

# BOUNTIFUL CITY COUNCIL

Tuesday, February 25<sup>th</sup>, 2025

6:00 p.m. Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN on the Utah Public Notice Website, the Bountiful City Website and at Bountiful City Hall not less than 24 hours prior to the meeting that the City Council of Bountiful, Utah will hold its regular Council meeting at **City Hall, 795 South Main Street, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

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

The meeting is also available to view online, and the link will be available on the Bountiful City website homepage ([www.bountifulutah.gov](http://www.bountifulutah.gov)) approximately one hour prior to the start of the meeting.

## AGENDA

### 6:00 p.m. – Work Session

1. Open Meetings Act Training – Mr. Bradley Jeppsen
2. Visit from our Legislators

### 7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider Approval of The Minutes of The Previous Meetings Held on January 9<sup>th</sup>, 10<sup>th</sup>, and February 11<sup>th</sup>, 2025 pg. 3
4. Council reports
5. Consider approval of expenditures greater than \$1,000 paid on February 5<sup>th</sup> and 12<sup>th</sup>, 2025 pg. 19
6. Appoint Matthew Myers to the Power Commission – Mayor Kendalyn Harris pg. 23
7. Consider approval of Ordinance No. 2025-05 regarding Omnibus Land Use Code text amendments for Title 14 – Ms. Amber Corbridge pg. 25
8. Consider approval of the purchase of an Air Handler from Climate Control in the total amount of \$48,055 – Mr. Allen Johnson pg. 61
9. Consider approval of the purchase of a 46 KV Turner Transmission Switch from Anixter-Wesco in the total amount of \$26,638 – Mr. Allen Johnson pg. 63
10. Consider approval of the purchase of two 150 KVA 240/120 GE/Prolec Transformers from Anixter Power Solutions in the total amount of \$27,748 – Mr. Allen Johnson pg. 65
11. Consider approval of Ordinance No. 2025-06 regarding Land Use Code text amendments for paved parking surfaces – Mr. Francisco Astorga pg. 67
12. Consider approval of liquor license for St. Olaf Catholic School located at 1793 South Orchard Drive – Mr. Francisco Astorga pg. 83
13. Consider approval of the second extension of the 2023 Concrete Replacement Contract With JMR Construction – Mr. Lloyd Cheney pg. 87
14. Closed Session – Mr. Bradley Jeppsen
15. Adjourn

  
City Recorder



1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL RETREAT

3 Thursday, January 9, 2025 – 8:00 a.m.  
4

5 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on  
6 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the  
7 following newspapers of general circulation: Davis County Journal and Standard Examiner.  
8

9 **Bountiful City Council Retreat – 8:00 a.m.**

10 **The Ramble Gallery, 375 North Main Street, Bountiful, Utah**

11  
12 Present: Mayor Kendalyn Harris  
13 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
14 Murri, Cecilee Price-Huish  
15 City Manager Gary Hill  
16 Asst. City Manager Galen Rasmussen  
17 City Attorney Brad Jeppsen  
18 Public Works Director Lloyd Cheney  
19 Planning Director Francisco Astorga  
20 Finance Director Tyson Beck  
21 Power Director Allen Johnson  
22 Parks Director Brock Hill  
23 HR Director Jessica Sims  
24 IT Director Greg Martin  
25 Water Director Kraig Christensen  
26 Streets Director Charles Benson  
27 Police Chief Ed Biehler  
28 Fire Chief Greg Stewart  
29 Senior Planner Amber Corbridge  
30 Recording Secretary Maranda Hilton  
31

32 **WELCOME, PLEDGE OF ALLEGIANCE, AND PRAYER/THOUGHT**

33 Mayor Harris opened the meeting at 8:20 am. Mr. Charles Benson led the Pledge of  
34 Allegiance and Councilmember Bradshaw offered a thought about public service.  
35

36 **MAYOR'S WELCOME**

37 Mayor Harris led a get-to-know-you activity.  
38

39 **2024 ACCOMPLISHMENTS AND SUCCESSES**

40 Mr. Gary Hill invited the Council and Mayor to talk about some of the accomplishments of  
41 the City during 2024.

42 They brought up the progress that was made on the General Plan, the ongoing efforts to plan  
43 for and secure future power and water resources, the financial planning and budgeting that keeps the  
44 City running, the building of new trails, the reauthorization of the RAP Tax, the installation of fiber,  
45 the work being done on the service committee and at the History Museum, the seamless process of  
46 welcoming Beth Child to the Council after the passing of Councilmember Jesse Bell, and the naming  
47 of a trail in Jesse's honor.

1 Mr. Hill invited department heads to share the successes and accomplishments they witnessed  
2 in 2024.

3 They department heads, including Chief Biehler and Chief Stewart, talked about overcoming  
4 staffing challenges, becoming more efficient, making upgrades to the road system, completing big  
5 road, water and storm drain projects, the daily commitment of their staff, implementation of new  
6 technology at the landfill, the installation of miles of fiber conduit, the creation of miles of trails,  
7 managing grants, winning awards for the budget, upgrading server networks and phone systems,  
8 mitigating legal liabilities, educating employees, water conservation updates at the parks,  
9 consolidating the police dispatch center, the managing of the daily revenues and expenses of the City,  
10 and celebrating 7 years of no loss time accidents at the Power department.

11  
12 **BREAK**

13 The meeting took a break from 9:58 am until 10:11 am.  
14

15 **CURRENT PROJECTS**

16 Mr. Hill asked each Department head to talk about one or two projects they are currently  
17 spending time on. He invited the Council and Mayor to ask any questions they might have about  
18 current projects as well.

19 The Engineering Department is currently working on the Mill Creek Reservoir replacement  
20 and the renovation of 135 South Main Street, turning it into a restaurant.

21 The Planning Department is currently working on how they will begin implementing code  
22 changes following the completion of the General Plan update.

23 The Police Department is currently working on the dispatch center audit and its impacts.

24 City Administration is currently working on a possible partnership with Viewmont High  
25 School to have art students create a mural at Washington Park.

26 The IT Department is currently working with UTOPIA Fiber to bring more City sites online,  
27 and is making changes to network security to help prevent viruses.

28 The Human Resources Department is currently working on implementing a new applicant  
29 tracking system.

30 The Streets Department is currently working on getting the brine plant installed, and on the  
31 San Simeon storm drain project.

32 The Parks Department is currently working on automating the parks irrigation system and  
33 how to extend the life of the cemetery with some land reclamation strategies.

34 The Water Department is currently working on both the Shop and Viewmont Wells  
35 rehabilitations, and the cross connections program.

36 The Power Department is currently working on the complete renovation of the Northwest  
37 Substation, and their continued maintenance of power lines and feeders.

38 Mr. Hill asked Mr. Johnson if he would give the Council an update on the natural gas  
39 baseload project in Millard County and Power County, Idaho. Mr. Johnson said that the Logan City  
40 Council did not approve becoming a subscriber of the baseload project, which means the plant does  
41 not have enough subscribers to meet the minimum requirements for it to become a project. So,  
42 either the rest of the subscribers, Bountiful included, would need to accept more of the subscription,  
43 a replacement subscriber would need to be found, or they will have to make the project smaller for  
44 it to continue forward.

1 **COUNCIL POLICY PRIORITIES**

2 Mayor Harris led a discussion about the Council Policy Priorities document, first asking the  
3 Councilmembers to take a moment to review the current structure of the priorities and make notes if  
4 they would like to see any changes. They then discussed proposed changes to the document.

5 The Council decided to change “Active Transportation” to “Active Transportation  
6 *Implementation*” under the “Sustainable Future Bountiful” section in Tier 1.

7 Mayor Harris proposed “Quality and Varied Recreational Opportunities” be moved from Tier  
8 1 to Tier 2, and Councilmember Murri proposed “Proactive Economic Development” be moved from  
9 Tier 2 to Tier 1. Councilmembers Price-Huish, Murri and Child supported both changes, so it was  
10 done. Councilmember Bradshaw felt that “Quality and Varied Recreational Opportunities” should  
11 stay in Tier 1.

12 There was discussion about the “Target opportunity areas” point in the “Proactive,  
13 Compatible Economic Development” section in Tier 2, and how to add focus on growing the City’s  
14 tax base. Finally, it was decided that it would change to “Target *sales tax* opportunity areas”.

15 Under the “Preserve Community Identity & Vitality” section in Tier 2, the Council discussed  
16 their desire to see more collaboration between Bountiful’s many service organizations and how to  
17 grow its base of volunteers.

18  
19 **LUNCH**

20 The meeting took a lunch break from 12:59 pm until 1:31 pm.

21  
22 **PROPERTY TAX**

23 Mr. Hill gave a short presentation on how property taxes are calculated in Utah. He explained  
24 that Bountiful’s tax rate has trended down since 1999, which has four major impacts; taxes do not  
25 keep up with inflation, the City receives less revenue from motor vehicle sales, less revenue accrues  
26 in the redevelopment agency fund, and progressively less revenue is collected from each new home  
27 that is built. He said that, for those reasons, the Council may want to consider adjusting the tax rate  
28 more frequently.

29 Mr. Tyson Beck went over the current balances and projections for the Capital Projects Fund  
30 and the General Fund. He explained that Bountiful is in a good position financially, however, each  
31 year the buffer between the fund balances and the minimum reserves has been decreasing, so  
32 although we do not need to increase property taxes yet, it should be considered in the next few years.

33 The Council discussed the pros and cons of holding a truth in taxation to incrementally  
34 increase property taxes more often, rather than waiting as long as possible before making a larger  
35 increase. After some discussion, the entire Council agreed that they would support looking at  
36 property taxes and considering incremental increases more often than Bountiful has historically done.

37  
38 **EMPLOYEE RECRUITMENT AND RETENTION**

39 Mr. Hill asked each department head to give a brief report on the status of their staffing and  
40 how much turnover they experienced the past year. The reports highlighted that turnover has been  
41 high and that hiring has been a challenge, especially for positions that require the employee to live  
42 within a certain response time. Mr. Hill explained that HR is conducting a market study for both  
43 Police and Power wages and preliminary data shows the City will need to bring up the wages in those  
44 departments to stay competitive. The Council was supportive of those efforts.

1 **EMPLOYEE APPEARANCE POLICY**

2 Mr. Brad Jeppsen presented proposed changes to the employee appearance policy which were  
3 created by a committee consisting of Mr. Brock Hill, Ms. Jessica Sims, Mr. Tyson Beck, Chief Ed  
4 Biehler and himself. The proposed changes would allow men to wear earrings, allow for visible  
5 tattoos on the arms and legs, allow for a ring tattoo on a finger, and allow for permanent cosmetic  
6 tattoos. It would still prohibit visible tattoos and piercings above the shoulders, on the chest, on the  
7 back, on the hands and on the fingers while at work. Ordinary earrings (not gauges) are permitted. It  
8 will also prohibit any visible tattoos that can reasonably be deemed offensive. The changes also  
9 indicate that department heads, with the approval of the City Manager, have the right to create a  
10 department dress and appearance policy that is more restrictive. The hope is that these changes will  
11 help the departments have an easier time hiring qualified employees.

12 The Council supported the changes and said they would consider an even more relaxed policy  
13 for tattoos and piercings. Staff recommended approving these changes as an incremental step for  
14 now. The Council agreed and advised putting the changes into effect as soon as possible.

15  
16 **URBAN TREE POLICY**

17 Councilmember Higginson explained that after contacting several non-profits and national  
18 organizations purportedly interested in planting trees, he was disappointed in their ability to help  
19 Bountiful replenish its urban tree canopy. He suggested that Bountiful look into spending the money  
20 necessary to replace 10-30 trees each year, and that the City offer trees to residents at wholesale  
21 prices, in the hope it will incentivize residents to plant more in their own yards. He suggested they  
22 begin by planting trees on 100 West, 100 East and on Main Street where the large sycamores have  
23 been dying out.

24 Mr. Gary Hill said they will look into the cost for adding this item into the budget and they  
25 are working on a policy to establish how residents can purchase trees from the City. He added that the  
26 City will have to ask residents' permission to plant trees in park strips, because the residents will be  
27 responsible for maintaining the trees afterward.

28 Mr. Brock Hill explained that the Parks Department already plants about 15-20 trees each  
29 year, just to replace ones that are lost in parks. This will add to their workload, but they can do it.

30 The Council all agreed that they wanted to pursue this new program and Mayor Harris  
31 suggested they find a place to plant a tree in honor of Jesse Bell. Councilmember Bradshaw  
32 suggested the collection be named "The Jesse Bell Memorial Tree Fund."  
33

34 **BREAK**

35 The meeting took a break from 3:07 pm until 3:17 pm.

36 Ms. Amber Corbridge joined the meeting at 3:07 pm.  
37

38 **GENERAL PLAN WORKSHOP**

39 Mr. Francisco Astorga explained that the Future Land Use map in the current General Plan  
40 does not address residential zones, and that will be something they address in the General Plan  
41 update.

42 Ms. Amber Corbridge gave a quick review of each place type, explaining what type of uses  
43 each will contain and their purposes within the city. The place types are:

44 Mr. Astorga showed maps with the boundaries drawn for each place type and asked the  
45 Council to vote whether each map was ready to hand over to the Planning Commission for review, or  
46 if they wanted to make changes.

1 The “Parks and Open Space” map looked good, and the Council approved the boundaries as  
2 drawn.

3 The “Foothills” map was also approved as drawn.

4 There was a lengthy debate about where the boundaries for the “Single Family Residential”  
5 place type should be. No consensus was reached and the Council moved on to a different place type.

6 The “Mixed Use Residential” and “Transit Ready Development” maps were also discussed at  
7 length, which resulted in changes being suggested for their boundaries as well.

8 Mr. Gary Hill asked if the Council would like staff to redraw the lines according to their  
9 suggestions and bring this item back for a future work session. The Council said yes, please.

10

11 **ADJOURN**

12 The meeting ended at 4:59 pm.

\_\_\_\_\_  
*Mayor Kendalyn Harris*

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

PENDING

1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL RETREAT  
3 Friday, January 10, 2025 – 8:00 a.m.  
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7 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on  
8 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the  
9 following newspapers of general circulation: Davis County Journal and Standard Examiner.  
10

11 **Bountiful City Council Retreat – 8:00 a.m.**  
12 **The Ramble Gallery, 375 North Main Street, Bountiful, Utah**  
13

14 Present: Mayor Kendalyn Harris  
15 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
16 Murri, Cecilee Price-Huish  
17 City Manager Gary Hill  
18 Asst. City Manager Galen Rasmussen  
19 City Attorney Brad Jeppsen  
20 City Engineer Lloyd Cheney  
21 Planning Director Francisco Astorga  
22 Finance Director Tyson Beck  
23 Power Director Allen Johnson  
24 Parks Director Brock Hill  
25 HR Director Jessica Sims  
26 IT Director Greg Martin  
27 Water Director Kraig Christensen  
28 Streets Director Charles Benson  
29 Police Chief Ed Biehler  
30 Fire Chief Greg Stewart  
31 Recording Secretary Maranda Hilton  
32

33 **WELCOME, PLEDGE OF ALLEGIANCE, AND PRAYER/THOUGHT**

34 Mayor Harris started the meeting at 8:17 am and welcomed everyone. Mr. Allen Johnson led  
35 the Pledge of Allegiance and Councilmember Higginson offered a prayer.  
36

37 **DATA PRIVACY ACT**

38 Mr. Galen Rasmussen explained that a bill that was passed by the state legislature last year  
39 now requires cities to have a policy in place about how they collect, use, manage and store people's  
40 data. The City must have, at the very least, a good-faith policy in place and adopted by May 1<sup>st</sup> of this  
41 year. Eventually we will need to have a policy and practices and procedures that are compliant. The  
42 state is still working on templates they will disperse to the cities. He went over the bill and what it  
43 entails. He explained that the City Manager assigned him, the Assistant City Manager, to be the Data  
44 Privacy Officer. He will collaborate with all record officers in the various departments, because they  
45 will be the ones in charge of implementing and maintaining the policy. Once the policy is formalized,  
46 it will be made available to the public, and self-assessments will happen as required.  
47



1 **RAP TAX EXPENDITURE GUIDELINES**

2 Mr. Gary Hill talked about the RAP Tax history and proposed the following percentages for  
3 how to use the RAP Tax funds over the next 10-year period:

- 4 • 75% for parks rehabilitation projects
- 5 • 10% for trails
- 6 • 10% for community grants
- 7 • 5% for the public art program

8 The Council discussed all the different park maintenance and rehab projects, the trail projects,  
9 and the public art plan. They discussed the best way to allocate the funds based on their priorities and  
10 the current needs of the city. After a lot of debate, they informally voted to accept the percentages as  
11 proposed by staff.

12  
13 **BREAK**

14 The meeting took a break from 9:17 am until 9:36 am.

15  
16 **DOWNTOWN ECONOMIC DEVELOPMENT**

17 **a. RDA**

18 **b. MAIN STREET ANGLED PARKING PROJECT**

19 Mr. Gary Hill gave a brief presentation on the history of the RDA; how it was first created,  
20 how it is currently managed and the approval required by the county and other taxing entities  
21 which allows it to exist. He also went over a list of current projects and initiatives being funded  
22 by the RDA: the restaurant at 135 South and Main Street remodel, the AlphaGraphics property on  
23 Main Street, the Main Street angled parking project, a possible future project to install arches on  
24 Main Street, and potential grants or loans for restaurant conversion projects downtown. He talked  
25 about each of these projects in detail and what they will entail and explained that Main Street  
26 needs a lot of updating of infrastructure, which will be extensive and expensive. The City is  
27 finally at a place where it can focus on figuring out how best to do it for the future.

28 Mr. Cheney talked about the angled parking constraints and considerations. Mr. Brock Hill  
29 talked about all the considerations around updating the planters, the irrigation, the pavers and the  
30 drinking fountains. Mr. Allen Johnson addressed all the issues with the power grid along Main  
31 Street and what needs to be addressed with that. Mr. Kraig Christensen added details about  
32 necessary water infrastructure updates.

33 After a lengthy conversation about all of the issues and ideas for Main Street, Mr. Gary Hill  
34 asked if the Council was supportive of staff spending the funds needed to begin the process of  
35 figuring out the scope and phasing of this huge undertaking. The Council was supportive.

36  
37 **ADJOURN**

38 The meeting ended at 11:18 am.

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Mayor Kendalyn Harris

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*City Recorder*

PENDING

Minutes of the  
BOUNTIFUL CITY COUNCIL  
February 11, 2025 – 6:00 p.m.

Official notice of the City Council meeting was given by posting an agenda at City Hall, on the Bountiful City website, and on the Utah Public Notice website, as well as by providing copies to the following newspapers of general circulation: The City Journal and the Standard Examiner.

**Work Session – 6:00 p.m.**  
**City Council Chambers**

- |          |                      |   |
|----------|----------------------|---|
| Present: | Mayor                | Kendalyn Harris   |
|          | Councilmembers       | Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager         | Gary Hill   |
|          | Asst City Manager    | Galen Rasmussen   |
|          | City Attorney        | Brad Jeppsen  |
|          | City Engineer        | Lloyd Cheney  |
|          | Planning Director    | Francisco Astorga   |
|          | Streets Director     | Charles Benson  |
|          | Water Director       | Kraig Christensen   |
|          | Power Superintendent | Jess Pearce   |
|          | Senior Planner       | Amber Corbridge   |
|          | Asst Planner         | Deanne Morgan   |
|          | Recording Secretary  | Maranda Hilton  |

Mayor Harris called the meeting to order at 6:04 pm and welcomed those in attendance.

**GENERAL PLAN – MR. FRANCISCO ASTORGA**

Mr. Francisco Astorga explained that the goal this evening is for the Council to review and approve the remaining place types (Community Commercial and its overlay, Neighborhood Center and its overlay, and new language in Single Family Residential), and the mapped boundaries of the Single Family Residential and Neighborhood Mixed Residential place types. Once these items are reviewed, the comprehensive general plan update will be ready for the Planning Commission and the public to review it.

The Council first discussed the Community Commercial place type. Councilmember Bradshaw wanted to make sure that housing will not be allowed in the hospital zone within this place type. Mr. Astorga affirmed that the hospital zone is very unique and would never allow for housing development. Housing would be allowed in other zones within the Community Commercial place type, but not in the hospital zone.

Councilmember Price-Huish said she was concerned about the area between 400 and 500 East on 500 South being changed to a commercial place type, when there are still many single-family residences there. Councilmember Bradshaw suggested that perhaps a commercial overlay could be utilized there instead, allowing property owners the choice between remaining residential or changing to commercial. The rest of the Council liked the idea, and Mr. Astorga made a note to change the boundaries to show an overlay there instead.

1 Next, Mr. Astorga asked about the Community Commercial Overlay stretching from 400  
2 North to 500 South. He explained that the underlying place type is Neighborhood Mixed Residential,  
3 and that staff felt strongly that this area would benefit from the flexibility of both area types. The  
4 Council all approved the boundary of that overlay.

5 Next, Mr. Astorga talked about the areas designated as “Neighborhood Centers,” namely the  
6 site where The Mandarin restaurant is, the Corner 22 area by Dick’s market, and the Village on Main.  
7 The Council agreed that these places were a good fit for the Neighborhood Center designation.  
8 Councilmember Murri asked if the two final bullet points from the Community Commercial place  
9 type could be added to the description for Neighborhood Centers. The Council supported that idea,  
10 and Mr. Astorga made a note to add those points.

11 Next, they discussed the placement of the Neighborhood Center overlay. Mr. Astorga asked  
12 specifically if the Council was comfortable allowing duplexes, triplexes, fourplexes, townhouses,  
13 ADU’s, etc. in this overlay. The Council said they supported adding the denser housing types to that  
14 overlay with the additional requirements as stated.

15 Councilmember Bradshaw proposed placing a Neighborhood Center overlay along 400 North  
16 from 400 East to the freeway, skipping over the downtown zone, and having it replace the Transit  
17 Ready overlay shown on the map there. After some discussion, four of the Councilmembers  
18 supported that idea and Councilmember Higginson stated his desire to leave 400 North alone and not  
19 add any overlays. With that majority vote, Mr. Astorga made a note to make those changes to the  
20 map.

21 Councilmember Price-Huish proposed that the Neighborhood Center overlay be extended  
22 further south on Orchard Drive to the Val Verda/Boulton Elementary neighborhood. After some  
23 discussion, the Council agreed to add the overlay from Boulton Elementary heading south to 3100  
24 South. Mr. Astorga noted the changes.

25 Next, the Council discussed the boundary between the Single-Family Residential place type  
26 and the Neighborhood Mix Residential place type. Mr. Astorga showed an updated map from their  
27 last discussion about these place types and the Council discussed their preferences. Councilmember  
28 Murri proposed that the neighborhood immediately east of the downtown zone, between 400 north  
29 and 500 South, be designated Neighborhood Mix Residential. After some discussion,  
30 Councilmembers Murri, Price-Huish and Child all supported that proposal.

31 Councilmember Higginson proposed that the neighborhood north of 1000 North and west of  
32 200 West to Pages Lane, be designated Single Family Residential. After some discussion,  
33 Councilmembers Higginson, Bradshaw and Murri supported that proposal.

34 The final area of discussion was about allowing cottage courts in the Single-Family  
35 Residential place type. The entire Council was okay with that and said they are excited to talk about  
36 what the restrictions will be.

37 Mr. Astorga thanked the Council for their work and explained that once these updates are  
38 made, the draft will be turned over to the Planning Commission for an official review and to hold a  
39 public hearing. Then the entire package will be given a 30-day public input period before it is brought  
40 back for adoption and a final public hearing.

41 Mr. Gary Hill asked the Council if they could take a few minutes to discuss the naming of  
42 City snowplows. He invited Mr. Charles Benson to speak on behalf of his staff. Mr. Benson  
43 explained that, in response to the Council’s suggestion that the City snowplows be given names, his  
44 staff had some concerns. He explained that some of the drivers were wary of being given a lot of  
45 attention and were not excited about the prospect of residents voting on silly names for their vehicles.  
46 They take pride in what they do and don’t want to feel like it’s being trivialized, and they like to

1 remain behind the scenes. The Council asked Mr. Benson if his drivers might be willing to work  
2 together to come up with a process for naming the plows that they were comfortable with, if they  
3 were also given the power to veto names they did not like. Mr. Benson said they could probably work  
4 something out and said he would continue the discussion with his staff. The Council thanked him and  
5 his staff for the excellent job they do at snow removal. Councilmember Bradshaw suggested they  
6 form an advisory committee that involves staff and Councilmembers to help determine the criteria for  
7 submitted names, and then they can begin the process of soliciting resident input.

8  
9 The work session ended at 7:47 pm.

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12  
13 **Regular Meeting – 8:00 p.m.**  
14 **City Council Chambers**

15  
16 Present: Mayor Kendalyn Harris  
17 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
18 Murri, Cecilee Price-Huish  
19 City Manager Gary Hill  
20 Asst City Manager Galen Rasmussen  
21 City Engineer Lloyd Cheney  
22 Planning Director Francisco Astorga  
23 Streets Director Charles Benson  
24 Water Director Kraig Christensen  
25 Power Superintendent Jess Pearce  
26 Senior Planner Amber Corbridge  
27 Asst Planner Deanne Morgan  
28 Recording Secretary Maranda Hilton

29  
30 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

31 Mayor Harris called the meeting to order at 8:02 pm and welcomed those in attendance. Ms.  
32 Emily Theriot led the Pledge of Allegiance and Mr. Bruce Brand, Bountiful Stake, offered a prayer.

33  
34 **PUBLIC COMMENT**

35 Public comment was opened at 8:06 pm.  
36 No comments were made.  
37 Public comment was closed at 8:06 pm.

38  
39 **BCYC REPORT**

40 Mr. Steven Theriot reported that the BCYC visited the State Capitol, sat in on a  
41 legislative session, and had lunch with some of the representatives from Bountiful, which was  
42 wonderful. He also reported that the BCYC will participate in a service project at the Food Pantry  
43 and attend a youth leadership conference at USU. Also, they are beginning to plan the annual Bunny  
44 Hop event.

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**CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON JANUARY 28<sup>TH</sup>, 2025**

Mayor Harris explained that there were two corrections to the minutes and detailed what they were.

Councilmember Higginson made a motion to approve the minutes with the two stated corrections, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

**COUNCIL REPORTS**

Councilmember Price-Huish did not have a report.

Mayor Harris reported that the South Davis Metro Fire District is doing some restructuring of its administrative team to gain a dedicated HR Director, which is a wonderful, needed change.

Councilmember Child reported that the Community Service Council discussed ways to increase volunteerism at its latest meeting and reminded everyone that there will be a fundraising concert, Carpenters Platinum, on April 11<sup>th</sup>. She also announced that the needs at the food pantry continue to grow.

Councilmember Bradshaw thanked Mr. Gary Hill, Mayor Harris and Councilmember Higginson for their time spent at the State Capitol during the legislative session. She reported that the South Davis Recreation District is engaged in talks with the school district about expanding the pool facilities. She said they will hopefully see some decisions being made in April about the future of the pool expansion. She added that the recreation district has started receiving funds from Farmington high parents, since they are the only ones not in the taxing district boundaries who use the pool.

Councilmember Higginson did not have a report.

Councilmember Murri did not have a report.

**CONSIDER APPROVAL OF:**

- A. **EXPENDITURES GREATER THAN \$1,000 PAID JANUARY 8<sup>TH</sup>, 15<sup>TH</sup>, 22<sup>ND</sup>, AND 29<sup>TH</sup>**
- B. **DECEMBER 2024 FINANCIAL REPORT**

Councilmember Price-Huish made a motion to approve the expenditures and the December financial report and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF ORDINANCE 2025-02 REGARDING LAND USE TEXT AMENDMENTS FOR DRIVE-UP WINDOW CLEARANCE HEIGHTS – MS. AMBER CORBRIDGE**

Ms. Amber Corbridge that this item is an application for a land use code amendment. The applicant would like to reduce the minimum height for drive-up windows from 14’ to 9’, if a fire apparatus can be shown to be able to circulate the building unhindered. The fire safety check is part of the normal review process for new buildings, so this would not require any extra work for fire district or City staff during site inspections or reviews.

1 Councilmember Bradshaw made a motion to approve Ordinance 2025-02 and Councilmember  
2 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child,  
3 Higginson, Murri, and Price-Huish voting “aye.”  
4

5  
6 **CONSIDER APPROVAL OF THE ARCHITECTURAL AND SITE PLAN REVIEW FOR 7**  
7 **BREW COFFEE SHOP AT 638 NORTH 500 WEST – MS. AMBER CORBRIDGE**

8 Ms. Corbridge explained that this is a site plan review for a drive-thru coffee shop located at  
9 638 North 500 West. The Planning Commission reviewed this and forwarded a unanimous positive  
10 recommendation. The conditions of approval are they must show a pedestrian access route  
11 connection to the adjacent site, and meet code requirements for canopy clearance, which was taken  
12 care of with the previous agenda item.

13 Councilmember Higginson made a motion to approve the architectural and site plan review  
14 for 7 Brew Coffee Shop and Councilmember Price-Huish seconded the motion. The motion passed  
15 with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
16

17 **CONSIDER APPROVAL OF ORDINANCE 2025-03 REGARDING LAND USE TEXT**  
18 **AMENDMENT FOR TATTOO PARLOR/BODY ART FACILITY DESIGNATIONS – MS.**  
19 **AMBER CORBRIDGE**

20 Ms. Corbridge explained that this is a proposal to change the land use code regarding tattoo  
21 parlors. Currently the code only allows for tattoo parlors as a conditional use in the Heavy  
22 Commercial zone, but the applicant is requesting; a) tattoo parlors be allowed as a conditional use in  
23 the General Commercial zone and b) they change the name to Body Art Establishments.

24 After reviewing the application, the Planning Commission forwarded a positive  
25 recommendation and proposed the following changes to the land use code; a) the name be changed to  
26 “Tattoo Parlor/Body Art Establishment and it will include all types of body art, b) all “Beauty  
27 Services”, including permanent makeup, will be added as a conditional use in all commercial  
28 subzones, c) definitions will be added to the code for each of these new uses.

29 Councilmember Bradshaw asked which of the future overlays will include these new uses.  
30 Ms. Corbridge said that Tattoo Parlor/Body Art Establishments will be allowed in Corridor  
31 Commercial and Community Commercial areas, only after they go through a conditional use  
32 application. Councilmember Bradshaw asked if they will revisit the zoning discussion about this at a  
33 later date. Mr. Astorga answered affirmatively, saying that the discussion will take place after the  
34 general plan is adopted and will be part of the work of implementation. At that time, they can be very  
35 detailed. Councilmember Bradshaw said that made her more comfortable with this change.

36 Councilmember Higginson made a motion to approve Ordinance 2025-03 and  
37 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
38 Child, Higginson, Murri and Price-Huish voting “aye.”  
39

40 **CONSIDER APPROVAL OF ORDINANCE 2025-04 REGARDING LAND USE TEXT**  
41 **AMENDMENTS FOR PUBLIC OR PRIVATE ASSEMBLY IN THE RESIDENTIAL ZONE –**  
42 **MS. AMBER CORBRIDGE**

43 Mr. Astorga explained that this text amendment change, after being discussed in previous  
44 meetings by the Council and the Planning Commission, was ready for review and final adoption. This  
45 Ordinance would create a brand-new conditional use in the Single-Family Residential zone.  
46 Applicants wishing to obtain a permit for “Public or Private Assembly” must have 10 acres of land,

1 have 150' setback from the property line, follow hours of operation and amplified sound restrictions,  
2 and must have access from a major collector (or higher designation) road.

3 Councilmember Higginson asked if they should specify that sound amplification restrictions  
4 were specific to outdoor amplification. It was agreed they would add the word "outdoor" to limit  
5 misunderstanding.

6 Councilmember Bradshaw made a motion to approve Ordinance 2025-04, with the addition of  
7 the word "outdoor" and Councilmember Child seconded the motion. The motion passed with  
8 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."  
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF STEEL POLES FROM NELLO IN THE**  
11 **AMOUNT OF \$89,563 – MR. JESS PEARCE**

12 Mr. Jess Pearce explained that the purchase of these poles is for the Northwest Substation  
13 rebuild project. Nello had the low bid and also had the best delivery times, so staff and the Power  
14 Commission recommend approval of this purchase.

15 Councilmember Bradshaw asked about the footnote in the staff report about the Nello bid  
16 arriving close to the bid deadline. Mr. Pearce explained that Nello sent a bid via email, but it was not  
17 viewed until the bid opening, and the City Attorney said it was okay to accept the bid.

18 Councilmember Price-Huish made a motion to approve the purchase of steel poles form Nello  
19 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
20 Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."  
21

22 **CONSIDER APPROVAL OF THE BID TO REPAIR THE POWER DEPARTMENT**  
23 **WAREHOUSE ROOF FROM SUPERIOR ROOFING IN THE AMOUNT OF \$80,201 – MR.**  
24 **JESS PEARCE**

25 Mr. Pearce explained that the roof over the truck bay at the power department building has  
26 been leaking for a few years and needs to be completely replaced. Staff received bids and  
27 recommended accepting the bid from Superior Roof, which was the low bid and has the best  
28 warranty. The work includes the new membrane roof, new downspouts and gutters, and will fill in the  
29 existing and problematic skylights.

30 Councilmember Bradshaw made a motion to approve the bid from Superior Roof and  
31 Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
32 Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."  
33

34 **CONSIDER THE APPROVAL OF THE PURCHASE OF A BACKHOE FROM RDO**  
35 **EQUIPMENT COMPANY IN THE AMOUNT OF \$119,826 – MR. KRAIG CHRISTENSEN**

36 Mr. Kraig Christensen explained that the Water Department is ready to replace a backhoe and  
37 received bids for backhoes with their needed specifications. Staff is recommending approval of the  
38 bid from RDO Equipment (John Deere brand) for \$119,826. As part of the deal, the Water  
39 Department will turn in the used backhoe for credit.

40 Councilmember Bradshaw made a motion to approve the purchase of a backhoe from RDO  
41 Equipment and Councilmember Child seconded the motion. The motion passed with  
42 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."  
43

44 **ADJOURN**

45 Councilmember Higginson took a moment to thank Councilmember Bradshaw, Mr. Gary Hill  
46 and Mayor Harris for their time spent representing the best interests of Bountiful at the state



1 legislature. He also thanked his colleagues on the Council and the staff for being willing to spend  
2 extra time working on the general plan update this evening.

3 Councilmember Higginson made a motion to adjourn the meeting and Councilmember  
4 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child,  
5 Higginson, Murri and Price-Huish voting “aye.”

6  
7 The meeting was adjourned at 8:47 pm.

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*Mayor Kendalyn Harris*

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*City Recorder*

PENDING



# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
February 5 & 12, 2025

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** February 25, 2025

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## **Background**

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid February 5 & 12, 2025.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid February 5, 2025**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNTDESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	4,230.86	243729	51586595	Misc. Parts - Cust # 98370
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	22,946.33	243733	49869	Road Salt - Cust # BOUNTIFUL
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,450.00	243744	76551	Tree Trimming for Bountiful City
5310	FLEETPRIDE	Landfill Operations	585820 425000	Equip Supplies & Maint	1,570.56	243750	123098964	Misc. Parts/Supplies - Acct # 815961
2334	GRAINGER, INC	Light & Power	535300 424002	Office & Warehouse	1,924.65	243754	9387595664	Misc. Parts/Supplies - Acct # 809597271
2564	I-D ELECTRIC INC	Water	515100 448400	Dist Systm Repair & Maint	8,627.00	243760	116117	RVSS - Acct # BOUCIT
2564	I-D ELECTRIC INC	Water	515100 448400	Dist Systm Repair & Maint	8,627.00	243760	116126	RVSS - Cust # BOUCIT
2727	JOHNSON, ALLEN R	Light & Power	535300 423000	Travel & Training	2,625.00	243762	02042025	Trvl&Train Expense for APPA E&O Conf. Registration
2765	JP ELECTRICAL, LC	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,100.00	243764	117172	Troubleshoot tripping & Tests
13969	LAUNCH CONSTRUCTION	Redevelopment Agency	737300 426100	Special Projects	14,931.00	243765	2420-1	BDAC Flooring repairs
3186	MOTOROLA	Police	454210 472100	Buildings	4,320.00	243772	8282061772	Field ENG-STANDARD - Acct # 1000743551
3271	NETWIZE	Computer Maintenance	616100 429200	Computer Software	10,452.00	243777	25994	HPE Support Software
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	1,248.00	243786	90676	Scott v. Bountiful - Acct # 1415-24209
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	1,556.50	243786	89801	Scott v. Bountiful - Acct # 1415-24209
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	2,436.50	243786	89798	Boulter v. Bountiful City - Acct # 1415-23385
5553	PURCELL TIRE AND SER	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	3,774.31	243788	280099358	Tires and Service - Acct # 2801867
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	4,380.00	243791	10582	Mattress Recycling for Jan. 2025
4775	ROCKY MOUNTAIN VALVE	Water	515100 448400	Dist Systm Repair & Maint	1,839.00	243794	004660	Vacuum Valves - Cust # BCW-01
3790	RURAL WATER ASSOC OF	Water	515100 421000	Books Subscr & Mmbrshp	1,796.00	243797	22757	Membership Dues
3791	RUSH TRUCK CENTER-SA	Streets	454410 474500	Machinery & Equipment	168,516.10	243798	2101-02480	Plow Chassis - Serial # 3HTPCAPT5TN484192
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	2,550.79	243799	INV-1054644	Misc. Parts/Supplies - Cust ID 68053
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	3,618.79	243799	INV-1054291	Misc. Parts/Supplies - Cust ID 68053
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	3,405.60	243811	2025100101365	T-Chlor
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,572.72	243810	01212025	Account # 992894616
4131	T-MOBILE	Water	515100 428000	Internet & Telephone Expense	1,086.25	243810	01212025A	Account # 991466102
14946	WIDDISON WELL SRVC	Water	515100 431000	Profess & Tech Services	1,792.50	243824	5755	Video for Viewmont Well
13321	ZOHO CORP	Information Technology	454136 474500	Machinery & Equipment	4,006.00	243826	5020005851	Multi-Factor Authentication - Acct # 670190738
					<b>TOTAL:</b>	<b>297,383.46</b>		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid February 12, 2025**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>	
14504	AMERICAN EQUIPMENT H	Light & Power	535300 448613	Power Plant Operating Costs	1,775.50	243831	S005403	Crane Work - Cust # BOUNTIF	
15877	ANARCHY OUTDOORS	Police	104210 445100	Public Safety Supplies	8,265.90	243832	157315	Misc. Supplies	
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,599.40	243833	1452665	Asphalt and material	
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,001.91	243835	X01282025	Account # 287314361186	
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	8,374.75	243842	116	Green waste grinding	
5039	E.C.T. SALES & SERVI	Water	515100 448400	Dist Systm Repair & Maint	2,625.96	243861	20828	Misc. Parts/Supplies	
5281	ENBRIDGE GAS UTAH	Police	104210 427000	Utilities	3,436.38	243864	02012025A	Account # 3401140000	
5281	ENBRIDGE GAS UTAH	Streets	104410 427000	Utilities	2,682.05	243864	02012025F	Account # 3893910000	
5281	ENBRIDGE GAS UTAH	Parks	104510 427000	Utilities	1,563.75	243864	02012025G	Account # 2987969838	
5281	ENBRIDGE GAS UTAH	Parks	104510 427000	Utilities	1,883.05	243864	02012025B	Account # 2493910000	
5281	ENBRIDGE GAS UTAH	Water	515100 427000	Utilities	2,754.00	243864	02012025H	Account # 9591363682	
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	22,972.17	243864	02012025N	Account # 6056810000	
5281	ENBRIDGE GAS UTAH	Light & Power	535300 424002	Office & Warehouse	1,393.10	243864	02012025M	Account # 1067495449	
5281	ENBRIDGE GAS UTAH	Light & Power	535300 448613	Power Plant Operating Costs	2,543.15	243864	02012025M	Account # 1067495449	
14161	EQUINOX ENGINEERING	Landfill Operations	585820 473100	Improv Other Than Bldgs	4,068.50	243865	123.01.04	Project # UT-123-01 Bountiful City Retention	
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	3,590.70	243873	53884	Rehab at Viewmont	
2510	HOLLAND EQUIPMENT CO	Streets	104410 425000	Equip Supplies & Maint	2,380.00	243878	35450	Misc. Parts/Supplies	
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	1,530.00	243881	29239	Install Kits	
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	9,910.56	243881	29240	Meters	
14476	JOHNNIE-O	Golf Course	555500 448240	Items Purchased - Resale	2,310.96	243887	1939306	Men's Wear - Acct # 16272	
2830	KIMBALL EQUIPMENT CO	Landfill Operations	585820 425000	Equip Supplies & Maint	3,388.65	243889	PSO171934-1	Misc. Parts/Supplies - Cust # BP0000215	
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	3,675.00	243894	01312025	Legal Fees for January 31, 2025	
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,031.36	243907	S106441232.002	Misc. Parts/Supplies - Cust # 18498	
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,060.25	243907	S106762692.001	Misc. Parts/Supplies - Cust # 18498	
15142	OLYMPUS REFUSE	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	3,335.00	243914	625101	Denison Pump	
15142	OLYMPUS REFUSE	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	10,115.71	243914	625102	Misc. Parts for Refuse Truck	
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	1,225.09	243928	192736	Misc. Parts/Supplies - Cust ID 330	
3933	SKAGGS COMPANIES, IN	Police	104210 445100	Public Safety Supplies	1,611.00	243934	450_A_258769_2	Misc. Parts/Supplies	
3933	SKAGGS COMPANIES, IN	Police	104210 445100	Public Safety Supplies	4,307.00	243934	450_A_1065023F_1	Misc. Parts/Supplies	
3985	SOUTH DAVIS SEWER DI	Police	104210 427000	Utilities	2,916.00	243938	01012025A	Account # 30884-00	
15354	SPENCER FANE LLC	Liability Insurance	636300 451150	Liability Claims/Deductible	3,327.50	243940	1348113	Jensen v. Bountiful	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,224.15	243948	0394107	Bulk Oil - Acct # 000275	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,398.96	243948	0393737	Fuel - Acct # 000275	
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	28,487.69	243950	779516 RI	Clean pipe/ Storm drain - Cust # 4592160	
4285	TYLER TECHNOLOGIES,	Finance	104140 429200	Computer Software	2,276.62	243951	045-498001	Tyler PACE Training - Cust # 41630	
4285	TYLER TECHNOLOGIES,	Light & Power	535300 429300	Computer Hardware	1,612.60	243951	045-498001	Tyler PACE Training - Cust # 41630	
15839	WM RECYCLE AMERICA	Recycle Collection Operations	585810 431550	Recycling Processing Fees	5,014.44	243962	IAC6434625	Recycling Fees	
					<b>TOTAL:</b>	<b>188,668.81</b>			



# City Council Staff Report



**Subject:** Appoint Matthew Myers to the Power Commission  
**Author:** Gary Hill, City Manager and Sophia Ward, City Recorder  
**Date:** 19 February 2025

---

## **Background**

The Power Commission is made up of seven individuals, one of whom is a City Councilmember. The appointees, other than the City Councilmember, serve for a period of four years, at the end of which they need to be reappointed or replaced. Currently, there is a vacant position on the Power Commission, following the completion of a term. Mr. Myers, a registered Civil Engineer in Utah and the General Manager of the South Davis Sewer District, has expressed interest in serving on the Power Commission. With his engineering expertise and leadership in managing critical infrastructure, he brings valuable experience that we believe will benefit the commission's work.

## **Analysis**

Mr. Myers has indicated he would like to serve on the Power Commission.

## **Department Review**

The review was completed by the City Manager.

## **Significant Impacts**

None

## **Recommendation**

It is recommended that the Council approve the appointment of Mr. Matthew Myers to the Power Commission for a term of four years, ending on February 25, 2029.

## **Attachments**

None





# City Council Staff Report



**Subject:** Omnibus Land Use Code Text Amendment  
**Author:** Amber Corbridge, Senior Planner  
**Date:** February 25, 2025

---

## **Background**

On a regular basis, usually annually, the Planning Department will bring up various amendments that need to be made to the Land Use Code to provide order, accuracy, and clarifications, etc., that need to be addressed. The current Code is several hundred pages and consists of the work, research, analysis, etc. of current and former City Planners, Planning Commissions, and City Councils. Given the ever-changing nature of land use development, it is necessary to periodically revise and amend the Code.

The Planning Commission reviewed these amendments in some detail on February 4, 2025, and forwarded a positive recommendation (6-0).

## **Analysis**

The proposed amendments include the following sections:

### **Section I:**

Update the language in the Land Use Code removing the Administrative Committee as the approval/review body for certain types of variances which would follow practice as allowed in the Code. This would formally designate the Planning Commission as the only Variance review body. Currently some types of Variances fall under the purview of the Administrative Committee; however, the Administrative Committee Chair may assign any item designated for Administrative Committee review to the Planning Commission. This has been the administered practice for quite some time now as the Administrative Committee has not reviewed a Variance since 2017.

### **Section II:**

Create an inactive application deadline. This is necessary to handle Land Use Applications which are not deemed complete by Staff due to the missing components when they are submitted and yet remain idle before being able to be reviewed by the Staff in preparation for Planning Commission and/or final action by the Planning Dept. Update site plan submittal requirements for practice and clarification.

### **Section III:**

Update the Residential Foothill Zone exceptions granted by the Land Use Authority to match the State Code and Bountiful Subdivision Code for Single-Family Development. This is intended to align the Land Use Code with past amendments to the State Legislature which removed the City Council as subdivision review authority. This

amendment also clarifies fence requirements for single-family residential parking on a corner lot and concisely explain exceptions to parking in the front and street setbacks.

**Section IV**

Clarification of how to measure structure maximum height in the Commercial Zone.

**Section V**

Clarifies the Downtown (DN) Zone setback requirement for lots facing Main Street.

**Section VI**

Updates access requirements for single-family dwellings to match the Master Streets Plan.

**Section VII**

Updates unnecessary language used in the Single-Family Residential Zone.

**Section VIII**

Updates unnecessary language used in the Commercial Zone.

**Section IV**

Updates unnecessary language used in the Downtown Zone and recently adopted changes regarding beaty services and tattoos.

**Section X**

Updates recently adopted changes regarding beaty services and tattoos in the Mixed Use Zone.

**Section XI**

Clarification to the Sign Code regarding sign permit approval bodies.

**Department Review**

This staff report was written by the Senior Planner and has been reviewed by the Planning Director and City Attorney.

**Significant Impacts**

There are no significant impacts related to the proposed amendments.

**Recommendation**

Staff and the Planning Commission recommend the City Council review the proposed Land Use Code text amendment and approve, based on the findings drafted on the attached proposed Ordinance.

**Attachments**

1. Proposed Ordinance Text Amendment



## BOUNTIFUL

### Bountiful City Draft Ordinance No. 2025-05

MAYOR  
Kendalyn Harris

CITY COUNCIL  
Kate Bradshaw  
Beth Child  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

CITY MANAGER  
Gary R. Hill

### An Ordinance Amending Various Omnibus Sections of the Land Use Code, Title 14 of the Bountiful City Code:

- I. Section 14-2-104 Administrative Committee, Section 14-2-111 Approval/Review Bodies, and Section 14-2-206 Variances of Chapter 2 – Administration and Procedures.
- II. Section 14-2-106 Land Use Administration of Chapter 2 – Administration and Procedures.
- III. Section 14-4-101 Purpose and Objectives and Section 14-4-110 Parking, Loading, and Access of Chapter 4 – (R) Single Family Residential
- IV. Section 14-6-107 Structure Height of Chapter 6 – (C) Commercial Zone.
- V. Section 14-7-105 Yard Requirements of Chapter 7 – (DN) Downtown.
- VI. Section 14-18-105 General Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 – Motor Vehicle Parking and Access Standards.
- VII. Section 14-4-103 Permitted, Conditional, and Prohibited Uses of Chapter 4 – (R) Single Family Residential.
- VIII. Section 14-6-103 Permitted, Conditional, and Prohibited Uses of Chapter 6 – (C) Commercial Zone.
- IX. Section 14-7-103 Permitted, Conditional, and Prohibited Uses of Chapter 7 – (DN) Downtown.
- X. Section 14-10-105a Permitted Uses of Chapter 10 – (MXD) Mixed-Use Zone.
- XI. Section 14-19-118 Sign Permit Process of Chapter 19 – Sign Regulations

### It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and

3. After review and a public hearing on **February 4, 2025**, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on **February 25, 2025**, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.
5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

**Be it ordained by the City Council of Bountiful, Utah:**

**SECTION I.** Section 14-2-104 Administrative Committee, Section 14-2-111 Approval/Review Bodies, and Section 14-2-206 Variances of Chapter 2 – Administration and Procedures of the Land Use Code, Title 14 of the Bountiful City Code; are hereby amended as shown on Exhibit A.

**SECTION II.** Section 14-2-106 Land Use Administration of Chapter 2 – Administration and Procedures of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit B.

**SECTION III.** Section 14-4-101 Purpose and Objectives and Section 14-4-110 Parking, Loading, and Access of Chapter 4 – (R) Single Family Residential of the Land Use Code, Title 14 of the Bountiful City Code; are hereby amended as shown on Exhibit C.

**SECTION IV.** Section 14-6-107 Structure Height of Chapter 6 – (C) Commercial Zone of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit D.

**SECTION V.** Section 14-7-105 Yard Requirements of Chapter 7 – (DN) Downtown of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit E.

**SECTION VI.** Section 14-18-105 General Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 – Motor Vehicle Parking and Access Standards of the Land Use Code, Title 14 of the Bountiful City Code; are hereby amended as shown on Exhibit F.

**SECTION VII.** Section 14-4-103 Permitted, Conditional, and Prohibited Uses of Chapter 4 –

(R) Single Family Residential of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit G.

**SECTION VIII.** Section 14-6-103 Permitted, Conditional, and Prohibited Uses of Chapter 6 – (C) Commercial Zone of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit H.

**SECTION IX.** Section 14-7-103 Permitted, Conditional, and Prohibited Uses of Chapter 7 – (DN) Downtown of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit I.

**SECTION X.** Section 14-10-105a Permitted Uses of Chapter 10 – (MXD) Mixed-Use Zone of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit J.

**SECTION XI.** Section 14-19-118 Sign Permit Process of Chapter 19 – Sign Regulations of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit K.

**SECTION XII.** This ordinance shall take effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this \_\_\_<sup>th</sup> day of \_\_\_\_\_ 2025.**

\_\_\_\_\_  
Kendalyn Harris, Mayor

ATTEST:

\_\_\_\_\_  
Sophia Ward, City Recorder

1 Exhibit A  
2 **Section I**

3  
4 **CHAPTER 2 ADMINISTRATION AND PROCEDURES**

5  
6 **14-2-104 ADMINISTRATIVE COMMITTEE**

- 7  
8 A. Established. In order to provide for just and fair treatment in the administration of  
9 this Title, and to ensure that items of a routine nature are processed expeditiously  
10 and in a public forum, an Administrative Committee consisting of three (3) members  
11 is hereby established to exercise the powers and duties specified herein.  
12
- 13 B. Appointment and Terms of Office.
- 14
- 15 1. The Planning Director and City Engineer, or their designees, shall each serve  
16 as members of the Board. The third member and an alternate shall be  
17 appointed by the Mayor with the advice and consent of the City Council.  
18
- 19 a. An appointed member of the Administrative Committee shall serve a term of  
20 two (2) years and until a successor is appointed. Terms shall commence July  
21 1st of every odd year.  
22
- 23 b. An appointed Administrative Committee member may be reappointed for  
24 successive terms.  
25
- 26 c. The Mayor, with the advice and consent of the City Council, may remove an  
27 appointed member of the Administrative Committee at any time with or  
28 without cause.  
29
- 30 d. A vacancy occurring on the Administrative Committee by reason of death,  
31 resignation, removal, disqualification or any other reason shall be promptly  
32 filled by a replacement appointed in the same manner as the original  
33 appointment for the remainder of the unexpired term of the replaced  
34 member.  
35
- 36 2. The Mayor, with the advice and consent of the City Council, may approve an  
37 alternate to the Administrative Committee.  
38
- 39 C. Organization and Procedure. The Administrative Committee shall be organized and  
40 exercise its powers and duties as follows:  
41
- 42 1. The Planning Director shall oversee the proceedings and activities of the  
43 Administrative Committee, and shall act as the Committee Chair.  
44
- 45 2. The Planning Director or acting Chair may vote.  
46

- 47 3. The Administrative Committee shall not meet in the absence of the Planning  
48 Director, City Engineer, or their designees, and no official business shall be  
49 conducted by the Administrative Committee unless a quorum of its members is  
50 present.  
51
- 52 4. The Administrative Committee may adopt policies and procedures, consistent  
53 with the provisions of this Title and applicable law, to govern the conduct of its  
54 meetings, the processing of applications, and for any other purposes considered  
55 necessary for the functioning of the Committee.  
56
- 57 5. The Administrative Committee shall meet as necessary to consider matters  
58 within its jurisdiction. All meetings shall be properly noticed as required by law,  
59 and held in accordance with the open meetings law set forth in Utah Code Ann.  
60 '52-4-1, et seq., as amended.  
61
- 62 6. Public comment shall be allowed on all items brought before the Administrative  
63 Committee. If an item brought before the Administrative Committee requires a  
64 public hearing and/or public notice, the noticing requirement shall be an on-site  
65 posting in a prominent location of the meeting date, location, and time, at least  
66 ten (10) days prior to the meeting, unless otherwise required by State Law. This  
67 noticing requirement shall supersede all other noticing provisions of this Title.  
68
- 69 7. Decisions of the Administrative Committee shall take effect on the date of the  
70 meeting or hearing where the decision is made, unless a different time is  
71 designated in the Board's rules or at the time the decision is made.  
72
- 73 8. The Administrative Committee shall keep written minutes of its proceedings,  
74 showing the vote upon each matter, and keep records of its examinations and  
75 other official actions.  
76
- 77 a. The Administrative Committee shall provide a copy of each agenda and the  
78 outcome of each item to the City Council and Planning Commission.  
79
- 80 b. The minutes of all meetings of the Administrative Committee shall be  
81 prepared and filed in the office of the Planning Director, under the direction  
82 of the City Recorder. All such records are public records and shall be  
83 available for public review and access in accordance with the Government  
84 Records and Access Management Act, Utah Code Ann., 63-2-101, et seq., as  
85 amended.  
86
- 87 D. Powers and Duties. The Administrative Committee shall have the power and duty to  
88 review and decide those matters designated by the City Council and/or Planning  
89 Commission. The Administrative Committee Chairman may assign any item  
90 designated for Administrative Committee review to the Planning Commission, in  
91 which case any power or review authority granted to the Administrative Committee  
92 shall also be afforded to the Planning Commission. Each of such powers and duties

93 shall be exercised pursuant to the procedural rules and other provisions of this Title  
94 and of State law. Items specifically designated to the Administrative Committee are  
95 as follows:

96  
97 1. Conditional use permits for home occupation licenses and for commercial  
98 business operations that do not require a new and/or amended site plan.

99  
100 ~~2. Variances from the terms of this Title, as designated by Code.~~

101  
102 3. The expansion or modification of a non-complying single-family dwelling or  
103 structure where the non-complying aspect is continued.

104  
105 ~~4. Lot line adjustments.~~

106  
107 5. Any other matter designated by the City Council or Planning Commission.

108  
109 6. Beer License violations short of suspension or revocation.

110  
111 E. Appeals. Any person adversely affected by a final decision of the Administrative  
112 Committee may appeal that decision as set forth in Section 14-2-108 of this Title.  
113 Any recommendation of the Administrative Committee to another approval body is  
114 not a final decision and therefore cannot be appealed.

115  
116 [...]



117 **14-2-111 APPROVAL/REVIEW BODIES**  
 118

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Conditional Use Permit	Home Occupation Licenses & Commercial Business Operation	No	Final	No	No
	Detached Accessory Dwelling Units	No	Final	No	No
	All Others	No	No	Final	No
Internal Accessory Dwelling Units	All	Final	No	No	No
Subdivision	All	No	No	Recommend	Final
Re-Zone	All	No	No	Recommend	Final
Land Use Code Text Amendment	All	No	No	Recommend	Final
Combine Lots/Lot Line Adjustment	All	No Final	Final No	No	No
Land Use Code/Map Interpretation	All	Planning Director	No	No	No
General Plan	All	No	No	Recommend	Final
Site Plan	Residential SFD	Final	No	Appeal	No
	Res SFD 200150+ feet from street	No	Final	No	No
	All other Residential	No	No	Recommend	Final
	Res. SFD Accessory Structure	Final	No	No	No
	All other Res. Accessory Structure	Final	No	No	No
	Non-Residential	No	No	Recommend	Final
	Non-Residential Accessory Structure	Final	No	No	No
	All Non-SFD Residential Amend	No	No	Recommend	Final
	All Non-Residential Amend	No	No	Recommend	Final
Alteration and Modification of Non-Complying Site or Structure	Residential SFD	As Designated	All Others	No	No
	All Others	No	As Designated	All Others	No
Alteration and Modification of Non-Conforming Use	All	No	As Designated	All Others	No

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121  
122

**14-2-111 APPROVAL/REVIEW BODIES (CONTINUED)**

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Easement Release	All	No	No	No	Final
Variance	Slopes > 30%	No	Final	No	No
	Cuts and Fills (includes retaining walls) > 10 feet	No	Final	No	No
	Setbacks	No	No	Final	No
	All others	No	No	Final	No
Variance	All	No	No	Final	No
Drive Approach	Residential SFD	Final	No	No	No
	All Non-SFD (without site plan review)	Final	No	No	No
	All Non-SFD (with site plan review)	No	No	Recommend	Final
Interior Remodel	All	Final	No	No	No
Retaining Wall	All	Final	No	No	No
Signs	Commercial Pole/Monument – New Developments	No	No	Recommend	Final
	All Others	Final	No	No	No
Utility Connections	All	Final	No	No	No
Vacate/Abandon Public Property	All	No	No	Recommend	Final
Improve Public Property	All	No	No	Recommend	Final
ADA and FFHA Accommodations	All	Planning Director	No	No	No

**Staff** = The Planning, Engineering, and/or Building Department employees as assigned.

**AC** = Administrative Committee; As currently composed.

**PC** = Planning Commission; As currently composed.

**CC** = City Council; As currently composed.

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124 **14-2-206 VARIANCES**

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- A. Variances from the terms of this Code may be granted by the Planning Commission ~~or the Administrative Committee~~, according to the provisions of this Title and State Law. An application for a variance shall be filed with the Planning Department. Said application shall contain the following:
  - 1. A description of the requested variance, together with a description of that Land Use Code provision for which relief is being requested and why such provision causes undue hardship or need for variance.
  - 2. An accurate plot plan, where appropriate, indicating the manner in which the variance will be applied and its effect on adjacent properties.
  - 3. A filing fee as set by the City Council.
  - 4. If required, mailing addresses of all of the property owners within three hundred (300) feet of the subject property, as per current County records, printed on self-adhesive labels.
- B. Any request for variance shall be heard and decided by the Planning Commission ~~unless the item falls within a category designated for Administrative Committee review~~. When considering the request, the Planning Commission ~~or Administrative Committee~~ shall hold a public hearing to review the request and other concerns and take appropriate action upon the request.
- C. The noticing requirement for a variance heard by the Planning Commission shall be as follows:
  - 1. Notice sent to all property owners within a three hundred (300) feet radius of the subject property fourteen (14) days prior to the hearing date.
  - 2. Posted with notification signage on the subject property by the City and shall be posted by the City at least ten (10) days in advance of the scheduled meeting.
- ~~D. The noticing requirement for a variance request heard by the Administrative Committee shall be the same as required for any public hearing held by the Administrative Committee, as set forth in 14-2-104.~~
- E. The Planning Commission ~~or Administrative Committee~~, after hearing necessary testimony, information and citizen input, shall then make a finding conforming to this Title and Section 10-9a-702 of the Utah State Code, ~~which is as follows:~~

~~**10-9a-702 Variances.**~~

~~(1) Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the applicable appeal authority for a variance from the terms of the ordinance.~~

~~(2) (a) The appeal authority may grant a variance only if:~~

~~(i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;~~

~~(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;~~

~~(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;~~

~~(iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and~~

~~(v) the spirit of the land use ordinance is observed and substantial justice done.~~

~~(b) (i) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:~~

~~(A) is located on or associated with the property for which the variance is sought; and~~

~~(B) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.~~

~~(ii) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.~~

~~(c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:~~

~~(i) relate to the hardship complained of; and~~

~~(ii) deprive the property of privileges granted to other properties in the same zone.~~

~~(3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.~~

~~(4) Variances run with the land.~~

~~(5) The appeal authority may not grant a use variance.~~

~~(6) In granting a variance, the appeal authority may impose additional requirements on the applicant that will:~~

~~(a) mitigate any harmful affects of the variance; or~~

~~(b) serve the purpose of the standard or requirement that is waived or modified.~~

F. In granting a variance, the Planning Commission ~~or Administrative Committee~~ may impose such reasonable conditions as will ensure that the use of the property to

216 which the variance applies will be as compatible as practicable with the surrounding  
217 properties.

218  
219 [...]

220  
221 **14-2-302 APPROVAL REQUIRED**

222  
223 A. The following uses ~~require architectural and site plan application review from the~~  
224 ~~Planning Commission, and final application review and approval from City Council~~  
225 ~~shall require site plan approval from the Planning Commission and the City Council:~~

- 226  
227 1. Any industrial use.  
228  
229 2. Any commercial use.  
230  
231 3. Any institutional use.  
232  
233 4. Any multiple-family use, including apartments, condominiums, and two  
234 family units (duplexes).  
235  
236 5. Any ~~mixed-use development. combination of residential and non-residential~~  
237 ~~uses, except for~~ This does not include home occupations.  
238  
239 6. Any other non single-family residential use.

240  
241 [...]

242  
243 **14-2-304 ACCOMPANYING MAPS AND DRAWINGS REQUIRED**

244  
245 All ~~plans~~, maps, drawings, and illustrations shall conform to Chapter 15 - Design Standards  
246 for Non-Single Family Development, and to all other provisions of this ~~€Title~~, and shall be  
247 prepared and drawn to a standard scale large enough to show details clearly with  
248 dimensions thereof. Said ~~plans, maps, and drawings, and illustrations~~ shall be stamped by a  
249 ~~Registered licensed~~ Architect, Engineer, Landscape Architect, ~~or and Land~~ Surveyor, as  
250 ~~applicable~~, in accordance with the laws of the State of Utah and the provisions of this Title.  
251 The following shall be included:

- 252  
253 ~~A. For Preliminary Review:~~  
254  
255 ~~1. A vicinity map showing site orientation and location in relation to streets and~~  
256 ~~arterial roads.~~  
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258 ~~2. Survey of the subject site prepared by a Surveyor registered in the State of~~  
259 ~~Utah.~~  
260  
261 ~~3. Typed statement describing the proposal.~~

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- ~~4. Statement of building use, occupancy, area tabulations, parking, and landscaping tabulations.~~
  - ~~5. The location of all proposed and existing structures on the subject property and within fifty (50) feet on immediately adjoining properties to show that light and air are preserved, and to show that the development will not be detrimental to the orderly and harmonious development of the City.~~
  - ~~6. Location and types of landscaping and/or fencing and screening within yards and setback areas, including proposed sprinkling and irrigation systems.~~
  - ~~7. Location of existing and proposed utilities (i.e., power, water, sewer, gas, telephone, storm drains) and other public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.~~
  - ~~8. Design of ingress and egress to provide a functional on-site traffic flow and to prevent interference with traffic on adjacent streets.~~
  - ~~9. Off-street parking and loading facilities in compliance with the off-street parking and loading standards as set forth in Chapter 18 of this Code, including provisions for pedestrians and the disabled.~~
  - ~~10. Existing and proposed contours and spot elevations.~~
  - ~~11. Preliminary drainage plan.~~
  - ~~12. Preliminary building elevations and sections.~~
  - ~~13. Architectural drawings, sketches, or perspective drawings of the exterior elevations of proposed buildings, structures, signs, including types, textures, and colors of materials to be used.~~
  - ~~14. Other pertinent building features.~~
- ~~B. For Final Review:~~
- ~~1. Detailed development of all items required for Preliminary Review.~~
  - ~~2. Modifications required by conditions of the Planning Commission for Preliminary Approval and further optional modifications by owner/developer.~~
  - ~~3. Landscape plan including plant materials list and details of installation prepared by a landscape architect or licensed landscape installer.~~

- 308 A. For Final Review:  
309  
310 1. Written, typed, statement describing overall project intent and scope of  
311 work. Provide statements of building use, number of units, occupancy, area  
312 tabulations, parking, and landscape tabulations, etc.  
313  
314 2. A vicinity map showing site orientation and location in relation to City  
315 streets.  
316  
317 3. A certified topographical boundary survey of the existing site prepared and  
318 stamped by a licensed surveyor drawn to scale with two-foot (2') contours,  
319 which includes:  
320  
321 a. Complete address(es) and parcel number(s).  
322  
323 b. Lot/parcel size and property lines with dimensions, etc.  
324  
325 c. Footprints(s) of all existing buildings, structures, and other  
326 improvements on the site, including to but not limited to, paved  
327 surfaces, driveways, walkways, fences, retaining walls, features, etc.  
328  
329 d. Existing utility locations.  
330  
331 e. Existing public infrastructure improvements (i.e., curb gutter,  
332 sidewalk, streets) together with existing easements and rights-of-way.  
333  
334 f. Existing drainage facilities.  
335  
336 g. Existing vegetation.  
337  
338 h. Existing on- and off-street circulation and parking.  
339  
340 4. Proposed Site Plan:  
341  
342 a. Drawn to scale, north arrow, legend, date of the drawing.  
343  
344 b. Complete address(es) and parcel number(s).  
345  
346 c. Lot/parcel size and property lines with dimensions, etc. (consistent  
347 with the submitted Survey).  
348  
349 d. Proposed footprint(s) of all building, structures, and other  
350 improvements on the site, including to but not limited to, paved  
351 surfaces, driveways, walkways, fences, retaining walls, etc.  
352  
353 e. Location and types proposed fencing and screening, if applicable.

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- f. Design of ingress and egress to provide a functional on-site traffic flow and to prevent interference with traffic on adjacent streets.
    - g. Proposed off-street parking and loading facilities.
  - 5. Proposed landscape plan, including but not limited to, the location and types of landscaping, plant material list, details of installation, irrigation systems, etc.
  - 6. Proposed utility plan including, but not limited to, the location of proposed utilities (i.e., power, water, sewer, gas, communications, storm drains) and other public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.
  - 7. Proposed grading plan including, but not limited to, existing and proposed contours, spot elevations, etc.
  - 8. Preliminary drainage plan.
  - 9. Proposed demolition plan, if applicable.
  - 10. Floor plans and building elevations.
  - 11. Architectural drawings, sketches, or perspective drawings of the exterior elevations of proposed buildings, structures, etc. Physical or digital material board representing types, textures, and colors of materials to be used.
  - 12. Other pertinent building features.
- B. For Existing Developments:
  - 1. The Planning Director and/or the City Engineer may waive the submittal requirements listed under section 14-2-304(A) above, if all three (3) criteria are met:
    - a. The site is an existing development.
    - b. The change of use does not include significant work including additions, remodels, structure modification, etc.
    - c. The intensity of the use is comparable or less to the former use in terms of parking, screening, utility capacity, etc.
- C. For Building Permit Review:



- 400 1. All final construction documents including detailed development of all items  
401 required for ~~Preliminary and~~ Final Review ~~as determined by State Code~~.  
402  
403 2. Documentation showing compliance with County Flood Control  
404 requirements.  
405  
406 3. Surface and subsurface drainage, including catch basins, piping and  
407 detention basins.  
408  
409 4. Landscaping and sprinkler plans and details of installation prepared by a  
410 landscape architect or licensed landscape installer.  
411

412 **14-2-305 REVIEW AND APPROVAL**  
413

- 414 A. The Planning Commission shall ~~review determine if~~ the proposed architectural and  
415 site ~~plan application to verify that it complies with applicable sections of this Title.~~  
416 ~~The Planning Commission shall forward a recommendation to the City Council to~~  
417 ~~approve, approve with conditions, or deny the architectural and site plan~~  
418 ~~application. development plans submitted are consistent with this Chapter and with~~  
419 ~~the purpose and objectives of this Code. Upon a finding that the application meets~~  
420 ~~the intent of this Chapter, the Planning Commission shall recommend to the City~~  
421 ~~Council to approve, approve with conditions, or deny the architectural and site~~  
422 ~~development plans as submitted. The Planning Commission recommendation shall~~  
423 ~~expire within six months from the time of recommendation.~~  
424  
425 B. ~~The City Council shall review the proposed architectural and site plan application~~  
426 ~~once the Planning Commission has forwarded a recommendation.~~ The final decision  
427 by the City Council shall expire within one (1) year of the final decision.  
428  
429 C. If an entire project is not to be built simultaneously, a phasing plan must be  
430 approved at the time of final approval, and construction commenced within one (1)  
431 year of the approved phasing dates.  
432  
433 D. One (1) extension of up to ~~twelve (12) six~~ months may be approved by the City  
434 Council.  
435

436 **14-2-306 CONSIDERATIONS IN REVIEW OF APPLICATIONS**  
437

438 The ~~City Planning Commission~~ shall consider the following matters, and others when  
439 applicable, in their review of architectural and site development plans, and may refer the  
440 plans to one or more expert consultants if the ~~City Planning Commission~~ deems it  
441 necessary.  
442

- 443 A. Considerations relating to traffic safety and traffic congestion:  
444

- 445 1. The effect of the site development on traffic conditions on abutting streets.  
446  
447 2. The layout of the site with respect to locations and dimensions of vehicular  
448 and pedestrian entrances, exits, drives, and walkways.  
449  
450 3. The arrangement and adequacy of off-street parking areas and other  
451 vehicular facilities.  
452  
453 4. The location, arrangement, and dimensions of truck loading and unloading  
454 facilities.  
455  
456 5. The transportation patterns within the boundaries of the development, and  
457 the impact on transportation patterns within the general vicinity of the  
458 development.  
459  
460 6. The design, construction, and durability of all site plan elements.  
461

462 ~~B. Considerations relating to signs:~~

- 463  
464 ~~1. That all signs are compatible with the architectural design of the buildings~~  
465 ~~and are in compliance with the provisions of Chapter 19 of this Title.~~  
466  
467 ~~2. That directional and/or informational signs are in compliance with the~~  
468 ~~provisions of Chapter 19 this Code and are in locations and of such~~  
469 ~~dimensions so as to not cause poor visibility for traffic.~~  
470

471 [...]

472  
473 **14-2-307 INSTALLATION OF IMPROVEMENTS**  
474

475 Landscaping, sprinkling systems, walls, fences and/or screening structures, walks, parking  
476 areas, and other on-site improvements shall be installed in accordance with approved final  
477 site plan prior to issuance of any occupancy permit. If the installation of any of these  
478 improvements cannot be completed due to weather or other circumstances beyond the  
479 control of the owner or developer, a Conditional Certificate of Occupancy may be issued if a  
480 Performance Security and Deferral Agreement are signed by the developer or owner which  
481 shall guarantee completion of all unfinished improvements. Such agreement shall be  
482 reviewed and approved by the ~~Planning Director City Attorney.~~  
483  
484

485 **Exhibit B**  
486 **Section II.**

487  
488 **CHAPTER 2 ADMINISTRATION AND PROCEDURES**

489 **14-2-106 LAND USE ADMINISTRATION**

- 491
- 492 A. Appointment. The Planning Director shall be responsible for administering and  
493 enforcing this Title.
- 494
- 495 B. Interpretation. When necessary, the Planning Director shall interpret the  
496 provisions of this Title, subject to general and specific policies established by the  
497 Planning Commission and City Council. These interpretive decisions may be  
498 appealed as set forth in Section 14-2-108 of the Bountiful City Land Use Code.
- 499
- 500 C. Administrative Duties. The Planning Director shall accomplish or cause to be  
501 accomplished all administrative actions required by this Title, including the  
502 giving of notice, holding of hearings, preparation of staff reports, and receiving  
503 and processing of appeals.
- 504
- 505 D. **Inactive Land Use Applications Process. The Planning Department will be**  
506 **responsible for monitoring the progress of all active land use applications. If an**  
507 **application remains inactive for a period of more than 180 days, with no**  
508 **communication from the applicant and no substantive progress in the**  
509 **application process, the Planning Department will deem the application inactive**  
510 **and will consider the application withdrawn. Paid application fees shall not be**  
511 **refunded.**
- 512

513 Exhibit C  
514 Section III

515  
516 **CHAPTER 4 (R) SINGLE-FAMILY RESIDENTIAL**

517  
518 **14-4-101 PURPOSE AND OBJECTIVES**

519 [...]

- 520  
521  
522 C. ~~It is the intention of the City Council that every~~Every subdivision, lot, or parcel  
523 within the Residential Foothill subzone shall be developed with as little disturbance  
524 to the natural ground, with the most harmony with natural conditions, and with the  
525 greatest conformity with the purposes and requirements of this Code, as possible  
526 under individual circumstances. It is the finding of the City Council that all possible  
527 circumstances, and the best means of dealing with them, cannot be anticipated in  
528 the preparation of these regulations. Therefore, the Land Use Authority ~~City Council~~  
529 may, unless expressly stated to the contrary in this chapter, grant a reasonable use  
530 exception to the provisions of this chapter to implement its purposes by modifying  
531 requirements in the R-F subzone as individual circumstances may merit subject to  
532 the criteria set forth below. The provisions set forth in this chapter regarding the R-  
533 F subzone shall be the standard, but when conditions merit a reasonable exception,  
534 discretion may be exercised, even where the term "shall" is used in the regulation, in  
535 accordance with such criteria. The following findings and conclusions may justify a  
536 reasonable exception and shall be included in the record of the proceedings.

537  
538 [...]

539  
540 **14-4-110 PARKING, LOADING, AND ACCESS**

541  
542 Each lot or parcel in the (R) Zone shall have on the same lot or parcel off-street parking  
543 sufficient to comply with Chapter 18 of this Code. Said spaces shall be paved with asphalt,  
544 concrete, or similar material, and shall include a paved driveway accessing a public street.  
545 For single family and two-family residential uses, at least two (2) of the required on-site  
546 parking spaces per unit shall be provided behind the minimum front yard setback.

- 547  
548 A. Front and Street Side (Corner Lot): Parking spaces shall not be permitted  
549 between the residence and the street in either the front yard or street side  
550 yard except for the following:
- 551  
552 1. ~~Street Side Yard (Corner Lot):~~ Parking ~~is only allowed on approved~~  
553 ~~parking areas either within an approved garage or carport or located~~ may  
554 ~~be allowed~~ at least 10 feet from the street side property line (corner lot).  
555 ~~and behind a six foot screening fence. Fencing adjacent to driveways on~~  
556 ~~corner lots shall be subject to required clear view requirements of Section~~  
557 ~~14-16-108.~~

558

559  
560

2. Parking may be allowed on an approved circular driveway.

561 **Exhibit D**  
562 **Section IV**

563

564

**CHAPTER 6 (C) COMMERCIAL ZONE**

565

566 **14-6-107 STRUCTURE HEIGHT**

567

568 No building or structure in the (C) Zone shall exceed ~~three (3) stories or~~ forty-five (45) feet  
569 in height as measured at the average grade. Chimneys, flagpoles, church towers and similar  
570 accessory elements not used for human occupancy are excluded in determining height;  
571 however, the City may limit the height of any protrusion that is found by the City Council to  
572 be a public nuisance.

573 **Exhibit E**  
574 **Section V**

575  
576 **CHAPTER 7 DN – DOWNTOWN**

577  
578 **14-7-105 YARD REQUIREMENTS**

579  
580 A lot or parcel with a single family or two family dwelling shall conform to the minimum  
581 setbacks of the R-4 subzone. All other uses, including multi-family and mixed-use, shall  
582 meet the following requirements:

583  
584 A. **FRONT AND STREET SETBACKS**

- 585  
586
- 587 1. Along 100 West and 100 East any building shall have a minimum building setback of  
588 20 feet and a maximum setback of twenty-five (25) feet from any front property line  
589 and/or any property line abutting a public street.
  - 590  
591 2. Along Main Street any building shall be located within ten (10) feet of the street  
592 property line. Plazas, outdoor eating areas, and other pedestrian oriented site  
593 amenities, including but not limited to, seating, drinking and ornamental fountains,  
594 art, trees, and landscaping, for use by pedestrians, shall be considered part of the  
595 building for setback purposes, as determined by the approving Land Use Authority.
  - 596  
597 3. Along 500 South, 400 South, 300 South, 200 South, 100 South, 100 North, 200  
598 North, or 300 North and 400 North any building shall be setback at least ten (10)  
599 feet and not more than twenty (20) feet from the street property line. **When any**  
600 **building faces Main Street, the street side yard shall be located within ten (10) feet**  
601 **of the street property line.**
  - 602  
603 4. Along Center Street, any building shall be setback at least five (5) feet and not more  
604 than ten (10) feet from the street property line.

- 605  
606 B. **Side Yard**. Except as provided otherwise in this chapter, each lot or parcel shall have a  
607 minimum building setback of ten (10) feet from an interior side property line. Any lot  
608 or parcel that fronts onto Main Street shall have no interior side yard setback except as  
609 required by the International Building Code.

610  
611 [...]

612

613 **Exhibit F**  
614 **Section VI**

615  
616 **CHAPTER 18 MOTOR VEHICLE PARKING AND ACCESS STANDARDS**

617  
618 **14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS**

619 [...]

- 620  
621  
622 D. Off-street parking areas shall allow vehicles to enter and exit from a public street by  
623 forward motion only. This regulation shall not apply to single-family and two-family  
624 residential units, or to town-home style residential units approved and constructed  
625 after December 31, 2006, that front onto a public street that is not designated on the  
626 Street Master Plan as a collector or **major arterial** street and that does not exceed an  
627 average daily traffic volume of one thousand (1,000) vehicles.

628  
629 [...]

- 630  
631 H. Off-street parking spaces shall be located at least ten (10) feet from any street  
632 property line except for driveways serving one and two-family dwellings. For single  
633 family and two-family residential uses, at least two (2) of the required on-site  
634 parking spaces per unit shall be provided behind the minimum front yard setback.  
635 No driveways or paved vehicle areas of any kind are allowed in a street side yard  
636 (corner lot) setback unless they provide access to an approved parking area located  
637 within an approved garage or carport or a paved area located at least 10 feet from  
638 the street side property line. ~~and behind a six foot screening fence as required in~~  
639 ~~Section 14-4-110.~~

640  
641 [...]

642  
643 **14-18-109 ACCESS REQUIREMENTS**

644  
645 [...]

- 646  
647 B. **Single-Family and Two-Family Residential Lots**

- 648  
649 1. Each residential lot shall be allowed not more than two drive accesses (curb cuts),  
650 each of which shall have a minimum width of twelve (12) feet and a maximum width  
651 of thirty (30) feet, as measured at the street property line. There shall also be a  
652 minimum of thirty-five (35) feet between any drive access located on the same  
653 property, as measured at the property line. Lots exceeding one (1) acre in size with  
654 more than 150 feet of frontage on a public street may be allowed one (1) additional  
655 curb cut provided the curb cut meets all other standards related to size, maximum  
656 lot coverage and open space standards, minimum separation from other lots,  
657 driveways and intersections.

658



- 659 2. Circular drives shall meet all of the minimum width and separation standards that  
660 apply to drive accesses and shall be constructed in conformance with the  
661 requirements set forth in Figure 18-5 Minimum Circular Drive Design Standards for  
662 All Single and Two Family Residential. Areas between the minimum interior arc and  
663 the front property line shall be landscaped at all times, and shall not be filled with  
664 cement, asphalt or any other paving material. In limited circumstances, the City  
665 Engineer may allow a reduced circular driveway, as shown in Figure 18-6 Minimum  
666 Circular Drive Design Standards for Limited Situations. Before approving the  
667 construction of a reduced circular driveway, the City Engineer shall determine that  
668 all of the following criteria are met:  
669
- 670 a. It is not physically possible to construct a standard size circular driveway.
  - 671
  - 672 b. There is a clear safety hazard created by the configuration of the road,  
673 sidewalk, or other element that is beyond the control of the property owner.
  - 674
  - 675 c. The property owner has not created the safety hazard or need for the  
676 reduced circular driveway by his action or the action of previous property  
677 owners.
  - 678
  - 679 d. There is no other reasonable solution to the safety hazard.
  - 680
- 681 3. No drive access shall be closer than thirty (30) feet to any street intersection as  
682 measured at the property line. In any instance where a dwelling has a drive access  
683 on to a collector or arterial street, or in any instance where existing conditions  
684 restrict visibility, the City Engineer may require that the drive access be located  
685 further from the intersection; however, the location shall be the minimum necessary  
686 to mitigate the hazard.  
687
- 688 4. In any instance where a dwelling has a drive access on to a collector or **major**  
689 **arterial** street **as indicated on the Bountiful Master Street Plan**, or in any instance  
690 where existing conditions restrict visibility, the City Engineer may prohibit vehicles  
691 from backing onto a public street. In addition, the City Engineer may require that  
692 onsite improvements be made to allow a vehicle to turn around and drive forward  
693 out on to a public street.  
694

695 **Exhibit G**  
 696 **Section VII**

697 **CHAPTER 4 (R) SINGLE-FAMILY RESIDENTIAL**

699 **14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**

700 Subject to the provisions and restrictions of this Title, the following principal uses and  
 701 structures, and no others, are allowed either as a permitted use (P) or by Conditional Use  
 702 Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone.  
 703 Any use not listed herein is also expressly prohibited.

704 **Table 14-4-103**

<u>Use</u>	<u>R-3, R-4 &amp; R-F</u>	<u>R-1</u>
<del>Detached</del> Accessory Dwelling Unit, <del>detached, as set forth in the Supplementary Development Standards chapter of this Title</del>	C	C
<del>Internal</del> Accessory Dwelling Unit, <del>internal, as set forth in the Supplementary Development Standards chapter of this Title</del>	P	P
Chickens and related structures <del>as set forth in this Title</del>	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing <del>as set forth in this Title</del>	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, <del>as set forth in this Chapter</del>	N	P
Home Occupation, Temporary, and Seasonal Uses <del>as set forth in this Title</del>	P/C	P/C
Household Pets <del>as set forth in this Title</del>	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Funeral Home or Mortuary*	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P

Use

R-3, R-4  
& R-F

R-1

<u>Use</u>	<u>R-3, R-4 &amp; R-F</u>	<u>R-1</u>
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility not on City Property	C	C
Telecommunication Facility on City property	P	P
Two Family Dwelling – New	N	N
Utility Lines and Rights-of-Way	P	P

709

710 **Exhibit H**  
 711 **Section VIII**

712 **CHAPTER 6 (C) COMMERCIAL ZONE**

713  
 714  
 715 **14-6-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**

716  
 717 Subject to the provisions and restrictions of this Title, the following principal uses and  
 718 structures, and no others, are allowed either as a permitted use (P) or by Conditional Use  
 719 Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone.  
 720 Any use not listed herein is also expressly prohibited.

721  
 722 **Table 14-6-103**

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	N
Bar, Tavern, Drinking Establishment	C	N	N
<i>Beauty Services, Permanent Makeup and Cosmetics</i>	<i>P</i>	<i>P</i>	<i>P</i>
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Fire Arm/Shooting Range - Indoor	C	C	N
Fire Arm/Shooting Range - Outdoor	N	N	N
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	C
Grocery Store	P	P	C
Hotels (Interior room access)	P	C	N

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	N
Medical/Dental Office	P	P	C
Millwork, Cabinetry	P	C	C
Motels (Drive-up/ exterior room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	C
Professional Services	P	P	C
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C
Security Services	P	N	N
Self-Storage Units or Warehouse w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	C
<i>Tattoo Parlor, Body Art Establishment</i>	<i>C</i>	<i>NC</i>	<i>N</i>
Telecommunication Facility not on City Property	C	C	C
Telecommunication Facility on City property	P	P	P
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	C
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N



724 **Exhibit I**  
 725 **Section IX**

726  
 727 **CHAPTER 7 DN – DOWNTOWN**

728  
 729 **14-7-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**

730  
 731 The following principal uses and structures, and no others, are allowed either as a  
 732 permitted use (P) or by Conditional Use Permit (C) in the Downtown zone. Some uses may  
 733 be expressly prohibited (N) in this zone. Any use not listed herein is also expressly  
 734 prohibited. Properties fronting on 100 West or 100 East shall be limited to the residential  
 735 uses allowed in the (DN) zone.

736  
 737 **Table 14-7-103**

Use	DN
<del>Detached Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards chapter of this Title</del>	C
<del>Internal Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title</del>	P
Assisted Living Center	C
Bail Bonds	N
Banks, Credit Unions	P
Bar, Tavern, Drinking Establishment	N
<b>Beauty Services, Permanent Makeup and Cosmetics</b>	<b>P</b>
Bottling, Canning, Food Production	C
Building/Construction Materials and Supplies w/ outside storage	N
Building/Construction Materials and Supplies w/o outside storage	C
Check Cashing, Title Loans	N
Construction Services w/ outside storage	N
Construction Services w/o outside storage	C
Convenience Stores	C
Dry Cleaner, Laundry Service	P
Fast Food Restaurant w/ drive-thru window	N
Fast Food Restaurant w/ pick-up	C
Fast Food Restaurant w/o drive-thru	P
Feed Lots, Animal Rendering, Animal Raising	N
Fire Arm/Shooting Range – Indoor	N
Fire Arm/Shooting Range – Outdoor	N
Food Preparation, Bakery	C
Funeral Parlor, Cemeteries, and Crematory Services	C
Gasoline Sales	N

<u>Use</u>	<u>DN</u>
General retail w/ outside storage	N
General retail w/o outside storage	P
Grocery Store	P
Hotels (Interior rooms)	P
Industrial Manufacturing	N
Kennels, Animal Boarding	N
Laundromat (Self-operated)	P
Mail Order/Online Distribution office w/ onsite storage	C
Medical/Dental Laboratory	N
Medical/Dental Office	P
Millwork, Cabinetry	P
Motels (Drive-up/exterior rooms)	N
Motorized Recreation	N
Multi-Family Residential – Stand alone, with frontage on Main Street	N
Multi-Family Residential – Stand alone without frontage on Main Street	C
Multi-Family Residential w/ Commercial Use on ground floor (Mixed-Use)	C
Municipal Facility	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P
Pawnshop, Secondhand Merchandise	N
Personal Services	P
Private Schools	C
Professional Services	P
Public/Private Assembly	C
Restaurant	P
Security Services	C
Self-Storage Units or Warehouse w/o Office	N
Sexually Oriented Business, Escort Service	N
Single-Family Dwelling	P
Single-Family Dwelling- property fronting on Main Street	N
Two-Family Dwelling— <del>New</del>	C
<b>Two-Family Dwelling – property front on Main Street</b>	<b>N</b>
Small engine/appliance repair	C
Tailor, Seamstress, Shoe repair	P
Tattoo Parlor, <b>Body Art Establishment</b>	N
Tutoring, Dance, Preschool, Daycare	P
Vehicle Part Sales	N
Vehicle Repair	N
Vehicle Sales	N
Vehicle Salvage/Wrecking	N



<u>Use</u>	<u>DN</u>
Vehicle Service and Wash	N
Vehicle Storage - Indoor	C
Warehouse w/ office	N
Welding, Autobody, Machine Shop, Fiberglass, Painting	N

738

739 **Exhibit J**  
740 **Section X**

741  
742 **CHAPTER 10 MIXED-USE ZONE**

743  
744 **14-10-105a PERMITTED USES**

745  
746 Underlined uses may not be located on individual pad sites or parcels. They must be part of  
747 a larger building or physically connected and integrated into the complex. Residential uses  
748 may not exceed twenty five percent (25%) of the total project floor area, except as  
749 indicated by the sub-zone designation.

750  
751 **Residential**  
752 Multi-family - minimum one (1) covered space per unit. Underground and/or  
753 structured parking recommended; carports are not permitted without specific City  
754 Council approval.

755  
756 **Office**  
757 Professional offices  
758 Banks and credit unions  
759 Medical clinics  
760 Artist studios

761  
762 **Commercial**  
763 Convenience stores – without fuel sales  
764 Grocery stores – maximum 50,000 square feet per tenant  
765 Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed  
766 100,000 square feet total across multiple floors  
767 Personal services and improvements  
768 Health Clubs  
769 **Beauty Services, Permanent Makeup and Cosmetics**

770  
771 **Institutional/Public**  
772 Medical clinics  
773 Colleges/Universities/Educational Services  
774 Museums  
775 Open space/Park  
776 Convention center/Assembly/Auditorium  
777 Government offices  
778 Places of worship  
779 Municipal Facilities

780  
781 **Hotel/Entertainment**  
782 Hotels – Rooms off interior corridors (no motor lodges)  
783 Recreation – Indoor/Outdoor  
784 Restaurants and private clubs – without drive-up window

- 785 Fast-food restaurant
- 786 Movie Theaters - Indoor
- 787 Convention center/Assembly/Auditorium

788

789 **14-10-105b PROHIBITED USES**

790

791 Motor lodges (drive-up motel units)

792 Pawn shops

793 Check cashing/Title loan stores

794 Sexually oriented businesses

795 Tattoo parlors/**Body Art Establishments**

796 Self-storage units

797 Body piercing (earrings permitted)

800 **CHAPTER 19 SIGN REGULATIONS**

801  
802 **14-19-118 SIGN PERMIT PROCESS**

- 803  
804 A. No person shall erect, install, or paint any sign, or change the face of any sign,  
805 whether it be temporary or permanent in nature, without obtaining a sign permit  
806 from the Planning Department except as outlined in this Code. This includes new  
807 signs, signs to be added to existing buildings or uses, and existing signs that are to  
808 be enlarged, changed, or otherwise altered.  
809  
810 B. Any sign shall be constructed of low maintenance, weather resistant materials.  
811  
812 C. The approval for a sign or sign application shall be based on the following criteria  
813 and standards:  
814  
815 1. Conformance to the provisions of this Chapter and all other ordinances and  
816 standards of the City.  
817  
818 2. The impact upon the health, safety, and welfare, of community.  
819  
820 3. The effect of the sign upon ingress, egress, internal traffic circulation, off-  
821 street parking facilities, loading and service areas and pedestrian ways.  
822  
823 4. Compatibility with surrounding structures and signs.  
824  
825 5. Concealment of all mechanical equipment, appurtenances, and utilities, from  
826 view. Electrical boxes, wires, or switches, and other related devices shall be  
827 an integral part to the sign design.  
828  
829 6. The location of the sign upon the premises.  
830  
831 7. The location of existing signs, if any, upon the premises, or in the immediate  
832 area.  
833  
834 D. The Planning Department, ~~Administrative Committee, Planning Commission or City~~  
835 ~~Council~~ shall have the function, duty, and power to approve, disapprove, or approve  
836 a sign permit with conditions, as dictated by this Title.  
837

838 [...]

# City Council Staff Report



**Subject:** Taurus Air Handler Replacement from Climate Control  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** February 25, 2025

---

## **Background**

We do our preventive maintenance on the power plant equipment after the busy summer season. In the summer months we run the three generation units almost every day. There are times during the fall, winter, and spring that we will run a generator as needed to meet our load requirements. When the generation requirements slow down, we inspect all the generation equipment and all the support equipment.

One of the items at the power plant that has been identified as needing to be replaced is the Air Handler for the Taurus room. This equipment is located behind the combustion air intake for the Taurus and between two buildings. It will require a crane to remove the existing Air Handler and install the new one.

## **Analysis**

We have contacted Climate Control to get a quote to do this work. They have given us a quote of \$48,055 to complete this project. They are available to get this work completed in a timely manner. Climate Control has completed other projects at our power plant, and they have been very good to work with. The existing air handler was installed in 2001 when the turbine was installed. The new air handler is expected to last for 20 years.

## **Department Review**

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

## **Significant Impacts**

The Air Handler replacement will be purchased from plant equipment account 535300-448614

## **Recommendation**

Staff recommend approval of the Air Handler from Climate Control for the sum of \$48,055.

This item will be discussed at the Power Commission meeting Tuesday morning, February 25, 2025, and we will bring their recommendation to the City Council meeting that night.

**Attachments** None



# City Council Staff Report



**Subject:** Turner 46 KV Transmission Switch  
Purchase from Anixter-Wesco Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** February 25, 2025

---

## **Background**

We have a 46 KV Switch on our system that has failed, and we need to replace it. We keep one of these switches in inventory because of the long lead times associated with this type of hardware. The switches are used when we isolate lines for maintenance or in the event of an emergency.

## **Analysis**

Specifications and an invitation to submit a bid for the switch were sent out to three (3) major suppliers.

1 (ea) 46 KV Turner Transmission Switch

<b>Distributors/Manufacture</b>	<b>Total switch Cost</b>	<b>Delivery</b>
Anixter-Wesco Salt Lake City, Utah	\$26,638	40 weeks
Alpha Power systems Woods Cross, Utah	\$26,638	54 weeks
Stuart C. Irby West Valley City, Utah	No Bid\$	

The bids were evaluated on both the purchase price and delivery.

## **Department Review**

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

**Significant Impacts** s switch will be purchased and placed into inventory until it is needed.

## **Recommendation**

Staff recommends the approval of the low bid to purchase the 46 KV Turner Transmission Switch from Anixter-Wesco for the sum of \$ 26,638.

This item will be taken to the Power Commission on Tuesday, February 25, 2024, and we will bring their recommendation to the meeting.

## **Attachments.**

None





# City Council Staff Report



**Subject:** 150 KVA 240/120 GE/Prolec Transformer  
Purchase from Anixter Power Solutions Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** February 25, 2025

---

## **Background**

Transformers continue to be hard to purchase and their lead times are a factor in keeping an adequate inventory. We have used our last transformer in this voltage range, and we need to replenish our inventory.

## **Analysis**

Specifications and an invitation to submit a quote for the transformers were sent out to three (3) major suppliers.

2 (ea.) 150 KVA 240/120 Delta Three Phase Pad

We received quotes from three (2) different suppliers. The results are as follows:

<b>Distributor/Manufacturer</b>	<b>Total Transformer Cost</b>	<b>Delivery</b>
<b>Anixter Power Solutions- GE/Prolec Salt Lake City, Utah</b>	<b>\$27,748</b>	<b>40-45 weeks</b>
Western Electrical Ermco Salem, Utah	\$42,809	80 Weeks

The bids were evaluated on both the purchase price and delivery.

## **Department Review**

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

## **Significant Impacts**

These transformers will be purchased and placed into inventory until they are needed.

## **Recommendation**

Staff recommends approval to purchase the two 150 KVA 240/120 GE/Prolec transformers from Anixter Power Solutions for the sum of \$27,748.

We will be taking this item to the Power Commission on Tuesday, February 25, 2025, and we will bring their recommendation to the City Council meeting that night.

## **Attachments.**

None



# City Council Staff Report



**Subject:** Land Use Code Text Amendments: Paved Parking Surfaces  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** February 25, 2025

---

## Background

At the request of the City Council, Staff has been reviewing and researching paved parking surfaces in the Residential Zone (R-1, R-3, R-4, and R-F). Several sections of the Land Use Code indicate that parking spaces are to be paved with asphalt, concrete, or similar materials. The Planning and the Engineering Depts. have not interpreted and/or approved gravel as “a similar material” for paved parking surfaces.

During the [November 12, 2024, City Council work session](#), Staff led a discussion regarding paved parking surfaces. The City Engineer outlined the use of gravel for landscaping and general use. The Planning Director provided an overview of driveway, parking, and landscaping regulations found throughout the Land Use Code. The Council showed interest in further exploring changes to the City Code to allow gravel parking areas in specific areas:

- 1) Consider gravel parking behind the front yard setback.
- 2) Consider gravel parking ten feet (10’) behind the front property line.

During the [January 14, 2025, City Council work session](#), Staff presented language for the Council’s consideration based on the direction that they requested which would require amending several sections of the Land Use Code relating to Permeable Parking Surfaces / Permissible Lot Coverage / Parking, Loading, and Access / Landscaping / Definitions / General Requirements for Parking Areas / Access Requirements / Clear-view Areas. The Council directed staff to initiate a Land Use Code text amendment to allow gravel parking ten feet (10’) behind the front property line.

The Planning Commission reviewed this item on [Tuesday February 4, 2025](#). The Commission forwarded a positive recommendation (6-0) to the City Council to approve the Land Use Code Text Amendment and adopt the drafted Ordinance.

## Analysis

Staff prepared the draft Ordinance which was reviewed by the Planning Commission with the language that was reviewed by Council, with minor edits prepared by the Planning Director, the City Engineer, and the City Attorney, see Attachment 1. The prepared language includes several amendments to the Land Use Code that:

- a) clarifies that gravel is not a comparable material to asphalt or concrete (City-wide); and
- b) allows in the Residential Zone gravel parking areas if placed a minimum of ten feet (10’) from the property line.

Regarding the direction provided by the Council of gravel parking areas in the Residential Zone, this change in policy may affect the City's storm water collection system based on how each property owner maintains their gravel in its desired location. Staff recognizes that the City may find an increase of the number of code enforcement cases received based on the new regulation.

The new policy may also affect the aesthetic look of the residential neighborhood as gravel parking is more so associated with rural development instead of suburban/urban neighborhoods. The Council recognized the benefit of allowing an additional material for residential parking that is a less expensive option than laying asphalt or concrete (or pavers, etc.). The Council and the Commission agreed with Staff with the importance of delineating gravel parking areas from landscaped areas (xeriscape) as well as that access to gravel parking areas would require vehicle travel over a hard surface intended for vehicular traffic (the driveway).

### **Department Review**

This Staff Report was reviewed by the City Engineer, City Attorney, and City Manager.

### **Significant Impacts**

Positive impacts include the less expensive financial cost of gravel parking areas over the typical option of laying asphalt or concrete, etc. Negative impacts include the higher possibility of gravel being transferred to a City road based on its parking use being a minimum of ten feet (10') from the property line.

### **Recommendation**

The Planning Commission recommends that the City Council review the proposed Land Use Code Text Amendment, approve, and adopt the attached proposed Ordinance.

### **Attachments**

1. Permeable Parking Surface Area Sample
2. Proposed Draft Ordinance 2025-02

**Attachment 1 – Permeable Parking Surface Area Sample**



Description: The darker gray area shows the potential area where permeable parking surfaces may be placed on a residential single-family lot.



**BOUNTIFUL**

**Bountiful City**  
**Draft Ordinance No. 2025-02**

**MAYOR**  
Kendalyn Harris

**CITY COUNCIL**  
Kate Bradshaw  
Beth Child  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

**CITY MANAGER**  
Gary R. Hill

**An Ordinance Amending Various Sections of the Bountiful Land Use Code regarding Paved Parking Surfaces:**

- I. Section 14-4-109 Permissible Lot Coverage, Section 14-4-110 Parking, Loading, and Access, and Section 14-4-112 Landscaping of Chapter 4 - (R) Single-Family Residential.**
- II. Section 14-3-102 of Chapter 3 - Definitions.**
- III. Section 14-18-105 General Parking Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 - Motor Vehicle Parking and Access Standards.**
- IV. Section 14-16-107 General Provisions and Section 14-16-108 Clear-View Areas of Chapter 16 - Landscaping and Fencing.**

**It is the finding of the Bountiful City Council that:**

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and
3. After review and a public hearing on February 4, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City reviewed this Ordinance on **February 25, 2025**, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.

5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

**Be it ordained by the City Council of Bountiful, Utah:**

**SECTION I.** Section 14-4-109 Permissible Lot Coverage, Section 14-4-110 Parking, Loading, and Access, and Section 14-4-112 Landscaping of Chapter 4 - (R) Single-Family Residential of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit A.

**SECTION II.** Section 14-3-102 of Chapter 3 - Definitions of the Land Use Code, Title 14 of the Bountiful City Code, is hereby amended as shown on Exhibit B.

**SECTION III.** Section 14-18-105 General Parking Requirements for Parking Areas and Section 14-18-109 Access Requirements of Chapter 18 - Motor Vehicle Parking and Access Standards of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit C.

**SECTION IV.** Section 14-16-107 General Provisions and Section 14-16-108 Clear-View Areas of Chapter 16 - Landscaping and Fencing of the Land Use Code, Title 14 of the Bountiful City Code, are hereby amended as shown on Exhibit D.

**SECTION V.** This ordinance shall take effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 25<sup>th</sup> day of February 2025.**

---

Kendalyn Harris, Mayor

ATTEST:

---

Sophia Ward, City Recorder

1 **Exhibit A**

2  
3 **Section I**

4  
5 **Code Sections found in Chapter 4 (R) Single-Family Residential (R-1, R-3, R-4, and R-F):**

6  
7  
8 **14-4-109 PERMISSIBLE LOT COVERAGE**

- 9  
10 A. In the (R) Zone, all structures, including accessory structures, and all impervious surfaces  
11 such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not  
12 cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.  
13  
14 B. At least fifty percent (50%) of all required front yard areas shall be landscaped.  
15  
16 C. At least fifty percent (50%) of all required side yard areas shall be landscaped.  
17  
18 D. At least fifty percent (50%) of all required street side yard (corner lot) areas shall be  
19 landscaped.  
20  
21 E. At least fifty percent (50%) of all required rear yard areas shall be landscaped.  
22  
23 F. For institutional uses, such as churches, private schools and public buildings, the  
24 approving authority may increase the amount of impervious surface area to up to seventy  
25 percent (70%), if the additional hard surfacing is used to provide parking spaces beyond  
26 the minimum required.  
27  
28

29 **14-4-110 PARKING, LOADING, AND ACCESS**

30  
31 Each lot or parcel in the (R) Zone shall have on the same lot or parcel off-street parking  
32 sufficient to comply with Chapter 18 of this Code. ~~Said spaces shall be paved with asphalt,  
33 concrete, or similar material, and shall include a paved driveway accessing a public street.~~  
34

- 35 A. Parking and driveway areas shall be constructed with a Hard Surface made of Impervious  
36 Material as defined in section 14-3-102 of this Title.  
37  
38 B. A Permeable Parking Surface shall be allowed as a parking area -constructed at a  
39 minimum distance of ten (10) feet from the front or streetside property line.  
40  
41 1. All permeable parking surfaces shall have a physical barrier constructed to  
42 contain the surfacing material on all sides, consistent with the landscaping  
43 requirement of 14-4-112.  
44  
45 2. All permeable parking surfaces shall be kept free of debris, vegetation and organic  
46 material at all times.



47  
48 A.C. For ~~single-single~~-family and two-family residential uses, at least two (2) of the required  
49 on-site parking spaces per unit shall be provided behind the minimum front yard setback.  
50

51 B.D. Front and Street Side (Corner Lot): Parking spaces shall not be permitted between the  
52 residence and the street in either the front yard or street side yard except for the  
53 following:  
54

55 1. Street Side Yard (Corner Lot): Parking is only allowed on approved parking areas  
56 either within an approved garage or carport or located at least 10 feet from the  
57 street side property line and behind a six foot screening fence. Fencing adjacent to  
58 driveways on corner lots shall be subject to required clear view requirements of  
59 Section 14-16-108.  
60

61 [...]   
62

#### 63 64 **14-4-112 LANDSCAPING** 65

66 The following landscaping provisions shall apply to any developed lot or parcel in the (R) Zone:  
67

68 A. All portions of the lot not improved with structures or other impervious surfaces shall be  
69 maintained with suitable landscaping of plants, trees, shrubs, grass and similar  
70 landscaping materials. Xeriscape is a type of landscaping employing a mix of drought  
71 tolerant plants and grasses.  
72

73 B. Landscaping shall also be installed in each adjacent park-strip ~~to the same standards as~~  
74 ~~other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other~~  
75 ~~nonvegetative material are not allowed in the parkstrip area between the curb and~~  
76 ~~sidewalk in compliance with Section 14-16-115.~~ Xeriscaping is permitted in accordance  
77 with the Landscaping and Fencing Chapter of this Title.  
78

79 C. Permeable Parking Surfaces allowed under section 14-4-110 of this Title shall be  
80 separated from landscape areas with a physical barrier that exceeds the height of the  
81 Permeable Parking Surfaces, such as edging, pavers, bricks, curbing, or similar material,  
82 in order to keep the surface material in place.  
83

84 B.D. Parking Surfaces shall not be considered as landscaping.

85 **Exhibit B**

86

87 **Section II**

88

89 **Code Sections found in Chapter 3 Definitions (related to the entire City):**

90

91 **14-3-102 DEFINITIONS**

92

93 93. DRIVE-APPROACH (Also CURB-CUT or DRIVE-ACCESS): The portion of a right-of-  
94 way located between the outside edge of a street travel-way and an adjacent property and which  
95 is used or designated for vehicular passage.

96

97 94. DRIVEWAY: A private roadway, the use of which is limited to persons residing, employed,  
98 or otherwise using or visiting the parcel on which it is located.

99

100 [...]

101

102 130. HARD SURFACE: A dust-free paved surface intended for vehicular use, made of any of the  
103 following materials: concrete, masonry, cobblestone, brick, asphalt, or any other reasonable  
104 substitutes as determined by the City Engineer.

105

106 131. HARDSCAPE: Sidewalks, urban trails, plazas, and other pedestrian-oriented non-  
107 vegetative landscaping elements.

108

109 [...]

110

111 142. IMPERVIOUS MATERIAL: Any surface material which does not allow for the natural  
112 percolation of water into the soil, including but not limited to roofs, concrete patios, Hard  
113 Surface such as concrete or asphalt driveways, tennis and play courts of concrete or similar  
114 material.

115

116 [...]

117

118 152. LANDSCAPING: The addition of lawns, trees, plants, and other natural decorative features  
119 to land. Permeable parking surfaces are not considered landscaping.

120

121 [...]

122

123 267. SOFTSCAPE: Landscaping consisting of living plants and organic materials. Permeable  
124 parking surfaces are not considered landscaping.

125

126 206. PARKING SPACE: A ~~permanently surfaced area~~ Hard Surface, enclosed or unenclosed for  
127 the parking of one (1) motor vehicle having dimensions of not less than nine (9) feet by eighteen  
128 (18) feet, exclusive of access or maneuvering area, ramps, or columns, to be used exclusively as  
129 temporary storage space for one private motor vehicle. Permeable parking surfaces as allowed in  
130 section 14-4-110 of this Title area also parking spaces.

131  
132 xxx. PERMEABLE PARKING SURFACE: A parking surface that allows water to pass through  
133 to underlying soils. Surfacing materials should generally consist of a well graded mixture of  
134 crushed rock and sand which is free from organic materials, or any other reasonable substitute as  
135 determined by the City Engineer. Generally acceptable materials should comply with the  
136 gradation requirements for Group Classifications A1, A3, A-2-4, or A-2-5 of the American  
137 Association of State Highway and Transportation Officials (AASHTO) Soil Classification  
138 System with a maximum particle size of 1.5". Permeable Parking Surfaces must be constructed  
139 with a minimum compacted thickness of four (4) inches and be maintained such that it is free of  
140 plants and organic material.

141  
142 [...]

143  
144 326. XERISCAPE: A type of landscaping that employs a mix of drought tolerant plants and  
145 organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not  
146 considered xeriscape. Parking areas are not considered landscaping.

147 **Exhibit C**

148

149 **Section III**

150

151 **Code Sections found in Chapter 18 Motor Vehicle Parking and Access Standards (related to**  
152 **the entire City):**

153

154 **14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS**

155

156 A. ~~Each off-street parking area shall be surfaced with asphalt, concrete pavement, or~~  
157 ~~comparable material, and shall be graded to dispose of all surface water.~~

158 Each off-street parking area shall be constructed from a Hard Surface or Permeable  
159 Parking Surface material as defined as in 14-3-102 and shall be graded to dispose of all  
160 surface water except as allowed in section 14-4-110 of this Title specifically in the  
161 Single-Family Residential Zone.

162

163 1. The perimeter of the ~~paved surface~~Hard Surface shall be finished with concrete  
164 curb and gutter ~~except for single-family and two-family residential uses.~~

165

166 2. Surfacing Parking Surfaces may be installed in stages as approved by the  
167 approving applicable authority.

168

169 3. Parking areas constructed as a Permeable Parking Surface shall only be accessible  
170 from a Hard Surface such as a driveway and must be located on the property in  
171 accordance with the requirements of Section 14-4-110 of this Title.

172

173 ~~4.4.~~ All parking and grading plans shall be reviewed and approved by the City  
174 Engineer.

175

176 B. Parking areas shall be designed to provide orderly and safe circulation, loading,  
177 unloading, parking, and storage of vehicles. All parking areas shall be landscaped,  
178 striped, marked, and maintained according to approved plans.

179

180 C. Lighting provided in off-street parking areas shall be directed away from adjoining  
181 premises and streets in accordance with the design standards of this Title. The type and  
182 location of luminaries shall be approved by the approving authority.

183

184 D. Off-street parking areas shall allow vehicles to enter and exit from a public street by  
185 forward motion only. This regulation shall not apply to single-family and two-family  
186 residential units, or to town-home-house style residential units approved and constructed  
187 after December 31, 2006, that front onto a public street that is not designated on the  
188 Street Master Plan as a collector or arterial street and that does not exceed an average  
189 daily traffic volume of one thousand (1,000) vehicles.

190

191 E. Pavement, striping, landscaping, paintings, lighting, and all other parking area  
192 components shall be maintained to prevent deterioration and safety hazards.

- 193  
194 F. No off-street parking shall be permitted in any required residential front yard or street  
195 side yard except as allowed in Section 14-4-110 of this Title. ~~And no vehicle, trailer or~~  
196 ~~similar device may be parked on a lawn, park strip or any other non-paved surface.~~  
197 Vehicles, trailers, or similar devices shall not be parked on lawns, landscaping areas  
198 including xeriscape, park strips, or any other non-paved paved surfaces/areas except as  
199 allowed in section 14-4-110 of this Title, specifically in the Single-Family Residential  
200 Zone.  
201  
202 G. No tandem parking (one space behind another) shall be allowed, except for conventional  
203 single-family dwellings. Duplexes, apartments, townhouses and condominiums may have  
204 tandem parking providing that both spaces are assigned to the same dwelling unit and the  
205 plan is approved by the ~~approving~~ applicable authority.  
206  
207 H. Off-street parking spaces shall be located at least ten (10) feet from any street property  
208 line except for driveways serving one and two-family dwellings. For single-family and  
209 two-family residential uses, at least two (2) of the required on-site parking spaces per unit  
210 shall be provided behind the minimum front yard setback. No driveways or paved vehicle  
211 areas of any kind are allowed in a street side yard (corner lot) setback unless they provide  
212 access to an approved parking area located within an approved garage or carport or a  
213 paved area located at least 10 feet from the street side property line and behind a six foot  
214 screening fence as required in Section 14-4-110.  
215  
216 I. Landscaping of all ~~commercial and industrial~~ parking areas is required and shall meet the  
217 requirements and standards of this Title.

218  
219 [...]   
220  
221

## 222 **14-18-109 ACCESS REQUIREMENTS**

- 223  
224 A. Any property, regardless of its use or zone designation, shall be subject to the following.  
225  
226 1. Any off-street parking area shall be accessed through an approved drive-approach,  
227 also referred to as a “drive-access” or “curb-cut”, meeting ~~city~~ City construction  
228 standards. It is unlawful to drive a motor vehicle on any sidewalk, park strip, or  
229 any other area behind the curb within a public right-of-way, with the exception of  
230 an approved drive-approach.  
231  
232 2. The combined area of drive-approaches along any public street frontage shall not  
233 exceed fifty-rpercent (50%) of the linear length of the street curb immediately  
234 adjacent to a property, including required curb returns. A legal non-  
235 complying ~~legal, non-conforming~~ flag lot shall be limited to one (1) drive-  
236 approach which shall be the narrowest width possible to comply with the  
237 minimum access requirements of this Title and the Fire Code.  
238

- 239  
240  
241  
242  
243
3. No off-street parking area shall be approved or constructed without a drive-approach meeting City standards. Any drive-approach shall be located at least five (5) feet from a side or rear property line, with the exception of approved, shared drive-approaches.
- 244  
245  
246  
247  
248  
249  
250  
251
4. Each drive-approach, ~~or drive access or driveway~~, shall be ~~surfaced with asphalt, concrete pavement or comparable material~~ constructed from materials consistent with the City's construction standards for drive approaches or other improvements constructed within the public right-of-way. Driveway(s) shall be constructed from Hard Surface as defined in 14-3-102 and shall be graded to dispose of all surface water. All parking, driveways, and grading plans shall be reviewed and approved by the City Engineer.
- 252  
253  
254  
255
5. Existing drive approaches (drive accesses or curb-cuts) which are abandoned by non-use or which are relocated as part of an approved development project shall be removed and replaced with standard curb, gutter, park strip, and sidewalk withing one (1) year, as required by the City Engineer.

256 **Exhibit D**

257

258 **Section IV**

259

260 **Code Sections found in Chapter 16 Landscaping and Fencing (related to the entire City):**

261

262

263 **14-16-107 GENERAL PROVISIONS**

264

265 The following shall apply to all property within the City of Bountiful:

266

267 A. Each property owner and/or occupant shall provide and continuously maintain on-site  
268 landscaping, fencing, walls, and other required improvements equal to the minimum  
269 requirements of this Title and as shown on an approved site plan.

270

271 B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to  
272 accumulate on the property.

273

274 C. Each property owner and/or occupant shall provide and continuously maintain  
275 landscaping within park strip areas ~~(between the curb and sidewalk)~~, except for approved  
276 driveways, walkways, and utility service areas. Asphalt or concrete paving in place of  
277 landscaping between the sidewalk and curb is prohibited.

278

279 D. Any developed property shall have a pressurized irrigation system that shall be installed  
280 and continuously maintained in all landscape areas.

281

282 E. It is unlawful to strip, excavate, or otherwise remove top soil from a site unless a permit  
283 allowing the activity has been issued by the Engineering Department.

284

285 F. Any required improvement, including landscaping, shall be installed within six (6)  
286 months of the date of the occupancy permit or of the equivalent final inspection.

287

288

289 **14-16-108 CLEAR-VIEW AREAS**

290

291 A. ~~For the purpose of providing adequate vision of vehicular and pedestrian traffic, a~~ clear-  
292 view area shall be maintained at the intersection of every street, whether public or  
293 private, and at the intersection of every driveway with a public or private street. The  
294 clear-view provisions are considered as life-safety standards and shall supersede any  
295 conflicting provisions of this Title.

296

297 B. No provision of this section shall be construed to allow the continuance of any  
298 nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or  
299 other obstruction which interferes with the safety of pedestrians or vehicle traffic.

300

301 C. The clear-view area for a street intersection is the area of land determined by measuring  
302 forty (40) feet from the point of juncture of street curb lines, and then connecting the  
303 termini of those lines forming a triangle that encompasses a portion of the street right-of-  
304 way and the adjoining lot. Within that clear-view area, the following shall apply:  
305

- 306 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring  
307 devices shall not exceed two (2) feet in height above the level of the curb.  
308
- 309 2. Open style fences shall not exceed four (4) feet in height above the level of the  
310 curb.  
311
- 312 3. Tree trunks shall not be located within the clear-view area; however, tree canopies  
313 may extend into the ~~clear-clear~~-view area if they are trimmed at least seven (7)  
314 feet above the elevation of the sidewalk and eleven (11) feet above the elevation  
315 of the street. It is unlawful to allow any vegetation or other growth to block any  
316 traffic sign, traffic signal, street light, or other public safety device, regardless of  
317 whether it is located in a clear-view area or not.  
318
- 319 4. No sign shall be allowed in the clear-view area unless it is specifically permitted  
320 by this Title and it is determined by the City Engineer that it is not a safety hazard.  
321
- 322 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic  
323 shall be allowed within the clear-view area unless it is specifically permitted by  
324 this Title and it is determined by the City Engineer that it is not a safety hazard.  
325

326 D. The clear-view area for the intersection of a driveway and a street shall be determined by  
327 first establishing the point of intersection of the driveway edge and the street property  
328 line, then measuring ten (10) feet along the property line away from the driveway, and ten  
329 (10) feet along the edge of the driveway in toward the property. A line is then drawn from  
330 the termini of the two lines, forming a triangle. This is accomplished on both sides of the  
331 driveway. Within the triangles and the area between them, the following shall apply:  
332

- 333 1. An open style fence shall be a maximum of four (4) feet in height.  
334
- 335 2. Any wall or other type of solid fence or sight obscuring growth shall be a  
336 maximum of three (3) feet in height.  
337
- 338 3. Tree trunks shall not be located within this clear view triangle; however, tree  
339 canopies may extend into the clear view area if they are trimmed at least seven (7)  
340 feet above the sidewalk and eleven (11) feet above the street.  
341
- 342 4. Tree canopies or other growth shall not block signs or signals.  
343
- 344 5. Sight obscuring growth shall be a maximum of three (3) feet in height in the park  
345 strip.  
346



347  
348  
349  
350

6. The driveway clear-view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked and that accesses the rear yard, if it is determined by the Planning Director that the drive access is not a primary access.



# City Council Staff Report



**Subject:** Liquor License – St. Olaf Catholic School  
1793 South Orchard Drive

**Author:** Sam Harris, Business License Coordinator  
Francisco Astorga, Business License Supervisor

**Date:** February 25, 2025

---

## **Background**

Zoe Budge, the applicant of St. Olaf Catholic School located at 1793 South Orchard Drive requests a Liquor License to sell liquor at their Annual Auction (single event) on April 26, 2025, located in the R4 Single Family Residential Zone. A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor (including beer and wine) as permitted in the State license. This applicant has received local consent single event beer permits from the City in the past.

## **Analysis**

The applicant and the proposed premise meet the required qualifications included in Bountiful City Municipal Code § 5-7-103. The applicable departments have reviewed the proposed application and have not found any criminal record or other obstacle that prevents approval of the application.

## **Department Review**

This Staff Report has been reviewed by the Senior Planner, City Attorney, and City Manager.

## **Significant Impacts**

There are no significant impacts on the community upon potential approval of this application.

## **Recommendation**

Staff recommends approval of the requested Liquor License for the event to be held at St. Olaf Catholic School at 1793 South Orchard Drive, Zoe Budge as the responsible license owner for the Liquor License, based on the following conditions outlined in State and Municipal Codes

## **Attachments**

1. Drafted Local Consent
2. Submitted Application and Police Department Background Check

DRAFT Local Consent  
Liquor License

February 25, 2025

Utah Department of Alcoholic Beverage Services  
Licensing and Compliance Section  
1625 South 900 West  
Salt Lake City, Utah 84130-0408

To Whom It May Concern:

Bountiful City hereby grants its consent to the issuance of a Liquor License to:

Business Name: St. Olaf Catholic School

Applicant: Zoe Budge

Location Address: 1793 South Orchard Drive, Bountiful, UT 84010

On February 25, 2025, the City Council of Bountiful City approved a Liquor License as described in Bountiful City Code § 5-7-109 (f) as found below:

*A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor as permitted in the State license. Issuance of this license by the City for liquor package agencies, restaurants, special uses, public service, and single events is intended to constitute the written consent of the local authority that is required by State law. Club liquor licenses will not be issued by the City, and the City will not give local consent for State club liquor licenses.*

Furthermore, the applicant has met all ordinances and requirements relating to issuance of local business license(s). See attached DABS suggested form.

\_\_\_\_\_  
Authorized Signature  
Kendalyn Harris, Mayor

# BUSINESS LICENSE APPLICATION SINGLE EVENT - BEER LICENSE

New Business

Planning and Economic Development • 795 S Main Street • Bountiful City, UT  
84010 Phone: (801) 298-6190 • <https://www.bountifulutah.gov>

License #  
APPLBL25-0037

## BUSINESS INFORMATION

APPLICATION DATE: 01/07/2025 EST. OPENING DATE: 04/26/2025 EXPIRATION DATE: 12/31/2025  
NAME: ST OLAF CATHOLIC SCHOOL DBA NAME(if applicable): \_\_\_\_\_  
ADDRESS: 1793 ORCHARD DR BOUNTIFUL UT 84010 PARCEL/TAX NUMBER: 87-6113788  
PHONE #: (801) 295-5341 EMAIL: \_\_\_\_\_ LICENSE CATEGORY: \_\_\_\_\_  
MAILING ADDRESS: 1793 ORCHARD DR BOUNTIFUL UT 84010

### APPLICANT INFORMATION

Name: ZOE BUDGE Title/Position: \_\_\_\_\_  
Home Address: 355 S 200 E BOUNTIFUL UT 84010  
Phone #: (801) 755-3191 Email: zoebudge03@gmail.com

### OWNER INFORMATION

Name: \_\_\_\_\_ Title/Position: \_\_\_\_\_  
Home Address: 1793 ORCHARD DR BOUNTIFUL UT 84010  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

### CORPORATE/ PARTNERSHIP/ LLC INFORMATION

Corporate Name: \_\_\_\_\_  
Corporate Officers/Partners/Members: \_\_\_\_\_  
Corporate Address: \_\_\_\_\_

### FIRST EMERGENCY CONTACT INFORMATION

Name: ZOE BUDGE Title/Position: \_\_\_\_\_  
Home Address: 355 S 200 E BOUNTIFUL UT 84010  
Phone #: (801) 755-3191 Email: zoebudge03@gmail.com  Emergency Contact Person:

### LICENSE INFORMATION

Business Name Registration Number (EIN): na  
State Sales Tax #: na Federal Employer ID #: \_\_\_\_\_  
State License (DOPL) #: na License Type: Single Event - Beer License Expiration Date: \_\_\_\_\_

\*2011 - Present\*  
\*Bountiful Police Record Found - NO ARREST\*  
Date: 2/5/25 BY: Rebecca Weinhammer

## PRE-APPLICATION QUESTIONS

- What type of property will the business be addressed from? Non-Profit
- Is this residential (home) or commercial? Commercial

## BUSINESS LICENSE APPLICATION QUESTIONS

Type of Business: \_\_\_\_\_

Description of Business Operations (Be Specific):

This is an application for a special event alcohol license for our annual auction on April 26th, 2025.

### OUTDOOR STORAGE

### PARKING INFORMATION

What information would you like made available on the City's website:

- Business Name  Business Phone Number  Business Address  Business Website

## APPLICANT'S AGREEMENT

I am aware that this application does not authorize me to conduct business until approved by the Bountiful City Business License Supervisor and a license has been issued. Once issued, no business license shall be transferred from one person to another, nor from one location to another.

I, the undersigned, an authorized agent or representative, do hereby agree to conduct said business strictly in accordance with all Bountiful City City codes governing such business, and swear under penalty of law that the information contained herein is true and correct to the best of my knowledge. I understand that to falsify any information on this application is grounds for denial and/or revocation of this license and other penalties as provided by law.

If you are signing this application electronically, you agree that your electronic signature is the legal equivalent of your manual signature. You also agree that no certification or any verification is necessary to validate your e-signature.

SIGNATURE: Zoe Budge TITLE: \_\_\_\_\_ DATE: 02/04/25

# City Council Staff Report

**Subject: Extension of Concrete Replacement  
Contract for 2025**

**Author: City Engineer**

**Department: Engineering, Streets**

**Date: February 25, 2025**



## **Background**

On nearly a yearly basis the City awards a contract for the repair of street improvements. This contract is the means whereby residents can have damaged curb, gutter and sidewalk replaced through the City's cost sharing program and is also the resource used to make repairs to street improvements removed in conjunction with utility repairs completed by City Departments. The contract for this work includes a renewal clause, allowing 2 extensions through negotiations.

## **Analysis**

JMR Construction of Bountiful is the current contractor for this work, which was initially awarded in February, 2023. Last February the City Council approved the first extension with a 10% increase to the original contract pricing. JMR has requested an increase of 5% to the contract pricing for 2024 for the second and final extension of the contract.

To support this increase, JMR has provided documentation from Jack B. Parson Concrete which notifies their customers of a base increase of \$9 per cubic yard for concrete, and additional charges for admixtures or specialty additives. For Bountiful City, the increase per cubic yard of concrete is expected to be \$17 per cubic yard. JMR has also indicated that they have experienced (and expect) additional increases for wages, benefits and operating costs. Based on the comparison of historic pricing performed for the previous contract extension, the Engineering Dept staff feel the proposed 5% increase is a reasonable request.

## **Department Review**

This memo has been reviewed by the City Engineer and the Street Dept. Director and the City Manager.

## **Significant Impacts**

Because this contract generally does not tie the work to specific projects, the actual amount spent on this contract will vary based on the amount of work that is actually completed. Many of the City departments benefit from this contract to complete the repairs improvements which are affected by their projects around the city. We request that the Council approve the unit prices as listed and allow the Engineering, Streets, Storm Drain, Water, Power and Parks Departments to monitor expenditures so that they do not exceed their budgeted amounts.

### **Recommendation**

- It is recommended that the City Council accept the proposal of JMR Construction to extend the Concrete Replacement Contract for 2025 with a price adjustment of 5% to the 2024 contract pricing.

### **Attachments**

Multi-year cost comparison



Bountiful City  
 2023 Misc. Concrete  
 Past Years Comparison

Bid Opening		2023 Estimate	2025 JMR Proposed (+5%)	2024 JMR (10% Extension)	22-23 Comparison	2023 JMR Contract	2022 Hydro Vac Excavation	21-22 Comparison	2022 Hydro Vac Excavation	2021 JMR Contract	20-21 Comparison	2021 JMR Contract	2020 JMR Contract	
Item	Description	Qty	Unit	Unit Price	Unit Price	% Change	Unit Price	Unit Price	% Change	Unit Price	Unit Price	% Change	Unit Price	Unit Price
1	Remove Curb and Gutter	2,000	LF	\$8.09	\$7.70	-59%	\$7.00	\$17.00	247%	\$17.00	\$4.90	15%	\$4.90	\$4.25
2	Remove Sidewalk & Concrete Slabs	17,500	SF	\$4.04	\$3.85	17%	\$3.50	\$3.00	9%	\$3.00	\$2.75	25%	\$2.75	\$2.20
3	Remove Storm Drain Inlet or Outlet	10	EA	\$1,270.50	\$1,210.00	10%	\$1,100.00	\$1,000.00	24%	\$1,000.00	\$805.00	15%	\$805.00	\$700.00
4	Remove Waterway	1,000	SF	\$4.62	\$4.40	0%	\$4.00	\$4.00	36%	\$4.00	\$2.95	18%	\$2.95	\$2.50
5	Remove Asphalt Pavement	15,000	SF	\$2.60	\$2.48	-10%	\$2.25	\$2.50	43%	\$2.50	\$1.75	75%	\$1.75	\$1.00
6	Construct 24" C&G (<50' in a block)	1,000	LF	\$51.98	\$49.50	18%	\$45.00	\$38.00	9%	\$38.00	\$35.00	17%	\$35.00	\$30.00
7	Construct 24" C&G (<100' in a block)	750	LF	\$46.20	\$44.00	11%	\$40.00	\$36.00	16%	\$36.00	\$31.00	19%	\$31.00	\$26.00
8	Construct 24" C&G (>100' in a block)	1,500	LF	\$46.20	\$44.00	14%	\$40.00	\$35.00	30%	\$35.00	\$27.00	23%	\$27.00	\$22.00
9	Construct 30" C&G	100	LF	\$28.88	\$27.50	-31%	\$25.00	\$36.00	64%	\$36.00	\$22.00	29%	\$22.00	\$17.00
10	Sidewalk, 4" Thick (<50' in a block)	4,000	SF	\$13.86	\$13.20	20%	\$12.00	\$10.00	0%	\$10.00	\$10.00	18%	\$10.00	\$8.50
11	Sidewalk, 4" Thick (<100' in a block)	2,500	SF	\$12.71	\$12.10	10%	\$11.00	\$10.00	5%	\$10.00	\$9.50	19%	\$9.50	\$8.00
12	Sidewalk, 4" Thick (>100' in a block)	5,000	SF	\$9.24	\$8.80	-20%	\$8.00	\$10.00	47%	\$10.00	\$6.80	17%	\$6.80	\$5.80
13	Sidewalk, 6" Thick	4,000	SF	\$13.86	\$13.20	20%	\$12.00	\$10.00	-2%	\$10.00	\$10.25	21%	\$10.25	\$8.50
14	Drive Approach, Type A	750	LF	\$102.80	\$97.90	17%	\$89.00	\$76.00	9%	\$76.00	\$70.00	17%	\$70.00	\$60.00
15	Drive Approach, Type B	250	LF	\$102.80	\$97.90	17%	\$89.00	\$76.00	46%	\$76.00	\$52.00	16%	\$52.00	\$45.00
16	Drive Approach, Type C	100	LF	\$34.65	\$33.00	-61%	\$30.00	\$76.00	153%	\$76.00	\$30.00	11%	\$30.00	\$27.00
17	Drive Approach, Type D	100	LF	\$86.63	\$82.50	-25%	\$75.00	\$100.00	85%	\$100.00	\$54.00	20%	\$54.00	\$45.00
18	Drive Approach, Type E	100	LF	\$92.40	\$88.00	5%	\$80.00	\$76.00	95%	\$76.00	\$39.00	30%	\$39.00	\$30.00
19	Saw Cut Asphalt	4,000	LF	\$3.47	\$3.30	-25%	\$3.00	\$4.00	51%	\$4.00	\$2.65	51%	\$2.65	\$1.75
20	Saw Cut Concrete	1,000	LF	\$6.93	\$6.60	-40%	\$6.00	\$10.00	100%	\$10.00	\$5.00	18%	\$5.00	\$4.25
21	Install Dowels in Concrete	250	EA	\$3.76	\$3.58	-68%	\$3.25	\$10.00	257%	\$10.00	\$2.80	12%	\$2.80	\$2.50
22	Full Depth Roadway Slab Replacement	36,000	SF * In	\$3.30	\$3.14	90%	\$2.85	\$1.50	-45%	\$1.50	\$2.75	22%	\$2.75	\$2.25
23	Sprinkler Valves, Repair or Replace	20	EA	\$34.65	\$33.00	-40%	\$30.00	\$50.00	150%	\$50.00	\$20.00	25%	\$20.00	\$16.00
24	Sprinkler Heads, Repair or Replace	100	EA	\$34.65	\$33.00	-14%	\$30.00	\$35.00	59%	\$35.00	\$22.00	120%	\$22.00	\$10.00
25	Sprinkler Pipe, Repair or Replace	500	LF	\$9.24	\$8.80	-20%	\$8.00	\$10.00	82%	\$10.00	\$5.50	120%	\$5.50	\$2.50
26	Turf Sod	1,500	SF	\$3.18	\$3.03	38%	\$2.75	\$2.00	-33%	\$2.00	\$3.00	131%	\$3.00	\$1.30
27	Common Fill	100	Ton	\$28.88	\$27.50	-38%	\$25.00	\$40.00	122%	\$40.00	\$18.00	20%	\$18.00	\$15.00
28	Storm Drain Inlet Box Type A (Plan 315)	10	EA	\$4,620.00	\$4,400.00	60%	\$4,000.00	\$2,500.00	-23%	\$2,500.00	\$3,240.00	20%	\$3,240.00	\$2,700.00
29	Storm Drain Inlet Box Double Type B (Plan 315)	5	EA	\$4,620.00	\$4,400.00	60%	\$4,000.00	\$2,500.00	11%	\$2,500.00	\$2,250.00	18%	\$2,250.00	\$1,900.00
30	Storm Drain Inlet Box with Side Box (Plan 316)	5	EA	\$2,310.00	\$2,200.00	-20%	\$2,000.00	\$2,500.00	67%	\$2,500.00	\$1,500.00	15%	\$1,500.00	\$1,300.00
31	Dipstone Outlet	5	EA	\$4,620.00	\$4,400.00	60%	\$4,000.00	\$2,500.00	4%	\$2,500.00	\$2,400.00	26%	\$2,400.00	\$1,900.00
32	Waterway, 9" Thick (Plan 211)	2,000	SF	\$21.95	\$20.90	-21%	\$19.00	\$24.00	71%	\$24.00	\$14.00	17%	\$14.00	\$12.00
33	Waterway, Transition Structure (Plan 213)	500	SF	\$21.95	\$20.90	-21%	\$19.00	\$24.00	71%	\$24.00	\$14.00	30%	\$14.00	\$10.75
34	Concrete Pipe, 12" Reinforced (CLIII)	350	LF	\$115.50	\$110.00	150%	\$100.00	\$40.00	-50%	\$40.00	\$80.00	45%	\$80.00	\$55.00
35	Concrete Pipe, 15" Reinforced (CLIII)	100	LF	\$121.28	\$115.50	133%	\$105.00	\$45.00	-46%	\$45.00	\$83.00	34%	\$83.00	\$62.00
36	Concrete Pipe, 18" Reinforced (CLIII)	100	LF	\$86.63	\$82.50	50%	\$75.00	\$50.00	-32%	\$50.00	\$73.00	16%	\$73.00	\$63.00
37	HDPE Pipe, 12"	100	LF	\$60.06	\$57.20	4%	\$52.00	\$50.00	19%	\$50.00	\$42.00	31%	\$42.00	\$32.00
38	HDPE Pipe, 15"	100	LF	\$90.09	\$85.80	-3%	\$78.00	\$80.00	86%	\$80.00	\$43.00	30%	\$43.00	\$33.00
39	Storm Drain Manhole, 30"	2	EA	\$4,620.00	\$4,400.00	100%	\$4,000.00	\$2,000.00	-31%	\$2,000.00	\$2,900.00	123%	\$2,900.00	\$1,300.00
40	Storm Drain Manhole, 48"	2	EA	\$4,620.00	\$4,400.00	-47%	\$4,000.00	\$7,500.00	154%	\$7,500.00	\$2,950.00	84%	\$2,950.00	\$1,600.00
41	6" Monolithic Curb Wall	200	LF	\$18.48	\$17.60	7%	\$16.00	\$15.00	7%	\$15.00	\$14.00	27%	\$14.00	\$11.00
42	Concrete Wall, 20"	100	LF	\$46.20	\$44.00	-33%	\$40.00	\$60.00	253%	\$60.00	\$17.00	6%	\$17.00	\$16.00
43	Concrete Wall, 36"	100	LF	\$69.30	\$66.00	0%	\$60.00	\$60.00	200%	\$60.00	\$20.00	11%	\$20.00	\$18.00
44	Flowable Fill	20	CY	\$231.00	\$220.00	0%	\$200.00	\$200.00	74%	\$200.00	\$115.00	15%	\$115.00	\$100.00
45	2' x 4' Detectable Warning Device	25	EA	\$750.75	\$715.00	8%	\$650.00	\$600.00	40%	\$600.00	\$430.00	15%	\$430.00	\$375.00
46	Tree Removal, 12" Dia.	5	EA	\$288.75	\$275.00	-90%	\$250.00	\$2,500.00	900%	\$2,500.00	\$250.00	150%	\$250.00	\$100.00

**Total All Items**