

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
SPECIAL MEETING
TUESDAY, SEPTEMBER 30, 2025
6:30 P.M.



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from September 02, 2025
 - Draft minutes are not yet finalized; staff is still working on them. Current draft is available online.
3. Meeting Minutes from September 16, 2025, draft working meeting minutes available online.
 - Draft minutes are not yet finalized; staff is still working on them. Current draft is available online.
4. General Plan Update
Planning Director Astorga
 - Review
 - Public Hearing (continued from September 02, 2025 & September 16, 2025)
 - Recommendation
5. Planning Director's report, update, and miscellaneous items
6. Adjourn

Planning Commission Staff Report

Subject: General Plan Update – Bountiful by Design
Author: Francisco Astorga, AICP, Planning Director
Date: September 30, 2025



Background

Bountiful City is updating its General Plan, entitled *Bountiful by Design*. The General Plan is the community's advisory long-range policy document that provides guidance for land use, housing, transportation, and other key topics. Utah Code requires each municipality to prepare and adopt a General Plan. Once adopted, this plan will replace the City's 2009 Master Plan.

Since spring 2022, the City has worked collaboratively to prepare *Bountiful by Design*. The process included retaining a planning consultant, forming a dedicated Steering Committee, holding joint sessions with the Planning Commission and City Council, and hosting open houses, workshops, and other outreach activities. The Council has been actively engaged throughout the process. The current draft reflects robust public engagement efforts, technical analysis, and policy direction developed under the supervision of the Planning Director. The draft includes the Draft General Plan and the Draft Future Land Use Map (Attachment 1).

At its September 2, 2025, Planning Commission meeting, staff presented the draft vision, guiding principles, and framework of the plan. The Commission received public input/comment as the Commission patiently conducted the duly noticed public hearing. The Commission then directed staff to proceed with a structured review of plan elements at subsequent meetings, beginning with the Land Use and Housing elements, followed by the remaining elements, confirming cross-element consistency, deliberate refinements, and ultimately taking formal action.

At its September 16, 2025, Planning Commission meeting, staff presented the Land Use Element. The Commission reopened the public hearing and received comments from several community members, specifically inviting input on the Land Use Element and any new issues not previously raised. After closing the public hearing, the Commission carefully deliberated the proposed Future Land Use Map and the corresponding text in the Place-Type section, which together comprise the Land Use Element.

After reviewing scheduling options, staff recommended a special General Plan Update meeting on Tuesday, September 30, 2025; acknowledging one member's inability to attend due to a scheduled commitment; and the unusual fifth-Tuesday date, the Commission announced it would be held at City Hall at 7:00 p.m. In addition, all written public comments submitted to the Planning Department's dedicated e-mail address (GeneralPlan@Bountiful.gov) by September 25, 2025, at 12:00 p.m. (noon) are included in this packet (see Attachment 5).

Analysis

The Planning Commission's review is critical to ensure the draft:

- Reflects City Goals.
- Is internally consistent across all elements.
- Complies with state statutory requirements, etc.

The Commission reached majority consensus on the following points:

1. Include nodes for Neighborhood Center place-type along Bountiful Boulevard (map and text).
2. For Foothill Residential place-type, describe where few commercial areas should be (text).
3. Create a Neighborhood Center node at the intersection of Bountiful Boulevard and Mueller Park Road (map).
4. Expand Neighborhood Mix Residential place-type to the east side of Bountiful Boulevard (map).
5. Include nodes or areas (not corridor) for low intensity commercial in the Parks and Open Space place-type near the Bountiful Ridge Golf Course, along Bountiful Boulevard (text and map).
6. Remove the suggested density range from the Single-Family Residential place-type (text).
7. Determine the place-type for the area west of 200 West between 1000 North and 1600 North
 - To be discussed at the September 30th special PC meeting.
8. Determine the appropriate place type for the area between 200 West and Main Street, from approximately the South Davis Rec Center and 1600 North
 - To be discussed at the September 30th special PC meeting.
9. Consider identifying the various overlays with a distinct designation name/label to further illustrate the intended flexibility of affected sites, clarifying that they have dual place-type designations without prioritization between them.
10. Continue and complete the Land Use Element discussion, then proceed to the Transportation and Housing Elements.

As discussed at the last meeting, the Commission agreed to conclude the Land Use Element and Draft Future Land Use Map at the special meeting, then proceed to the Transportation and Housing Elements, provide feedback on the proposed goals and policies, and direct staff to continue the structured element-by-element review process. The Commission will be asked to:

- Provide feedback on the Land Use Element and Future Land Use Map, consistent with the structured review process agreed upon.
- Ask clarifying questions about the material discussed so far.

Process

Given the scope and importance of this update, staff recommends continuing the established structured review process with specific milestones to ensure steady and organized progress through each element/component of the plan. For example, once the Land Use Element (and the Future Land Use Map) is reviewed and deliberated by the Commission, the Commission should then proceed to the next element, and so forth. Staff will continue to assist the Commission in identifying opportunities to revisit previously reviewed sections, as needed, to ensure consistency across elements and to address how each review interacts with earlier decisions.

Public Engagement

In addition to meeting State Code noticing requirements, the City engaged the community through extensive outreach, including events, meetings, interviews, and online updates, while making the full draft General Plan publicly available on July 30, 2025, and maintaining ongoing communication via social media and the dedicated “[Bountiful By Design](#)” webpage.

Advisory Document

Under state law, General Plans are advisory documents intended to guide long-range decision-making rather than function as prescriptive codes. Staff does not recommend making the proposed update binding by regulation. As an aspirational framework, the plan should be understood as a flexible tool that can be adjusted as community needs, resources, and priorities evolve. While there is no statutory requirement for regular updates, planning best practices suggest that growing communities review their plans every 5–10 years to ensure continued relevance.

Future Action

When the Planning Commission is ready, the Commission should forward a recommendation to the City Council. At that point, the City Council would review the plan and take formal action to adopt, reject, or amend and adopt the General Plan.

Significant Impacts

Adoption of a new General Plan would establish updated long-range advisory direction for Bountiful City, replacing the 2009 Master Plan and ensuring that City goals remain aligned with current community needs, growth trends, and state requirements. The review process would likely require multiple Planning Commission meetings before a final recommendation is forwarded to the City Council. Once adopted by the Council, the General Plan will serve as an advisory foundation.

Staff Recommendation

Staff recommends that the Planning Commission review and discuss the Land Use Element and Draft Future Land Use Map, proceed to the Transportation and Housing Elements, provide feedback on the proposed goals and policies, and direct staff to continue with the structured element-by-element review process.

Attachments

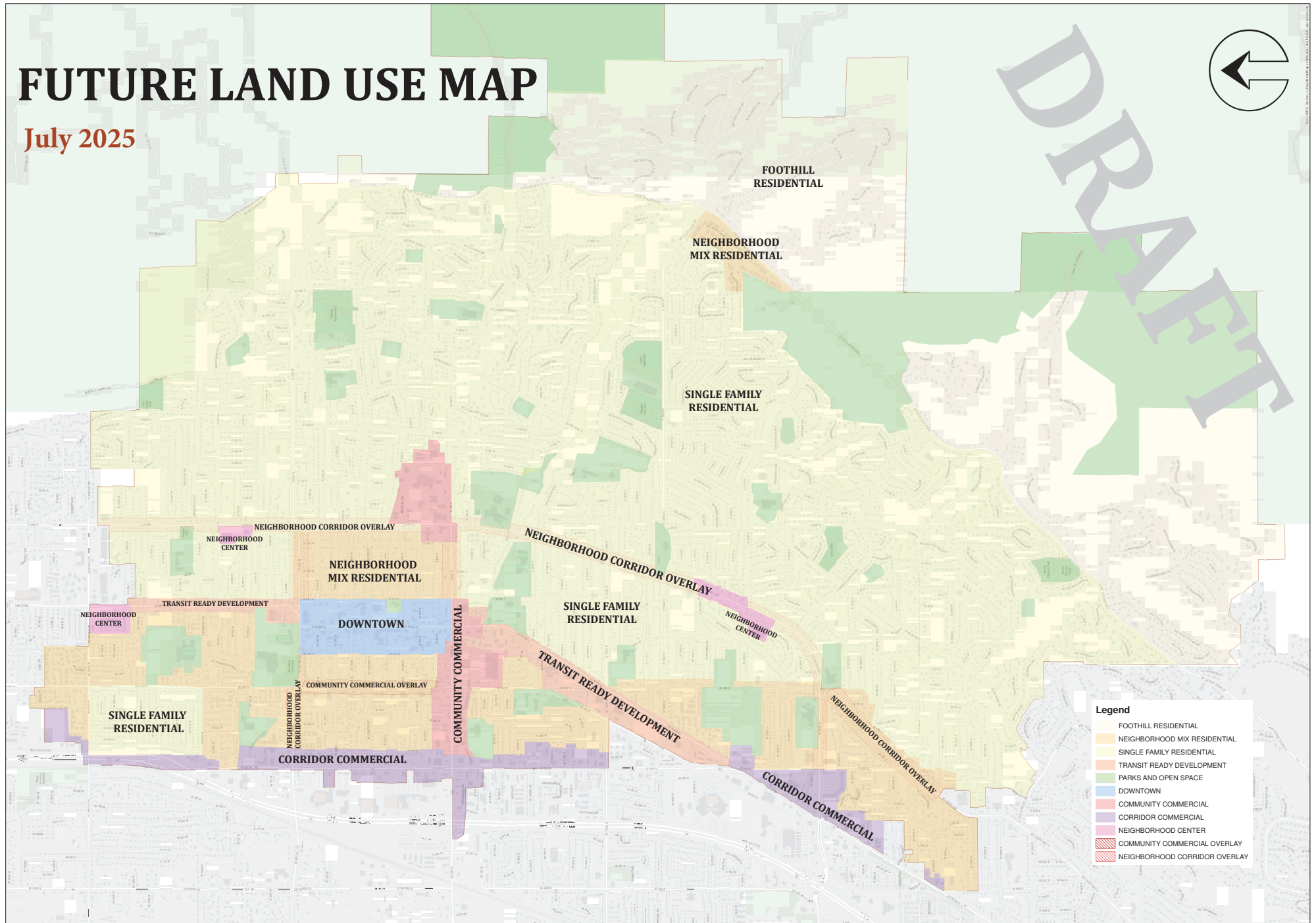
1. Draft Future Land Use Map
2. Draft General Plan Update: Land Use Element only (plan pg. 22-37)
3. Draft General Plan Update: Transportation + Traffic Circulation Element (plan pg. 38-45)
4. Draft General Plan Update: Moderate Income Housing Element (plan pg. 52-57)
5. Written Public Input

FUTURE LAND USE MAP

July 2025



DRAFT



- Legend**
- FOOTHILL RESIDENTIAL
 - NEIGHBORHOOD MIX RESIDENTIAL
 - SINGLE FAMILY RESIDENTIAL
 - TRANSIT READY DEVELOPMENT
 - PARKS AND OPEN SPACE
 - DOWNTOWN
 - COMMUNITY COMMERCIAL
 - CORRIDOR COMMERCIAL
 - NEIGHBORHOOD CENTER
 - COMMUNITY COMMERCIAL OVERLAY
 - NEIGHBORHOOD CORRIDOR OVERLAY





4 | LAND USE ELEMENT

Introduction

Bountiful by Design utilizes place types that provides direction on desired development patterns throughout the City partnered with the future land use map. This strategy creates a series of unique community areas, each with a distinct purpose and function. The place types identify primary and supporting land uses based on subsequent changes to the adopted Land Use Code and the Zoning Map which are intended to be the primary implementation tool of this General Plan.

Place Types

Place types represent the various categories of future land use. A place type is assigned to general areas of the City. Bountiful's future land use strategy builds upon nine (9) different place types which are identified and described on the following pages. Each place type contains the following elements:

- Example photographs which were selected by the public to represent each place type.
- Description narrative.
- Key attributes to summarize the place type.
- Suggested residential density range, as applicable.

Decision Making Criteria

In evaluating future Land Use Code and the Zoning Map Amendments, the City should determine that a proposal meets the majority of the following criteria in order for it to be considered compatible with the Future Land Use Map.

1. Help Bountiful achieve the General Plan's Vision and Guiding Principles;
2. Include uses compatible with the Future Land Use Map;
3. Enhances and protects natural and built amenities and infrastructure;
4. Strengthen or create connections to activity centers;
5. Demonstrate that the proposal travel demand estimates can be accommodated by the planned transportation network; and
6. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities.

PARKS, OPEN SPACE, AND CIVIC



Description

Mountain trails, City parks and plazas, neighborhood sports fields, etc., all contribute to Bountiful's active community feel. Bountiful has a range of open space within the City from more natural areas in the foothills to urban City plazas downtown. In many neighborhoods, schools double as an educational institution and neighborhood park with recreational sport fields. In addition to recreational and leisure opportunities, Bountiful's open spaces serve important ecological functions and are often prominent in the viewshed. Preserving open areas is key for the enjoyment of these assets for future generations. Civic functions such as government buildings and schools require significant structures but should still generally provide public access areas on site, such as fields, plazas, or other areas of public benefit. Municipal parks and plazas should have robust community involvement.

Key Attributes

- Large green spaces including mountainsides and ravines largely free from development, preserving important viewsheds, habitat, and other ecological functions.
- Institutions generally also provide space for recreation and leisure.
- Parks and plazas with a variety of functions to suit the area it serves.

FOOTHILL RESIDENTIAL



Description

Foothill Residential is characterized primarily by single-family dwellings, which may include accessory dwelling units (ADUs), on large lots with steep topography creating a high degree of separation from each other. This development pattern nestles into the foothills adjacent to open space and natural areas. It has very limited non-residential areas but is well connected to the many trails in the area. This area is governed by the International Wildland-Urban Interface Code which supplements current building and fire codes to assist in providing requirements to reduce the risk of losing a structure in a wildfire.

Key Attributes

- Predominantly large lot detached housing with high separation between structures.
- Provides a transition from open space in mountains to urban areas.
- Few commercial services.

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL



Description

Single-Family Residential is primarily comprised of detached single-family dwellings. Such neighborhoods may feature accessory dwelling units (ADUs). Residential use structures in this place type are generally one to two (1-2) stories and on lots that are generally less than ¼ acre. This development pattern often includes places of worship and schools.

Single-family dwelling cottage courts may be present, which are generally a group of small (1 to 2-story) detached structures arranged around a shared court visible from the street. Cottage court density is to be established based upon shared open spaces, amenities, access, parking, etc.

Few limited scale low-impact commercial services may be present at prominent intersections but are of low intensity and designed in a way that compliments any surrounding residential uses.

Key Attributes

- Primarily detached residential dwellings on mid-size lots.
- Interspersed with schools, places of worship, and parks.
- Few and low intensity commercial services.

Suggested Residential Density Range:

- 5-7 dwelling units per acre.

NEIGHBORHOOD MIX RESIDENTIAL



Description

Neighborhood Mix Residential is primarily residential dwellings of a variety of types: single-family dwellings, accessory dwelling units, duplexes, triplexes, fourplexes, townhouses, cottage courts, mansion house apartments, and other scale appropriate multiple-unit buildings. The density varies by location which provides an appropriate transition between areas of less intensity to areas of more intensity.

Residential structures are generally one to three (1-3) stories. Lots are generally less than $\frac{1}{4}$ acre for single-family dwellings and duplexes; however, appropriate minimum lot areas should be established upon the intensity of the residential use. Residential dwellings are designed and integrated into the surrounding streetscapes focusing on pedestrian experience. This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roads, that creates walkable destinations for surrounding residents. This place type may include multiple zoning designations depending on the neighborhood character.

Key Attributes

- Predominance of residential dwellings on small to mid-size lots
- Includes a variety of housing types that provide a transition from less intense areas to more intense areas.
- Some smaller-scale mixed use and lower intensity commercial services present.

TRANSIT READY DEVELOPMENT



Description

Transit Ready Development is focused on providing a high-quality, walkable, and inviting streetscape within close proximity to future bus rapid transit (BRT) lines. This place type features a diverse and dense mixture of residential housing options such as townhouses, multiple-unit buildings (apartments), and live-work units.

Buildings are a minimum of two (2) stories and generally up to three (3) stories. Active/vibrant commercial uses such as restaurants, retail, and services fill the ground level along major roadways providing walkable destinations for residents. Upper floors of buildings may also be utilized for office or other commercial spaces in addition to residential uses. Buildings meet the street and create a unified streetscape, especially along major roadways, planned or existing transit stop areas, and major intersections.

The Transit Ready Development Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Transit Ready Development place-type.

Key Attributes

- Walkable streetscapes providing excellent access to future transit infrastructure.
- Dense mixture of housing options.
- Multi story buildings meet the street to create a unified streetscape.

- Active/vibrant commercial uses on ground floors, upper floors used for residential or commercial uses.

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NEIGHBORHOOD CENTER



Description

The Neighborhood Center place-type provides walkable neighborhood nodes that serve as destinations for surrounding residents. These areas are focused on providing low intensity commercial services, retail, and restaurants. Some mixed-use can be present with residential uses above or behind the commercial uses. These neighborhood nodes are in scale with surrounding development and are generally one to three (1-3) stories with more intensity near larger nodes and prominent intersections. Buildings should be laid out so that they are easily accessed by pedestrians and create an inviting streetscape.

The Neighborhood Center Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Neighborhood Center place-type.

The Neighborhood Center Overlay also supports residential dwellings of a variety of types: single-family dwellings (and accessory dwelling units), duplexes, triplexes, fourplexes, townhouses, cottage courts, mansion house apartments, and other scale appropriate multiple-unit buildings. The density varies by location which provides an appropriate transition between areas of less intensity to areas of more intensity.

Key Attributes

- Low intensity commercial uses with some mixed-use.
- Smaller scale structures to match the scale of surrounding areas.

- Creates inviting walkable destinations for nearby residents with rear loaded parking.

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COMMUNITY COMMERCIAL



Description

Community Commercial is a mid-level intensity predominantly commercial place-type that provides a wide range of commercial uses which serves Bountiful residents including limited office and services, retail, and restaurants. Commercial street frontage along major roads is mitigated by careful placement of big box development focusing on pedestrian friendly experience, such as placing big box development behind and/or incorporated in urban style development. These commercial uses are high sales tax remitters.

This place type may include multiple zoning designations depending on specific neighborhood character such as the Hospital Neighborhood. This place type may also affect zoning designation based on areas that accommodate uses that provide high sales tax revenue and/or that are vibrant.

The Community Commercial Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Community Commercial place-type.

Key Attributes

- Mid intensity commercial uses.
- Mixture of urban style developments along prominent roadways with suburban style development behind.
- Limited residential uses integrated above or behind commercial uses.
- Limited office and services.

CORRIDOR COMMERCIAL



Description

Corridor Commercial is the most intense commercial category within the City. This place type features predominantly commercial uses more suburban in nature and are centered around major roads. These commercial areas attract residents in Bountiful and the surrounding areas. These commercial uses are high sales tax remitters.

Key Attributes

- High intensity commercial uses.
- Suburban style retail centers located on major roads.
- Limited flexible office/warehouse and services.

DOWNTOWN



Description

Bountiful's unique downtown is an active, walkable, and pedestrian oriented place type. It features prominent retail and mixed uses along Main Street, which serves as the area's core. Downtown uses are generally moderate to high intensity and attract people from all over the City and surrounding communities due to its unique character. Vibrant uses such as retail, entertainment, and restaurants are present on the ground floor of buildings along Main Street with office and residential uses above. Buildings on Main Street are generally at least three (3) stories in height, are urban in form, and are constructed of high-quality materials. Onsite parking is located behind buildings and driveways onto Main Street are discouraged.

Supporting areas off Main Street provide a range of housing types including multi-unit and attached dwellings but may include detached residential structures which may accommodate adaptive reuse supporting residential and/or commercial uses. These areas provide a transition onto east/west areas. Downtown streets feature high quality streetscapes with lighting, landscaping, street furniture, etc., and safe frequent pedestrian crossings which creates a walkable experience.

Key Attributes

- High quality walkable streetscapes lined with urban form buildings.
- Moderate to high intensity uses.

- Active/vibrant uses such as retail, entertainment, and restaurant uses on ground floors along Main Street and Town Square areas.
- A dense mixture of housing types proving a transition to surrounding areas.

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Future Land Use Matrix

The future land use matrix indicates what sorts of general uses could be present within a place type. Primary land uses are those that are most prominent and ubiquitous within a place type. Supporting uses are not the general focus of the place type but are compatible and enhance the primary uses.

● Primary Land Uses form the core role of the place type and are the most prominent within the place type.

○ Supporting Land Uses are less prevalent and serve to enhance the primary land uses within the place type.

	Open Space & Recreation	Residential Detached	Residential Attached	Residential Multi-Unit	Mixed-Use	Retail & Entertainment	Personal Services	Office	Flex Office/Warehouse	Industrial	Transportation + Utilities	Institutions
Parks, Open Space, and Civic	●										○	●
Foothill Residential	○	●				○	○	○			○	○
Single-Family Residential	○	●				○	○	○			○	○
Neighborhood Mix Residential	○	●	●	●	○	○	○	○			○	○
Transit Ready Development	○	○	●	●	●	●	●	●			○	○
Neighborhood Center	○	●	●	●	●	○	○	○			○	○
Community Commercial	○		○	○	○	●	○	○			○	○
Corridor Commercial	○					●	●	○	○	○	○	○
Downtown	○	○	○	●	●	●	○	○			○	○



5 | TRANSPORTATION + TRAFFIC CIRCULATION ELEMENT



Introduction

How people move affects everyone who works, lives, and plays in Bountiful. Altogether this framework of connections represents an extremely large public investment. Regional and local connections are essential for a well-functioning city. A well-planned, safe, robust, and varied transportation system provides opportunities and choices for all modes of travel.

State Requirements Overview

The State of Utah requires cities to incorporate a transportation and traffic circulation element into a general plan per Utah Code 10-9a-403. As a city without any major transit investment corridors, Bountiful's general plan transportation element must address residential and commercial development in areas that will maintain and improve connections between housing, transportation, employment, education, recreation, and commerce. The transportation element should also correspond to the population projections, employment projections, and the land use element in the Plan.

Regional Connections

Bountiful has regional connections to Interstate 15 (I-15). Three exits/entrances service the area via 2600 South, 500 South, and 400 North/500 West. Bountiful has been included in regional transportation plans including the Wasatch Front Regional Council (WFRC) 2019-2050 Regional Transportation Plan (RTP) and the South Davis County Active Transportation Plan (ATP). The WFRC RTP includes the proposed Davis-Salt Lake City Community Connector Bus Rapid Transit (BRT) which would run through, and include stations in, Bountiful. The ATP calls for the region to partner to develop a connected walking and bicycling system to increase safety, and to improve health and air quality.

Figure 5.1 Bountiful Roadways as identified by UDOT Functional Class Status

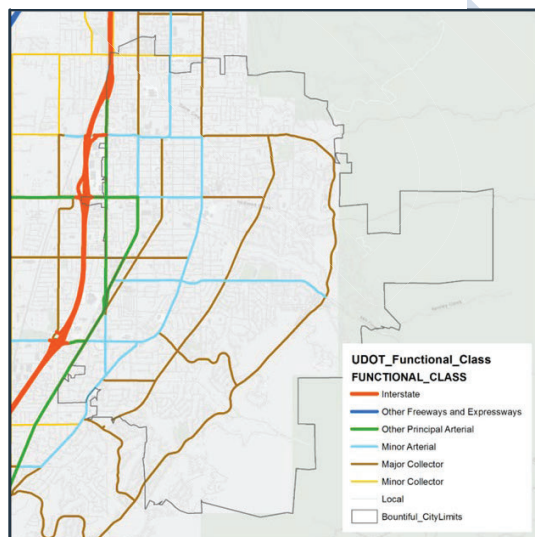
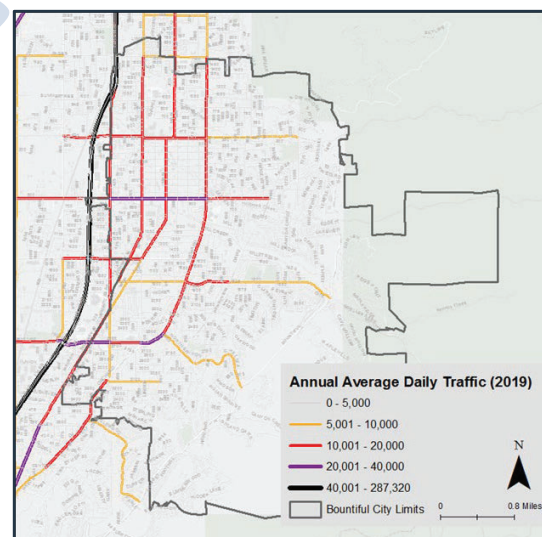


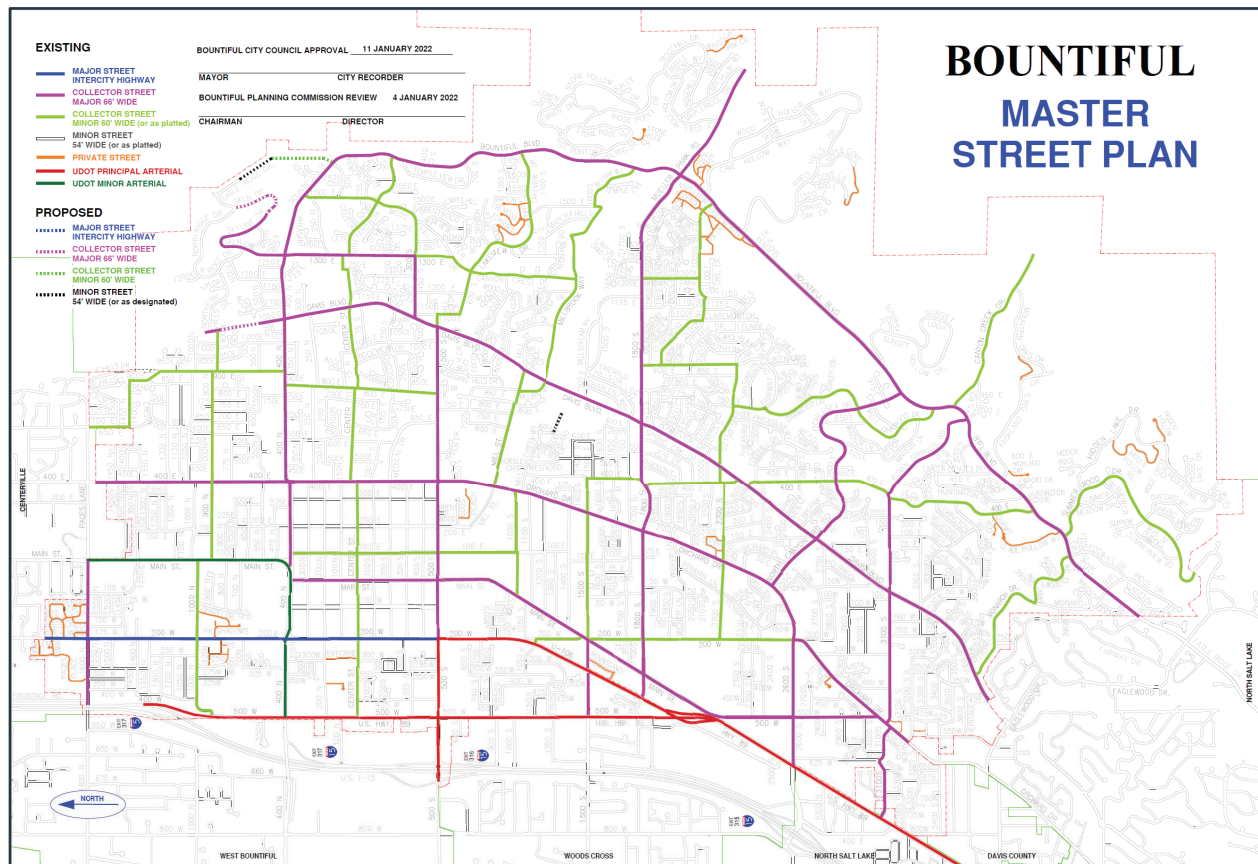
Figure 5.2 - Traffic Average Daily Trips 2019



Connectivity

The street network within Bountiful varies with the topography. Lower and flatter elevations generally have high levels of connectivity that provide multiple route options with regularly spaced arterial and collector roadways. The street network becomes increasingly disconnected as the topography becomes steeper, particularly east of Orchard Drive.

Figure 5.3 - Traffic Average Daily Trips 2019



Public Transportation

Public transportation services are available via Utah Transportation Authority (UTA). Bountiful's current public transportation network includes two (2) all-day bus service routes (route 455 and 470), paratransit service, vanpool program, and micro transit service known as UTA On Demand. Regional commuter rail is located just beyond city limits at the Woods Cross FrontRunner station.

UTA and other stakeholder cities, including Bountiful, have been working on a bus rapid transit (BRT) line through Bountiful along Main Street connecting the University of Utah in Salt Lake City to Station Park in Farmington. This new anticipated service uses specialized buses to efficiently transport large numbers of riders to their destinations. BRT service features many of the amenities of light rail, such as frequent service, traffic signal priority, ticket vending machines, shelters and benches, connections with many other transportation lines, while

providing transit at a lower-cost. The project will anticipate three (3) high-end BRT stations in Bountiful located at 2600 South and Highway 89, Renaissance Towne Centre (approx. at 1600 South and Main Street), and City Hall/County Library (approx. 700 South and Main Street). The proposed BRT line would also have regular stops throughout the City.

Figure 5.4 – UTA Davis-SLC Community Connector Fact Sheet

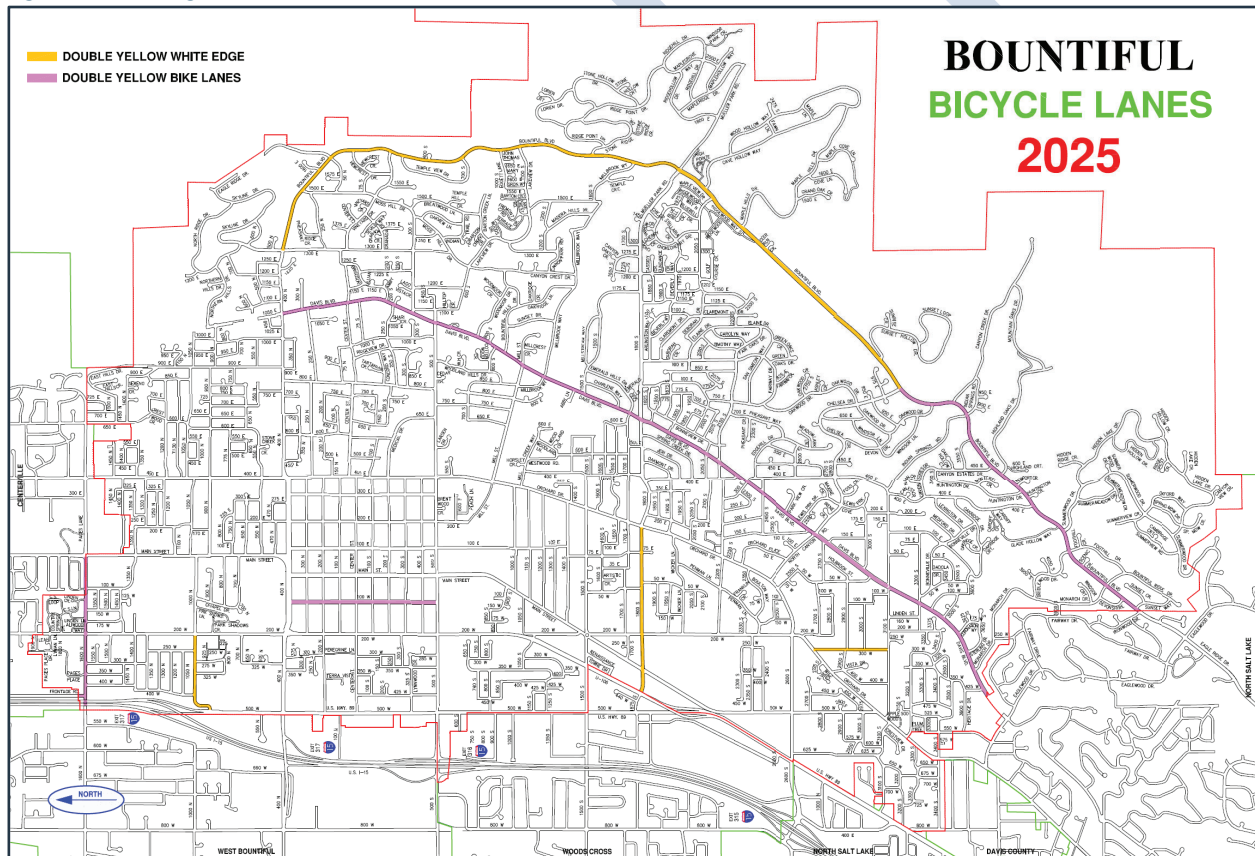


Bicycle Network

Bountiful has limited bicycle infrastructure with less than ten (10) miles citywide including Bountiful and Davis Boulevards, both in their entireties, as well as smaller segments along 1600 North, 1000 North, 100 West, 1800 South, and 300 West. All of these facilities consist of painted bike lanes. The south end of Bountiful Boulevard and the west end of 1600 North both directly connect to other bikes lanes outside of Bountiful. There are currently no protected or grade separated bike lanes in the City.



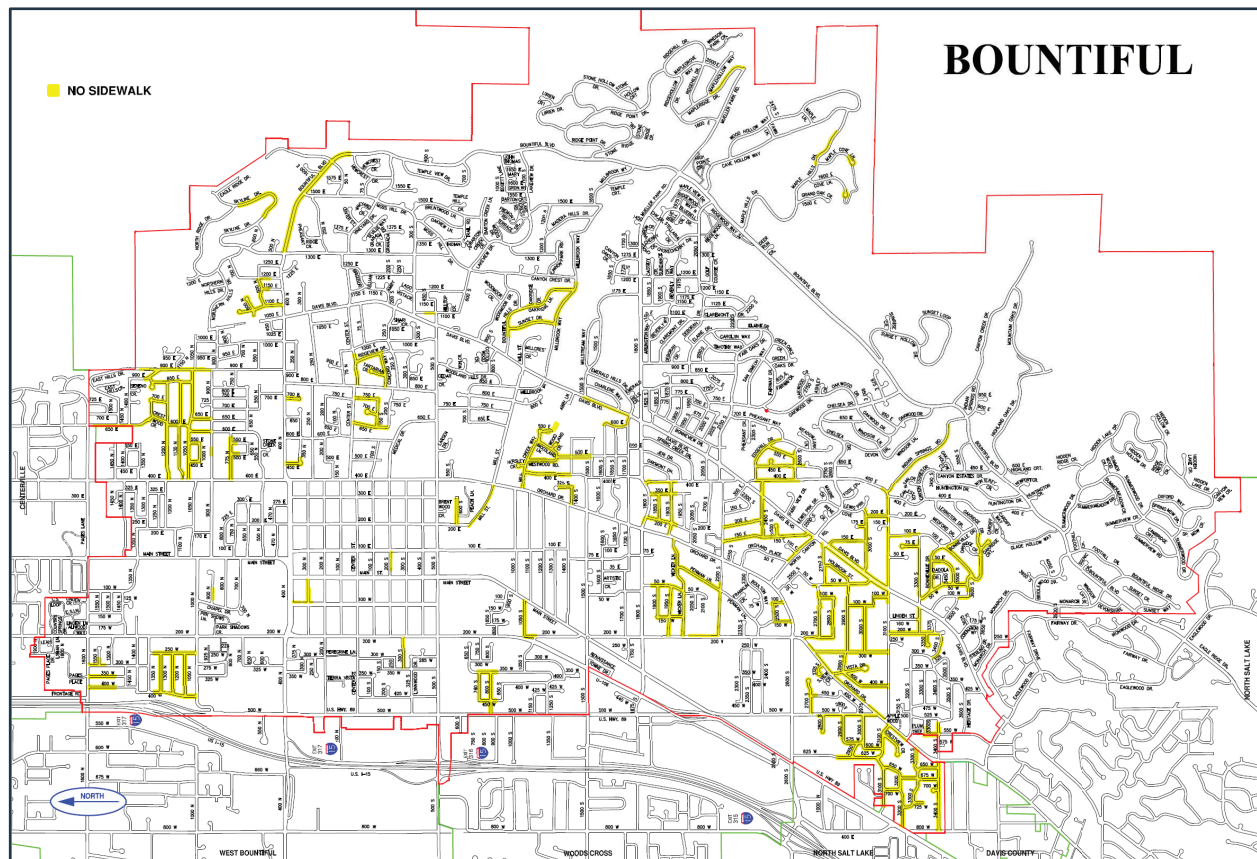
Figure 5.5 - Existing Bike Network



Pedestrian Network

Bountiful's downtown area provides sidewalks and clearly marked crossings. The majority of Bountiful's neighborhoods also provide sidewalks. There are some areas in the City which lack sidewalks as shown in Figure 5. Some of these areas were developed under County jurisdiction which were then annexed into the City. Walking along these neighborhoods without sidewalks may be harder for pedestrians.

Figure 5.7 - Areas Without Sidewalks



Strategy

This Plan incorporates a guiding principle specifically targeted at transportation and traffic circulation: **A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, and Vehicles.** This plan underscores the importance of providing viable options for getting around to maximize access to housing, transportation, employment, education, recreation, and commerce. The benefits of creating a more balanced network of transportation options for people throughout the City include reducing motor vehicle related incidents and pedestrian risk, improving human health, reducing traffic congestion, creating a more desirable place to live, etc. The land use strategy of this Plan encourages increasing intensity of uses in areas that are well connected. This is intended to maximize existing infrastructure and minimize travel distances.



7 | MODERATE INCOME HOUSING ELEMENT





Introduction

Housing is an increasingly expensive part of life in Utah. Bountiful is no exception to this trend as its location near employment centers make it an attractive place for people to live. In compliance with Utah law, Bountiful has adopted a Moderate-Income Housing Plan to help address this issue. This Plan is designed to support the development of additional moderate-income housing in Bountiful to meet additional demand for residential units.

State Requirements Overview

The State of Utah requires cities to incorporate moderate income housing into a general plan per Utah Code 10-9a-403. A summary of the requirements for Bountiful include the following:

- Contains a realistic opportunity to meet the need for additional moderate-income housing within the municipality during the next five years.
- Considers a variety of housing types for various income levels including moderate income housing.
- Meets the needs of various community members who currently or want to live and/or work in the community.
- Incorporates at minimum three items from a pre-approved list of 24 strategies.
- Includes an implementation timeline for each strategy selected.

Bountiful's updated Moderate Income Housing Plan (2023) was adopted in conformance with State requirements and includes three identified strategies to address housing needs:

1. Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
2. Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers; and
3. Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors.

Context

Bountiful is located in a market with increasing housing pressures and costs, yet the vast majority (79%¹) of housing units are single family homes, the most expensive housing typology. While 56% of Bountiful's homes have 4 or more bedrooms, ² the average household size is 3.09 persons³, indicating that there is a potential mismatch in current housing size and current housing needs. Many community members expressed their desire to remain in the community throughout all stages of life, which necessitates a more diverse housing stock to accommodate more diverse needs.



Strategy

This Plan incorporates a number of strategies to help provide more housing units and a greater variety of housing types in conformance with Bountiful's existing Moderate Income Housing Plan. The three (3) strategies in the Moderate Income Housing Plan are addressed in this plan as follows:



Strategy 1: create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones

- Implementation:
In 2018, Bountiful City removed a restriction that ADUs could only be rented to family members. The ordinance effectively allowed ADUs in all single-family zones in Bountiful. In 2019, an ordinance was passed removing a size limitation for internal ADUs. In 2021, the code was amended to make internal ADUs allowed use (consistent with State Code).

Bountiful will continue to promote the establishment of accessory dwelling units, such as basement apartments and detached accessory structures to increase the supply of affordable rental units and assist cost burdened by homeowners. This can be

accomplished by creating and maintaining an ADU webpage and placing an article on the City's printed newsletter every March and September.

- Timing:
 - By March 2023 dedicate an ADU webpage with policies, codes, links, etc.
 - ADU education article printed on the City's newsletter twice a year, every March and September.

Strategy 2: zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

- Implementation:
In 2018 Bountiful's Downtown Zone was amended to allow increased densities by adopting increased building heights, decreasing the minimum lot sizes, and removing the density maximum, allowing for development of higher-density multi-family housing on properties where that previously would have not been possible. Several mixed use and multifamily developments have occurred in the area since the adoption of the zone.

By the end of 2023 the City will have an updated Future Land Use Map in conjunction with the Comprehensive General Plan Update currently taking place where the City will implement this strategy. Once the General Plan Update is adopted with its corresponding Future Land Use Map the City will analyze the Zoning Map on an annual basis.

- Timing:
 - Update the City's Future Land Use Map by end of 2023.
 - Once the Future Land Use (Comprehensive General Plan Update) is adopted, establish an annual schedule to review the Zoning Map for compliance with the General Plan strategies. 2023 Moderate Income Housing Plan Element Bountiful City

Strategy 3: amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

- Implementation:
Promote the establishment of moderate-income housing within Main Street Plat A, Renaissance Towne Center (RTC), Hospital District, and any other applicable districts, by creating a development inventory. Analyze existing uses, current densities, development parameters, etc. in these districts to identify trends to further enhance codes and policies to create moderate income housing opportunities. The districts may include Main Street Plat A, Hospital District, and Renaissance Towne Center.
- Timing:
 - By the end of each calendar year, complete a district inventory:

- Starting in 2025, evaluate findings, challenges, opportunities identified within a district inventory compared to possible land use regulation amendments annually.
- The City continues to plan for multi-family residential along transit corridors including the South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas. The City has provided low interest loans to developers in order to support these projects.

DRAFT

From: Scott Radmall
To: [General Plan](#)
Subject: General Plan Comments
Date: Tuesday, August 19, 2025 8:29:40 PM

Hi,

I have a couple of comments and found a couple of typos in the Bountiful general plan. I haven't yet read the entire document, but wanted to provide feedback sooner rather than wait until I could read the entire file

Commentary on proposals:

p. 76 - the proposal for curb extensions (bulb-outs) sounds like what SLC has done on several of their roads and results in significantly worse traffic flows.

* The bulb-outs impede vehicular traffic by taking away a lane of traffic for right-turning vehicles. When a pedestrian is crossing parallel to the flow of traffic, because the right-turning lane is often removed, that results in traffic that is proceeding forward through the intersection being stuck behind cars that are waiting for the crossing pedestrian before they can turn right.

p. 77 - Proposals for bike lanes should not remove arterial roadway capacity. Again with SLC as a negative example, they removed several lanes on arterial roads to install bike lanes resulting in the primary users of the roads (motor vehicles) having materially worse drive times.

* Bike lanes should not take away arterial or collector road lanes

Typos

p. 20 & p. 21 - The section "A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles." is included twice

p. 48 - " Muller Park" instead of "Mueller Park"

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Scott Radmall](#)
To: [General Plan](#)
Subject: Re: General Plan Comments
Date: Tuesday, August 19, 2025 10:54:52 PM

Do you know why the comparisons to other cities omit West Bountiful and North Salt Lake? As they are both adjacent to Bountiful, it seems like they would be likely candidates to include in the comparisons. Are there attributes or results that would make it better to exclude them from comparison?

A couple additional questions/typos:

p. 109 - the table is labeled "Value". Should it have a title of "House Value" or something with a little more description?

p. 114 - Number of Crashes by Crash Attribute
"Speed Realtd" instead of "Speed Related"

p. 123 Water
"Muller Park" instead of "Mueller Park"

p. 125 Schools
"Muller Park" instead of "Mueller Park"

Thanks again,

Scott Radmall

On Tue, Aug 19, 2025 at 8:29 PM Scott Radmall <sradmall@gmail.com> wrote:

Hi,

I have a couple of comments and found a couple of typos in the Bountiful general plan. I haven't yet read the entire document, but wanted to provide feedback sooner rather than wait until I could read the entire file

Commentary on proposals:

p. 76 - the proposal for curb extensions (bulb-outs) sounds like what SLC has done on several of their roads and results in significantly worse traffic flows.

- The bulb-outs impede vehicular traffic by taking away a lane of traffic for right-turning vehicles. When a pedestrian is crossing parallel to the flow of traffic, because the right-turning lane is often removed, that results in traffic that is proceeding forward through the intersection being stuck behind cars that are waiting for the crossing pedestrian before they can turn right.

p. 77 - Proposals for bike lanes should not remove arterial roadway capacity. Again with SLC as a negative example, they removed several lanes on arterial roads to install bike lanes resulting in the primary users of the roads (motor vehicles) having materially worse drive times.

- Bike lanes should not take away arterial or collector road lanes

Typos

p. 20 & p. 21 - The section "A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles." is included twice

p. 48 - " Muller Park" instead of "Mueller Park"

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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From: [Alice Griffin](#)
To: [General Plan](#)
Subject: Future Land Use Feedback
Date: Thursday, August 21, 2025 9:31:53 PM

Hello,

Thank you for sharing the Future Land Use Map. I think it looks good and I wanted to add that I think it would be a great move to also have agricultural preservation by protecting the farms/orchards and farm stands that our city has as well as designing new light fixtures to point down and to be yellow vs a bright light. Additionally, I think the flowers planted on the islands in the roads (400N and 100 E-ish for example) would be great if they could be native to celebrate the city's natural beauty!

Thank you for taking the time.

Best,

A.Griffin

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From: [Ross Youngberg](#)
To: [General Plan](#)
Subject: Re: Doesn't seem to represent Bountiful
Date: Thursday, August 28, 2025 11:26:35 AM

One more comment.

Many businesses along Orchard Drive do not have a good track record for success.

The sleepy strip mall on 900 North is basically known for the Mandarin, not the other stores.

The professional building on the corner of 500 South and Orchard, across the street from the Specialty Hospital of Utah, is an eye sore and has for some time now been trying to attract tenants for shared office space. 500 South development is a segment of the City which is unique and a challenge all its own. It will take many years to develop.

The small strip mall along 2200 South just west of Orchard has been struggling for steady tenants for more than 26 years. It could be longer but we have only been living near that location for the past 26 years. Several of the suites are always empty. It has to be a tough situation for the landlord.

These are just a few, obvious examples of how challenging it is to have a small business along Orchard Drive. Orchard Drive is just not a natural space for small businesses to thrive.

To be fair, the little quilt shop, A Quilter's Attic, at 2155 South Orchard Drive in the building next to the Goldenwest Credit Union, has been successful. The concept of businesses on the ground floor and residential on the second and third floors seems to work in downtown Bountiful, but is questionable to flourish anywhere else. It is a good idea, but not viable just anywhere.

The traffic is too busy along Orchard Drive to support the change the General Plan is trying to push/create/accomplish.

Ross L. Youngberg

On Wed, Aug 27, 2025 at 10:10 PM Ross Youngberg <ryoungberg@gmail.com> wrote:

Dear Mayor and Council Members, and Planning Commission Members,

After reviewing the Bountiful City General Plan draft it is obvious the plan does not represent Bountiful in all respects. I appreciate the effort that has gone into it. I have lived in Bountiful for most of my life and this document does not have a good feel to it in all respects.

The "walkable neighborhood nodes" referenced in the NEIGHBORHOOD CENTER (should be NEIGHBORHOOD CORRIDOR OVERLAY?) does not make sense. It describes a different City. The place-type described has not grown organically in Bountiful in any section of the town. "Destinations for surrounding residents" is how it is described on page 31. I do not believe this will happen. It seems to be an effort of the planners to force something on the community that just won't happen. It seems to describe an area like Sugarhouse which developed, in my opinion, as the solution for being so far from downtown SLC and it has met their needs over the years.

Bountiful is a bedroom community to SLC, and not anything like Sugarhouse. With this in mind, this General Plan draft does not describe Bountiful's best future, but something contrived and being forced upon the citizens.

These are my thoughts relating to one aspect of the General Plan draft. It is a weighty document that demands more time and more input from the Community.

One other quick item: I am not in agreement with the perceived need that zoning changes need to be made to accommodate 5-7 dwelling units per acre as suggested on page 27. This is too dense. The need to increase the density has not been proven.

The current R-4, four dwellings per acre, should be maintained.

More time and input from the Community is needed before this document is approved.

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

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From: [Jon Parry](#)
To: [General Plan](#)
Subject: General Plan Comments
Date: Tuesday, September 2, 2025 9:34:01 AM

To whom it may concern,

Thank you for allowing Weber Basin Water Conservancy District the opportunity to provide comment to your Bountiful City General Plan update. We recognize the effort that has gone into making this document and the ability it will have on shaping your community. Below are a few comments for your consideration, should you have any questions or concerns please do not hesitate to contact me:

- Page 48
 - Please note that approximately 22% of Bountiful City's potable water is supplied through contracts with Weber Basin, which does not appear to be referenced in this document.
(https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1060)
- Page 50
 - Recognizing that a majority of Bountiful City's water usage is residential, the potential future considerations would be enhanced by including a review of maximum lawn areas and limitation of non-functional turf in residential settings.
 - Secondary water providers will be required to begin billing by usage in 2030. Including Bountiful City's commitment to facilitate this effort through education, billing arraignments, etc. would be a great support to water conservation efforts.
 - Inclusion of the promotion/evaluation of alternative turf grasses to Kentucky Blue for use throughout the city where turf grass is needed would also be a great program for consideration.

Thanks,

Jonathan Parry, P.E.

Assistant General Manager
Weber Basin Water Conservancy District
2837 East Highway 193
Layton, Utah 84040
tel: (801) 771-1677, ext. 4371
fax: (801) 544-0103
jparry@weberbasin.com

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From: Bonnie Shaffer
To: [General Plan](#)
Subject: Change in zoning law
Date: Tuesday, September 2, 2025 4:59:42 PM

We live on Timothy Way and strongly oppose any zone change that would allow high density building in our area.

Thank you ~

Bonnie Shaffer

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From: [Mark Callister](#)
To: [General Plan](#)
Subject: Say NO To High Density Housing in Bountiful
Date: Tuesday, September 2, 2025 5:02:22 PM

To commission Members,
What makes Bountiful a desirable and nice place to live is the single dwelling properties with yards and green lawns, flower gardens, and vegetable gardens. Please do not rezone any more area for high density housing.

From
Mark and Carrie Callister
801-597-6444

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From: [Cami Stapley](#)
To: [General Plan](#)
Subject: Against rezoning for density housing in Bountiful
Date: Tuesday, September 2, 2025 5:13:37 PM

To Whom it may concern,

I was made aware of the proposal to change a significant area of Bountiful from R4 to R5-R7. I am greatly AGAINST this rezoning. We moved to Bountiful because of the small town feel. Increasing the amount of density housing and cramming more people in is not desirable to all citizens that I've talked to. Let's not let developers ruin the great city Bountiful has been for all these years. Please listen to the residents' wishes! Thanks for your time!!

Cami Stapley

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From: Ben Stapley
To: [General Plan](#)
Subject: Greatly "AGAINST" rezoning for density housing.
Date: Tuesday, September 2, 2025 5:17:29 PM

To Whom it may concern,

I was made aware of the proposal to change a significant area of Bountiful from R4 to R5-R7. I am greatly AGAINST this rezoning. We moved to Bountiful because of the small town feel. Increasing the amount of density housing and cramming more people in, is not desirable to all the residents that I've had a chance to talk to. Let's not let developers ruin the great city Bountiful has been for all these years. Thanks for your time!

Ben Stapley

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From: [Anne Oborn](#)
To: [General Plan](#)
Subject: I'm against the plan
Date: Tuesday, September 2, 2025 5:22:28 PM

I appreciate all the work the city is doing, however, I feel this plan needs more renovation and consideration as to the local composition and in put to preserve the neighborly composition of our community.
Anne Oborn

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From:
Layne Papenfuss
719 W 3100 S
Bountiful, UT 84010
laynepapenfuss@gmail.com
28 August 2025

To:
Bountiful City Planning Commission
Bountiful City Council
Bountiful City Staff
790 South 100 East
Bountiful, UT 84010

Re: Comments on Draft General Plan – “Bountiful by Design” (July 2025)

To the Bountiful City Planning Commission, City staff, and City Council,

Thank you for your time, effort, and dedication in preparing the draft General Plan *Bountiful by Design*. I appreciate the thoughtful work that has gone into envisioning Bountiful’s future and addressing critical issues such as housing, transportation, water use, economic development, and community character.

As a resident of Bountiful, I value the opportunity to review the draft and respectfully submit the following comments and suggestions. My goal is to support the City in creating a well-balanced plan that protects Bountiful’s unique identity while preparing for future growth and challenges.

To organize my feedback clearly, I have included the following table to reference specific sections of the draft plan. I can be contacted at the email address above if you have clarifying questions.

General Plan Feedback

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
General	Many areas west of Orchard Drive would be planned as “Neighborhood Mix”, or R5-R7 potential.	While I personally believe that a maximum of R-7 is just a way to prevent duplexes from being built on a standard .25 acre lot, I am in favor of expanded zoning for this area, provided that the city code

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		<p>and council takes steps to encourage owner-occupancy. The last thing this plan should encourage is investor/renter units. I would be in favor of co-op ownership or lease to own incentives long before I'd ever want another investor-owned, renter-occupied unit in my neighborhood.</p> <p>The areas within .5 miles of a transit stop can and should be up-zoned, but they also need direct and safe access on foot/bike to schools, churches, shopping, and transit. One without the other won't bring the desired affect. The City MUST invest specifically in areas that are upzoned.</p>
Map	<p>The Square is a commercial area on the southwest corner of 2600 South and 500 West. In the future land use map, it is included with other sections of 2600 South and highway 89 as a commercial corridor. It is bordered by multi-family housing to the south, and there is a retirement center to the northeast with a church on the east and neighborhoods of single-family homes.</p>	<p>I urge council and the commission to reconsider this area as commercial-only. The more appropriate designation would be Community Commercial. This would allow for some mixed-use in addition to the current retail, restaurant, and office space. The mixed use would serve as a transition from the high traffic areas of highway 89 to the neighborhoods to the south and east.</p>
Map	<p>None of the neighborhood centers are located east of Orchard Drive.</p>	<p>Neighborhoods east of Orchard Drive can also benefit from neighborhood centers. They travel much longer distances to perform basic shopping tasks, and the distance traveled increases demands on our roads. Additionally, visitors to the LDS Temple or one of our many amazing trailheads would be potential customers at small businesses located in a Neighborhood Center. I propose a Neighborhood Center designation for the area around 1800 South and Bountiful Blvd. Centrally</p>

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		located near the temple, the Mueller Park Trailhead, existing multi-family housing, and city facilities, it is ideally located along a busy corridor to handle appropriate development. It is also owned by Bountiful, so the city could benefit immensely from developing a highly desirable, if challenging, area.
Map	Neighborhood corridors currently run North to South along Orchard Drive/400 E as well as 200 West. There are no corridors currently designated for any areas east of Orchard.	Several streets east of Orchard already support traffic loads appropriate for major collector streets, and would open up additional areas in Bountiful for options appropriate to a neighborhood corridor. The streets 400 N, 500 S, and 1800 S should also be considered as neighborhood corridors for several blocks east of Orchard. For example, the south side of 500 S across from the Hospital would be appropriate for lodging, increased density, or retail to support the workforce and needs of hospital patients and their families.
37	Community Commercial use type does not include mixed-use in the matrix	Community Commercial should include should include mixed-use in the matrix, consistent with the description on page 33
37	Downtown does not include residential attached or detached in the matrix	Downtown should include Residential Attached, consistent with the description on page 35. It is not just a supporting use, as Downtown must be a place where many people live in order to support a vibrant community.
41	Street widths	The street width standards on this page seem excessively wide. A 60' street is wide enough for 4 travel lanes and a center turning lane, which accommodates orders of magnitude more traffic than occurs anywhere in the city (with the

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		exception of 500 W). Even Orchard, which is built to this width, only sees roughly half of the traffic that a 3 lane design would accommodate, let alone a 60' design. Wide streets equal high expenses and fast roads.
42	The Bus Rapid Transit plan calls for merging routes 455 and 470 together.	Council/Commission should carefully consider how residents without access to vehicles will retain the ability to work or obtain services from Lakeview hospital. I have taken the 455 bus to Lakeview and was not the only one getting off at stops for doctors' appointments or to report for work.
45/121	<p>1) Pedestrian Network General Thoughts</p> <p>2) The Plan states "Walking along these neighborhoods without sidewalks may be harder for pedestrians."</p>	<p>1) This paragraph does not include any references to the residents most likely to use the pedestrian network as transportation rather than recreation – children and older adults without driver's licenses. The plan MUST be written with these two groups in mind as the driving force behind planning for improvements in this area. While active transportation for all user groups should be improved, these two groups do not have a choice and should be prioritized. Areas around schools, churches, parks, and elderly care centers should receive special attention.</p> <p>2) While I understand the planner's tendency to hedge claims, it is no question that neighborhoods without sidewalks are more difficult for pedestrians. Please amend "may be" to "is".</p>
39-45, 76	The Transportation and Traffic Circulation Element does not include a parking inventory	So much of our land is used for parking. That may come in the form of surface parking lots, the new parking garage, private driveways, or streetside parking. Massive swaths of our cityscape is paved over in asphalt and concrete. Not only is it ugly, it is

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		expensive to build and maintain, and it is inefficient. Nonetheless, it is reality for at least the duration of the General Plan. I suggest that the General Plan includes a “Parking Inventory” of all surface lots and streetside parking throughout the city. The Goal on page 76 calls for an analysis of parking in the Downtown area. This should be expanded to include the entire city. This would measure the need at trailheads, the LDS Temple, schools, churches, commercial real estate, and other land uses. It would also give planners and taxpayers an idea of the cost of this land use.
55-57	Strategies to increase middle-income housing	<p>I applaud efforts in this section to increase the housing stock. Council/Commission should consider strategies to allow certain construction by right in Neighborhood Mix Residential as well.</p> <p>Council/Commission should consider providing pre-approved building plans for certain housing types in these areas that would streamline permitting and ensure high-quality and affordable housing is being built as these neighborhoods demolish old structures in favor of more efficient designs. This act is made possible by a legislative change in the 2025 session.</p>
70	Locally focused services, shopping, and entertainment options	Council/Commission should consider allowing small-scale retail options such as cafes, bakeries, produce stands, or cafés by right (especially in corridors, Neighborhood Centers, and Neighborhood Mix Residential), regardless of the location of the neighborhood. Several cities have zoning laws allowing this use, including Salt Lake City, Minneapolis, and Seattle. City could include conditions such as Square footage limits (e.g., ≤

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		2,000 sq. ft.), Hours of operation restrictions (e.g., no late-night hours in residential areas), Design standards (pedestrian orientation, signage, outdoor seating compatibility), Parking waivers or reduced requirements if the café is within walking distance of homes or transit.
General	Inventory of Public Assets	<p>City residents deserve to know what they own as taxpayers and residents of our great city. The General Plan should include a brief summary of total assets that the city owns, including miles of road (square feet and length), the new fiber network, pipes, power lines, buildings, parks, property, and other assets.</p> <p>To emphasize the cost of maintaining the city assets, the General Plan should include an estimate of future liabilities. The city has plenty of data to provide a life-cycle cost estimate for city operations, roads, fiber, power, and other infrastructure. Putting this in the Plan would provide context for the goals and actions it presents. The items that drive most city expenses should be highlighted and should also drive land-use planning when appropriate. The General Plan appears to be crafted solely by the Planning Department, but it should include input from other City Departments as well. Residents should know how much it costs to maintain our wide roads, and what tradeoffs Council considers when budgeting.</p>

Again, thank you for your service and for considering public input in this process. Cities were never mean to be encased in amber, and as much as I love the current state of Bountiful, it is exciting to

ponder what great plans are in store for the city if we allow them. I look forward to the continued dialogue as the plan moves toward adoption.

Sincerely,

Layne Papenfuss

Thoughts on reviewing the General Plan proposed by Bountiful City
Phillip S. Ferguson, 311 West 2400 South, Bountiful
9.1.25

There are constitutional concerns with protecting/increasing property values of eastside homes while destroying/reducing property values of westside homes. The plan recognizes that this will be the result if it is implemented. Where these changes are being driven by the government, not necessarily by market forces, there could be an equal protection issue. This battle would likely be waged in connection with changing the zoning, but the general plan lays the groundwork for such a battle.

How does increasing the divide between the “Haves” (high-income dwellers, east side homeowners) and the “Have Nots” (middle and lower-income west side dwellers) enhance the community and build community cohesiveness? The high cost of utility infrastructure did not seem to be a problem when those homes were built but is being offered up as an excuse for treating them differently under the proposed General Plan.

It is already quite difficult to exit my subdivision onto 500 West because of the increased traffic due, in part, to the commercial enterprises to the north (e.g., Performance Honda, The Renaissance Medical Building) and the increase in high density housing—there are several apartment complexes and condominiums projects along this road. Increasing housing density in the area will guarantee more traffic signals, increased carbon monoxide emissions from longer idling/environmental issues and increased pedestrian/vehicle interaction due to the presence of schools and the care center in the vicinity. Bringing in the skilled nursing facility (formerly Life Care Center of Bountiful, now Monument) increased the traffic considerably, at least some of it of the emergency medical services kind. I can no longer count the number and frequency of heavy trucks parked in the center lane along 500 West and Highway 89 dropping off new cars to the various dealers that have sprung up from Beth Olson’s home (now Kentson’s Auto) on 500 West all the way to Center Street in NSL.

I worry that the increase of electric vehicles (including the BRT Buses) will severely strain Bountiful Power as it strives to generate the power necessary to meet the demand created by increased housing density, Artificial Intelligence development (think live-work structures, more sophisticated video games, more computers and smart phones generally), and electric cars. I am concerned that Bountiful Power will be wholly inadequate to the task of supplying the electricity that will be required by increasing the density of the housing.

I did not see any mention in the Proposed General Plan of the need to increase the number/size of schools as the population density increases. Where will those schools go? South Davis Jr. High has already obscured my view out the south side of my house by erecting about 10 “mobile” classrooms along the north edge of its property. The school property provides some needed green

space with the baseball diamond and soccer fields on its west and some green space and added parking on its east. Will these be sacrificed in pursuit of increased density?

As a long-time commuter into downtown Salt Lake City, I appreciate the relatively short distance from Bountiful to my office. I have noticed an increase in traffic over the years due to the densification that has already occurred in my part of town. This will, of course, become worse as density increases. There are a few hardy souls who ride bicycles from Bountiful into downtown SLC along Beck Street/300 West. These folks are either very experienced cyclists or insane. The idea that cars would be replaced by bicycles along these corridors is fanciful. What has actually happened over the past 4 decades is an increase in heavy trucks accessing the gravel pits and an increase in the general volume of vehicular traffic. I seriously doubt that allowing greater density in Bountiful will soften this dynamic.

The proposed BRT system seems like a useful idea but, as a long-time bus rider, I can confidently say that, unless attitudes change towards mass transit, it will not be a meaningful solution to the traffic congestion. Putting bus routes along the west side of the city (all 3 of the proposed stations are relatively close to my home) does not solve the problem of the many commuters on the east side. In fact, it seems to intensify the cultural divide between the high income folks on the east side and the lower income folks in the middle and on the west side.

I question whether increased densification will reduce water consumption. Instead of having four families per acre consuming water, the city will have up to seven families per acre consuming water—and adding sewage to the water treatment facilities. It may be the case that landscaping demand will go down but that has its own set of consequences (increased run off, higher ground/ambient temperatures, increased air conditioning/electrical demand, etc.).

I wonder if accepting our role as a bedroom community, instead of trying to draw business away from Salt Lake City (and other communities) might point city planners in a different direction. Personally, I don't see great value in becoming the target location for big events as I think about the challenges posed by the Park City Arts Festival, for example, or the Sundance Film Festival, the Shakespeare Festival, the Huntsman Senior Games, and all the major events in downtown SLC (sports, symphony, performance/theater, etc.). I am comfortable with community events like the Chalk Arts Festival, Handcart Days, etc.

I am in agreement with the arguments and data submitted by Orchard-Drive-Boulton-Way-Project (Ross Youngberg and his group), and the arguments put forward by Mike Carey and Elaine Oaks.

From: [Ronald Mortensen](#)
To: [Francisco Astorga](#); [Kendalyn Harris](#); [Richard Higginson](#); [Kate Bradshaw](#); [Cecilee Price-Huish](#); [Matt Murri](#); [Beth Child](#); [Gary Hill](#)
Subject: Revised Water + Preservation section of the General Plan
Date: Monday, September 15, 2025 2:26:14 PM
Attachments: [Bountiful General Plan - DRAFT Water + Preservation - Mortensen 9-15-25.pdf](#)

Note: I wanted to get this to the members of the Planning Commission as well but there is no contact info for them so can someone [please forward it with the attachment to each Commissioner](#). Thanks.

Hi Everyone,

As you may recall, I focused my public comments at the September 2, 2025 Planning Commission meeting on what I deemed to be the critical weakness of the *Water + Preservation* element of the Draft General Plan-- the failure to address the aquifer that provides our culinary water. I concluded my remarks by saying that "Without water, the rest of the Plan means nothing."

Therefore, during the past two weeks, I rewrote the water and other applicable sections of the Plan (attached) beginning with a review of how difficult it was for Bountiful to get a stable water supply. I then included aquifer preservation throughout the plan to help ensure that the city not only has water for current but also for future generations while still respecting state conservation mandates.

Also, since water and, therefore, the aquifer is a cross cutting issue, it needs to be considered in all elements of the Plan. That is reflected in the final pages of the draft which also includes revisions to the *Guiding Principles, Goals and Objectives* section of the Plan and in the *Existing Conditions* part of the Plan.

Thanks for considering this revised Water + Preservation element of the Plan.

Ron
Ronald Mortensen, Ph.D.
801 638 7937



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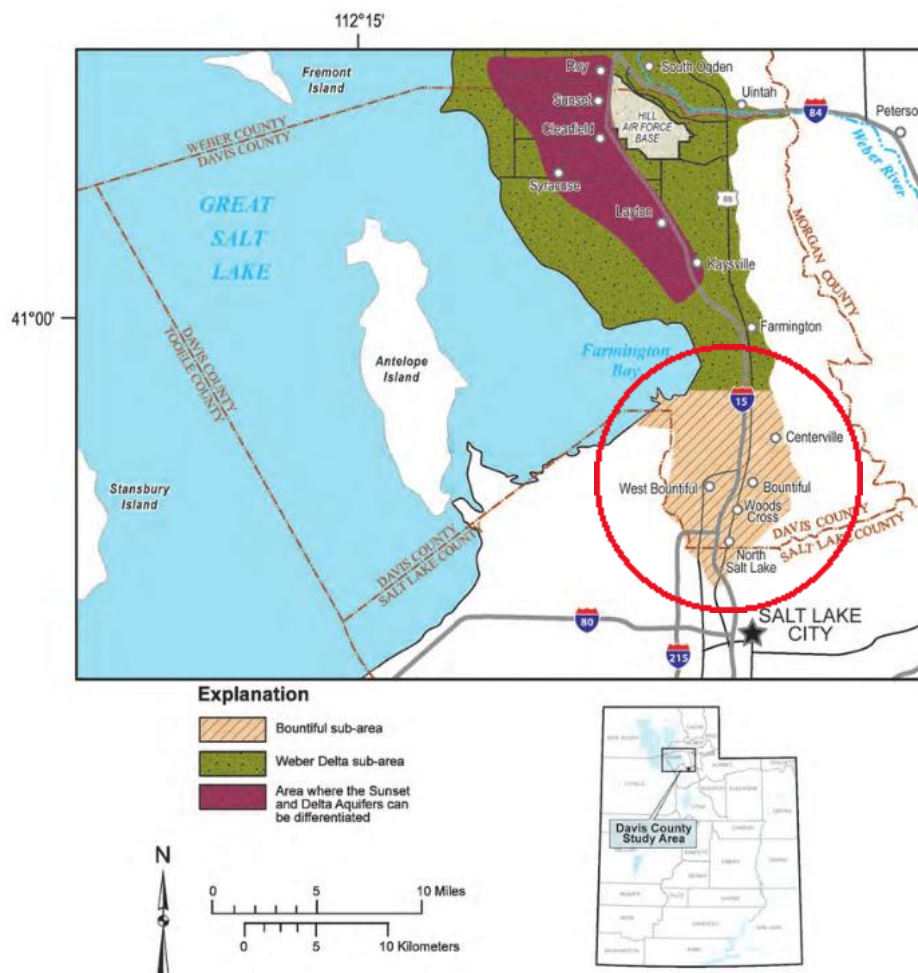
Bountiful City General Plan - Water + Preservation

Introduction

“Without water, the rest of the Plan means nothing”.

Ronald Mortensen Ph.D., Public Comment, Planning Commission 9-2-25

Since the first settlers arrived in Bountiful in the fall of 1847, making it the second oldest settlement in Utah, water and canyon winds have been a constant concern. While nothing can be done to stop the canyon winds, over the years, the people of the area have built water systems that meet Bountiful's, and the surrounding areas', ever increasing water needs. However, the sustainability of these systems is now threatened because more water is being withdrawn from the ground-water aquifer (the aquifer) in the [Bountiful sub-area of the East Shore Area](#) than is going back into it (discharge > recharge). Further acerbating this situation are the state mandated policies that will reduce the rate of the aquifer's recharge even further if fully implemented. Therefore, it is critical that this general plan preserves the water systems that have served Bountiful so well for over 70 years and ensures that future generations will have adequate water.



[Map – Bountiful sub-area](#)

Historical Overview of Water Development in Bountiful

"Those who forget history are condemned to repeat it." [George Santayana](#)

1847 to 1957: Water Shortages and Water Rationing

To understand how important water is to the growth and development of Bountiful, it is important to remember just how difficult it was to develop a secure water supply for the city's residents. In pioneer times, water from creeks, springs, hand dug wells, and other sources was carefully regulated and allocated first by ecclesiastical leaders and then by watermasters who were the most criticized of all public officials. At one time there were more than 150 wells in Bountiful, 20 to 75 feet deep¹. Later as flowing wells were developed in the western part of Bountiful, the majority of wells in eastern Bountiful failed as ground water levels fell. During certain periods in those early days, newcomers were advised to go elsewhere due to a lack of water. In fact, a city water system wasn't even begun until [1906](#).

Irrigation water from the Jordan River was eventually brought into Bountiful through a gravity fed system and continued to be distributed by a system of canals until the Weber Basin project ultimately replace it. While this made a limited amount of agricultural land available, it did not provide culinary water. Therefore, according to a history of Val Verda:

As late as 1947, the Federal Housing Administrator for the state of Utah, while on an inspection tour of the Val Verda area, stated that no federally insured homes would be built in the area because there would never be an adequate supply of water and he advised developers to sell their land and obtain land where water was available. Land identified as dry acres was being sold for taxes.²

1957 to 2004: Well Purchases and Weber Basin Water Fuel Population Growth

Population growth remained constrained by the availability of water ([1,400](#) in 1900; [6,000](#) in 1950) until Bountiful purchased the Calder Well in the mid-1950s³ and Weber Basin water became available in 1957. For example, shortly after the initial family moved into the first [suburban development](#) in the Val Verda area in [1916](#), a [lack](#) of water sharply curtailed further growth. Over time, multiple small, independent water districts were established to furnish water to very limited geographical areas and this situation persisted until the Weber Basin Project brought both culinary and secondary irrigation water to the entire South Davis area and the many small water districts were consolidated into larger districts. Once water was available, the entire area blossomed with orchards, gardens and new housing developments with beautiful homes and gardens and today roughly [45,000](#) people call Bountiful home.

An added benefit of the imported irrigation water provided by the Weber Basin Project is that,

¹ Leslie T. Foy, *The City of Bountiful: Utah's second settlement from pioneers to present* (1975), p. 69. Today's wells draw water from water bearing formations as deep as [750 feet](#) below the ground surface.

² Val Verda: 1848-1976 by Tamara Lasson Voorhees, p. 31 (unpublished).

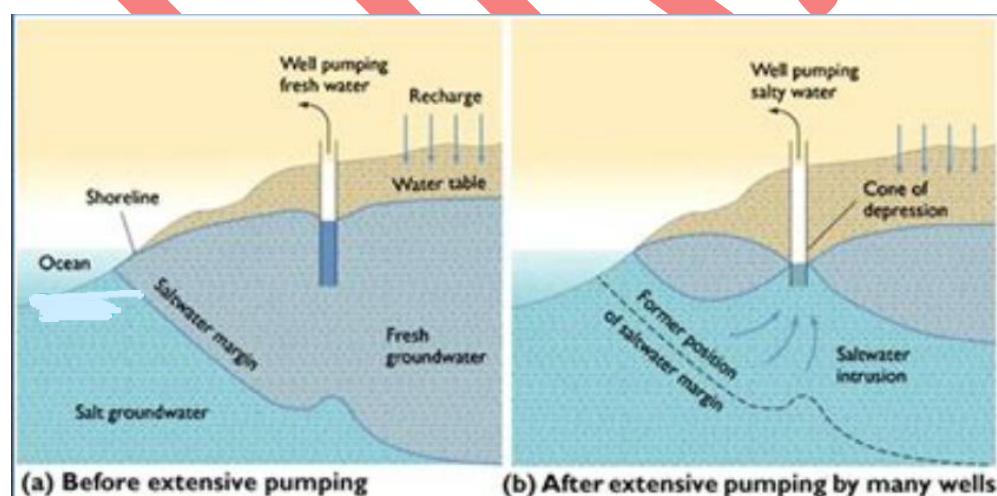
³ Leslie T. Foy, *The City of Bountiful: Utah's second settlement from pioneers to present* (1975), p. 260

according to engineering studies, irrigation water provides around 40%⁴ of the water that recharges the aquifer. This is critical since this aquifer supports the many wells that provide culinary water for Bountiful and all other cities in South Davis County. Furthermore, the imported irrigation water sharply reduces the amount of water that would otherwise be withdrawn from the aquifer for outdoor use.

2025 Onward: Preserving Bountiful's Water Supply

Over the years, population growth has increased the demand on the aquifer as more water is pumped out of the ground for both household and outdoor use throughout the South Davis area and regional population growth and development has put pressure on the Weber River which provides Bountiful with imported irrigation and culinary water. At the same time, there has been a significant reduction in the amount of imported irrigation water used for orchards, lawns and gardens and this has slowed aquifer recharge. Specifically, regional secondary water consumption has declined by 8,000 acre-feet annually (39.2% decrease) since 2000, resulting in a loss of 3,200 acre-feet of annual groundwater recharge. Current annual recharge is 18,300 acre-feet compared to the 1995 baseline of 26,000 acre-feet, representing a 30% reduction.⁵ This combination of greater ground water use and slower recharge due to irrigation water conservation has led to the situation today where more water is being removed from the aquifer than is going back into it.

Excess ground water withdrawal creates serious problems. It is blamed for the ground subsiding and damaging houses in Woods Cross and it results in saltwater intrusion from the Great Salt Lake (diagrams below) as the aquifer shrinks and the saltwater margin pushes further inland. Current measurements show the regional groundwater table at 4,177 feet above sea level while Great Salt Lake elevation is 4,191.5 feet, creating a hydraulic head deficit of -14.5 feet. This negative hydraulic gradient of -0.000442 indicates active landward flow from the lake toward the aquifer, threatening wells and water security for 110,000 residents across six municipalities.



⁴ CRS Engineers, South Davis Water Aquifer Evaluation, November 5, 2019.

⁵ This is just a calculation using the hydrogeological formula $\text{Gradient} = (h_2 - h_1) \div L$. This can be seen in the downward trend of the aquifer -- a 25.5 foot decline between 2000 and 2024. Statistical analysis demonstrates a -0.94 correlation coefficient between conservation policies and aquifer decline rates, indicating that 94% of the variance in water level decline is explained by reduced secondary water use.

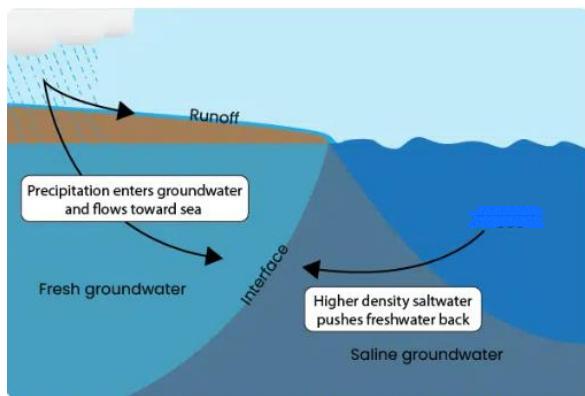


Image 1. Forces of Saltwater Intrusion – Arrows represent the natural flow of water without human intervention. A balance between freshwater and saltwater flow is found at the interface underground.

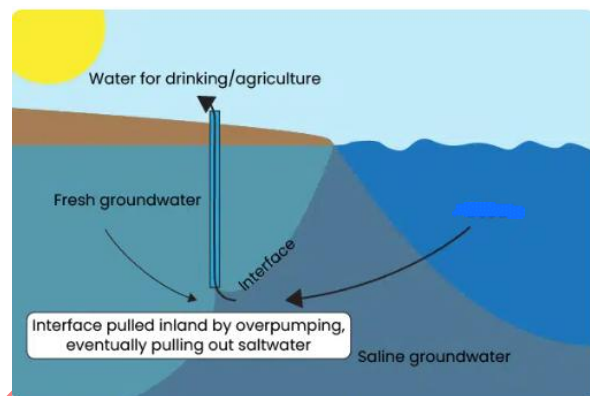


Image 2. Forces of Saltwater Intrusion with Human Interference – An imbalance is created in groundwater flow when humans pump out water, resulting in saltwater moving inland.

Source: <https://www.phionics.com/2021/03/04/understanding-saltwater-intrusion/>

Further compounding the water related issues that Bountiful must manage is the fact that the aquifer is over-appropriated with more water rights having been allocated than there is water.

Taking the foregoing into consideration, this *Water + Preservation* element of the General Plan identifies the city's water resources and seeks to ensure that its future water needs will be met while respecting state and regional water conservation goals. Therefore, Bountiful will work to improve the aquifer's resilience and ensure its long-term sustainability as it develops and implements the densification and water preservation strategies in this plan.

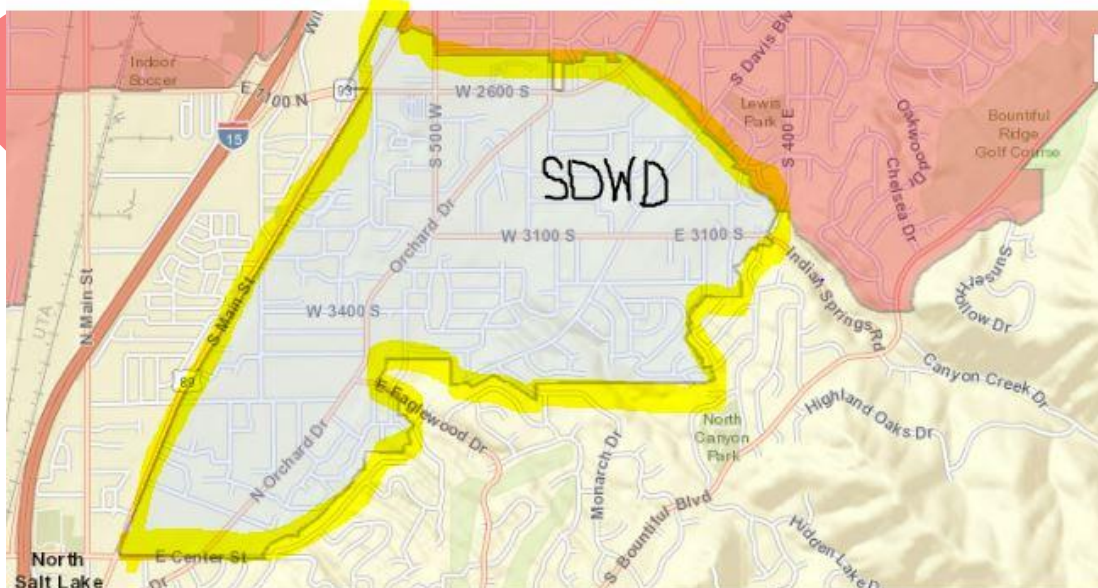
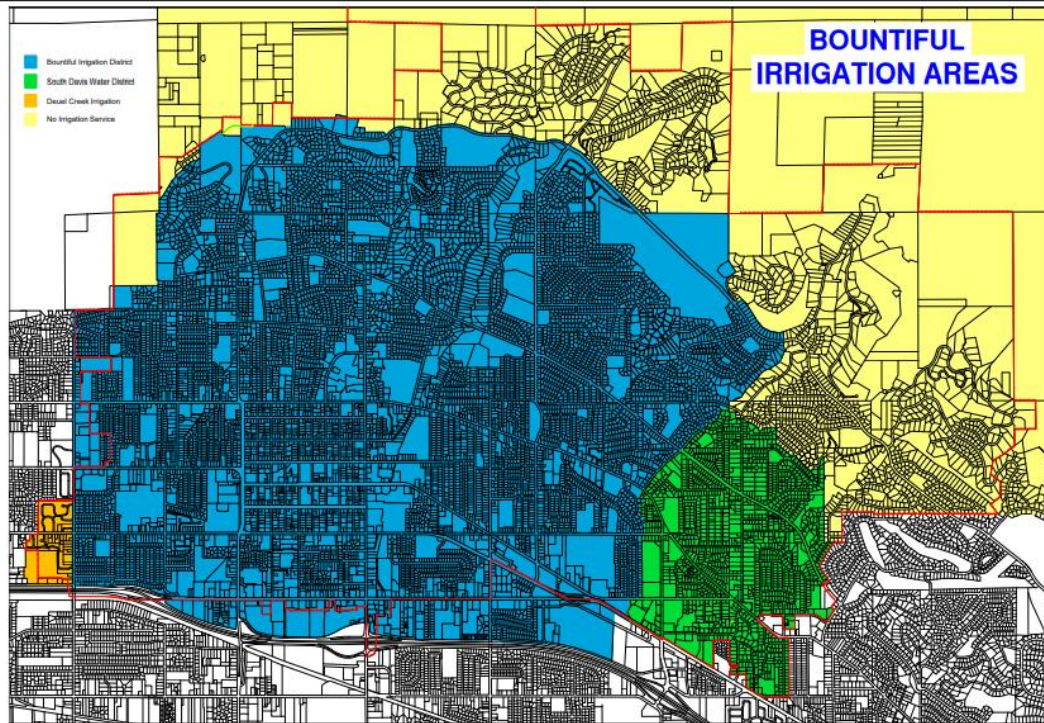
Water Providers Serving Bountiful Residents

Culinary and irrigation water resources required to meet the needs of the residents in Bountiful are provided by multiple water providers.

- **City of Bountiful**. The City of Bountiful has eight wells, a surface water treatment facility (Mueller Park) and an allocation of Weber Basin provided culinary water. The city provides culinary water to the vast majority of the city's residents; however, it does not provide any secondary (irrigation) water. Bountiful's water system is governed by the City Council.
- **South Davis Water District**. The South Davis Water District serves the southwest (Val Verda) area of Bountiful along with portions of North Salt Lake. It has six wells, a spring, North Canyon Creek water and an allocation of Weber Basin provided culinary water. In addition, it provides Weber River irrigation water to those in its service area. The South Davis Water District is governed by a three-member board of trustees elected by the people it serves.
- **Bountiful Irrigation District**. The Bountiful Irrigation District provides Weber River irrigation water for outside use by the City of Bountiful and Bountiful residents in the lower lying areas of the city. Bountiful Irrigation is governed by a five-member board of trustees appointed by the Davis County Commission.
- **Weber Basin Conservancy District**. The Weber Basin Water Conservancy District sells culinary water to the City of Bountiful and to the South Davis Water District. The Weber Basin Conservancy District is governed by a nine-member board of trustees consisting of

county elected officials and appointed members.

- [Deuel Creek Irrigation Company](#). The Deuel Creek Irrigation Company serves a very limited area in Bountiful.



South Davis Water District Service Area.

Bountiful Controlled Water Resources and Aquifer Concerns

The City of Bountiful obtains its culinary water, that serves over [11,000](#) connections, from eight wells that draw from the aquifer ([60%](#)), from its Mueller Park surface water treatment facility ([20%](#)) and from the Weber Basin Water Conservancy District ([20%](#)). Bountiful residents in the southwest portion of the city (Val Verda area) receive their culinary water from the South Davis Water District. All water providers have developed water source protection plans to ensure that water quality remains high.

In addition to water obtained from the aquifer, Bountiful obtains secondary, Weber River water from the Bountiful Irrigation District for use in its parks, golf course, cemetery, and other outdoor areas.

It is important to recognize that the aquifer that supplies Bountiful's water also provides culinary and, in some cases, irrigation water for four other cities (Centerville, North Salt Lake, West Bountiful and Woods Cross), Weber Basin Water Conservancy District wells and a number of industrial wells that draw heavily from the aquifer.

If aquifer discharge/recharge equilibrium is not achieved in the near future, all entities taking water from the aquifer will have to mutually agree to reduce water usage. If agreement on reduced use cannot be reached, the state will then impose a ground water management plan that will result in junior water rights being taken away from water users until the aquifer is brought back into equilibrium.

Weber River Basin Water

Bountiful is part of the Weber River water basin planning area. The Weber Basin Conservancy District provides culinary water directly to the City of Bountiful. This water covers [20%](#) of the city's culinary water needs and may be used for both household and outdoor purposes. In addition, the Weber Basin Conservancy District delivers approximately 25,000 acre-feet annually of secondary irrigation water to the broader regional bountiful sub-aquifer.

Many of Bountiful's residents benefit from imported secondary, non-potable irrigation water provided by the Weber Basin Conservancy District. This secondary water is distributed in Bountiful via three different water providers: Bountiful Irrigation, the South Davis Water District and Deuel Creek Irrigation. Residents in the higher areas of the city, generally above Bountiful Boulevard, do not have access to irrigation water and, therefore, they use culinary water that comes from the aquifer for outside watering.

Utah's 2021 Water Resources Plan projects that water demands in the Weber River Basin will exceed supply by 2050 without changes in consumption, however if changes are made, it projects demand can be met beyond 2070. Any changes to the city's demand for, and the wise management of, its Weber River irrigation water that is obtained from Bountiful Irrigation will have to be done in a way that protects both the Weber River Basin and the aquifer. This will require reducing the amount of water withdrawn from the aquifer by city wells in an amount equal to reduced aquifer recharge that comes with any reduction in the amount of irrigation water used (reduced well withdrawals = diminished recharge due to the conservation of irrigation water).

Bountiful's Culinary and Irrigation Water Usage

Approximately 80% (1,759 acre feet) of the culinary water distributed by Bountiful is used for indoor use and 20% (440 acre feet) for outdoor use. All culinary water is metered and subject to the control of the city for conservation purposes.

Bountiful has the right to obtain and use up to 15,750 acre feet of secondary (irrigation) water from the Bountiful Irrigation District. However, Bountiful does not distribute any untreated secondary (irrigation water) directly to its city owned properties or to its residents since they receive that water directly from the Bountiful Irrigation District, the South Davis Water District or the Deuel Creek Irrigation District.

State Requirements for Water Conservation and Aquifer Preservation

The State of Utah's legislative mandates require cities to incorporate water use and preservation into a general plan per Utah Code 10-9a-403. Bountiful is responsible for meeting these requirements for the water that it directly produces and distributes. Bountiful does not provide any secondary (irrigation) water to its residents; therefore, it cannot directly control residents' usage of that water which is obtained directly from the secondary water providers. However, since the city does purchase Weber Basin irrigation water from the Bountiful Irrigation District for its own use, it can control its use and conservation of that secondary water. The following are the state requirements that apply to city-controlled water.

- Analysis of the effect of existing and future development patterns on culinary water demand and culinary water infrastructure plus an analysis of the effect of existing and future development patterns on irrigation water obtained from the Bountiful Irrigation District.
- Identification of methods for either reducing or eliminating culinary water demand and per capita culinary consumption for existing and future development including both indoor and outdoor use of culinary water. Also, identify methods for reducing/eliminating the city's demand for irrigation water that it obtains directly from the Bountiful Irrigation District that is used to irrigate its properties such as the golf course, parks, landscaping around city owned buildings, etc.
- Evaluation of the land use ordinance and recommended changes to ordinances along with city provided incentives that promote culinary and irrigation water efficiency for city owned and private properties that do not contribute to rising temperatures and do no harm to the aquifer including lawn-free park strip requirements, xeriscape, landscaping, etc.
- Consideration of how the future land use plan may affect the water supply including the overall impact on the aquifer, on the distribution systems of culinary providers (Bountiful and the South Davis Water District) and how new developments may impact sanitary sewer systems and storm drains.
- Use the Utah Division of Water Resources, State Engineer and the Weber Basin Water Conservancy District to help meet regional water conservation goals, Great Salt Lake and aquifer preservation efforts and for recommendations on landscaping standards that promote low water use in commercial, industrial, institutional, multifamily and condominium developments.

Water Conservation and Aquifer Preservation Approach

Utah's 2021 Water Resources Plan highlights the importance of continued and ongoing water conservation along the Wasatch Front to meet projected water needs. Bountiful has current conservation policies and regulations in place. However, continued development in the city that impacts the aquifer will guide Bountiful's water conservation strategies as the city works to meet state and regional conservation targets. To ensure Bountiful is playing its part in preserving the aquifer while at the same time helping preserve the Great Salt Lake, this Plan follows the recommendations provided by the Utah Division of Water Resources to the extent that they do no harm to the aquifer.

In addition, the Utah State Engineer is responsible for managing groundwater, including the appropriation of water (Utah Code 73-3), recharge and recovery permitting (Utah Code 73-3b), and distribution which includes ensuring that the amount of groundwater withdrawn doesn't exceed the long-term recharge of the aquifer. The Ground Water Management Plan for the Bountiful Sub-Area of the East Shore Area was last updated in 1995. The State Engineer can establish a new Ground Water Management Plan, likely sometime in the near future, based on principles of prior appropriation in order to limit groundwater withdrawals to a safe yield, to protect the physical integrity of the aquifer and to protect water quality. Therefore, as this General Plan is implemented, the actions and recommendations within should be regularly reviewed and updated with the most current data and recommendations from the Utah Division of Water Resources and the State Engineer.

Balancing Development, Water Conservation and Aquifer Preservation

Given the unique characteristics of the South Davis area, it will be necessary to balance the conservation of water taken from the aquifer and the use of imported secondary water which contributes to the recharge of the aquifer. Current hydrogeological conditions show the system is in active saltwater intrusion status and there has been documented property damage in Woods Cross where approximately 40 homes have experienced structural damage costing \$4-6 million due to groundwater decline and associated ground subsidence.

Bountiful employs a tiered water pricing structure to encourage culinary water conservation. The rate is determined by elevation and the diameter of the water meter size. As Bountiful's water infrastructure continues to age, replacing water lines and expanding capacity is required. This should be done considering existing demands, the aquifer's ability to meet new demands, and the planned future land uses of the area to maximize efficiency.

Extensions of service to developments that will put additional strain on the aquifer by diverting natural precipitation to storm drains while eliminating the use of imported irrigation water on the developed property should be carefully evaluated to ensure that these extensions won't have a cumulative negative impact on the aquifer either individually or when combined with all other service extensions.

Higher density use may result in land that originally allowed snow, rain and irrigation water to help replenish the aquifer being paved over and covered by housing units that direct any rain or other water into storm drains. While this may benefit the great Salt Lake, it further weakens the aquifer. In addition, high density units may result in greater demand for culinary water so that

impact on the aquifer will have to be taken into consideration. Low-density housing developments on the eastern most side of the city that require extension of the city's culinary network should be discouraged since it will increase the use of culinary water drawn from the already over-extended aquifer for outdoor watering and other uses.

Already built-up areas with additional development capacity as outlined in the future land use map that do no harm to the aquifer should be considered in projected demands when replacing or upgrading existing water distribution and storage infrastructure. All requests for zoning changes and all new development proposals must be required to submit a groundwater impact plan that shows the net impact that the development will have on aquifer discharge/recharge balance given that current conditions show active saltwater intrusion with the regional groundwater table 14.5 feet below the Great Salt Lake's elevation.

Limit Culinary Water Used for Outdoor Watering and Other Non-Household Purposes

The consumption of culinary water that is drawn from the aquifer is exacerbated by its use for outdoor landscape purposes in areas that do not have secondary irrigation water. In addition, large amounts of culinary water may be used to fill large swimming pools and other non-household purposes. This highlights the importance of conservation efforts in landscaping, for aquifer impact plans and for tiered water rates. The current landscaping code includes a number of conservation friendly elements including:

- Limiting water-intensive lawn areas to 20% for commercial and multi-family developments.
- Requiring street trees for non-residential and multifamily uses.
- Prohibiting lawn in areas less than 8' in width for new development and non-residential remodels.
- Allowing xeriscaping in park strips and public rights-of-way.

In the future, Bountiful can further encourage and extend conservation and aquifer preservation efforts in landscape codes and develop policies for other non-household uses. Some of these are outlined in the Guiding Principles of this Plan that are designed to be in alignment with both the Utah Division of Water Resources recommendations and with the unique water situation in Bountiful. Regulatory recommendations include:

- Evaluating street tree and shrub requirements to ensure approved species are not water intensive.
- Reconsideration of exemptions on maximum lawn areas for residential uses.
- Consideration of further limiting non-functional lawns for non-residential development.

In addition, Bountiful can assess city parks and other facilities for water consumption and make water-wise updates starting with facilities that have high potential for reduced irrigation and/or culinary water consumption while carefully evaluating the impact that any reduced usage will have on the aquifer.

Other Conservation Measures

In addition to the measures previously identified, Bountiful can consider implementing all of the following conservation measures.

- Aquifer Impact Statements: All requests for zoning changes and all new development proposals shall be required to submit, a groundwater impact plan that shows the net impact that the development will have on aquifer discharge/recharge.
- Water Commission: Establish a Water Commission similar to the Power Commission with matters pertaining to the general policy of the Water Department and potential impacts on the aquifer being referred to the Water Commission for its advice, counsel, and recommendations to the Planning Commission and City Council.
- Landscaping Regulations: Regularly reassess landscaping regulations to encourage water-efficient landscaping.
- Watering Restrictions: If applicable, establish or revise watering restrictions to optimize water use efficiency, considering time of day and frequency of irrigation.
- Infrastructure Improvements: Invest in water infrastructure improvements to minimize leaks and losses in the city's culinary distribution system.
- Cooperation: Cooperate with appropriate local culinary and irrigation water providers, state agencies, and community organizations to exchange information, share best practices, stay informed about evolving water conservation strategies and develop comprehensive aquifer preservation plans.
- Policy Updates: Regularly review and update local policies based on changes in state guidelines, technological advancements, and an evolving understanding of efficient water use practices in areas similar to Bountiful that rely on imported water to help maintain the aquifer.
- Continue Conservation Initiatives: Continue Bountiful specific water conservation initiatives and education along with a new emphasis on aquifer education and preservation through the city's website including, but not limited to, information on programs such as flip the strip, water wise, water district guidelines, and general tips on water conservation and aquifer preservation.

Conclusion

"When the well is dry, we know the value of water." [Benjamin Franklin](#)



Darfur, Sudan (NGO Photo)



Rural Mauritania (Photo by Ronald Mortensen)

Although Bountiful will face serious water resource challenges in the future created by growth in South Davis County and legislative policies, it is possible to meet those challenges with careful planning, preparation and cooperation with other water users in the area. After all, those who had the foresight to develop the systems that we have today were able to overcome the obstacles placed before them and now it is our time to ensure that future generations have adequate and secure water resources, for without water, the rest of this General Plan means nothing. Bountiful never wants to be in the position of learning the value of water once the well is dry.

Amend Guiding Principles as follows:

p. 75 A Welcoming Community for Everyone

- Goal 2: Amend Action 1 to read: Analyze the Land Use Code to determine appropriate lot size and density based on use, location, character, **aquifer impact**, etc. in conjunction with the Future Land Use Map and Place-Type policies.

p. 77 A Connected Community

- Goal 1. Amend Action 2 to read: Develop and apply complete street design principles, **including an aquifer impact analysis**, as identified in relevant plan, for future roadway projects.

p. 78 An Active Community

- Goal 1. Amend Action 3 to read: Use water wise landscaping principles for city owned property **that take into consideration any possible impact on the aquifer.**
- Goal 2. Amend Action 3 to read: Regularly evaluate goal attainment in the 2019 Trails Master Plan and evaluate potential barriers to action, including funding, staff, community buy-in **and aquifer impact.**
- Goal 3. Amend Action 1 to read: Strategic acquisition of open space for public use **and aquifer protection.** Build an inventory of existing public lands that are currently used for parks or recreation activities and consider the feasibility of acquiring certain **other** parcels.

Page 79 An Efficient and Resilient Community

- Goal 1. Amend Action 1 to read: Discourage high intensity development to minimize **the impact on the aquifer, the** cost of utility installation, maintenance and other City services.
- Goal 1. Amend Action 2 to read: Analyze utility capacity **and aquifer impact when determining** areas better suited for redevelopment and infill.
- Goal 2. Rewrite Action 3 to read: **Analyze irrigation water use on City properties to determine best way to reduce usage while still preserving the aquifer.**
- Goal 2. Add Action 4 to read: **Consider the impact on the aquifer when adding new services.**
- Goal 3. Add Action 3 to read: **Consider the impact that efficient design of public facilities, utilities, and infrastructure will have on aquifer resilience.**
- Goal 4. Amend Action 1 to read: Partner with educational institutions, non-profits, and other community-based organizations to provide educational opportunities and services related to sustainability resources and initiatives **that include enhancing the aquifer's resilience.**

- Goal 4. Amend Action 2 to read: Evaluate the landscaping code to promote **aquifer preservation and resilience by reducing the use of culinary water from Bountiful's wells for irrigation purposes including the** use of appropriate drought tolerant tree species, and continuing partnering with Weber Basin Water Conservancy District regarding **aquifer friendly** water conservation programs.

Page 80 A Friendly Community

- Goal 1, Amend Action 2 to read: Invest in development and maintenance of park infrastructure to encourage community gathering **and aquifer preservation.**
- Goal 1. Amend Action 3 to read: Continue to implement **aquifer friendly** beautification activities.

Revise the “Existing Conditions” section, “Service and Infrastructure” section (p. 123) to read as follows:

Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight (8) wells throughout the City. The city also operates a water treatment plant in Muller Park and obtains culinary water from the Weber Basin Conservancy District. Due to the urban areas being so close to the city's water source, the Bountiful City Water Department has developed a water source protection plan to ensure that water quality remains high.

Additionally, the city acquires Weber Basin irrigation water from the Bountiful Irrigation District. Most residents get secondary, non-potable irrigation water from one of the irrigation districts serving Bountiful—the Bountiful Irrigation District, the South Davis Water District or the Deuel Creek Irrigation Company. However, irrigation water is largely not available on the eastern edge of the city.

Water resources are generally adequate for today's population; however, with continued growth, per capita culinary water consumption, especially for outdoor use, will have to be reduced and strong, effective aquifer preservation efforts will have to be undertaken to ensure that Bountiful has the culinary water required to meet its future needs. This is especially important since as a hotter and drier climate has exacerbated droughts in Utah's arid climate and more water is being taken from the aquifer than is being replaced. Given this, there is a very real and serious threat of salt incursion from the Great Salt Lake into the aquifer and that could render wells useless. Furthermore, the aquifer is already over-appropriated which means that there are more water rights than there is water. In 2022 and again in 2025, Bountiful issued watering policies to limit culinary water used for outdoor landscaping. Similar mitigations will likely be needed in the future due to eastside development, population growth and frequent droughts.

Conservation education for the public has been emphasized in recent years; however, in coming years this education must be more nuanced to ensure that it takes into consideration any impact that water conservation may have on the aquifer. This means that future conservation education must go beyond a simple water conservation effort. It must also raise the awareness of residents and elected officials of the critical need to preserve the aquifer in order to ensure that a growing population continues to have access to vital, life-giving water far into the future.

From: J J
To: [General Plan](#)
Subject: Orchard 2600 S intersection
Date: Wednesday, September 17, 2025 8:56:25 AM

Thank you for allowing me the opportunity to speak in the public form part of the meeting last night.

But I assume you are wondering why this old lady who obviously doesn't have any children going to school right now is so adamant about protecting children in the Boulton area. The fact is we lost a nephew to a horrible traffic accident in a school crosswalk. He was crossing the street (not during school hours so no crossing guard) with a friend to see another friend just a block away. A big Ford pickup truck pulled up, the driver said he looked left and right, but could not see the child right in front of his large truck. Many lives were tragically affected that day. Eric's young life was lost. The family that lost a son misses him everyday, the man that hit him attempted suicide, Eric's little friend watched his best friend die in front of his eyes. Our entire family extended misses Eric, he lit up the room the minute he entered and now that light is gone. You have the chance to help this type of situation, or at least minimize it, from occurring again.

The intersection of 2600 S and Orchard is possibly the most dangerous intersection in all of Bountiful and it's the cross walk for Elementary and Jr High children every day. The crossing guards should literally be given combat pay.

I loved the comment that was made by a member of your committee that perhaps Orchard Drive should be broken down into different segments. May I kindly suggestion that you overlay the boundary of Boulton Elementary and South Davis Jr High over that corridor and remove the mixed residential business from that section. More drive way just make for more chances for tragedy.

Thank you for taking the time to read this and considering this suggestion.

Sincerely,
Jill Longhurst

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Elaine Oaks

FUTURE LAND USE MAP

July 2025

