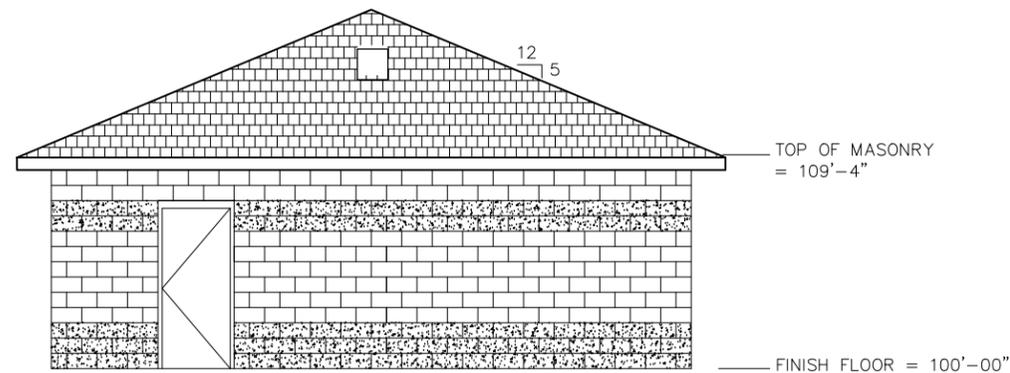
Restrooms Need

The need for additional restrooms to serve the ballfields and new playground was the highest priority for this project. The current park concessions building restrooms are only open during baseball games, and they are generally inadequate for public use. The baseball league maintains both the concessions space and the restrooms. With the construction of the basketball courts and new playground, there has been a significant increase in park patrons.

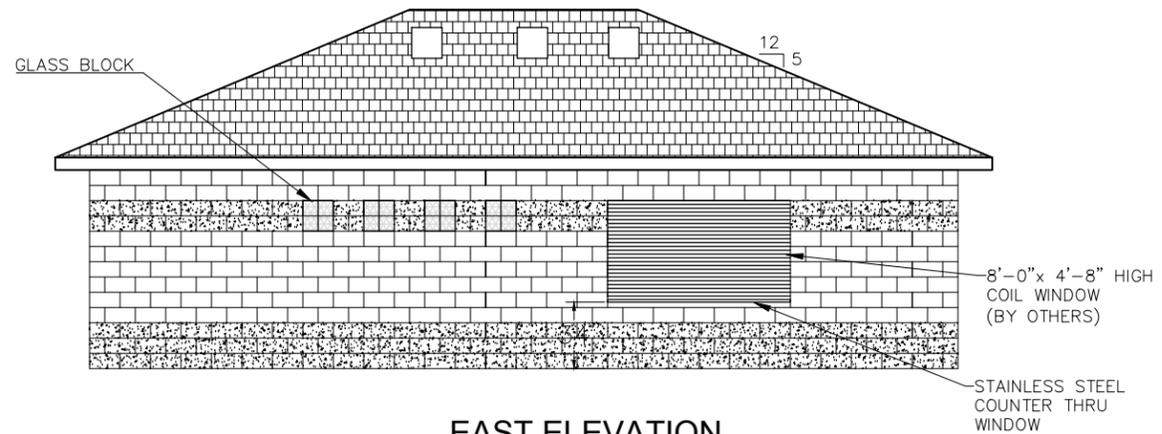
The proposed concession building design includes two stalls in both the men's' and women's' restrooms which would be available for public use the same hours as the main restrooms in the large pavilion. There is also a "family" style restroom in the proposed concessions building which would only be available when the concession space is occupied.

Considerations

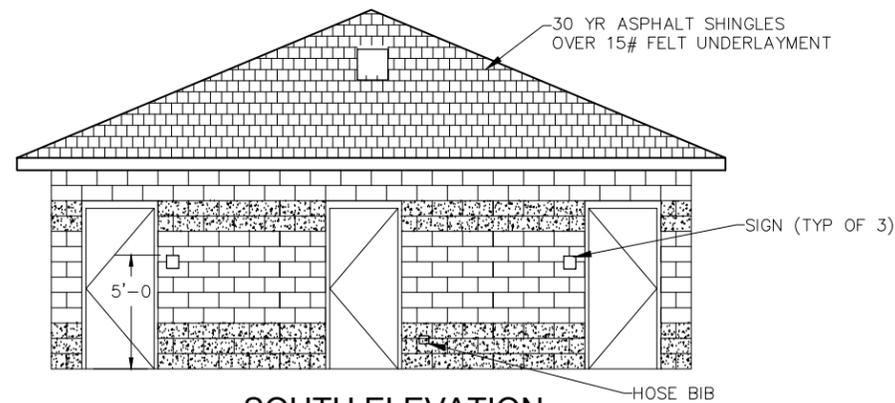
1. In 2015, the golf course restroom cost \$319/sq.ft. for a similar building design. This bid is \$335/sq.ft.
2. Construction market is not likely to change in the near-future.
3. There is sufficient funding from RAP and Park Impact Fees to construct the building, including \$161,000 from a developer contribution.



NORTH ELEVATION

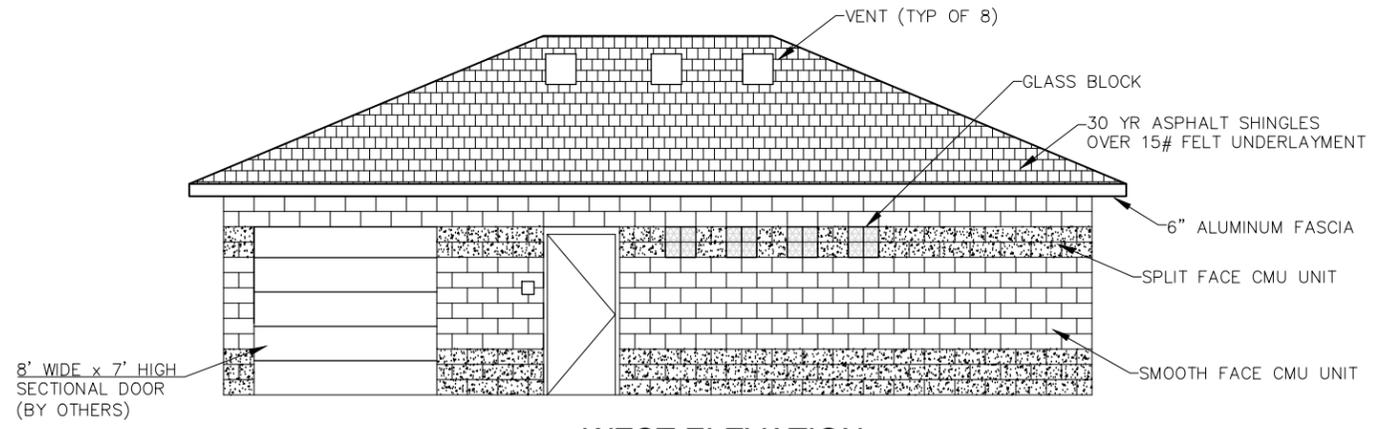


EAST ELEVATION



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
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

ELEVATIONS

PROJECT NO:	18-025
SHEET NO.	A2.0
SCALE	1/4" = 1'-0"
	6 OF 16

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
4. URINAL
5. WATER CLOSET
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
12. ADA COMPLIANT SIGN - "MEN", "WOMEN" AND "MEN/WOMEN/ADA" SIGNS
13. 8' WIDE ROLL-UP COIL WINDOW - BY OTHERS
14. ELECTRICAL DISCONNECT
15. SINK
16. 16" WIDE STAINLESS STEEL COUNTER (COUNTER EXTENDS THROUGH ROLL-UP WINDOW)
17. 24" WIDE STAINLESS STEEL COUNTER
18. FLOOR SINK
19. REFRIGERATOR PROVIDED BY OWNER
20. FLOOR DRAIN
21. 2" CONDUIT THRU FLOOR FOR IRRIGATION TIMER
22. SERVICE SINK AND FAUCET
23. MOP HOLDER - BOBRICK B-223x24, 3 HOLDERS OR EQUAL
24. SOFFIT LIGHT
25. TOILET PARTITION- AMPCO OR EQUAL SOLID PHENOLIC BLACK CORE DOORS WITH STAINLESS STEEL HARDWARE AND OVERHEAD BRACE (2 OF 3 ADA COMPLIANT)
26. GLASS BLOCK - 4" THICK, BULLETPROOF WITH "PRIVACY" VISIBILITY.
27. ATTIC ACCESS
28. 8' WIDE x 7' HIGH SECTIONAL ROLL UP DOOR - BY OTHERS

DOOR HARDWARE

GROUP A: BRUSHED STAINLESS STEEL FINISH
 SCHLAGE DEADBOLT SERIES B600 (KEY ONLY) OR EQUAL
 3 1/2"x15" STAINLESS STEEL PUSH PLATE AND PULL HANDLE
 HEAVY DUTY HINGES 4 1/2"x4 1/2" NON-REMOVABLE PINS
 OPENER: LCN 4040 SERIES
 GASKET, SWEEP AND THRESHOLD: PEMKO OR EQUAL
 STAINLESS STEEL KICKPLATE

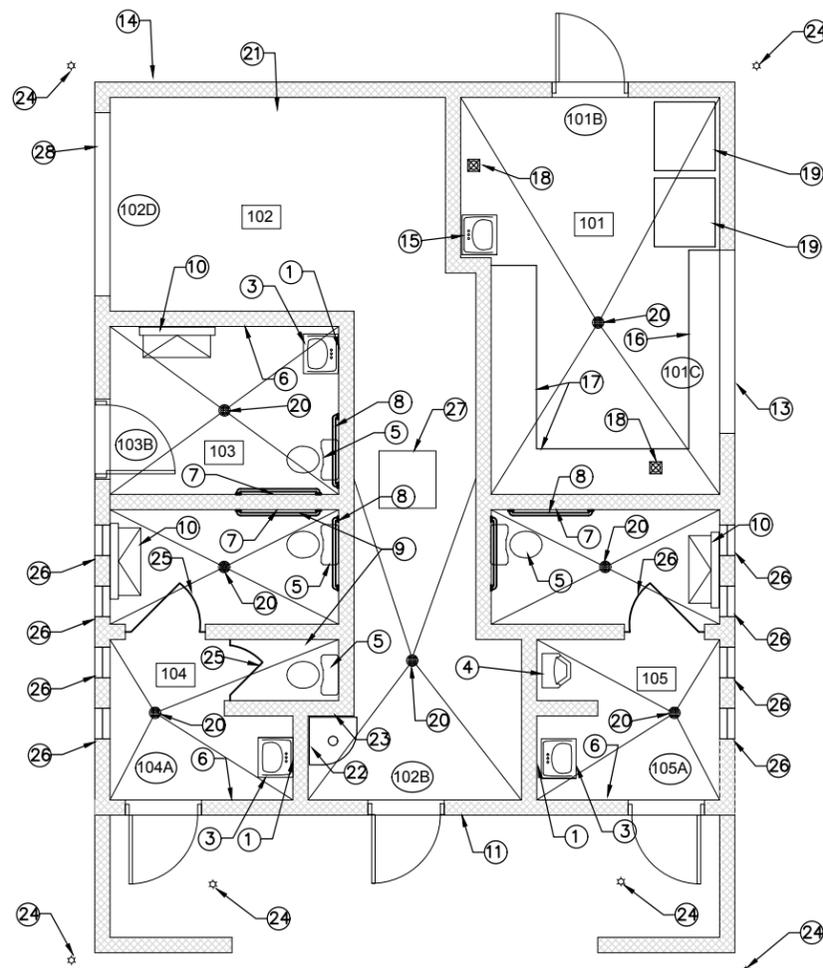
GROUP B: BRUSHED STAINLESS STEEL FINISH
 SCHLAGE DEADBOLT SERIES B600 (KEY OUTSIDE AND THUMBTURN INSIDE) OR EQUAL
 SCHLAGE LATCH SET ND SERIES LEVER OR EQUAL
 HEAVY DUTY HINGES 4 1/2"x4 1/2" NON-REMOVABLE PINS
 OPENER: LCN 4040 SERIES
 GASKET, SWEEP AND THRESHOLD: PEMKO OR EQUAL
 STAINLESS STEEL KICKPLATE

FINISH SCHEDULE

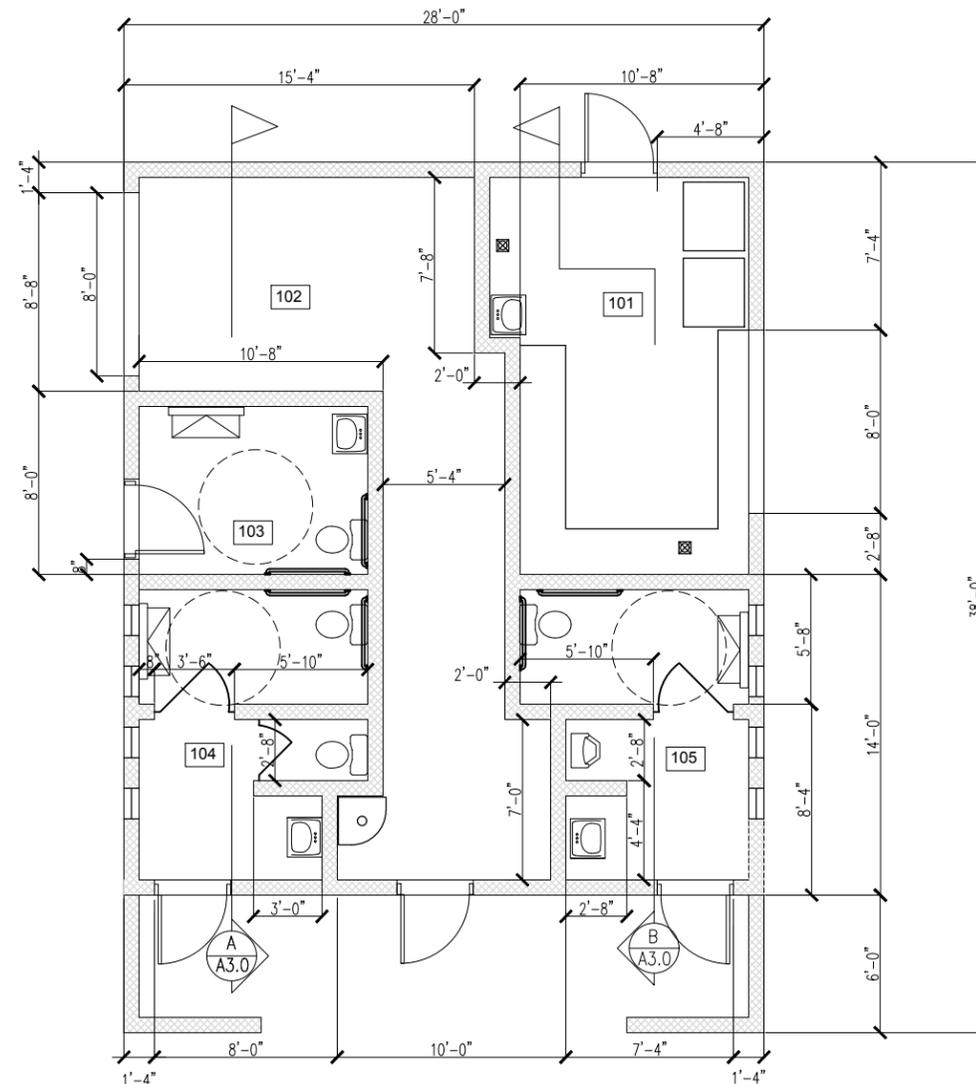
ROOM NUMBER	ROOM NAME	FLOOR	TRIM AND BASE	WALLS				CEILING		NOTES
				NORTH	EAST	SOUTH	WEST	HEIGHT A.F.F.	FINISH	
101	CONCESSION	A	A	A	A	A	A	8'-8"	A	
102	STORAGE	A	B	A	A	A	A	8'-8"	A	
103	FAMILY RESTROOM	A	A	A	A	A	A	8'-8"	A	
104	MENS RESTROOM	A	A	A	A	A	A	8'-8"	A	
105	PLUMBING CLOSET	A	B	A	A	A	A	8'-8"	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	EPOXY PAINTED CMU	A	PAINTED GYPSUM BOARD
DOOR			
A	PAINT COLOR PER OWNER		
B	PAINT COLOR PER OWNER		
C	8' WIDE x 4'-8" HIGH COIL UP DOOR - BY OTHERS		
D	8' WIDE x 7'-0" HIGH SECTIONAL ROLL UP DOOR - BY OTHERS		



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

NO.	DATE	REVISIONS	DRAWN BY:
			BSW
			FILE NAME:
			A1.0
			DATE:
			12-5-18

WEST BOUNTIFUL CITY
 550 North 800 West
 West Bountiful, UT 84087
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PARK CONCESSIONS BUILDING
550 West 1890 NORTH

FLOOR PLAN

PROJECT NO:	18-025
SHEET NO.	A1.0
SCALE:	1/4"=1'-0"
	5 OF 16



MEMORANDUM

TO: Mayor and City Council

DATE: April 11, 2019

FROM: Ben White, City Engineer

RE: City Hall Parking Lot Repair/Reconstruction

Summary

The asphalt parking area in front of city hall is beginning to fail. Poor drainage has significantly contributed to its failure. Staff is proposing a redesign with the reconstruction of the parking area which will eliminate the valley gutter by raising the sidewalk low point elevation adjacent to the parking. The construction includes the replacement of the asphalt in the parking area and the sidewalk and curb immediately adjacent to the parking. The FY 19 budget included \$34,500 for this project.

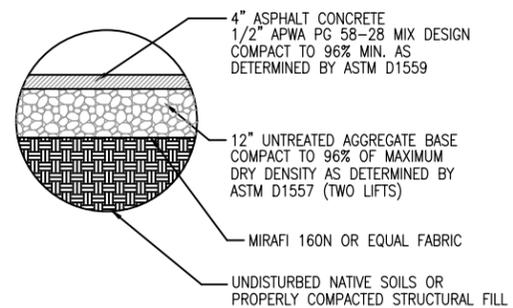
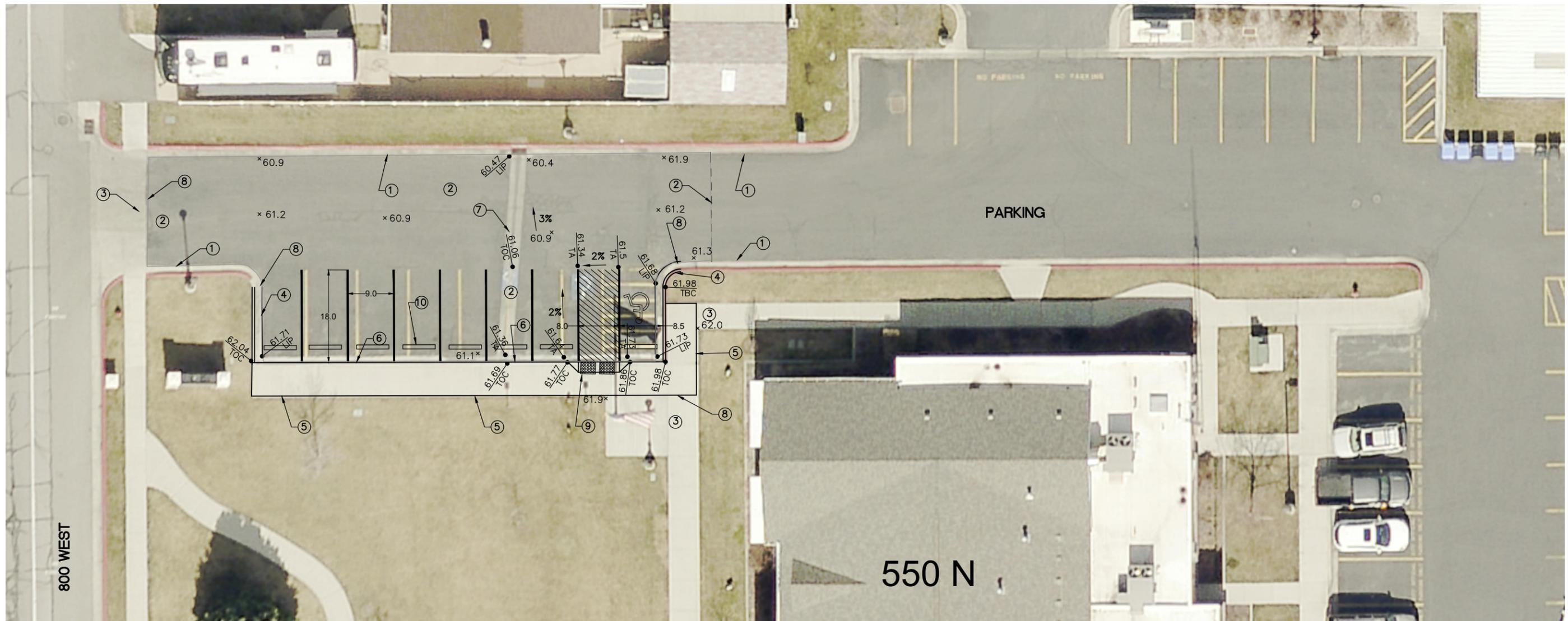
Contractor Bids

The City solicited bids from three contractors. Wind River is currently working on the school construction and building Highgate Estates. Black Forest Paving is our contractor to reconstruct Jessi's Meadow. The three bids are:

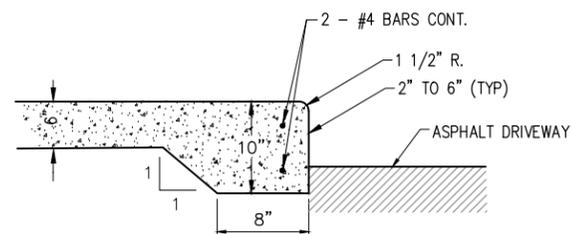
Wind River: \$37,587
Black Forest: \$43,152
Staker: \$44,905

Recommendation

Staff recommends awarding the city hall parking lot reconstruction to Wind River Construction. Work would be completed during the school summer break so that city staff and the public could use the school parking lot to access city hall.



ASPHALT PARKING PAVING SECTION



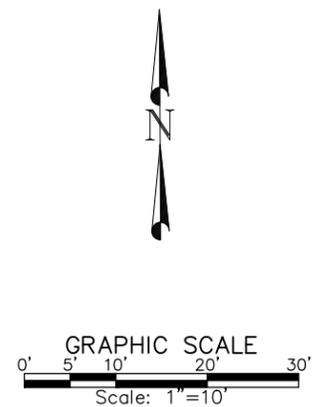
THICKENED CONCRETE EDGE

KEY NOTES: ①

1. PROTECT EXISTING CURB
2. SAWCUT REMOVE AND REPLACE EXISTING ASPHALT PER DETAIL ON THIS SHEET
3. PROTECT EXISTING SIDEWALK
4. REMOVE EXISTING CURB AND CONSTRUCT NEW 30" CURB AND GUTTER PER APWA STANDARDS. VARYING CURB HEIGHT IS REQUIRED.
5. REMOVE EXISTING SIDEWALK AND CURB; CONSTRUCT NEW 6.5' WIDE x 6" THICK CONCRETE SIDEWALK PER APWA 231. REPAIR DISTURBED LANDSCAPING
6. NEW THICKEN CONCRETE SIDEWALK EDGE PER DETAIL ON THIS SHEET
7. REMOVE EXISTING CONCRETE VALLEY GUTTER
8. MATCH EXISTING GUTTER AND SIDEWALK ELEVATIONS
9. ADA CURB RAMP PER APWA PLAN 236
10. 6' LONG PRECAST WHEEL STOPS SECURED BY (2) 2' REBAR (TYP)

LEGEND

- 40.41 TBC PROPOSED ELEVATION
- × 40.38 EXISTING ELEVATION
- TBC TOP BACK OF CURB
- TOC TOP OF CONCRETE
- LIP LIP OF GUTTER
- TA TOP OF ASPHALT



NO.	DATE	REVISIONS

DRAWN BY:
BSW

FILE NAME:
C-01

DATE:
8-8-17

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



**CITY HALL
PARKING LOT REPAIR**

SITE PLAN

PROJECT NO:	19-017
SHEET NO:	C-01
SCALE:	1:10
	1 OF 1

MEMORANDUM



TO: Mayor and City Council

DATE: February 28, 2019

FROM: Duane Huffman

RE: **Purchase Approvals**

The city's procurement code requires that certain purchases of \$10,000 or more first be approved by the city council. Approval is requested for the following:

1. City Park Top Dressing. The FY 19 budget included up to \$30,000 for the first year of applying sand to the turf at the park (top dressing) in attempt to begin leveling and smoothing the surface. Through the golf course, our public works staff found a contractor that performs this work. The attached estimate is for \$11,500, and staff recommends moving forward.
2. Golf Course Cart Path. The FY 19 budget includes \$8,000 for new cart path for the 18th tee. Staff solicited quotes for this project, and the best quote is \$12,000 (attached) from C&S paving. Staff believes that the amount of the current budgeted figured can be found through reductions to other line items in the maintenance budget, and recommends moving forward with this quote.

TURF SOLUTIONS

David Combe
5445 S 600 W
Riverdale, UT 84405

Phone #801.458.5541

utahturfsolutions@gmail.com

www.utahturfsolutions.com

Estimate

Date	Estimate #
4/9/2019	93

Name / Address
West Bountiful City Steve Maughn

Project

Description	Qty	Rate	Total
<p>Deep tine aerate city parks with 3/4" solid tines. Price: .0125 per square foot West Bountiful City is responsible for the price of the tines. Turf Solutions will supply the tines at a price of \$10.84 each. Should be able to complete job using 16 tines (depending on soil conditions) Top dressing sand supplied by Star Valley Sand, \$46.00 per ton Top dressing service provided by Turf Solutions, \$22.50 per ton</p> <p>-West Bountiful City is responsible for marking all water lines, valve boxes, and sprinkler heads. Turf Solutions will not be held responsible for shallow water lines or any electrical, etc. that isn't properly marked. -This quote is good for 30 days.</p> <p style="text-align: right;"> $375,000 \text{ sq}' \times .0125 = \\$4,687.50$ $100 \text{ TONS @ } 68.50 = \\$6,850.00$ <hr/> TOTAL $\\$11,537.50$ </p>		0.00	0.00

A service charge of 1.5% per month will be assessed on all past due invoices.	
Subtotal	\$0.00
Sales Tax (7.45%)	\$0.00
Total	\$0.00



Proposal submitted to:
West Bountiful City
Attn: Josh

Description of job:
Lakeside Golf Course
1201 N. 1100 W.
West Bountiful, Utah

Asphalt Paving on Approximately 3,864 sq. ft.:

Excavate, export and dispose of top layer of gravel and sod. Excavate clean soil and dump on site. Import, grade and compact 6" of road base. Supply, place and compact 2.5" of hot mix asphalt.

Amount: \$11,978.40 at \$3.10 sq. ft.

Proposal excludes all but not limited to, fees, permits, traffic control and barricades, prime coat and soil sterilant, testing or over excavation of soft subgrade unless noted. Area to be blue staked, all other piping and/or wiring is an unforeseen hazard. C & S Patching and Paving, Inc. will not be held responsible for such. Estimate amount based on Monday through Friday schedule, Saturday's available at additional cost. Amount is subject to change based on actual footage and depth. The price stated is based on C & S Patching and Paving, Inc.'s ability to purchase the required materials. Any increase in price which C & S Patching and Paving, Inc. must pay, will be passed on to and paid for by the owner. We hereby propose to furnish labor and materials complete in accordance with the above specifications for the **sum listed above**. With payment to be made as follows: On completion of work.

Authorized Signature: _____ Nick Cervantes _____ Dated: April 11, 2019

Note: This proposal may be withdrawn by us if not accepted in 30 days.

Acceptance of proposal- The above price specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. The undersigned agrees to pay for the work according to the terms listed; and until paid in full any unpaid balance shall constitute a lien on property to which such work is related. In addition, the undersigned agrees that in the event the sums provided to be paid herein are not paid as agreed, the undersigned will pay for all cost which C & S Patching and Paving, Inc. may incur enforcing such payment, including court costs and attorney's fees, whether incurred with or without suit, or before or after the judgment together with interest in the unpaid balance from the due date at the rate of 1.8% per month.

Authorized Signature: _____ Date: _____

April 9, 2019

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

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 April 4, 2019 per state statutory requirement.*

6 Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 9, 2019 at
7 West Bountiful City Hall, Davis County, Utah.

8 **Those in Attendance:**

9 **MEMBERS PRESENT:** Alan Malan (Vice Chairman), Laura Charchenko, Corey Sweat, Dee Vest, Council
10 member Enquist

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

13 **EXCUSED:** Chairman Denis Hopkinson, Mike Cottle

14 **VISITORS:** Gary Jacketta

15

16 The Planning Commission Meeting was called to order at 7:35 pm by Vice Chairman Malan. Corey Sweat
17 offered a prayer.

18 **1. Accept Agenda**

19 Vice Chairman Malan reviewed the agenda. Corey Sweat moved to accept the agenda as presented
20 and Laura Charchenko seconded the motion. Voting was unanimous in favor among all members
21 present.

22 **2. Consider Conditional Use for a Flag Lot as Part of a New 2-lot Subdivision at 936 W Pages**
23 **Lane**

24 Commission packets included a memorandum from Ben White dated April 4, 2019 regarding
25 Chambers Subdivision located at 936 West 1600 North with an attached site plan.

26 **The memorandum included the following information:**

27 Kent Chambers has applied for a 2-lot subdivision at 936 W Pages Lane. The proposal is to
28 construct a flag lot behind an existing house owned by Halvor Olsen. The property is within the R-1-10
29 zone. Both lots meet the minimum size requirement for the zone. The flag lot requires Conditional
30 Use approval by the Planning Commission as part of their subdivision recommendation to City Council.

31 Below is summary of points of interest to be addressed.

32 1. Drainage plan needs to be provided which demonstrates how the property will be graded and
33 drained without negatively impacting the proposed lots and surrounding properties.

34 2. Drive approach location needs to be adjusted so that the drive approach flare is in front of the
35 flag lot property.

- 36 3. Street light is required at the flag lot entrance.
37 4. Weber Basin secondary water service to the flag lot needs to be established.
38 5. Water, sewer and any other utility service needs to be constructed prior to the overlay on
39 Pages Lane. Otherwise there will be a five-year moratorium to cut the road. Provide drawing
40 identifying all construction requirements
41

42 Items to be completed prior to recording the plat include:

- 43 6. Address any comments received from the fire department and fire code
44 7. Obtain service letters from the major utility companies; specifically, how to address existing
45 communications box in flag lot driveway.
46 8. Utility easements provided around the boundary of the plat
47 9. Title report review by the city attorney with no objectional entries.
48 10. Payment of impact and inspection fees.
49 11. Post appropriate improvement bonds
50

51 Items 7 through 11 listed above are typically not completed until after city council approves the final
52 plat.

53 The following recommendations may be appropriate for the Planning Commission to consider:

- 54 A. Positive recommendation to the city council for approval of the subdivision subject to any
55 items noted above.
56 B. Table the application until additional information is submitted by the applicant and comments
57 by the fire department are received.

58 -end of memo

59 Ben White introduced the Conditional Use application for a flag log for Kent Chambers located at
60 936 West Pages Lane. The applicant was not present.

61 Staff has some concerns with drainage staying on the property and the applicant will need to comply
62 with the Fire Department regulations for width of driveway and turnaround requirements. If drainage
63 and fire department requirements are met, it would be an allowable flag lot. Some discussion and
64 question took place regarding necessary requirements.

65 **ACTION TAKEN:**

66 *Corey Sweat moved to table the consideration of a conditional use permit for a flag lot until further*
67 *information is received. Dee Vest seconded the motion and voting was unanimous in favor among those*
68 *present.*

69

70 **3. Discuss Modifications to Group Housing Code and Set Public Hearing for April 23,2019**

71 Commissioner packets included a memorandum dated April 4, 2019 from Duane Huffman regarding
72 Group Living Arrangements along with a copy of a draft ordinance amending Title 17 of the West
73 Bountiful Municipal Code.

74 **The memorandum included the following information:**

75 As a follow-up to the discussion at the March 26 meeting, a new draft of proposed code changes is
76 provided.

77 Updated Draft

78 The updated draft has the following changes:

- 79 1. Removes definitions for “Group Living Arrangement” and “Nursing Home.” These were
80 mistakenly included in the first draft with the idea that the city would potentially have group
81 living arrangements for individuals without disabilities as allowed uses.
- 82 2. Updates the table of uses to remove group living arrangements and nursing homes.

83 Questions from March 26th Meeting

84 This section provides follow-up answers to questions brought up at the planning commission meeting.

85 A. Can facilities for persons with a disability be limited to not more 8 people (this came from
86 the definition Group Living Arrangement)?

87 a. The short answer is that the definition included in the 1st draft would not have
88 necessarily limited potential accommodations for arrangements involving people
89 with a disability.

90 B. Why were group living arrangement and nursing homes included in the table of uses in the
91 1st draft?

92 a. This was a drafting mistake.

93 C. Is Section 17.84.020(A)(4), which requires proof of a disability, a violation of health privacy
94 laws?

95 a. No, federal law is clear that persons requesting an accommodation have a duty to
96 prove that they have a valid disability. This can be as simple as a doctor’s note
97 stating what the disability is.

98 D. Are Section 17.84.020(A)(6) and (7) redundant?

99 a. No. Item 6 is requiring evidence that a requested accommodation is necessary to
100 treat a disability – for example, evidence that shows an individual with a specific
101 disability receives benefits by sharing a living arrangement with groups of six other
102 people. Item 7 is requiring evidence that the accommodation is reasonable in terms
103 of the land use code/community – for example, evidence showing that having six
104 people in the home will not be a detriment to the neighborhood due to parking,
105 noise, safety, etc.

106 Pending discussion and any additional questions at the upcoming April 9th commission meeting, I
107 recommend that the commission move forward with scheduling a public hearing to further consider
108 providing a recommendation to the city council on this draft code. – end of memo.

109 Ben White gave a brief review regarding the group housing code. The law does not allow regulation
110 of housing for disabilities, but we can regulate how many non- related people live in a household
111 according to our current code.

112 Alan Malan asked about the process for reasonable accommodations in Section II 17.84.020. He
113 suggested we strike “this” and put the zoning ordinance in its place. He also suggested we create a more
114 defined definition for “disabilities”.

115 **ACTION TAKEN:**

116 *Corey Sweat moved to set a public hearing for the next available date to hear comments for the*
117 *Group Living Arrangements Code. Laura Charchenko seconded the motion and voting was unanimous*
118 *in favor among those present.*

119

120 **4. Discuss Updates to Land Use Section of General Plan**

121 A redlined copy and clean copy of the Land Use section of the General Plan was included in the
122 Commissioner packets.

123 **The following was discussed:**

- 124 • Services - Laura Charchenko asked if there would be any chance that a Fire Station would be
125 located in Woods Cross/West Bountiful area in the future. Staff reported that there are no
126 plans for a station at this time.
- 127 • Agricultural – Alan Malan inquired about the language that says, “the current residential
128 zoning will not be an effective regulatory tool in accomplishing this goal on its own,” in
129 reference to maintaining agricultural properties. Mr. White explained that the 1-acre
130 requirement does not require the land to be used for agricultural purposes, it has turned into
131 more of a residential zone. He gave Millbridge Lane as an example. The General Plan is a non-
132 binding document, it is just a guide for us to have direction for future city development.
- 133 • Replace City boundary maps to include 3-year comparison.
- 134 • Table 2.1 Land Use Comparison Percentages – Ben explained how the percentages were
135 calculated. It was decided to strike the data for 1989.
- 136 • Future Land Use Map mirrors our current zoning.
- 137 • Strike Agricultural Preservation in the table- Alan suggested a 25 to 5 acre minimum. Change
138 to an R-5 if we were to keep it as part of the table.
- 139 • Historic Preservation Overlay Zone – discussed what the language “flexibility in developmental
140 densities, ” means. It was decided to strike that language.
- 141 • Neighborhood Enhancement- Strike language from “For example” to the end of the section.
- 142 • UDOT Section- some discussion took place regarding not building west of Legacy Highway. Ben
143 will check on the agreement regarding Legacy Highway.

144 Commissioners said they like the red-lined versions to make it easier to see what has been deleted but
145 would prefer it in larger text. Ben White will continue to present a section at a time to review the entire
146 document for the General Plan.

147

148

149

PENDING – Not Yet Approved

Minutes of the West Bountiful City Council meeting held on **Tuesday, March 19, 2019** 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), Todd Hixson (Chief of Police), Ben White (City Engineer), Steve Maughan (Public Works Director), Cathy Brightwell (City Recorder), Dallas Green (Director of Golf)

VISITORS: Alan Malan, Eric and Lucille Eastman, Dennis Vest, Steve & Jamie Jones, Paul Shupe, Nathan Hemdton

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

1. Approve Agenda

MOTION: *James Bruhn made a Motion to approve the 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.

Eric Eastman introduced the new art on display in council chambers. The artist, Sherry Meidell, is a local professional water color artist. She and her husband are going on a mission for one and half years so thought this was a great place to display her artwork while she is gone. He discussed the center painting behind the dais, 'Onion Street' which is a collage of historic homes in the area combined into one picture. There were comments about how amazing the pictures are and how lucky we are to be able to enjoy our local artists' work. These pictures are for sale, and there are also prints available.

Mayor Romney thanked the Arts Council for coming up with the idea several years ago giving us an opportunity to enjoy a lot of great art.

3. Consider Approval of the Shupe Subdivision Lot 2 Amended Plat.

Ben White explained that the Shupe family is working to settle the estate of the late Dr. Merrill Shupe. Family members are to get certain pieces of property, but their split does not match current property lines. The division of land necessitates a lot line adjustment outside the boundary of the Shupe subdivision which requires a plat amendment.

45 James Ahlstrom disclosed that he has an attorney/client relationship with Paul Shupe; he still
46 plans to vote on the issue.

47 **MOTION:** *Andy Williams made a Motion to Approve the Shupe Subdivision Lot 2*
48 *Amended Plat. Mark Preece seconded the Motion which PASSED.*

49

50 The vote was recorded as follows:

51 James Ahlstrom – Aye	Mark Preece – Aye
52 James Bruhn – Aye	Andy Williams – Aye
53 Kelly Enquist – Aye	

54

55 **4. Consider Deferral Agreement for Off-Site Improvements for Stephen and Jamie Jones**
56 **at 305 N 1100 West.**

57 Mr. and Mrs. Jones have filed a building permit application to construct a 2,100 sq.ft. addition
58 with a 4-car garage on to their existing home. Staff has determined that WBMC 15.08.050 requiring
59 public improvements including curb, gutter, sidewalk improvements is applicable.

60 As there is no adjacent curb, gutter, or sidewalk on the west side of 1100 W from 500 S to
61 Pages Lane, and the neighbor to north was granted a deferment in 2014, the Jones's are requesting a
62 release or deferment to install the required improvements until such time as curb is extended along a
63 larger reach of 1100 West.

64 There was discussion that ongoing infrastructure improvements and nearby development may
65 lead to the construction of the deferred improvements in the not so distant future.

66 Council member Ahlstrom asked the Jones's if they understood what the deferral means and
67 that it could be called due at any time. They responded in the affirmative.

68

69 **MOTION:** *James Ahlstrom made a Motion to Approve the Deferral Agreement for Off-site*
70 *Improvements for the Property at 305 N 1100 West. Andy Williams seconded*
71 *the Motion which PASSED.*

72

73 The vote was recorded as follows:

74 James Ahlstrom – Aye	Mark Preece – Aye
75 James Bruhn – Aye	Andy Williams – Aye
76 Kelly Enquist – Aye	

77

78 **5. Public Hearing for Tentative Amendments to the Fiscal Year 2018-2019 Budget.**

79 Duane Huffman reviewed the tentative amendments for the fiscal year 2018-2019 budget
80 including increases in General Fund revenue, increases in General Fund expenditures, and changes to
81 the Golf Fund. He confirmed that nothing has changed since Council's review of the amendments at
82 the last city council meeting.

83 **MOTION:** *Andy Williams made a Motion to open the public hearing. James Bruhn*
84 *seconded the Motion which PASSED.*

85

86 - Paul Shupe thanked city council for their hard work. He acknowledged they spend a lot of
87 time on city issues and public service and told them it was appreciated. Mr. Shupe also
88 thanked Ben White for helping the family determine what was needed to take care of their
89 property issues considered above.

90
91 - For the benefit of the audience, Mayor Romney reviewed several of the proposed
92 amendments. He commented that ten to twelve years ago, the city was in trouble
93 financially. We had several bonds and debts to repay and no clear plans to deal with water
94 infrastructure issues; rates had to be raised.

95 There are only two bonds left, we have a good capital improvement program in place
96 and we are on pace with funding. We are in a lot better shape now and on track to pay as
97 we go. We are all fortunate for that.

98
99 Council member Ahlstrom asked about the increased surplus and whether that is a
100 problem with accountants. Mr. Huffman said there is a large surplus that exceeds the state
101 allowed 25 percent and the plan is to address it when the final amendment for this budget
102 is discussed in conjunction with next year's budget.

103
104 **MOTION:** *James Bruhn made a Motion to close the public hearing. Mark Preece*
105 *seconded the Motion which PASSED.*

106
107 **6. Consider Resolution 450-19, A Resolution Enacting the First Amendment to the Fiscal**
108 **Year 2018-2019 Budget.**

109
110 **MOTION:** *James Ahlstrom made a Motion to Approve Resolution 450-19 Enacting the*
111 *First Amendment to the Fiscal Year 2018-2019 Budget. James Bruhn seconded*
112 *the Motion which PASSED.*

113
114 The vote was recorded as follows:

115 James Ahlstrom – Aye	Mark Preece – Aye
116 James Bruhn – Aye	Andy Williams – Aye
117 Kelly Enquist – Aye	

118
119 **7. Police Report.**

120
121 Chief Hixson reviewed his monthly report. Crossing guards continue to do a great job and we
122 are lucky to have reliable guards that treat children so well; Reserve Office Bjorndal continues to do a
123 great job as he progresses through field training; Mischelle Robinson celebrated her seven-year
124 anniversary with the city; and, we gave a conditional offer of employment to our full-time officer
125 candidate. He will not complete testing until early April.

126 With better weather comes more vehicle break-ins. Chief reminded everyone to lock their cars
127 and make sure items are not visible to thieves.

128 Chief Hixson will be in St. George next week for the Utah Chief's Assn conference.

129 Council member Williams asked if there was any data to share yet from the new signs on
130 1100 West. Chief responded that they have not yet pulled any data from the new signs. With weather
131 improving, people will start coming out and we will likely see more activity.

132

133 **8. Public Works/Engineering Report**

134

135 Ben White –

- 136 • Pre-bid meeting this week on the new park concessions building.
- 137 • Will be meeting with the architect on the public works west yard to go over a first draft.
- 138 • Planning commission is beginning to work on general plan updates; some of which are
- 139 required by new legislation.

140

141 Steve Maughan –

- 142 • Temporary striping will be done on Pages Lane tomorrow including stop bars for the new
- 143 four-way stop at 1100 West. Will install four-foot stop signs on the east and west sides of
- 144 the intersection.
- 145 • Spring cleanup begins this weekend.
- 146 • Street sweeping begins tomorrow and will run through the end of the week.
- 147 • Ordering netting this week to install behind the baseball backstops to protect observers
- 148 from errant baseballs.

149

150 **9. Administrative Report (Duane Huffman) –**

151

- 152 • A follow up meeting for the Legacy Parkway truck ban issue will be held tomorrow
- 153 evening at Foxboro Elementary school. Council member Enquist will attend on behalf of
- 154 the city.
- 155 • Legislative session ended with no big surprises. We will be working on required updates
- 156 to the general plan. The tax bill did not pass due to a large number of unanswered
- 157 questions, so the compromise was to study it and possibly hold a special session in
- 158 preparation for the 2020 session.

159

160 **10. Mayor/Council Reports**

161

162 Kelly Enquist – Mosquito abatement is hiring for the season. They need four employees, over

163 eighteen years old. Salary is \$10.50 – \$11 per hour, and night sprayers will get \$12 per hour working

164 four days a week/ten hours a day.

165

166 Andy Williams – YCC presented their Pillows & Blankets initiative last Friday night as part

167 of the Arts Council monthly event. It wasn't well attended but they did a good job. The YCC Mayor

168 is amazing and their guest speaker was great. They plan to hold another Pillows & Blankets event in

169 the spring. In the meantime, they're filling eggs for the Easter Egg Scramble next month.

170 Applications for the next term are due the end of April.

171

172 James Bruhn – Inquired when the street lights will be installed by Ovation Homes? Steve

173 Maughan responded that he has talked to them about it but does not know for sure when they'll get it

174 done. He agreed to follow-up and added that the city is still holding their bond. Council member

175 Bruhn also asked Mr. Maughan to check on the missing concrete at Alice Acres.

176

177 Mark Preece – no report.

178

179 James Ahlstrom – no report.

180
181 Mayor Romney – The South Davis Rec Center Board is reviewing the results of the Master
182 Plan survey. The new Centerville fire station is coming along nicely.
183

184 **11. Consider Approval of Minutes from the February 19, 2019 City Council Meeting.**

185 **MOTION:** *James Bruhn made a Motion to approve the City Council meeting minutes as*
186 *presented for March 5, 2019. Kelly Enquist seconded the Motion which*
187 *PASSED by unanimous vote of all members present.*
188

189 **12. Executive Session for the Purpose of Discussing the Purchase, Exchange or Lease of Real**
190 **Property Pursuant to UCA 52-4-205(1)(d).**

191
192 **MOTION:** *James Ahlstrom made a Motion to Move into Executive Session at 8:30 pm in*
193 *the Police Training Room for the purpose of discussing the purchase,*
194 *exchange, or lease of real property. Mark Preece seconded the Motion which*
195 *PASSED.*
196

197 The vote was recorded as follows:

198 James Ahlstrom – Aye Mark Preece – Aye
199 James Bruhn – Aye Andy Williams – Aye
200 Kelly Enquist – Aye
201

202 **MOTION:** *James Bruhn made a Motion to close the Executive Session. Mark Preece*
203 *seconded the Motion which PASSED by unanimous vote of all members*
204 *present.*
205

206 **13. Adjourn Meeting.**

207 **MOTION:** *Andy Williams made a Motion to adjourn this meeting of the West Bountiful*
208 *City Council at 9:15 pm. James Ahlstrom seconded the Motion which PASSED*
209 *by unanimous vote of all members present.*
210

211
212 -----
213
214
215 *The foregoing was approved by the West Bountiful City Council on April 16, 2019 by unanimous vote*
216 *of all members present.*
217

218
219
220
221 _____
Cathy Brightwell (City Recorder)

150 **5. Staff Report**

151 **Ben White**

- 152 • UTA is asking for the public to participate in a survey asking individuals what they want for a
- 153 public transportation service. Ridership vs.Coverage. He invited the Commissioners to take the
- 154 survey. Laura Charchenko suggested to put the link to the survey on our city face book page.
- 155 Ben added that data shows only a very small percentage of revenues comes from fares; the
- 156 majority comes from tax payers.

157
158 **Cathy Brightwell**

- 159
- 160 • Outreach committees will be established in conjunction with the 2020 Census on a community
- 161 basis to educate the public and help get better response results. They need people for that
- 162 committee and Staff would like suggestions for individuals they may ask to participate.

163 Dee Vest thanked the Staff for providing excellent information on the past the Legislative Session.

164

165 **6. Consider Approval of Minutes from March 26, 2019 meeting.**

166 **ACTION TAKEN:**

167 *Corey Sweat moved to approve of the minutes of the February 26, 2019 meeting as*

168 *presented. Dee Vest seconded the motion and voting was unanimous in favor.*

169

170 **7. Adjournment**

171 **ACTION TAKEN:**

172 *Laura Charchenko moved to adjourn the regular session of the Planning Commission*

173 *meeting at 8:32 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.*

174

175

176

177 *The foregoing was approved by the West Bountiful City Planning Commission on March 21, 2019 by*

178 *unanimous vote of all members present.*

179

180 _____

181 *Cathy Brightwell – City Recorder*

182

183