

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 02, 2025
6:30 P.M.**



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

1. Welcome
2. Meeting Minutes from June 17, 2025, July 01, 2025, and July 15, 2025
(May be approved as one motion or in separate motions)
 - Review
 - Action
3. Preliminary Approval of the Dean PUD Subdivision at 1290 North 200 West
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Action
4. Preliminary Approval of the Finlinson Subdivision at 285 East Summerwood Drive
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Action
5. General Plan Update
Planning Director Astorga
 - Review
 - Public Hearing
 - Recommendation
6. Planning Director's report, update, and miscellaneous items
7. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, June 17, 2025 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, and Beverly Ward
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Senior Planner	Amber Corbridge
	Recording Secretary	Sam Harris
Excused:	Commissioners Jim Clark, Sean Monson, and Richard Higginson	

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed all in attendance.

2. Meeting Minutes from May 20, 2025

Commissioner Ward made a motion to approve the minutes from May 20, 2025. Commissioner Bott seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

3. Conditional Use Permit for a Vehicle Service Emission Testing Center at 416 West 500 South

Senior Planner Corbridge presented the item as outlined in the meeting packet.

Chair Jacobs asked whether the applicant would be required to obtain approval from UDOT for the change of use. Senior Planner Corbridge confirmed that UDOT approval is required.

David Bornholdt, applicant, stated that the site layout will remain unchanged and provided an overview of the business operation. In response to a question from Chair Jacobs about whether the business would perform vehicle repairs for those who fail emissions tests, the applicant clarified that no vehicle repairs would be conducted on-site.

Commissioner Bott inquired about the flow of customer traffic. The applicant explained that vehicles would enter through the rear entrance, located between the subject property and Point S, and exit through the front. Commissioner Bott also asked whether the business would operate by appointment or walk-in. The applicant confirmed that no appointments are necessary, and the service will operate on a walk-in basis.

Chair Jacobs opened the Public Hearing at 6:42 p.m.

Ed Ortega expressed concerns regarding the filtration system and the proposed operating hours.

Chair Jacobs closed the Public Hearing at 6:44 p.m.

In response to the concerns raised, the applicant stated that the business is not expected to generate noticeable emissions, as approximately 95% of vehicles pass the test. Additionally, traffic impacts should be minimal and comparable to those of the neighboring Valley Glass business.

Commissioner Gilmore motioned to approve. Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

4. Final Architectural & Site Plan for Vehicle Service Emission Testing Center at 416 West 500 South

Senior Planner Corbridge presented the item as outlined in the meeting packet.

Commissioner Gilmore made a motion to forward a positive recommendation to City Council. Commissioner Bott seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

5. Final Architectural & Site Plan for Personal Service at 515 West 500 South

Senior Planner Corbridge presented the item as outlined in the meeting packet.

Tom Longaker, applicant, explained the reason for the application and the response from UDOT about the possibility of taking part or all of the building.

Commissioner Gilmore asked about the possibility of changing policy so that if a proposal meets all applicable standards in the Bountiful City Code, it could be approved administratively by Planning Staff rather than being brought before the Planning Commission. Planning Director Astorga stated that such a change is a possibility in the future. All present Commission Members agreed that streamlining the process in this way could improve efficiency and reduce unnecessary delays, provided that appropriate safeguards and transparency measures are in place. It was also noted that under the current process, a change in use in the Commercial Zone requires site plan approval by the Planning Commission. However, Director Astorga expressed a willingness to explore official code changes that would allow administrative approval in cases

where the new use is equal to or less intensive than the previous use in terms of community impacts, including, but not limited to, parking, etc., Staff would be open to drafting a policy delegating such approvals to the Planning Department under controlled conditions.

Commissioner Bott made a motion to forward a positive recommendation to City Council. Commissioner Ward seconded the motion. The motion was unanimously, approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

Chair Jacobs switched items 6 & 7. Chair Jacobs announced a switch in agenda items, addressing Item 7 before Item 6.

6. Final Architectural & Site Plan for Hidden Gardens Mixed-Use Development at 2122 Orchard Drive

Senior Planner Corbridge presented the item as outlined in the meeting packet.

Commissioner Gilmore made a motion to forward a positive recommendation to City Council. Commissioner Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

7. Amended Zoning Development Plan for Hidden Gardens Project at 2122 Orchard Drive

Senior Planner Corbridge presented the item as outlined in the meeting packet.

Chair Jacobs opened the Public Hearing at 7:04 p.m.

Claudia Lindeburg shared concerns regarding parking and the implications of the mixed-use zoning.

Chair Jacobs closed the Public Hearing at 7:06 p.m.

Chair Jacobs asked a clarifying question to confirm whether the request was simply to correct a small discrepancy and that no substantive changes were being made from the original approval. Commissioner Bott confirmed that the amendment addresses a minor discrepancy and that the proposal remains consistent with the original approval.

Planning Director Astorga further clarified the nature of the discrepancy and confirmed that it was a technical correction with no changes to the approved project.

Commissioner Gilmore made a motion to forward a positive recommendation to City Council. Commissioner Bott seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

136 **8. Final Architectural & Site Plan for Towne Place Suites Hotel at 630 North 500 West**

137
138 Senior Planner Corbridge presented the item as outlined in the packet.

139
140 Commissioner Bott asked about the space between the hotel and the existing commercial
141 building. Senior Planner Corbridge confirmed it is eleven feet (11').

142
143 Logan Johnson, applicant, provided the background and explained the tightness on the setbacks.

144
145 Chair Jacobs asked about the pedestrian access from the hotel to Culver's. Logan Johnson stated
146 that it will be connected with a pedestrian walkway to the 7Brews and from there pedestrians can
147 take the sidewalk to Culver's.

148
149 Commissioner Ward asked about the distance to the building on the North end and if it is
150 common to reduce it. Commissioner Bott stated that in other cities it is pretty common.

151
152 Commissioner Bott made a motion to forward a positive recommendation to City Council.
153 Commissioner Gilmore seconded the motion. The motion was unanimously approved with
154 Commissioners Jacobs, Bott, Gilmore, and Ward voting "aye."

155
156 **9. Land Use Code Text Amendment for Single-Family Residential Accessory Structure**
157 **Building Height**

158
159 Planning Director Astorga introduced and clarified the item.

160
161 Senior Planner Corbridge presented the item as outlined in the meeting packet.

162
163 Commissioner Bott asked about the applicable sidewall and overall height standards for single-
164 family residential zones. Senior Planner Corbridge explained that the Code does not currently
165 specify a sidewall height, but the maximum overall height for a primary single-family dwelling
166 is thirty-five feet (35').

167
168 Commissioner Bott raised additional questions regarding setbacks requirements. Senior Planner
169 Corbridge provided clarification and referenced a diagram included in the packet. Commissioner
170 Gilmore expressed concern about setback implications, particularly in relation to Commissioner
171 Bott's suggestion to eliminate the height requirement for accessory dwelling units (ADUs),
172 noting that ADUs should remain subordinate to the main dwelling.

173
174 Lisa Hicks, the applicant, explained the reasons for submitting the proposed text amendment
175 application.

176
177 Chair Jacobs opened the Public Hearing at 7:51 p.m.

Barbra Belyea, a resident, voiced concerns about privacy impacts from potential two-story ADUs and asked whether the proposal applied citywide. Chair Jacobs confirmed that the Land Use Code Text Amendment would apply citywide.

Tanner Peck, a resident, expressed support for the proposal.

Paula Hales, a resident, expressed concern about the significance of the amendment and asked the Commission to consider continuing the item to allow more public awareness and input.

Sarah Myia, a resident, shared her support for ADUs while also recognizing the importance of respecting neighbor privacy.

Melinda Waterberry, a resident, raised concerns about the differences in lot sizes and their relationship to ADU standards.

Chair Jacobs closed the Public Hearing at 8:10 p.m.

Chair Jacobs explained that the item had been properly noticed, and while he generally preferred not to table items, the Commission is tasked with making a recommendation based on the information presented. He emphasized the importance of Land Use Code Text Amendments, given their citywide impact. He asked whether there was a statutory time limit for acting on the application. Planning Director Astorga stated there is no time limit on this particular amendment but emphasized the Commission's responsibility to forward a recommendation: positive, modified, or negative to the City Council.

Commissioner Gilmore inquired about window orientation requirements for Accessory Dwelling Units (ADUs). Planning Director Astorga explained that window placement can be evaluated as part of the Conditional Use Permit process, which is reviewed by the Administrative Committee. He noted that this issue is typically addressed during staff's initial review and/or during the Committee's formal evaluation, where conditions may be imposed to mitigate potential impacts on neighboring properties. Chair Jacobs elaborated on the Administrative Committee's role in reviewing such permits and ensuring appropriate safeguards are in place.

Commissioner Bott clarified that there is a limit as to how much buildable space there is on a lot depending on lot size. Senior Planner Corbridge stated that the overall lot coverage requirement for a Single-Family Dwelling is sixty percent (60%) coverage and forty percent (40%) open space plus an additional requirement for Detached Accessory Dwelling Units not to exceed one thousand two hundred and fifty (1,250 sq ft) square feet for the footprint.

Commissioner Bott discussed how height can vary depending on roof design and lot slope. Commissioner Gilmore expressed support for allowing two-story ADUs under appropriate conditions.

City Engineer Cheney clarified that the proposed amendment applies to all accessory structures, not just ADUs, and noted that accessory structures are restricted to 10% of the lot size by right and up to 15% through a conditional use process.

Planning Director Astorga explained the rationale behind the proposed 3-foot setback, noting that increasing the setback to 8 feet would render thousands of existing structures legally nonconforming.

Commissioner Bott raised concerns about increasing the maximum sidewall height from 15 feet to 20 feet. Planning Director Astorga confirmed that the proposed amendment reflects that change.

Commissioner Gilmore suggested that it should be increased on the standard.

Commissioner Bott asked about how subordinate it should be. Commissioner Gilmore stated that she wants it to be subordinate. Chair Jacobs agreed with Commissioner Gilmore. Planning Director Astorga stated that the reason for the amended code is to be subordinate and one standard.

Commissioner Bott explained his profession and as a general contractor that he looks at every inch.

Commissioner Gilmore suggested that the height is kept at twenty feet (20') and allow the wall height to go up to eighteen feet (18'), and on the enhanced height to go up to twenty-eight feet (28') and allow the wall height to stay at twenty feet (20'). Commissioner Bott agreed with Commissioner Gilmore.

Chair Jacobs asked about the minimum slope for asphalt roofing. Commissioner Bott stated that a 4:12 pitch (4 inches of rise for every 12 inches of run) is standard.

Chair Jacobs also voiced concern about potential privacy impacts from second-story windows overlooking neighboring yards with only a 3-foot setback. Commissioner Gilmore noted that such concerns can be mitigated through the Administrative Committee's review process.

Commissioner Ward asked for clarification on the roof slope. Commissioner Bott clarified the slopes being up four inches (4") and over twelve inches (12").

Commissioner Jacobs made a motion to forward a positive recommendation to the City Council with the modification that the enhanced height standard allow a maximum height of 28 feet while maintaining the maximum sidewall height of 20 feet, as recommended by staff, and consistent with the corresponding setbacks also recommended by staff. Commissioner Bott seconded the motion. The motion was approved unanimously, with Commissioners Jacobs, Bott, Gilmore, and Ward voting "aye."

266 **10. Land Use Code Text Amendment for Boundary Adjustment Process**

267
268 Senior Planner Corbridge presented the item as outlined in the meeting packet.

269
270 Chair Jacobs opened the Public Hearing at 8:57 p.m. Seeing no public comments, he closed the
271 Public Hearing at 8:57 p.m.

272
273 Commissioner Gilmore made a motion to forward a positive recommendation to City Council.
274 Commissioner Bott seconded the motion. The motion was unanimously approved with
275 Commissioners Jacobs, Bott, Gilmore, and Ward voting “aye.”

276
277 **11. Planning Director’s Report/Update**

278
279 Planning Director Astorga reported that staff is nearing completion of the draft General Plan. He
280 noted that the document will be publicly released for 30 days, which will coincide with the
281 Planning Commission’s initial review timeline.

282
283 **12. Adjourn**

284
285 Chair Jacobs adjourned the meeting at 8:59 p.m.

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, July 01, 2025 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Aaron Arbuckle, Beverly Ward, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	City Recorder	Sophia Ward
Excused:	Planning Commission	Krissy Gilmore

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

City Recorder Ward swore in Aaron Arbuckle.

2. Meeting Minutes from June 17, 2025

Item to be reviewed at the next meeting.

3. Land Use Code Text Amendment establishing a Retaining Wall Maximum Height in the Single-Family Zone (R-1, R-3, R-4, and R-F)

Planning Director Astorga presented the item as outlined in the packet.

City Engineer Cheney clarified the wording change on page eleven (11) paragraph two (2).

Commissioner Bott asked why minor landscaping like water fountains is added if the goal is to simplify the code. Planning Director Astorga explained that the reason is because the definition of structure is extremely general.

Chair Jacobs opened the Public Hearing at 6:53 p.m.

Glen Vance had concerns about existing retaining walls and new structures being too close.

Brian Knowlton made comments about changing the six-foot (6') height wall to be four-foot (4') off of the property line for side yard, rear yard, and front yard when it abuts a public right of way. Brian Knowlton asked about the definition of "building envelope" and does the retaining wall apply to rock walls.

Chair Jacobs closed the Public Hearing at 7:02 p.m.

Planning Director Astorga mentioned that a retaining wall between two owners is a civil matter between the two owners. Planning Director Astorga also clarified the city-wide code for setbacks for swimming pools.

Planning Director Astorga clarified that the code does not define "building envelope" but that it is indirectly in the setback codes that you get the clarification. Commissioner Monson asked about driveways and parking areas. Planning Director Astorga explained the driveway clearance and provisions.

Commissioner Bott had concerns with existing retaining walls conditions prior to construction or loading of a wall that may not have been previously loaded. City Engineer Cheney explained the building permit process when a structure is going to be placed in close proximity to an existing retaining wall. Commissioner Bott asked if this is best practice or documented policy. City Engineer Cheney stated that it is best practice that there is not a formal policy.

Commissioner Arbuckle asked about the documentation of construction methods when a permit is applied for. City Engineer Cheney stated that there has yet to be a policy regarding documentation of construction in a permit application.

City Engineer Cheney stated that any wall under four feet (4') tall is not considered a retaining wall and does not require specific materials. City Engineer Cheney explained the measuring requirements of the retaining wall being the exposed portion of the wall.

Commission and Staff had conversation regarding the best interest of the public.

Commissioner Arbuckle asked about existing walls being modified. Planning Director Astorga clarified that this proposal would only apply to new construction of a retaining wall.

Commissioner Monson motioned to forward a positive recommendation to City Council. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Arbuckle, Ward, Monson and Higginson voting "aye." Commissioner Bott abstained.

4. Planning Director's Report/Update

Planning Director Astorga asked the Commission to save the date October 9th and 10th, 2025 for the Utah APA Local Conference. The Planning Department will pay for the registration for the conference.

92

93 Planning Director Astorga mentioned that there is not a date yet for the General Plan but that the
94 Commission will have thirty (30) days to review it.

95

96 **5. Adjourn**

97

98 Chair Jacobs adjourned the meeting at 7:55 p.m.

DRAFT

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, July 15, 2025 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, and Richard Higginson
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson, Beverly Ward, and Aaron Arbuckle
	Senior Planner	Amber Corbridge

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting Minutes from June 17, 2025, and July 01, 2025

Item to be reviewed at the next meeting.

3. Zone Map Amendment from R-4 (Single-Family Residential) to MXD-R (Mixed-Use Residential) at 2523 South 100 West

Planning Director explained the item briefly.

Chair Jacobs opened the Public Comment period.

Cullen Irvine spoke in opposition to the zone change. His concerns included lack of sidewalks with increased foot traffic, parking impacts, safety risks due to limited visibility along the curve on Orchard Drive particularly with larger vehicles and delivery trucks, and incompatibility with the neighborhood character. He also expressed concern that the proposed townhouses could increase the risk of short-term rentals such as Airbnbs.

Melinda spoke in opposition to the zone change. She asked about the process for when an application is withdrawn or altered by the applicant and inquired about the GRAMA request process. She also raised concerns regarding a blind curve near the site.

47
48 Quentin Willey spoke in opposition to the zone change. He expressed concern about the heavy
49 traffic that a restaurant would bring to the neighborhood and why Staff would consider such a
50 proposal.

51
52 Commissioner Higginson clarified that the City is required to consider and review all
53 applications.

54
55 Cathy McDonald spoke in opposition to the zone change, citing concerns about safety hazards
56 for children in the neighborhood.

57
58 Ray Wilson spoke in opposition to the zone change agreeing with all the concerns previously
59 expressed..

60
61 Chair Jacobs closed the Public Comment period.

62
63 The Public Hearing will continue to a date uncertain.

64
65 **4. Preliminary Review for a 4-Lot Single-Family Residential Subdivision, Hillside Farms**
66 **Subdivision at 3985 South Bountiful Boulevard**

67
68 Planning Director Astorga presented the item on behalf of Senior Planner Corbridge as outlined
69 in the packet.

70
71 Brett Hart, the Applicant, explained the reason for his application, keeping his family together.

72
73 Chair Jacobs opened the Public Hearing at 7:11 p.m. No comments were made. Chair Jacobs
74 closed the Public Hearing at 7:12 p.m.

75
76 Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The
77 motion was approved with Commissioners Jacobs, Bott, Gilmore, and Higginson voting "aye."
78

79 **5. Planning Director's Report/Update**

80
81 Planning Director Astorga mentioned that Staff is close to releasing the General Plan which will
82 be released and noticed for thirty days (30).

83
84 Planning Director Astorga explained new policy regarding attendance at future Planning
85 Commission meetings. The City will now assume that all members will attend each meeting
86 unless a member proactively notifies the Planning Department in advance that they are unable to
87 attend.

88
89 **6. Adjourn**

90
91 Chair Jacobs adjourned the meeting at 7:14 p.m.

Planning Commission Staff Report



Subject: Preliminary Approval of the Dean PUD Subdivision
at 1290 North 200 West
Author: Amber Corbridge, Senior Planner
Date: September 2, 2025

Background

The applicant and owner, Robert Dean, is requesting preliminary approval of a proposed 2 – lot Private Unit Development (PUD) subdivision at 1290 North 200 West, located in the Multi-Family Residential (RM-13) Zone. This request is to subdivide a 0.415-acre property (outlined in red below) into two (2) lots/units with limited common area (LCA) and common areas for shared landscaping, parking, and patios (See Attached Proposed Plat).



Figure 1. Aerial Imagery of 1290 North 200 West, Bountiful Nearmap 2025

Analysis

The Planning Commission will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code14-20-101](#):

1. Meets the best interest of the public
2. Meets good neighborhood development of the area concerned and Citywide

3. Meets City codes and ordinances

The proposed PUD subdivision plat enhances housing options by enabling individual ownership of each unit within the existing two-family dwelling on the property, which is in the best interest of the City. This two-family dwelling received Architectural and Site Plan approval in September 2015, where setbacks, landscaping, height, parking and other standards were reviewed and approved by City Council (See attached City Council Report). The property complies with the following minimum requirements:

Table 1. Required Lot Standards for a Two-Family Dwelling in the RM-13 Zone

Two-Family Dwelling	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Lot Size	Lot Width	Building Height
Existing Development	35.13'	20.13' and 28.15'	49.20'	0.41 acres (17,859 SF)	88'	2-Story (35' or less)
Required	25'	10' or 2/3 the height of the adjacent structure	20'	0.25 acres (7 units per acre) ~2.87 units allowed	80'	35'

Department Review

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

Significant Impacts

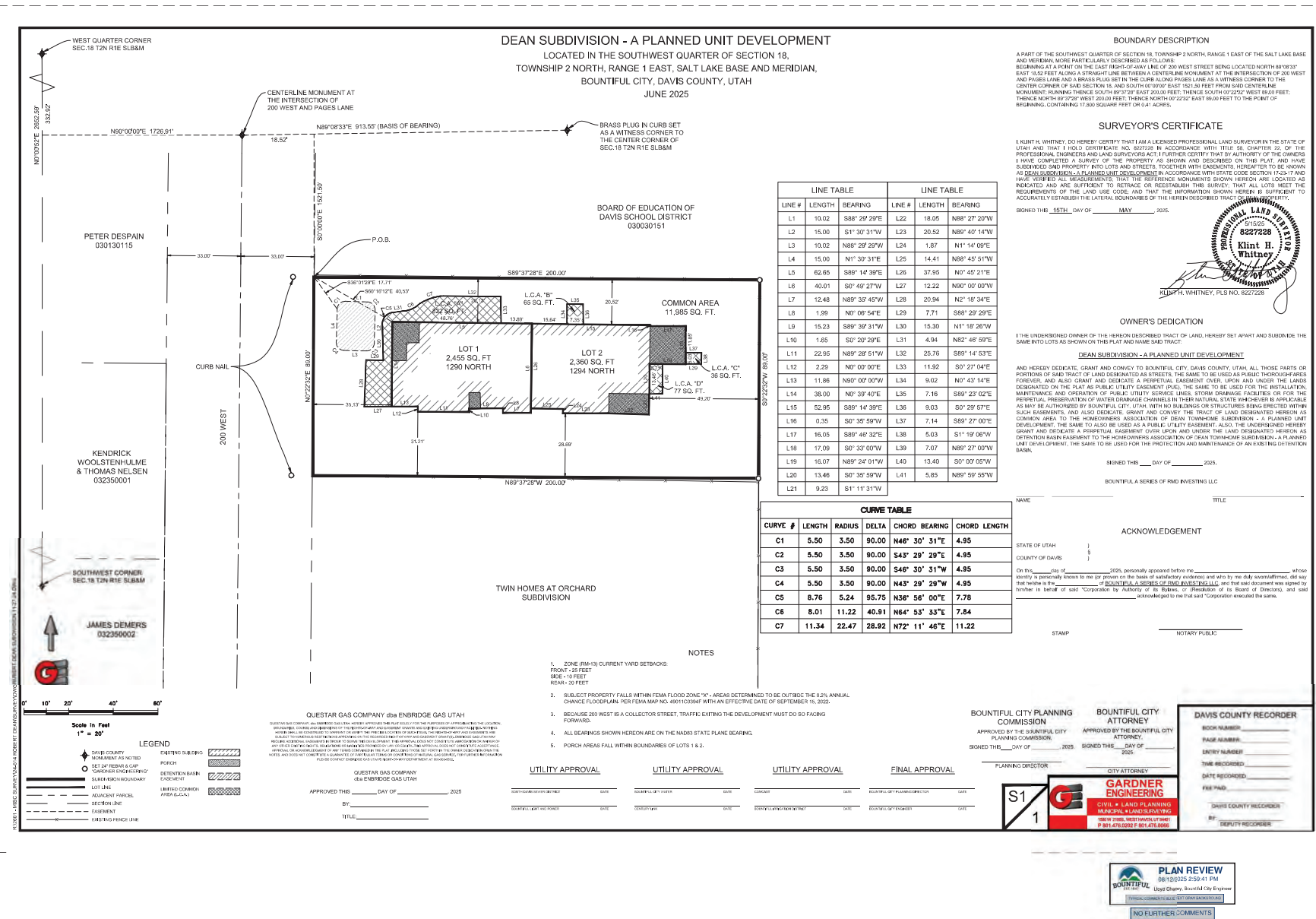
The proposal can be accommodated by the existing infrastructure, which has sufficient capacity to serve the development without the need for major upgrades.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary Subdivision Plat, hold a public hearing, and approve subject to meeting all staff review comments.

Attachments

1. Proposed Plat Map
2. City Council Staff Report – Architectural and Site Plan Approval for a Duplex at 1290 North 200 West



City Council Staff Report

Subject: Preliminary and Final Site Plan Approval for a Duplex in the RM-13 Zone.

Address: 1290 North 200 West

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: September 22, 2015



Background

The applicant, Robert Gibson, representing Andrea Hancock, is requesting approval of preliminary and final site plan approval for a duplex in the RM-13 zoning district. The property is located on the east side of 200 West near the northwest entrance to Viewmont High School. The site is currently occupied by an existing single family dwelling. Surrounding uses include Viewmont High School to the east and north, single family residential to the west and multifamily residential to the south.

Analysis

The lot is .41 acre in size and therefore has a maximum density of 7 units to the acre. Based on the size of the lot, the maximum number of units on the property is 2. The proposal includes removal of the existing home on the parcel and replacement with a new two-story duplex. The units will each contain 3 + bedrooms and the proposed structure meets the required setbacks for the zoning district.

The site is accessed from a single driveway on 200 West. Water is proposed to be provided to the site via an existing water line running through the school property to the east. Evidence of easement for this water line will be required prior to building permit. Sewer service and irrigation will be provided to the site from existing lines in 200 West. The site slopes from the southeast to the northwest and the applicant proposes to provide a detention facility on the northwest portion of the site with connection to the existing drainage facility to the north. An additional storm drain inlet will be required on the north side of the driveway.

The property meets the minimum percentage of landscape area, however additional details showing how landscaping will be provided on the site and how the landscaping will be integrated in the drainage area must be provided. Parking standards for multifamily development require a minimum of 2.5 spaces per unit with .25 guest spaces per unit. The proposed plan includes 3-car garages for both of the proposed unit along with a guest parking space on the west side of the property in front of the home. The parking as proposed meets the standards of the Land Use Ordinance. The guest parking space is setback 25 feet as required by ordinance.

Department Review

The application has been reviewed by the City Planner and City Engineer.

Planning Commission Review

The Planning Commission had concerns with the visual impact of the north elevation of the building on the surrounding properties and recommended that the applicant submit a plan showing either enhanced landscape screening along the north property line or showing additional architectural features on the north side. The applicant has proposed a row of evergreen trees planted with a spacing of 20 feet center to center. The proposed screening plan has been attached as an exhibit to this report.

Significant Impacts

The property is located in a developed area with access to adequate sewer and water. The proposal will replace one existing unit with two units, which will not create significant impacts to traffic or public facilities.

Recommendation

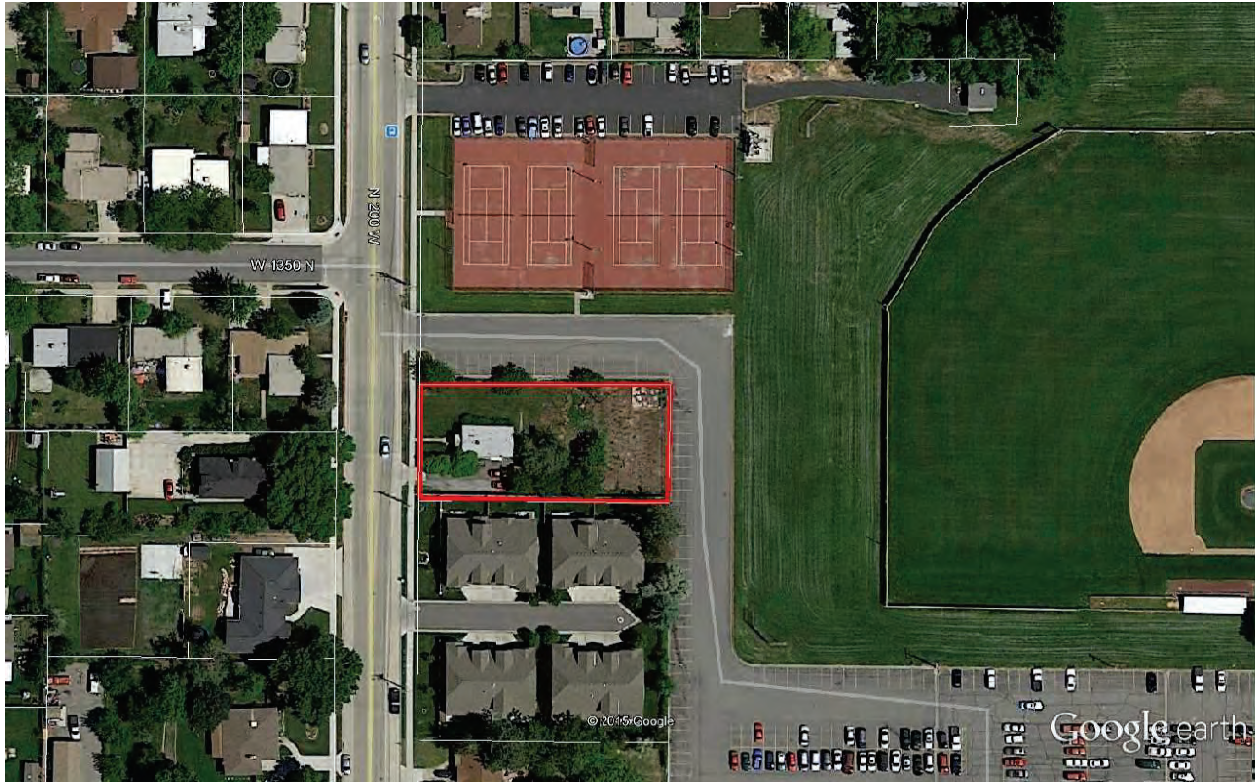
The Planning Commission reviewed the application on September 15, 2015 and forwards a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications required for storm drainage on the site. Include the following:
 - a. Show an extra storm drain inlet on the northwest of the existing driveway.
2. Prior to building permit approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. The landscape plan should identify percentages of landscaping and open space as required by Code.
3. Provide detailed landscape plan prior to consideration by the City Council showing enhanced screening along north property line or an enhanced architectural detail on north side to break up the exterior elevation.

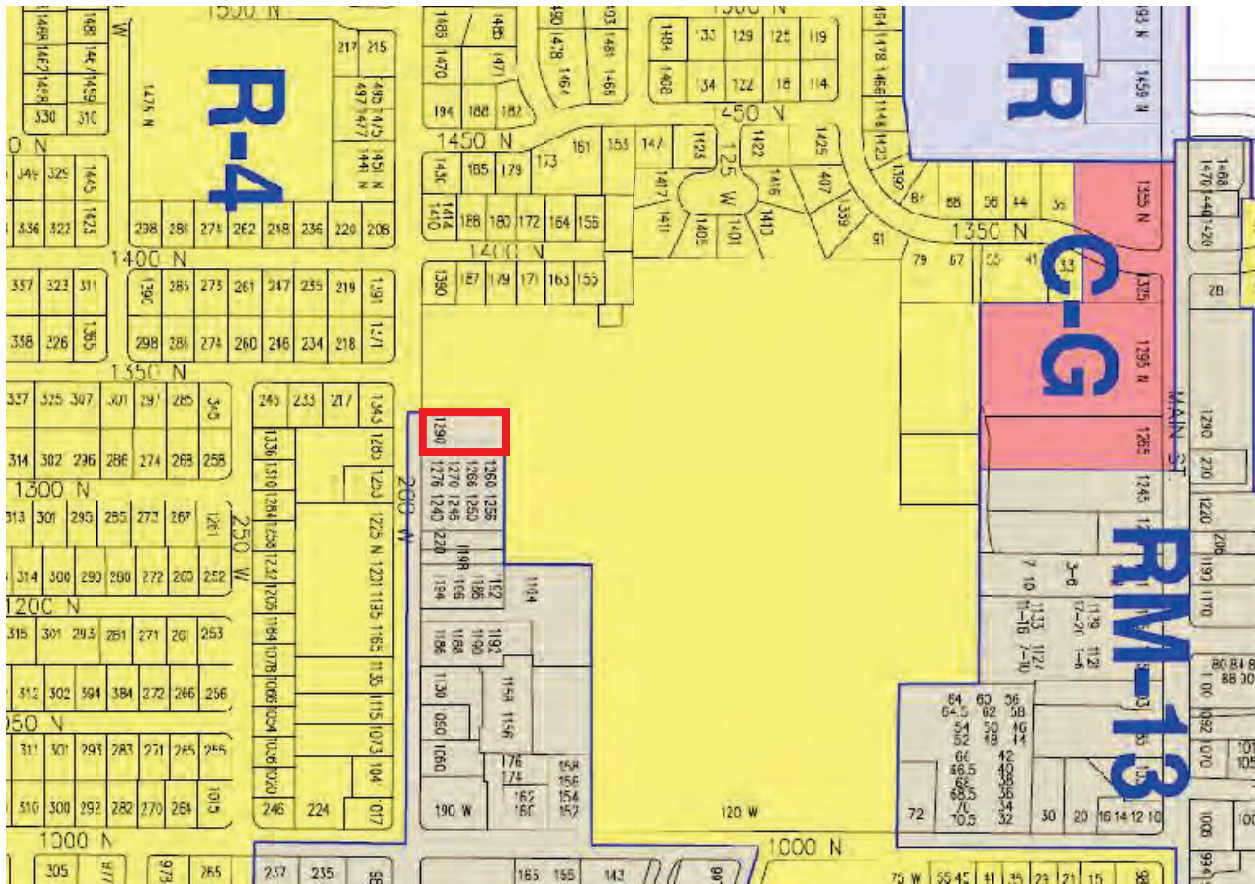
Attachments

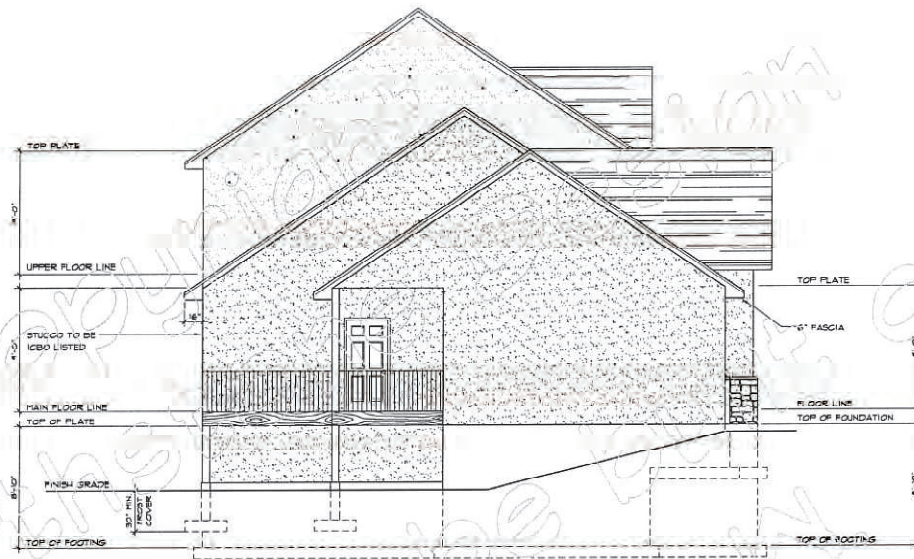
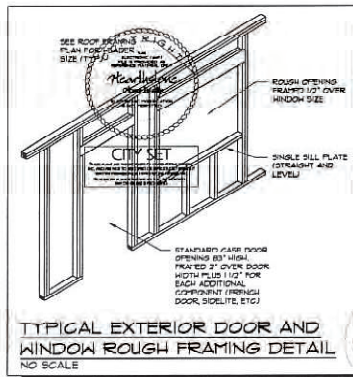
1. Aerial photo
2. Zoning Map
3. Site plan
4. Building Elevations
5. Floor Plans
6. Enhanced Landscape screen plan

Aerial Photo



Zoning Map



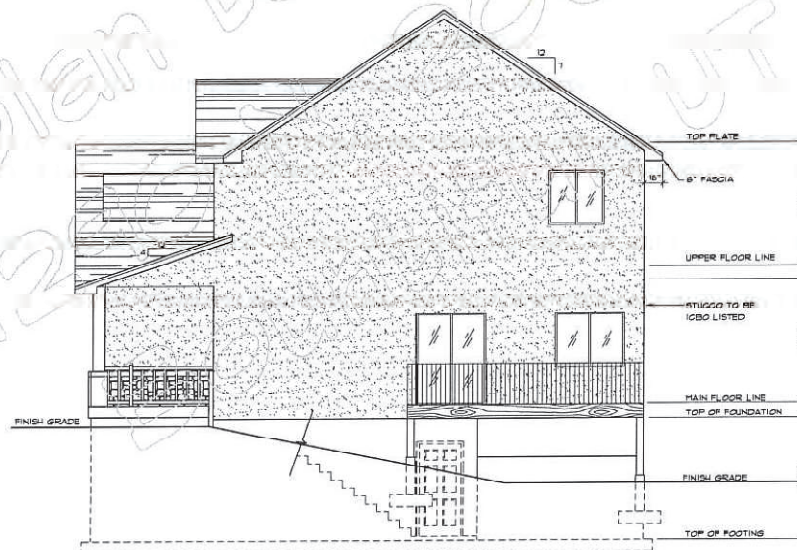
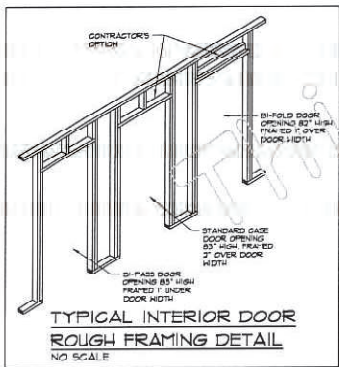


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

FLASHING SHALL BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO DIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS AND TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES AND SIMILAR PROJECTIONS AND AT BUILT-IN BUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTED FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF CHIMNEYS UNDER BELLS AND CONTINUOUSLY ABOVE PROJECTED TERRACE FLASHING SHALL BE INSTALLED AT THE INTERSECTION OF THE FOUNDATION TO STUCCO. MASONRY RIDING ON BRICK VENEER: THE FLASHING SHALL BE AN APPROVED CORROSION-RESISTANT FLASHING WITH A 1/2" DRIP LEG EXTENDING PAST THE EXTERIOR SIDE OF THE FOUNDATION.

MASONRY NOTE

1. MASONRY VENEER SHALL HAVE CORROSION RESISTANT ANCHOR TIES OF NOT LESS THAN 22 GA. X 18" SPACED NOT MORE THAN 24" ON HORIZONTAL AND SUPPORT A MAXIMUM OF 3 SQUARE FEET OF WALL AREA. AROUND WALL OPENINGS GREATER THAN 16" ADDITIONAL TIES AND REQUIRED TO BE SPACED A MAXIMUM OF 24" ON HORIZONTAL AND 18" ON THE VERTICAL. PROVIDE 26 GAUGE FLASHING FROM FOUNDATION UP FIRST 3 COURSES. CULTURED STONE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
2. FOR BRICK SUPPORT: OVER 8" HIGH WINDOW OPENINGS USE 3 1/2" X 1/2" X 1/4" STEEL LINTEL FOR 8" AND 6" HIGH OPENINGS USE 5" X 1/2" X 1/4" WITH 5" VERT. LAG TO HEADER # 24'S.
3. KEYPHILES SHALL BE PROVIDED IN THE OUTSIDE INTITLE OF MASONRY WALLS @ 35" ON CENTER AND BE NO LESS THAN 3/8" LOCATED IMMEDIATELY ABOVE FLASHING. FLASHING TO BE 26 GAUGE FROM FOUNDATION UP FIRST THREE COURSES.



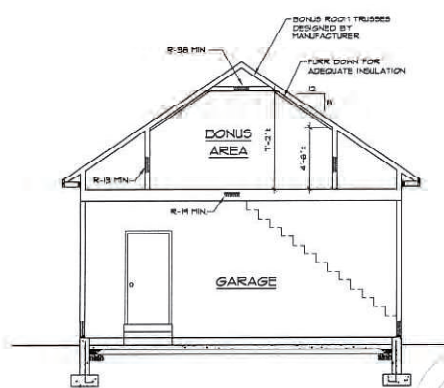
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



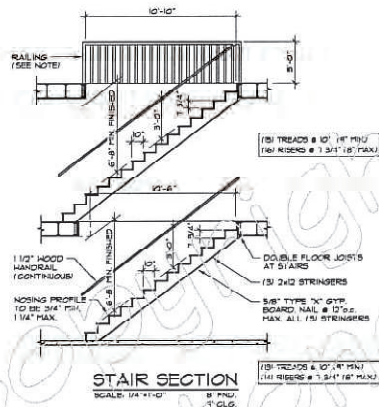
REAR ELEVATION
SCALE: 1/4" = 1'-0"



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



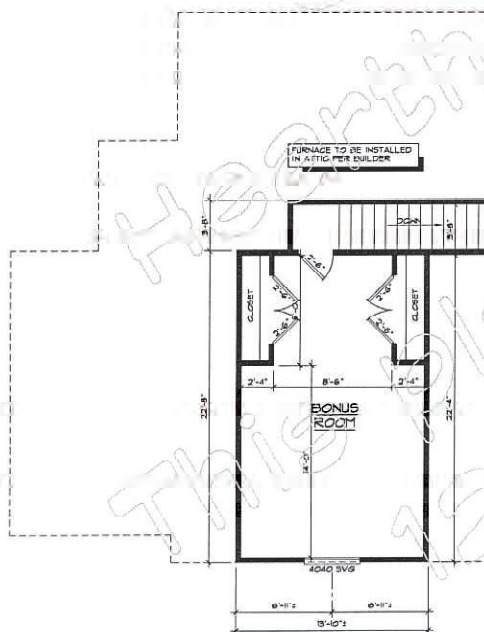
BONUS ROOM SECTION
SCALE: 1/4"=1'-0"



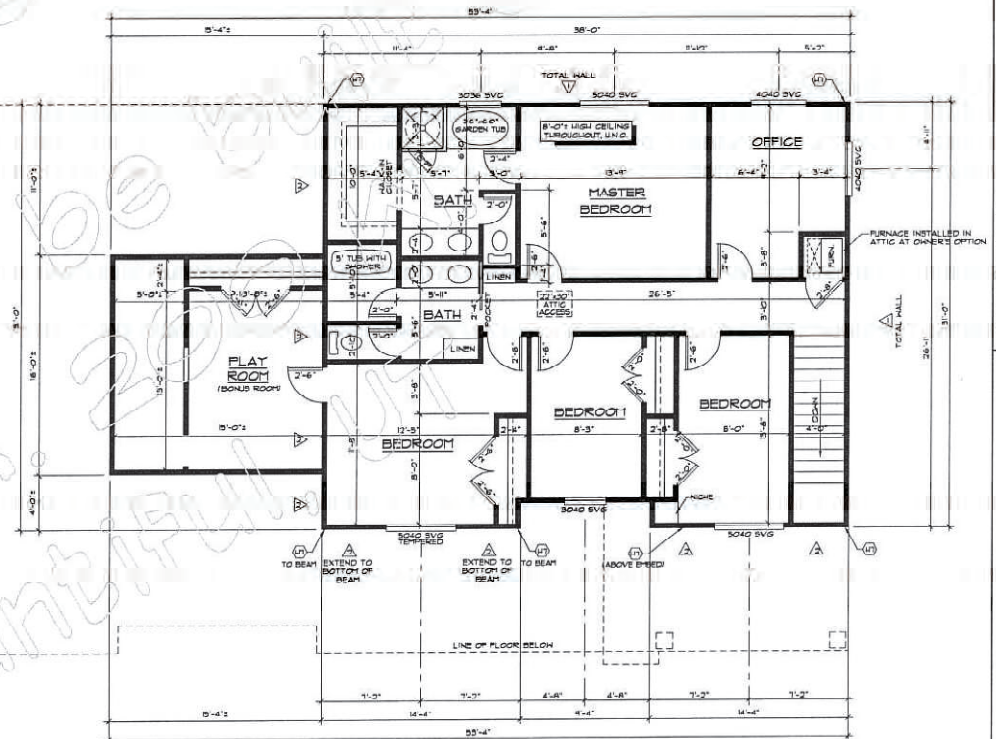
STAIR SECTION
SCALE: 1/4"=1'-0"



GUARDRAIL TO BE 36" HIGH (MIN) AND SHALL HAVE INTERMEDIATE RAILS SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. HANDRAILS ARE REQUIRED ON ALL STAIRWAYS WITH 2 OR MORE RISERS.



BONUS ROOM PLAN
SCALE: 1/4"=1'-0"



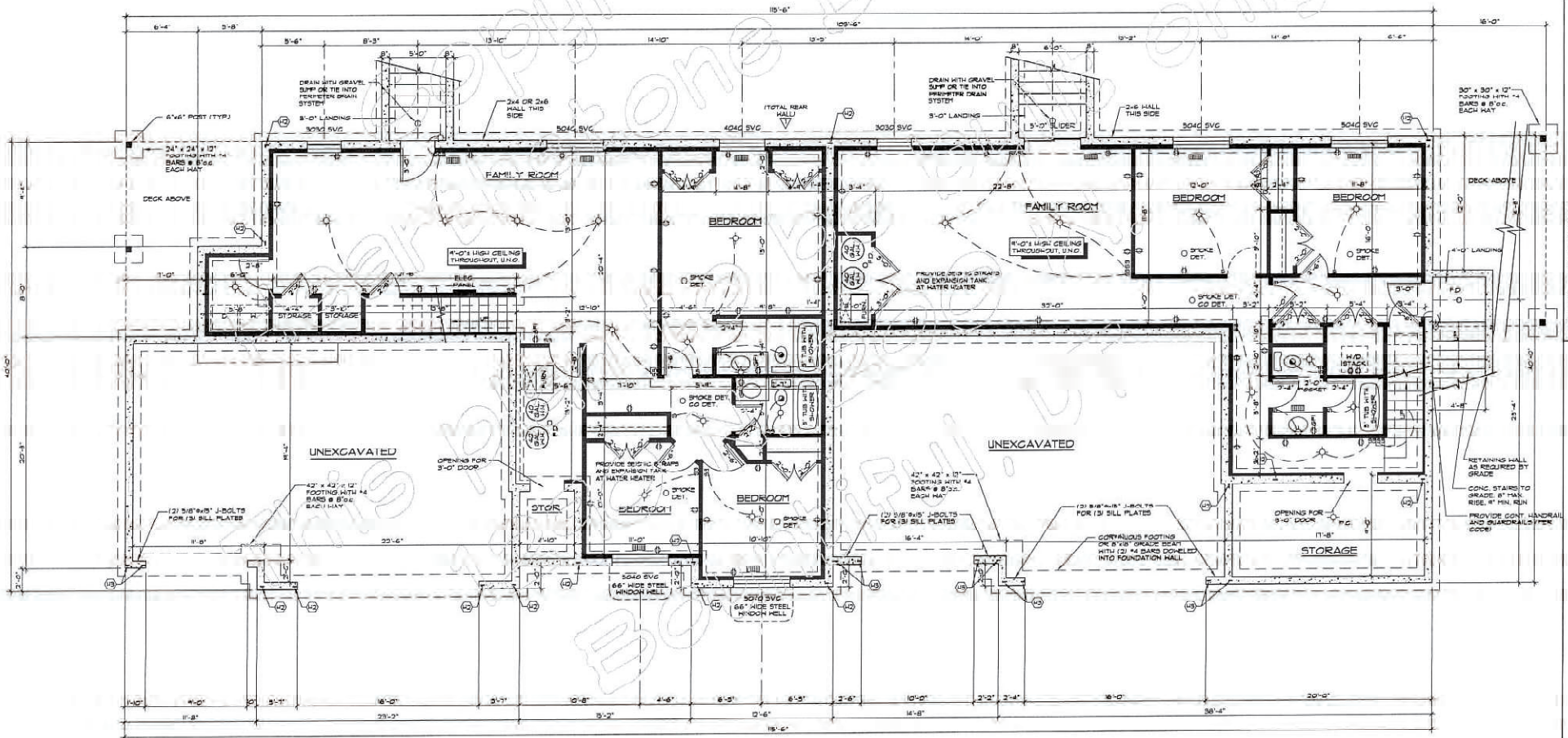
UPPER FLOOR PLAN
SCALE: 1/4"=1'-0"

Heartstone Home Design
1240 N. Bountiful
Bountiful, UT 84003
Phone: 801.225.1234
www.heartstonehomedesign.com

HANCOCK, GREG AND ANDREA
HANCOCK RESIDENCE
BOUNTIFUL, UT
DATE: 6 JUNE 2015

HANCOCK RESIDENCE

SHEET
3



FOOTING AND FOUNDATION PLAN
 SCALE: 1/4"=1'-0"
 165 SF. UNIT 1 (TYPED-STORY)
 386 SF. UNIT 2 (TYPED-STORY)
 551 TOTAL SF.

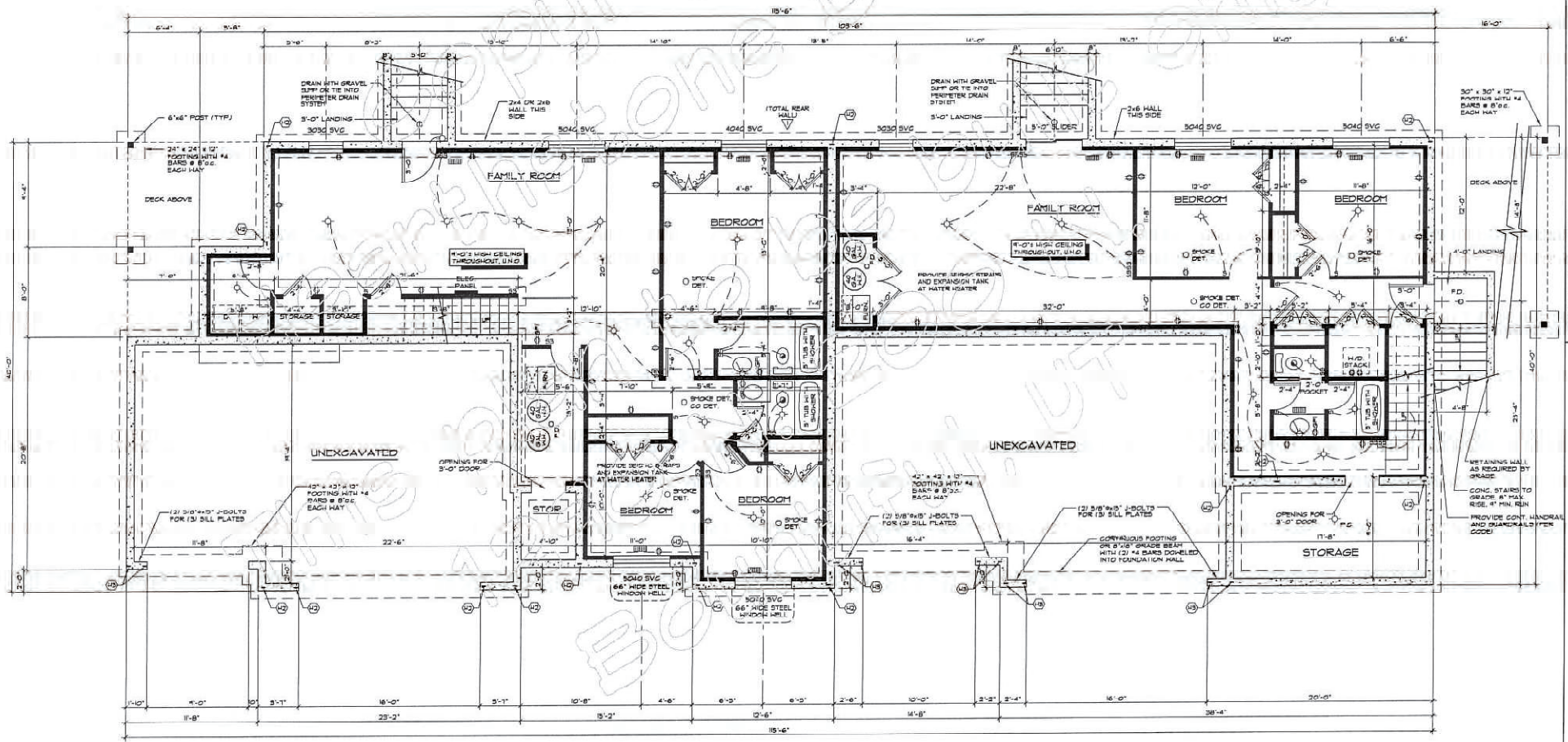
Heather Stone Design
 10111 S. 28th Ave., Suite 100
 Aurora, CO 80014
 Tel: 303.744.2200
 Email: hstone@heatherstonedesign.com

HANCOCK RESIDENCE
 HANCOCK, GREG AND ANDREA
 BOUNTIFUL, UT
 DATE: 11 JUNE 2015

SHEET
1a



CITY SET
 ALL DIMENSIONS ARE IN FEET AND INCHES
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
 ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE



FOOTING AND FOUNDATION PLAN
 SEE SP. UNIT 1 (TYPICAL) SHEET
 SEE SP. UNIT 2 (RAMBLER) SHEET
 2511 TOTAL SF.

Hearlstone Home Design
 1230 N. 200 N. AVE.
 SUITE 100
 DATE: 11 JUNE 2018

HANCOCK RES AND ANCEA
 1230 N. 200 N. AVE.
 SUITE 100
 DATE: 11 JUNE 2018

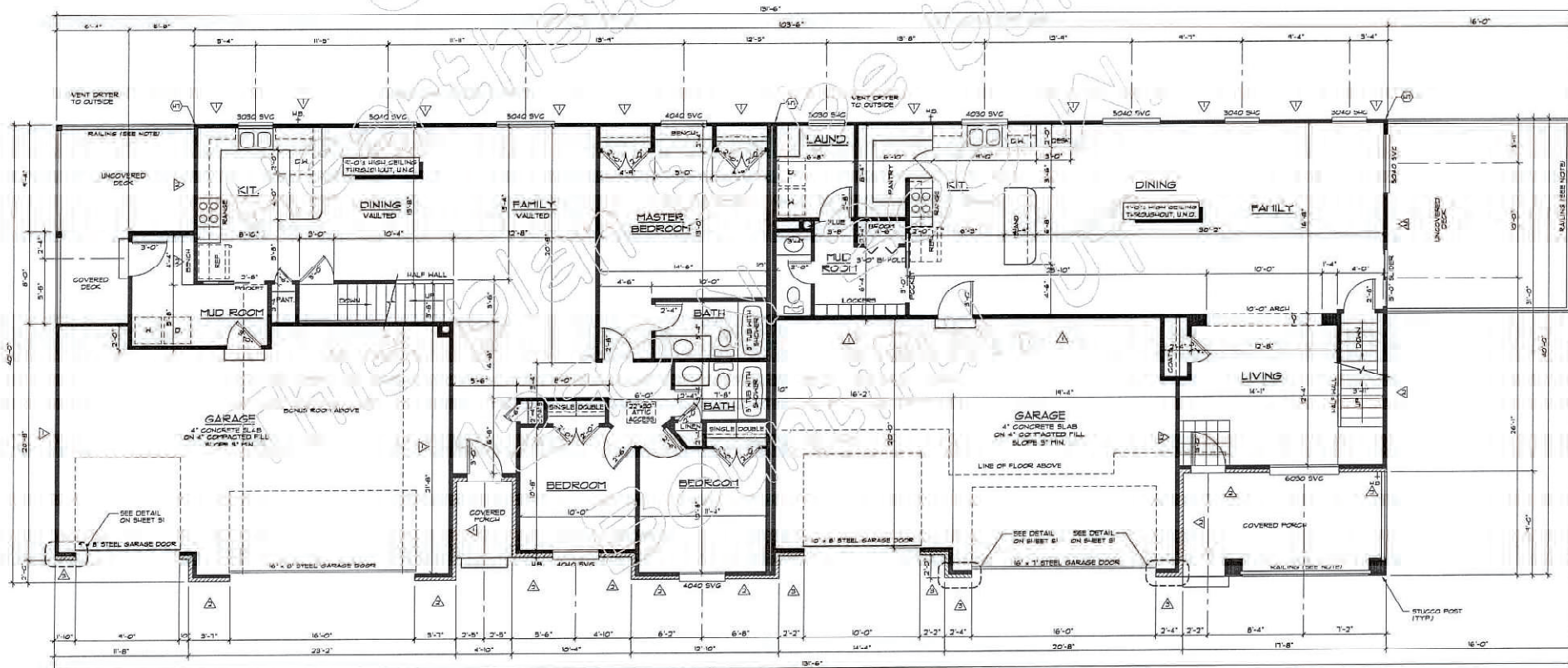
HANCOCK RESIDENCE

51-251
 10

CONSTRUCTION USING THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED BUILDING PROFESSIONAL.

10 ALL WINDOWS OVER TUBS AND SHOWERS SHALL HAVE A MINIMUM SILL HEIGHT OF 62" OR BE COMPOSED OF TEMPERED GLASS

DIAPETER CANNOT PASS THROUGH
HANDRAILE ARE REQUIRED ON ALL
STAIRWAYS WITH 2 OR MORE RISERS.



28 of 194

Planning Commission Staff Report



Subject: Preliminary Approval of the Finlinson Subdivision
at 285 East Summerwood Drive
Author: Amber Corbridge, Senior Planner
Date: September 2, 2025

Background

The applicant and owner, Christine Finlinson, is requesting preliminary approval of a proposed 2 – lot subdivision at 285 East Summerwood Drive, located in the Single-Family Residential Foothill (R-F) Zone. This request is to amend and subdivide a 3.2-acre approx. area (outlined in red below) into two (2) single-family residential lots (See Attached Proposed Plat). The proposed subdivision includes both Lot 102 of the Summerwood Subdivision Phase 1 and Parcel 01-021-0009. Proposed Lot 101 (vacant) would be 0.59 acres (25,708 SF) and Lot 102 (with an existing single-family dwelling) would be 2.60 acres (113,116 SF).

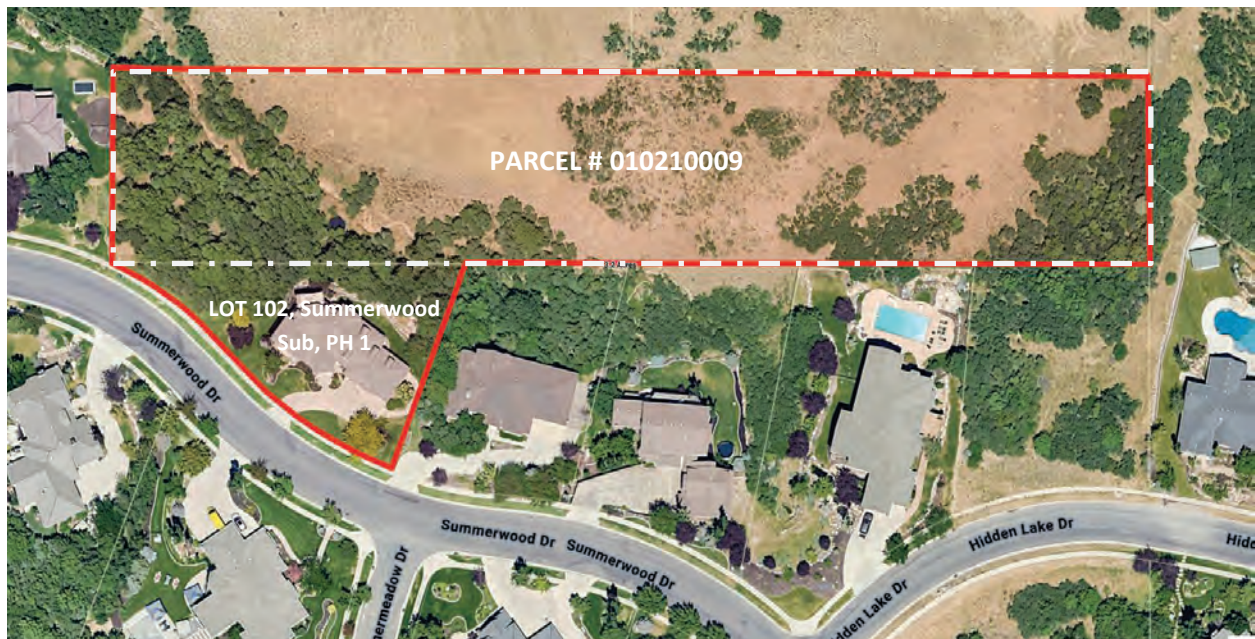


Figure 1. Aerial Imagery of 285 East Summerwood Drive, Bountiful MapGeo 2025

Analysis

The Planning Commission will need to find the proposed subdivision meets the Bountiful City Subdivision [Code 14-20-101](#):

1. *Meets the best interest of the public*
2. *Meets good neighborhood development of the area concerned and Citywide*
3. *Meets City codes and ordinances*

The purpose of this proposed subdivision is to better utilize the adjacent parcel, by reconfiguring lot lines, adding and modifying easements, and allowing an additional single-family dwelling to the area (proposed Lot 101), while preserving as much open space (natural landscape) as possible. The proposed subdivision is consistent with the surrounding single-family residential development and meets the best interest of the community.

The Residential Foothill Subzone (R-F) provides specific development standards to meet the needs of sensitive lands, as well as includes goals to protect and preserve the existing foothill natural landscapes. There are unique vacant parcels of land in the City which may not meet the minimum development standards, such as Parcel 01-021-0009. This land-locked parcel (approximately 2 acres) is unable to be developed independently, as it does not have street frontage. Additionally, this parcel is challenged with about seventy-five (75) percent of the parcel consisting of undevelopable land.

To preserve the natural landscape, the [Code 14-4-104b](#) requires a minimum lot size based on average slope. The average slope of proposed Lot 101 is 26.27% (0.59 acres), and Lot 102 is 36.02% (2.6 acres), which would need to have a minimum of 5 acres and 40 acres, respectively. Table 1 below shows areas highlighted in light red, which do not meet the minimum standards and require a reasonable exception granted by the Land Use Authority.

Table 1. Proposed and Required Lot Standards

Proposed Lot	Average Slope	Proposed Lot Size	Min Lot Size	Proposed Buildable Area	Min Buildable Area	Proposed Lot Width	Min Lot Width
101	26.27%	0.59 acres	5 acres	6,154 SF	6,000 SF	140'	120'
102	36.02%	2.60 acres*	40 acres	5,873 SF*	6,000 SF	146'	120'

* Includes existing development of a Single-Family Dwelling.

The Code [14-4-101.C](#) states:

“Every subdivision, lot, or parcel within the Residential Foothill Subzone shall be developed with as little disturbance to the natural ground, with the most

harmony with natural conditions, and with the greatest conformity...it is finding of the City that all possible circumstances, and the best means of dealing with them, cannot be anticipated in the preparation of these regulations. Therefore, the Land Use Authority may, unless expressly stated to the contrary in this chapter, grant a reasonable use exception to the provisions of this chapter to implement its purposes..."

The following findings and conclusions may justify a reasonable exception (Staff responses are italicized below):

1. The proposed development is located on a lot or parcel that was legally created.

Lot 102 of Summerwood Subdivision Phase 1 is legally created and is part of an existing subdivision. Lot 101 of the proposed subdivision should have been included in the Summerwood Estates Phase 1, but instead Parcel 01-021-0009 was landlocked, making it an undevelopable lot.

2. There is no other reasonable use or feasible alternative to the proposed development with less impact on sensitive land areas including phasing or project implementation, change in timing of activities, setback or other variance, driveway relocation or placement of any structure.

The future development of Lot 102 is limited and restricted to the developed area, and this proposal to add the adjacent property to the north and east would not negatively impact the area. The land area being added to Lot 102 is approximately 2.18 acres, and 90% undevelopable (See Attached Slope Analysis Sheet). Including this area in the subdivision with restrictions will further protect the land from disturbance. Staff recommends this undevelopable area be marked and labeled as non-buildable area on the plat (for both Lot 101 and 102). Lot 102 is one of two contiguous lots which could be adjusted to meet the required minimum frontage for a lot. Modification of Lot 311, located on Hidden Ridge Circle, would also result in an irregular shape, with no apparent advantage for development or preservation of Parcel 01-021-0009.

3. The development cannot be located outside sensitive land areas due to topographic constraints of the parcel or size and/or location of the parcel in relation to the limits of sensitive land areas and a building setback, street width, or other possible variances have been reviewed, analyzed and rejected as feasible alternatives.

The proposed development area of Lot 101 is similar to the approved development in the Summerwood Estates Phase 1, Lots 102-106 on Summerwood Drive and Hidden Lake Drive. The designated buildable area of Lot 101 (approximately 6,100 SF) includes about 2,947 SF of slopes 30% or greater, which is about 48%. This proposed designated buildable area is likely the best use of the land for development of a single-family dwelling. The size and location, meeting minimum square footage and proximity to the street, align with the existing development of properties along Summerwood Drive and Hidden Lake Drive.

4. The proposed development does not pose a threat to the public health, safety, or welfare on or off the site, including degradation of groundwater or surface water quality, nor is it anticipated that it will damage nearby public or private property.

The proposed subdivision, or future development, would not pose a threat to the public health, safety, or welfare on or off site. The proposal is consistent with what has been approved and is supported by the existing infrastructure. With Staff's recommendation listed in Item 2 above, the sensitive land on site would be protected through a recorded plat.

5. Any alteration of sensitive land areas is the minimum necessary to allow for reasonable use of the property; and the proposal reasonably mitigates impacts on sensitive land areas while still allowing reasonable use of the site.

The proposed buildable area outlined on the plat is minimal and adjacent to the street. The reconfiguration of the lots/parcels would make better use of the land, preserve slopes by providing recorded restrictions on the plat, and define the disturbed area.

6. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant in unlawfully subdividing the property or adjusting a boundary line thereby creating the undevelopable condition after the effective date of this Title.

Parcel 01-021-0009 and Lot 102 of Summerwood Subdivision Phase 1 were recorded in 1999 (See Attached), prior to the 2006 City Code amendment, where the Subdivision Code was moved from City Code Title 7 to Title 14 Land Use Ordinance in 2006.

Department Review

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

Significant Impacts

The proposal would add one (1) additional single-family lot in a manner consistent with the established character of the Summerwood neighborhood, but it also necessitates careful application of the City's Residential Foothill Zone standards to protect sensitive lands. By incorporating a landlocked and otherwise undevelopable parcel into the subdivision, the request provides an opportunity to put the property to reasonable use while simultaneously recording restrictions on steep, non-buildable slopes to ensure long-term preservation of natural landscapes. This approach balances private property rights with neighborhood development and environmental stewardship, clustering new construction near existing roadways and limiting disturbance of foothill terrain. In addition, because the subdivision is supported by existing infrastructure, it would not require new public improvements or place undue strain on City services.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary Subdivision Plat, hold a public hearing, and approve subject to:

1. The recorded plat shall include a shaded area and note regarding the non-buildable area on both Lot 101 and 102.
2. Meet all staff review comments.

Attachments

1. Proposed Finlinson Plat Map
2. Slope Analysis Sheet
3. Summerwood Subdivision Phase 1 Recorded Plat

DEED DESCRIPTION

01-021-0009:

BEGINNING 435 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 800.42 FEET (RECORD: 801 FEET), THENCE SOUTH 145 FEET, THENCE EAST 801 FEET (RECORD: 801.79 FEET), THENCE NORTH 00°08'42" WEST 145.00 FEET (RECORD: NORTH) TO THE POINT OF BEGINNING.

01-244-0102:

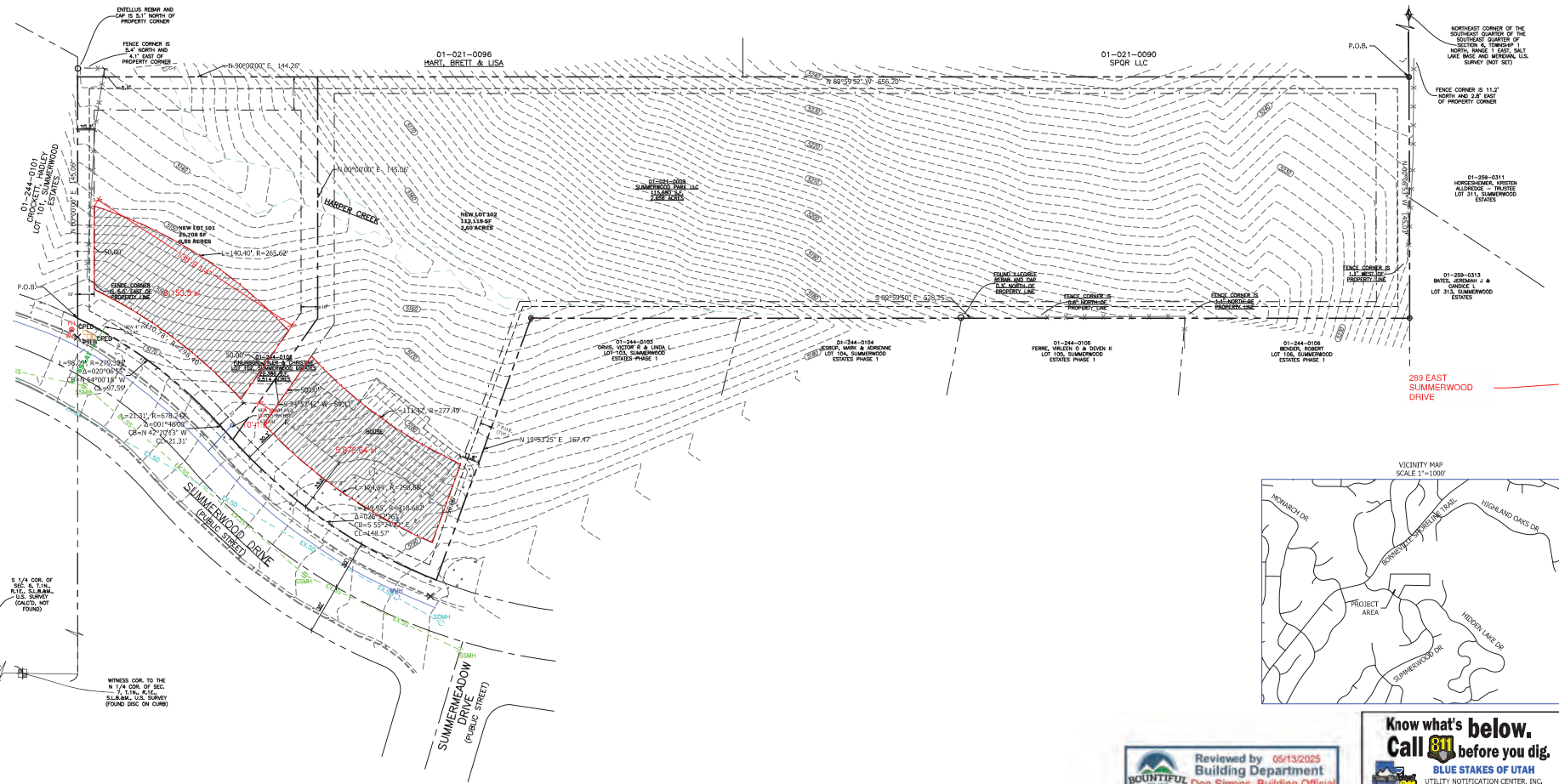
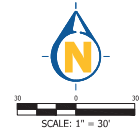
ALL OF LOT 102, SUMMERWOOD ESTATES SUBDIVISION, AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE.

NOTE: TOPOGRAPHIC DATA PROVIDED BY OTHERS. ENTELLUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DATA.

PRELIMINARY PLAT

FINLINSON SUBDIVISION

AMENDING LOT 102 OF SUMMERWOOD
ESTATES PHASE 1
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 21ST, 2025



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

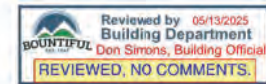
DEVELOPER
TYLER FINLINSON
208 SUMMERWOOD DR
BOUNTIFUL, UT 84010
Phone: TYLER.FINLINSON@LIGHTSPEEDMIS.COM

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FINLINSON SUBDIVISION
208 EAST SUMMERWOOD DRIVE
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: 2025-03-25
APPROVED: 2025-03-25
PROJECT #: 2247001
PLAT 2247001.000

PLAT
PRELIMINARY PLAT



DEED DESCRIPTION

01-021-0009:

BEGINNING 435 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 800.42 FEET RECORD; 801 FEET, THENCE SOUTH 145 FEET, THENCE EAST 801 FEET RECORD; 801.79 FEET, THENCE NORTH 00°08'42" WEST 145.00 FEET RECORD; NORTH TO THE POINT OF BEGINNING.

01-244-0102:

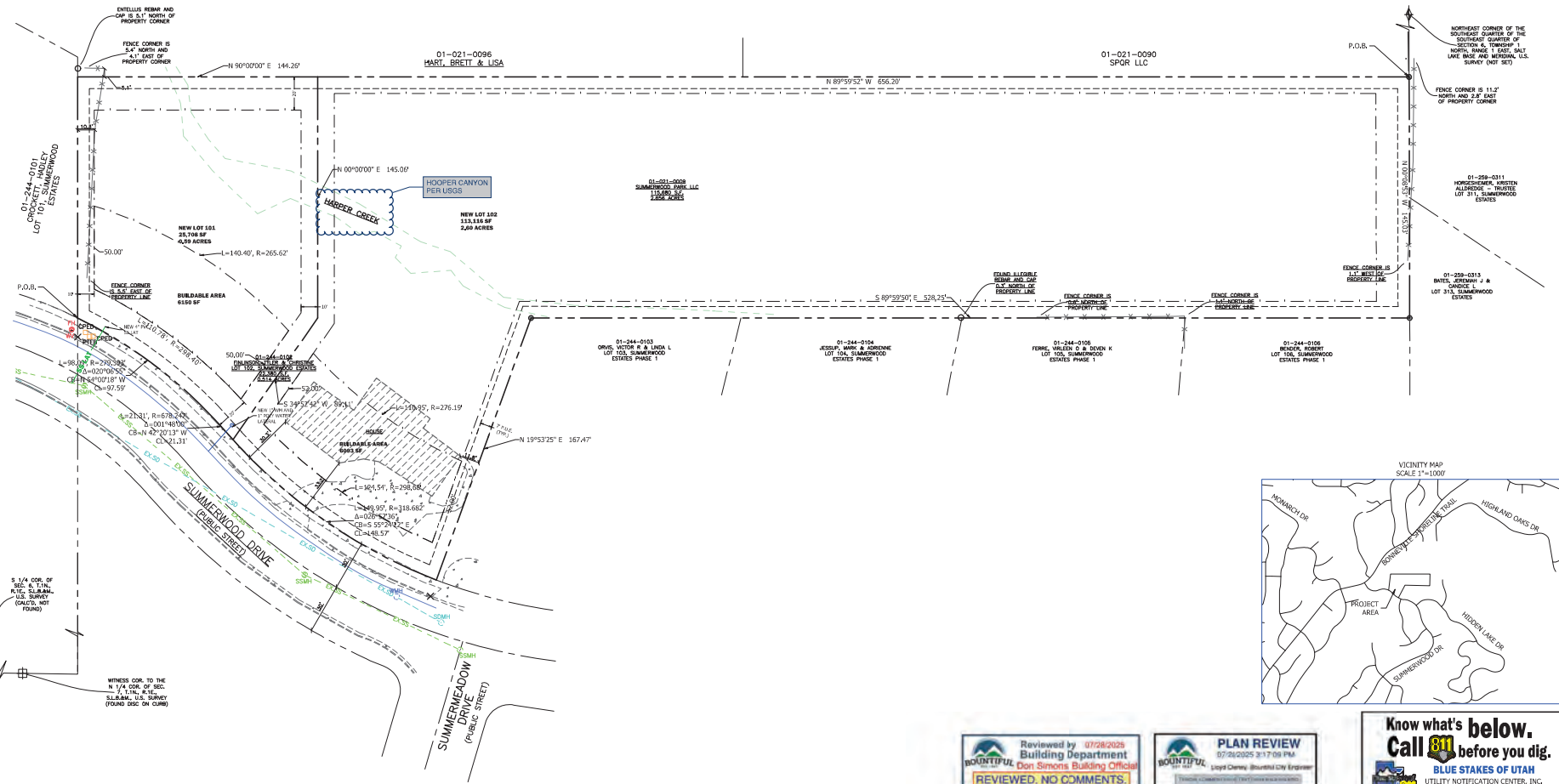
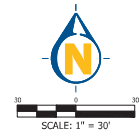
ALL OF LOT 102, SUMMERWOOD ESTATES SUBDIVISION, AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE.

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PRELIMINARY PLAT

FINLINSON SUBDIVISION

AMENDING LOT 102 OF SUMMERWOOD
ESTATES PHASE 1
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 21ST, 2025



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

DEVELOPER
TYLER FINLINSON
208 SUMMERWOOD DR
BOUNTIFUL, UT 84010
Phone: TYLER.FINLINSON@LIGHTSPEEDONIS.COM

**PRELIMINARY
NOT FOR
CONSTRUCTION**

FINLINSON SUBDIVISION
208 EAST SUMMERWOOD DRIVE
BOUNTIFUL, UTAH 84010
PART OF THE BOUNTIFUL CITY, DAVIS COUNTY, UTAH

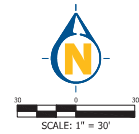


DRAWN: 2023-09-27
APPROVED: 2023-05-22
PROJECT #: 2247001
PLAT 2247001.0106

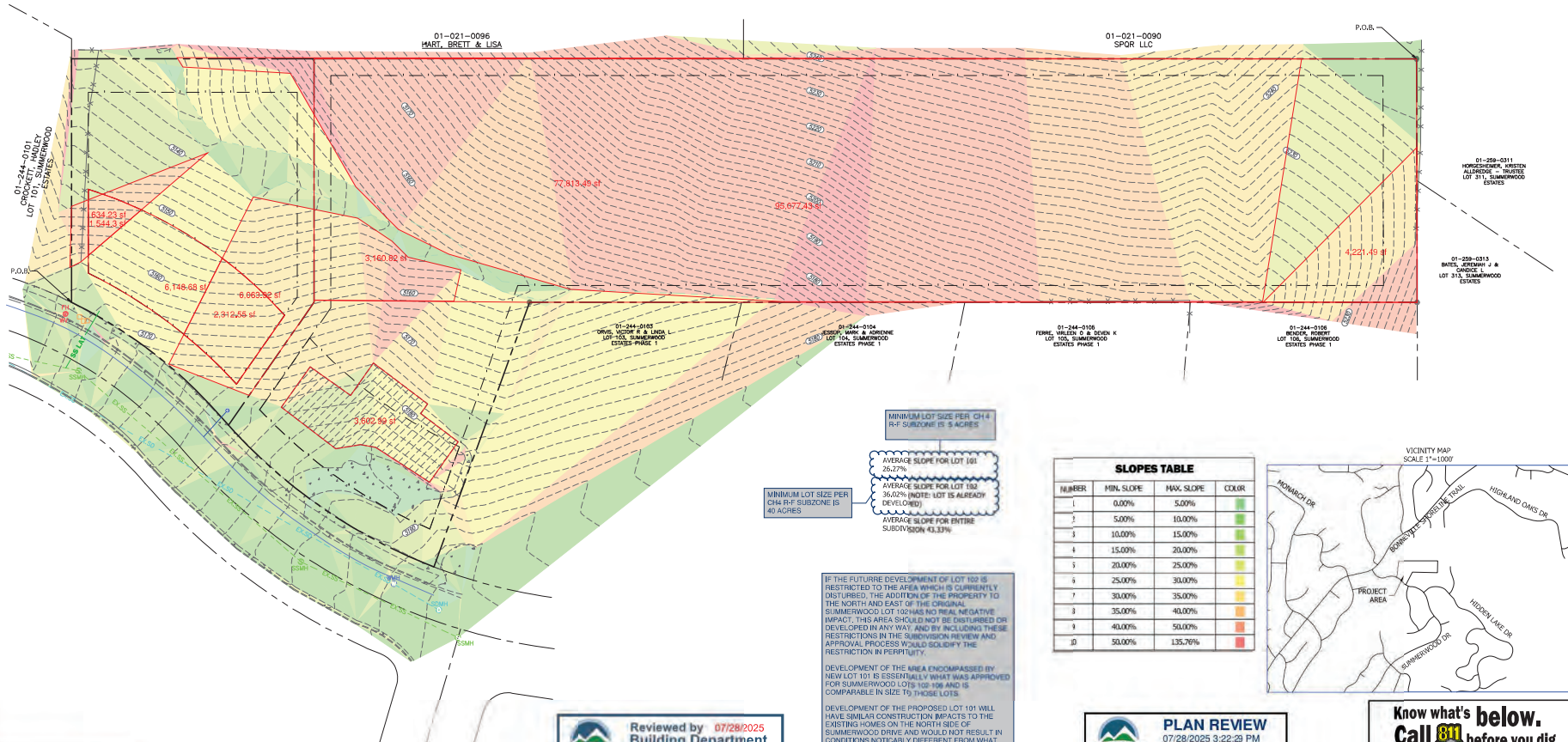
PLAT
PRELIMINARY PLAT

PRELIMINARY PLAT FINLINSON SUBDIVISION

AMENDING LOT 102 OF SUMMERWOOD
ESTATES PHASE 1
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 21ST, 2025



NOTE: TOPOGRAPHIC DATA PROVIDED BY OTHERS, ENTELLUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DATA.



MINIMUM LOT SIZE PER CH 4 R-F SUBZONE IS 40 ACRES

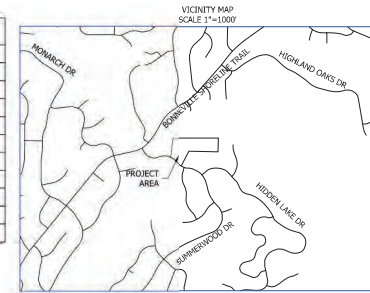
MINIMUM LOT SIZE PER CH 4 R-F SUBZONE IS 5 ACRES
AVERAGE SLOPE FOR LOT 101 25.27%
AVERAGE SLOPE FOR LOT 102 36.20% (NOTE: LOT IS ALREADY DEVELOPED)
AVERAGE SLOPE FOR ENTIRE SUBDIVISION 43.33%

IF THE FUTURE DEVELOPMENT OF LOT 102 IS RESTRICTED TO THE AREA WHICH IS CURRENTLY DISTURBED, THE ADDITION OF THE PROPERTY TO THE NORTH AND EAST OF THE ORIGINAL SUMMERWOOD LOT 102 HAS NO REAL NEGATIVE IMPACT. THIS AREA SHOULD NOT BE DISTURBED OR DEVELOPED IN ANY WAY, AND BY INCLUDING THESE RESTRICTIONS IN THE SUBDIVISION REVIEW AND APPROVAL PROCESS WOULD SOLICIT THE RESTRICTION IN PERPETUITY.

DEVELOPMENT OF THE AREA ENCOMPASSED BY NEW LOT 101 IS ESSENTIALLY WHAT WAS APPROVED FOR SUMMERWOOD LOTS 101-108 AND IS COMPARABLE IN SIZE TO THOSE LOTS.

DEVELOPMENT OF THE PROPOSED LOT 101 WILL HAVE SIMILAR CONSTRUCTION IMPACTS TO THE EXISTING HOMES ON THE NORTH SIDE OF SUMMERWOOD DRIVE AND WOULD NOT RESULT IN CONDITIONS NOTICEABLY DIFFERENT FROM WHAT CURRENTLY EXISTS.

SLOPES TABLE			
NUMBER	MIN. SLOPE	MAX. SLOPE	COLOR
1	0.00%	5.00%	Green
2	5.00%	10.00%	Light Green
3	10.00%	15.00%	Yellow-Green
4	15.00%	20.00%	Yellow
5	20.00%	25.00%	Orange-Yellow
6	25.00%	30.00%	Orange
7	30.00%	35.00%	Red-Orange
8	35.00%	40.00%	Red
9	40.00%	50.00%	Dark Red
10	50.00%	135.76%	Dark Red



PLAN REVIEW
06/25/2025 4:29:43 PM
ANNE CORCORAN, SENIOR PLANNER

Reviewed by 07/28/2025
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.

PLAN REVIEW
07/28/2025 3:22:28 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS (BLUE TEXT ON A BACKGROUND)

Know what's below.
Call 811 before you dig.
BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.entellus.com
Entellus

DEVELOPER
TYLER FINLINSON
208 SUMMERWOOD DR
BOUNTIFUL, UT 84010
Phone: TYLER.FINLINSON@LIGHTSPEEDSOS.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

FINLINSON SUBDIVISION
208 EAST SUMMERWOOD DRIVE
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
PART OF THE 2025-05-22 U.S. S.A.M.

DRAWN 2025-05-22
APPROVED: 2025-05-22
PROJECT #: 2247001
PLAT 2247001.000
EXHIBIT
SLOPE ANALYSIS

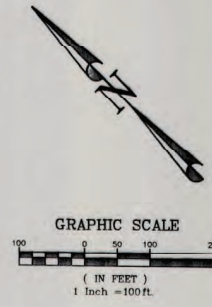
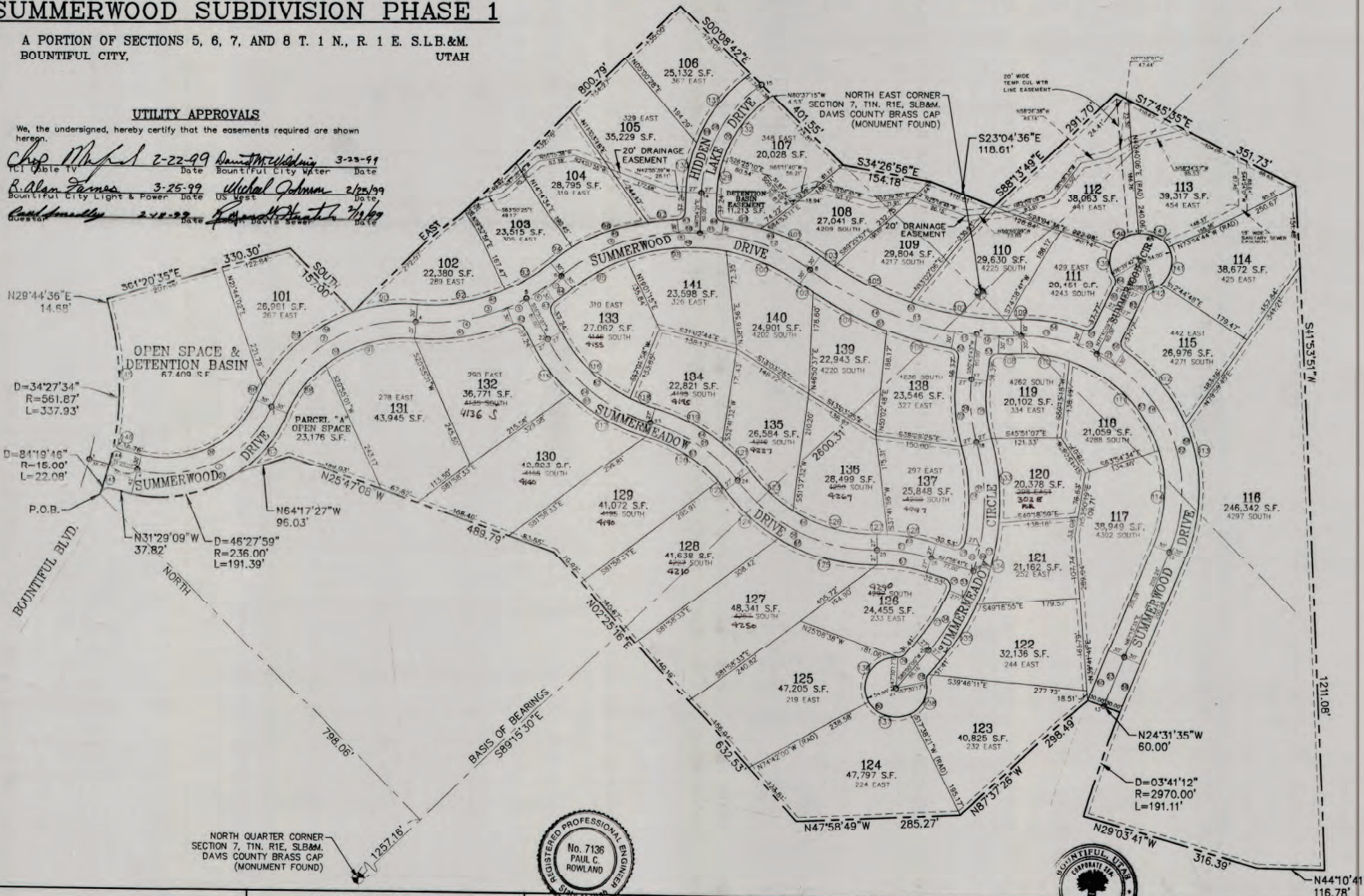
SUMMERWOOD SUBDIVISION PHASE 1

A PORTION OF SECTIONS 5, 6, 7, AND 8 T. 1 N., R. 1 E. S. 1 B. & M.
BOUNTIFUL CITY, UTAH

UTILITY APPROVALS

We, the undersigned, hereby certify that the easements required are shown herein.

Chad M. Hapfel 2-22-99 Bountiful City Engineer 3-25-99
R. Allen Thomas 3-25-99 Bountiful City Attorney
Paul C. Rowland 3-25-99 Bountiful City Engineer



MONUMENT DATA			
1	N 102°01'28"E	E 171°56'38"E	
2	N 103°17'44"E	E 172°51'58"E	
3	N 104°17'50"E	E 173°47'18"E	
4	N 105°17'56"E	E 174°42'38"E	
5	N 106°18'02"E	E 175°37'58"E	
6	N 107°18'08"E	E 176°33'18"E	
7	N 108°18'14"E	E 177°28'38"E	
8	N 109°18'20"E	E 178°23'58"E	
9	N 110°18'26"E	E 179°19'18"E	
10	N 111°18'32"E	E 180°14'38"E	
11	N 112°18'38"E	E 181°09'58"E	
12	N 113°18'44"E	E 182°05'18"E	
13	N 114°18'50"E	E 183°00'38"E	
14	N 115°18'56"E	E 183°55'58"E	
15	N 116°19'02"E	E 184°51'18"E	
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17	N 118°19'14"E	E 186°41'58"E	
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20	N 121°19'32"E	E 189°27'58"E	
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23	N 124°19'50"E	E 192°13'58"E	
24	N 125°19'56"E	E 193°09'18"E	
25	N 126°20'02"E	E 194°04'38"E	
26	N 127°20'08"E	E 194°59'58"E	
27	N 128°20'14"E	E 195°55'18"E	
28	N 129°20'20"E	E 196°50'38"E	
29	N 130°20'26"E	E 197°45'58"E	
30	N 131°20'32"E	E 198°41'18"E	
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32	N 133°20'44"E	E 200°31'58"E	
33	N 134°20'50"E	E 201°27'18"E	
34	N 135°20'56"E	E 202°22'38"E	
35	N 136°21'02"E	E 203°17'58"E	
36	N 137°21'08"E	E 204°13'18"E	
37	N 138°21'14"E	E 205°08'38"E	
38	N 139°21'20"E	E 206°03'58"E	
39	N 140°21'26"E	E 206°59'18"E	
40	N 141°21'32"E	E 207°54'38"E	
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57	N 158°23'14"E	E 223°35'18"E	
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60	N 161°23'32"E	E 226°21'18"E	
61	N 162°23'38"E	E 227°16'38"E	
62	N 163°23'44"E	E 228°11'58"E	
63	N 164°23'50"E	E 229°07'18"E	
64	N 165°23'56"E	E 229°52'38"E	
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66	N 167°24'08"E	E 231°43'18"E	
67	N 168°24'14"E	E 232°38'38"E	
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69	N 170°24'26"E	E 234°29'18"E	
70	N 171°24'32"E	E 235°24'38"E	
71	N 172°24'38"E	E 236°19'58"E	
72	N 173°24'44"E	E 237°15'18"E	
73	N 174°24'50"E	E 238°10'38"E	
74	N 175°24'56"E	E 239°05'58"E	
75	N 176°25'02"E	E 239°51'18"E	
76	N 177°25'08"E	E 240°46'38"E	
77	N 178°25'14"E	E 241°41'58"E	
78	N 179°25'20"E	E 242°37'18"E	
79	N 180°25'26"E	E 243°32'38"E	
80	N 181°25'32"E	E 244°27'58"E	
81	N 182°25'38"E	E 245°23'18"E	
82	N 183°25'44"E	E 246°18'38"E	
83	N 184°25'50"E	E 247°13'58"E	
84	N 185°25'56"E	E 248°09'18"E	
85	N 186°26'02"E	E 249°04'38"E	
86	N 187°26'08"E	E 249°59'58"E	
87	N 188°26'14"E	E 250°55'18"E	
88	N 189°26'20"E	E 251°50'38"E	
89	N 190°26'26"E	E 252°45'58"E	
90	N 191°26'32"E	E 253°41'18"E	
91	N 192°26'38"E	E 254°36'38"E	
92	N 193°26'44"E	E 255°31'58"E	
93	N 194°26'50"E	E 256°27'18"E	
94	N 195°26'56"E	E 257°22'38"E	
95	N 196°27'02"E	E 258°17'58"E	
96	N 197°27'08"E	E 259°13'18"E	
97	N 198°27'14"E	E 260°08'38"E	
98	N 199°27'20"E	E 261°03'58"E	
99	N 200°27'26"E	E 261°59'18"E	
100	N 201°27'32"E	E 262°54'38"E	
101	N 202°27'38"E	E 263°49'58"E	
102	N 203°27'44"E	E 264°45'18"E	
103	N 204°27'50"E	E 265°40'38"E	
104	N 205°27'56"E	E 266°35'58"E	
105	N 206°28'02"E	E 267°31'18"E	
106	N 207°28'08"E	E 268°26'38"E	
107	N 208°28'14"E	E 269°21'58"E	
108	N 209°28'20"E	E 270°17'18"E	
109	N 210°28'26"E	E 271°12'38"E	
110	N 211°28'32"E	E 272°07'58"E	
111	N 212°28'38"E	E 273°03'18"E	
112	N 213°28'44"E	E 273°58'38"E	
113	N 214°28'50"E	E 274°53'58"E	
114	N 215°28'56"E	E 275°49'18"E	
115	N 216°29'02"E	E 276°44'38"E	
116	N 217°29'08"E	E 277°39'58"E	
117	N 218°29'14"E	E 278°35'18"E	
118	N 219°29'20"E	E 279°30'38"E	
119	N 220°29'26"E	E 280°25'58"E	
120	N 221°29'32"E	E 281°21'18"E	
121	N 222°29'38"E	E 282°16'38"E	
122	N 223°29'44"E	E 283°11'58"E	
123	N 224°29'50"E	E 284°07'18"E	
124	N 225°29'56"E	E 285°02'38"E	
125	N 226°30'02"E	E 285°57'58"E	
126	N 227°30'08"E	E 286°53'18"E	
127	N 228°30'14"E	E 287°48'38"E	
128	N 229°30'20"E	E 288°43'58"E	



Byrd & Associates LLC Engineers & Land Surveyors 1610 South Main, Suite 11 Bountiful, Utah 84000 Phone (801)-292-0400 Fax (801)-292-8216	CITY ATTORNEY APPROVAL APPROVED THIS 29th DAY OF MARCH 1999, BY THE BOUNTIFUL CITY ATTORNEY. <i>Russell A. Maken</i> BOUNTIFUL CITY ATTORNEY	CITY ENGINEER APPROVAL APPROVED THIS 31st DAY OF MARCH 1999, BY THE BOUNTIFUL CITY ENGINEER. <i>Paul C. Rowland</i> BOUNTIFUL CITY ENGINEER	PLANNING COMMISSION APPROVAL APPROVED THIS 1st DAY OF DECEMBER 1998, BY THE BOUNTIFUL CITY PLANNING COMMISSION. <i>Sharon A. Bohner</i> BOUNTIFUL CITY PLANNING DIRECTOR	CITY COUNCIL APPROVAL PRESENTED TO THE BOUNTIFUL CITY COUNCIL THIS 1st DAY OF DECEMBER 1998, AT WHICH TIME IT WAS APPROVED. ATTEST: CITY RECORDER <i>Sharon A. Bohner</i> MAYOR	COUNTY RECORDER STATE OF UTAH RECORDED AND FILED AT THE REQUEST OF ENTRY NO. _____ BOOK NO. _____ PAGE NO. _____ FILED THIS _____ DAY OF _____, 19____, AT _____ PM COUNTY RECORDER
	SHEET 1 OF 2				

Planning Commission Staff Report

Subject: General Plan Update - Bountiful By Design
Author: Francisco Astorga, AICP, Planning Director
Date: September 2, 2025



Background

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

Since early 2022, the City has worked collaboratively to prepare Bountiful by Design. The process included retaining a planning consultant, forming a dedicated Steering Committee, holding joint sessions with the Planning Commission and City Council, and hosting open houses, workshops, etc. The Council has been actively engaged throughout the process. The current draft reflects robust public engagement efforts, technical analysis, and policy direction developed under the supervision of the Planning Director. The draft is now complete and ready for Commission review, including the Draft General Plan (Attachment 2) and the Draft Future Land Use Map (Attachment 1).

In addition, written public comments submitted by August 28, 2025, at 12:00 p.m. are included in this packet (see Attachment 3).

Analysis

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

- Reflects City goals.
- Is internally consistent across all elements.
- Complies with state statutory requirements.

During this meeting, staff will provide a presentation covering the overview, vision, and guiding principles of the draft plan. The Commission will be asked to:

- Receive public comment through the noticed public hearing.
- Ask clarifying questions regarding the vision, engagement process, and framework.
- Provide initial feedback on the overall direction of the plan.

The Planning Commission is also responsible for holding a public hearing on the draft General Plan and forwarding a recommendation to the City Council, which will make the final decision.

Given the scope and importance of this update, staff recommends establishing a review checklist with specific milestones to ensure steady organized progress through each element of the plan. Staff will present a proposed framework for Commission consideration.

In addition to meeting the minimum noticing standards required by State Code, and in conjunction with extensive public engagement, the City made the full draft available to both the Planning Commission and the public on July 30, 2025. Beginning on that date, the City also initiated periodic social media announcements to inform and engage the community regarding the availability of the draft and to provide additional notice of tonight's public hearing.

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

Significant Impacts

Adoption of a new General Plan will provide updated long-range policy direction for Bountiful City, replacing the 2009 Master Plan and ensuring City goals remain aligned with current community needs, growth trends, and state requirements. The review process may require multiple Commission meetings. Once adopted by Council, the plan will also serve as the foundation for future zoning map amendments, land use code updates, and related implementation measures.

Staff Recommendation

Staff recommends that the Planning Commission review the draft Bountiful by Design General Plan, receive public comment through the noticed and scheduled public hearing, and provide initial feedback on the vision, guiding principles, and overall framework of the draft. Staff further recommends that the Commission direct staff to proceed with a structured review process for continued discussion of plan elements.

Attachments

1. Draft Future Land Use Map
2. Draft General Plan Update
3. Public Input

FUTURE LAND USE MAP
July 2025

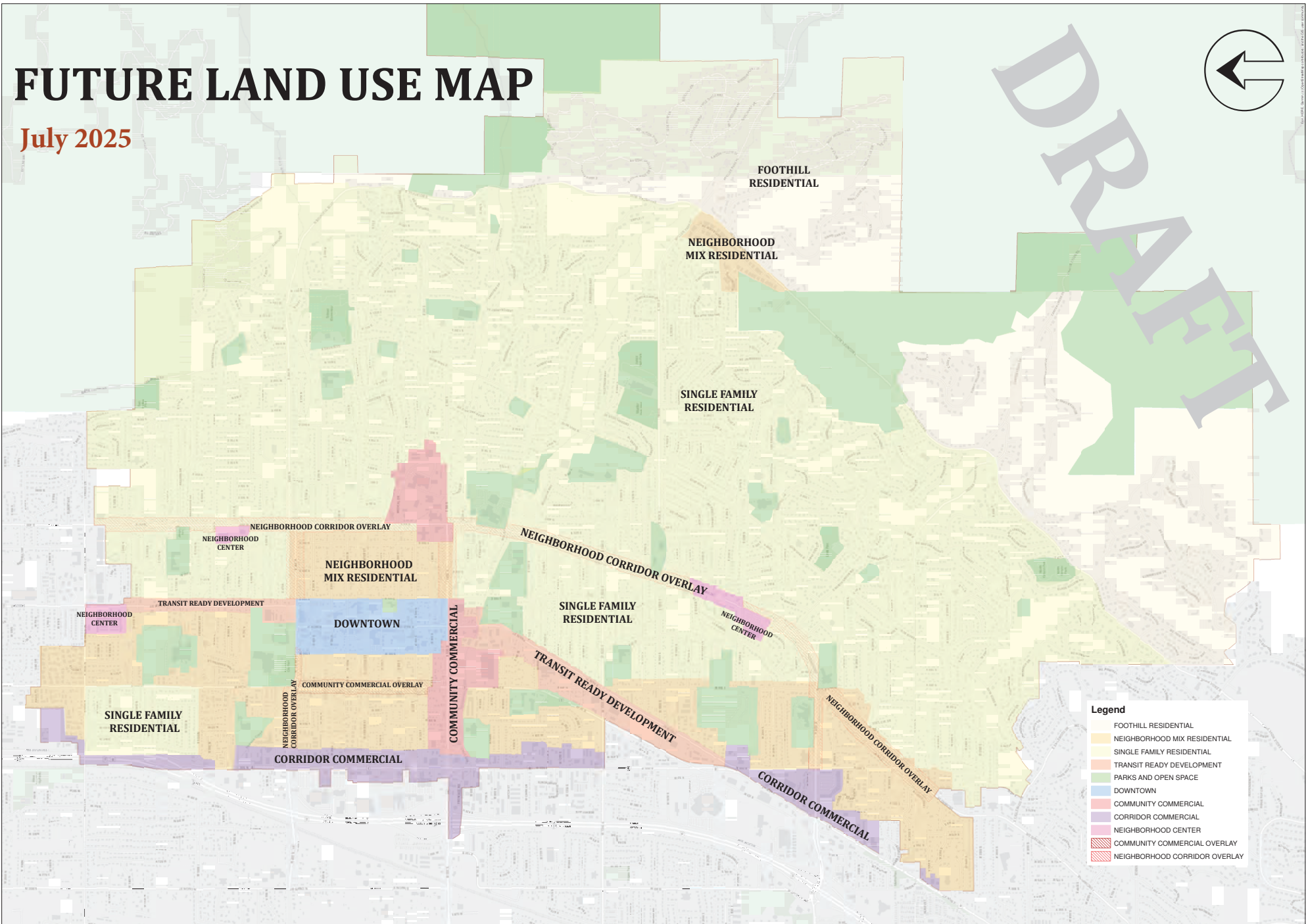
Legend

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

FUTURE LAND USE MAP
July 2025

Legend

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- SINGLE FAMILY RESIDENTIAL
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- COMMUNITY COMMERCIAL OVERLAY
- NEIGHBORHOOD CORRIDOR OVERLAY



FUTURE LAND USE MAP

July 2025

Legend

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- SINGLE FAMILY RESIDENTIAL
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- DOWNTOWN
- COMMUNITY COMMERCIAL
- CORRIDOR COMMERCIAL
- NEIGHBORHOOD CENTER
- COMMUNITY COMMERCIAL OVERLAY
- NEIGHBORHOOD CORRIDOR OVERLAY

The map displays the following land use zones:

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

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July 2025

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- NEIGHBORHOOD CENTER
- COMMUNITY COMMERCIAL OVERLAY
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The map displays the following labeled zones:

- FOOTHILL RESIDENTIAL
- NEIGHBORHOOD MIX RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL
- NEIGHBORHOOD CORRIDOR OVERLAY
- NEIGHBORHOOD CENTER
- TRANSIT READY DEVELOPMENT
- DOWNTOWN
- COMMUNITY COMMERCIAL
- COMMUNITY COMMERCIAL OVERLAY
- CORRIDOR COMMERCIAL

BOUNTIFUL BY DESIGN

BOUNTIFUL CITY GENERAL PLAN

DRAFT JULY 2025



BOUNTIFUL

DRAFT

ACKNOWLEDGEMENTS

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Mayor Kendalyn Harris
Kate Bradshaw
Beth Child
Richard Higginson
Matt Murri
Cecilee Price-Huish

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Millie Segura Bahr

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Lynn Jacobs, Chairman
Alan Bott, Vice Chair
Aaron Arbuckle
Krissy Gilmore
Richard Higginson
Sean Monson
Beverly Ward

Former members:

Jim Clark
Sharon Spratley
Cecilee Price-Huish

GENERAL PLAN

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Special thanks to all community members who participated in the process and contributed to the development of Bountiful by Design.



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Note: The **Market Study** and the **Future Land Use Map** are provided under separate cover





1 | INTRODUCTION + FOUNDATION

INTRODUCTION & FOUNDATION

Bountiful is undertaking an update to the City General Plan to address the demographic changes, economic conditions, and housing challenges that have occurred since 2009 when the last plan was adopted. In addition to land use, this plan will include elements such as a community-built vision for the future and address transportation, water, housing, and economic development.

What is a General Plan?

A General Plan is the primary planning document for the community. It serves as a long-term guiding vision for the community with goals and actions. The General Plan will shape decisions related to new development and redevelopment focusing on enhancing the City's values and high quality of life.

- A General Plan is intended to be a guiding vision that outlines a framework for the City's goals and priorities.
- A General Plan is a long-range vision of what we want our City to become.
- A General Plan is a tool for making decisions about how that vision should be achieved.

What the Plan is Not

The Plan is not intended to, and does not, rezone any property, take any land for public purpose, cloud the title to any property, or require any land to be transferred to any person or entity. The General Plan is not precise and does not show the exact outline of zoning districts or the exact location of future streets or public facilities. The plan shows the general location, character, and extent of land use patterns. It does not establish laws, codes, ordinances, or procedures that make specific considerations and/or determinations. The plan is not a regulation, but a planning tool that allows decision makers to consistently considers their choices that further the community vision. The Plan is not a zoning/land use ordinance or code.

Primary Purposes of the General Plan

- To articulate the City's values and vision for the desired future.
- To identify initiatives that aim to advance Bountiful's goals and objectives.
- Serve as a guide for the City's initiatives in regard to the physical development of the City.
- Function as a foundational framework for assessing land use applications to ensure alignment with the broader land use objectives, in coordination with the Bountiful Land Use Code and any relevant sub-area plans within the City.

General Plan Amendments

The General Plan may be amended as needed, and should be updated as significant changes in demographics, housing challenges, economic vitality, infrastructure capacity, and/or community values may dictate. As the Plan has been developed in conjunction with a high level of community feedback and input, any changes should be carefully considered. The City may

choose to update the General Plan as necessary. The public may submit requests to the City to amend the Plan.

Why update the General Plan?

Bountiful last updated the Master (General) Plan in 2009. This previous plan provided guidance on non-residential land uses but did not provide specific guidance for land use throughout all of the City. Since the 2009 Master Plan was adopted, Bountiful has seen many changes in demographics, economics, climate, and housing market conditions. Bountiful by Design provides guidance for the next 20 years and provides a community vision that decision makers can work towards. More specifically, the updated plan identifies community character elements and location for future housing, housing types, etc. This Plan includes land use recommendations.

Community Vision

Bountiful City has taken on the crucial task of updating their General Plan. The first and perhaps most important step in this process was creating a common vision for the future. The goal of this document is to develop a common vision for how residents, businesses, and property owners envision Bountiful 20 years from now, an issue that is at the front of everyone's mind as Utah and the Wasatch Front continue to grow and change. Protecting the intangible and irreplaceable qualities that make Bountiful the vibrant, family-friendly, and unique community it has been since it was founded has been essential to this visioning process. The goal of this vision is to look into the future; manage development to achieve that outlook; create a vision founded on what residents love; and evolve to meet future needs.

City Within the Region

Bountiful is home to over 45,000 residents and is the largest city in south Davis County, and is located approximately ten (10) miles north of Salt Lake City. It is bordered by the Wasatch Mountains to the east and overlooks neighboring municipalities and the Great Salt Lake to the west.



Planning Area

Bountiful By Design applies to all lands within the incorporated area of Bountiful City. Bountiful is bounded by neighboring cities on three (3) sides, Bountiful's southern neighbor is North Salt Lake, western neighbors are Woods Cross and West Bountiful, and the northern neighbor is Centerville. The eastern boundary is not incorporated land that is under Davis County jurisdiction. The eastern edge is mountainous and much of it is owned by the National Forest Service. It is not anticipated that additional land will be annexed into the City given that the shared municipal boundaries on three (3) sides and the presence of very steep slopes, forest areas, and extremely limited infrastructure on the eastern boundary.

Historical Context

The area Bountiful is located in was traditionally occupied by Shoshone, Timpanogos, Goshute, and Ute tribes. The first non-indigenous settlers were from the Church of Jesus Christ of Latter-day Saints who established in Bountiful in 1847. The name "Bountiful" was formally adopted in 1855. It was primarily an agricultural settlement until the latter half of the twentieth century when the close proximity to Salt Lake City made it a desirable location for commuters and the population grew from 6,000 in 1950 to 41,000 by the close of the century. Today, Bountiful's proximity and access to Salt Lake City and the mountains continue to help keep Bountiful a desirable community.

DRAFT



2 | VISION



Overview

The vision in this document is truly community-built. To create the vision for Bountiful by Design, the project team asked residents and community members to express their hopes and values for the future of Bountiful, and to identify new opportunities. During outreach phases one and two, the project team directly engaged with people across the City. Those who participated gave their ideas and suggestions in a variety of ways.

PROJECT TIMELINE:

1 | FOUNDATION

6,543
website visits

The project website BountifulGeneralPlan.com served as a hub of the project and offered information about the plan, events, questionnaires, and an idea map.

492+
Respondents

Across 3 questionnaires at each phase of the project.

201+
idea map pins

An interactive map on the project website allowed users to leave comments and ideas on specific locations throughout the City.

20+
photo submissions

A City-wide photo contest was held to showcase the things people love the most about Bountiful. Winners received gift cards for local businesses.

5
pop-up events

The pop-up events were designed to meet residents where they gather and let them know about the project. Those who engaged left feedback in a variety of ways including quick polls and comments on maps. Events attended by the project team include the Bountiful Farmers Market, Food Truck Rally, Summerfest, Chalk Art Festival, and Coats for Kids.



“Our community here... people care, people are involved and take ownership in the community. It encourages me to invest and it’s easy to be inspired.”

- Bountiful Resident

2 | VISION + OPPORTUNITIES

3 | THE PLAN

2 awareness events At the project launch and near the start of phase 2, the project team handed out flyers at community events to raise public knowledge of the project. These events included Handcart Days and the Main Street Trick-or-Treat.

2 open houses The open houses covered the future land use map, character areas, and place types as well as the transportation element that had been identified as opportunities in earlier engagement efforts.

2 downtown workshops Bountiful’s downtown is a unique and important area of the City and required hosting a special open house to focus on Main Street needs as well as a meeting targeted at downtown property and business owners to ensure the needs of the downtown community were heard and incorporated into the plan.

8 steering committee meetings The committee was made up of 12 community members, Bountiful residents. This group helped to steer the project in line with the community needs. It met at key points throughout the process.

22 + 4 City Council work sessions The Council held 22 work session discussions between January 2024 and April 2025 where the Council provided direction and input to Planning Staff. The Council and the Planning Commission held 4 joint work sessions to discuss the progress of the project.



VISION STATEMENT

BOUNTIFUL PROVIDES A HIGH QUALITY OF LIFE FOR RESIDENTS WITH A VIBRANT MAIN STREET, ABUNDANT RECREATION OPPORTUNITIES, AN ARRAY OF HOUSING OPTIONS, AND LOCALLY FOCUSED RETAIL. BOUNTIFUL IS A SAFE, FAMILY-FRIENDLY, AND WELCOMING COMMUNITY THAT IS THE ANCHOR OF SOUTH DAVIS COUNTY.

The input received from the community shaped both the vision statement and the guiding principles. This vision statement serves as the focal point of the General Plan and reflects the values and desires expressed by the community. The guiding principles are components of the vision statement that were designed to support and help achieve the vision.



GUIDING PRINCIPLES

BOUNTIFUL IS...



A WELCOMING COMMUNITY BUILT FOR EVERYONE REGARDLESS OF AGE OR INCOME.



A BUSINESS-FRIENDLY COMMUNITY THAT SERVES THE COMMUNITY WITH A VARIETY OF LOCALLY FOCUSED SERVICES, SHOPPING, AND ENTERTAINMENT OPTIONS.



A CONNECTED COMMUNITY WITH COMPLETE NETWORKS FOR PEDESTRIANS, BICYCLES, TRANSIT, AND VEHICLES.



AN ACTIVE COMMUNITY WITH DIVERSE OUTDOOR RECREATIONAL OPPORTUNITIES AND ACCESS TO OUR MOUNTAIN BACKYARD.



AN EFFICIENT AND RESILIENT COMMUNITY WITH EFFECTIVE UTILITIES AND ROBUST SERVICES.



A FRIENDLY COMMUNITY WITH LIVELY COMMUNITY EVENTS, AND NEIGHBORLY CONNECTIONS.





3 | GOALS

GUIDING PRINCIPLES AND GOALS

Bountiful by Design has identified an array of opportunities for how the community can achieve the community vision as it grows and changes over time. This document has organized these opportunities around the guiding principles. Each guiding principle features several goals.

A Welcoming Community For Everyone

- Goal 1. Encourage the preservation and creation of welcoming and attractive neighborhoods.
- Goal 2. Support development of diverse housing choices.
- Goal 3. Consider opportunities that combine additional housing with effective transit service.
- Goal 4. Support efforts to develop more affordable housing options.

A Business-Friendly Community That Serves the Community with A Variety of Locally Focused Services, Shopping and Entertainment Options

- Goal 1. Spark investment and development in downtown through strategic infrastructure improvements.
- Goal 2. Encourage the growth of high-quality local businesses through economic development of entry corridors and other commercial nodes.
- Goal 3. Encourage land use regulations that support business opportunities and reduce barriers to commercial development.

A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles

- Goal 1. Balance travel modes to move people safely and efficiently throughout the city.
- Goal 2. Enhance access to and connectivity of non-motorized travel options.
- Goal 3. Consider future multimodal transportation projects and initiatives in an updated transportation master plan.

A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles.

- Goal 1. Balance travel modes to move people safely and efficiently throughout the city.

- Goal 2. Enhance access to and connectivity of non-motorized travel options.
- Goal 3. Consider future multimodal transportation projects and initiatives in an updated transportation master plan.

An Active Community with Diverse Outdoor Recreational Opportunities and Access to Our Mountain Backyard.

- Goal 1. Maintain and enhance existing city parks and amenities for all users.
- Goal 2. Expand and connect mountain trail networks and connections with the urban trail network.
- Goal 3. Protect Bountiful's natural sensitive lands and viewsheds.

An Efficient and Resilient Community with Effective Utilities and Robust Services

- Goal 1. Maximize the resiliency and fiscal sustainability of community services and utilities.
- Goal 2. Maintain existing infrastructure and carefully consider benefits vs. costs when adding new services.
- Goal 3. Serve as a leader in reliability by prioritizing efficient design of public facilities, utilities, and infrastructure.
- Goal 4. Protect the future of Bountiful through wise stewardship of natural resources.

A Friendly Community with Lively Community Events, And Neighborly Connections

- Goal 1. Invest in public spaces such as Main Street, City Hall Campus, and City parks where the community can gather.
- Goal 2. Enhance community identity by improving the appeal of key urban spaces.
- Goal 3. Support events that bolster community identity, belonging, and build social capital.





4 | LAND USE ELEMENT

Introduction

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

Place Types

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

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

Decision Making Criteria

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

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

PARKS, OPEN SPACE, AND CIVIC



Description

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

Key Attributes

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

FOOTHILL RESIDENTIAL



Description

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

Key Attributes

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

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL



Description

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

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

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

Key Attributes

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

Suggested Residential Density Range:

- 5-7 dwelling units per acre.

NEIGHBORHOOD MIX RESIDENTIAL



Description

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

Residential structures are generally one to three (1-3) stories. Lots are generally less than ¼ acre for single-family dwellings and duplexes; however, appropriate minimum lot areas should be established upon the intensity of the residential use. Residential dwellings are designed and integrated into the surrounding streetscapes focusing on pedestrian experience. This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roads, that creates walkable destinations for surrounding residents. This place type may include multiple zoning designations depending on the neighborhood character.

Key Attributes

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

TRANSIT READY DEVELOPMENT



Description

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

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

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

Key Attributes

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

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

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NEIGHBORHOOD CENTER



Description

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

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

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

Key Attributes

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

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

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COMMUNITY COMMERCIAL



Description

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

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

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

Key Attributes

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

CORRIDOR COMMERCIAL



Description

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

Key Attributes

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

DOWNTOWN

**Description**

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

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

Key Attributes

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

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

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Future Land Use Matrix

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

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

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

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



5 | TRANSPORTATION + TRAFFIC CIRCULATION ELEMENT



Introduction

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

State Requirements Overview

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

Regional Connections

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

Figure 5.1 Bountiful Roadways as identified by UDOT Functional Class Status

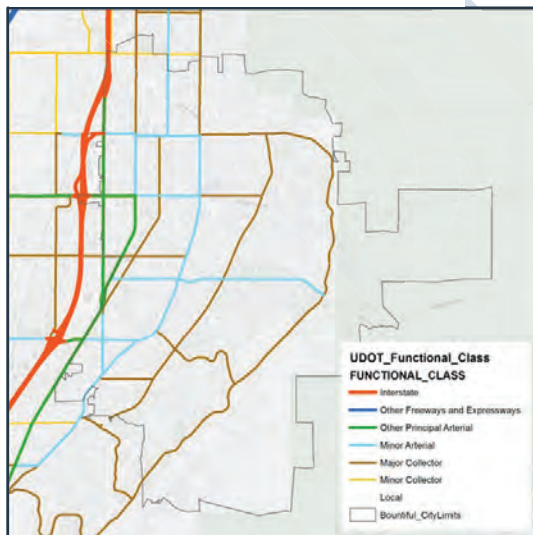
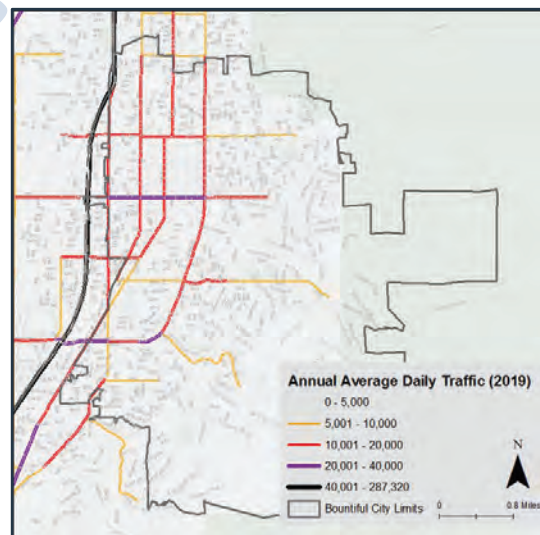


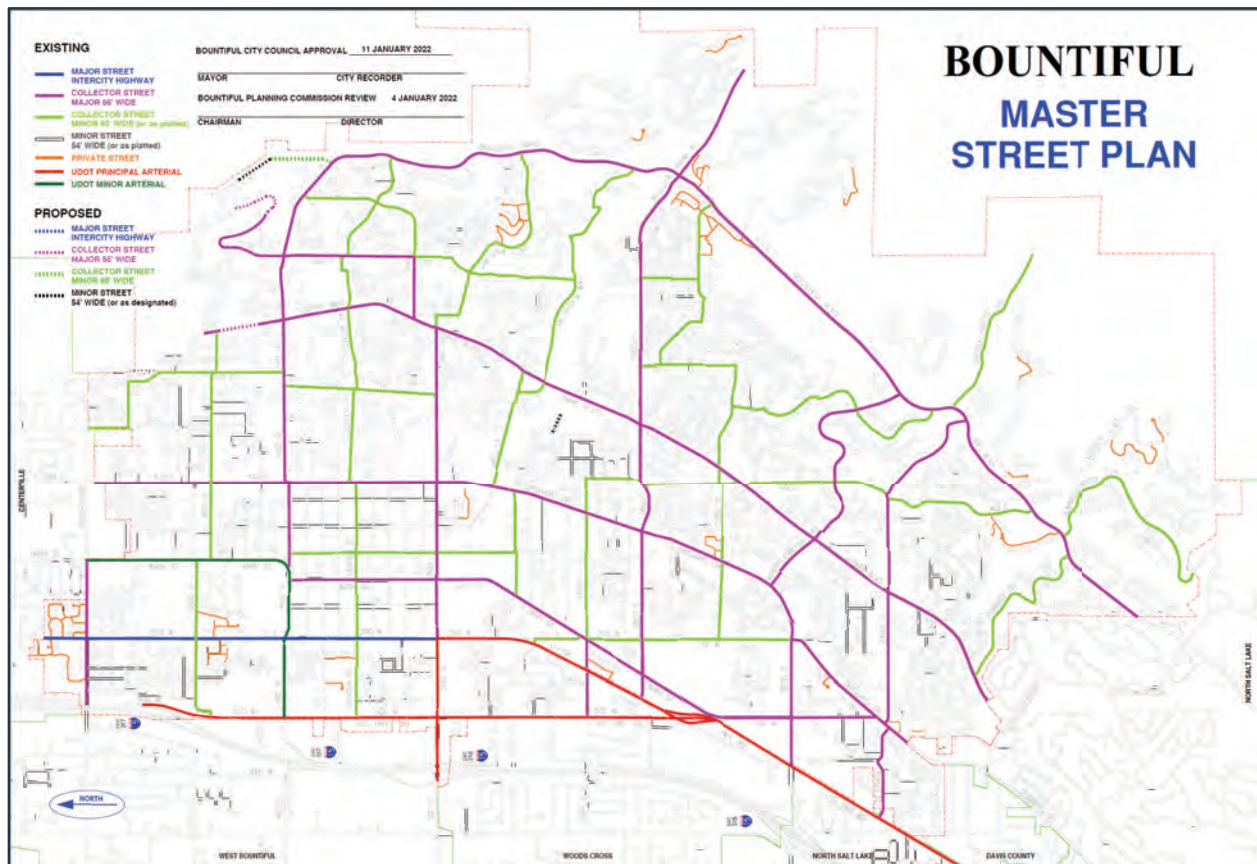
Figure 5.2 - Traffic Average Daily Trips 2019



Connectivity

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

Figure 5.3 - Traffic Average Daily Trips 2019



Public Transportation

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

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

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

Figure 5.4 – UTA Davis-SLC Community Connector Fact Sheet

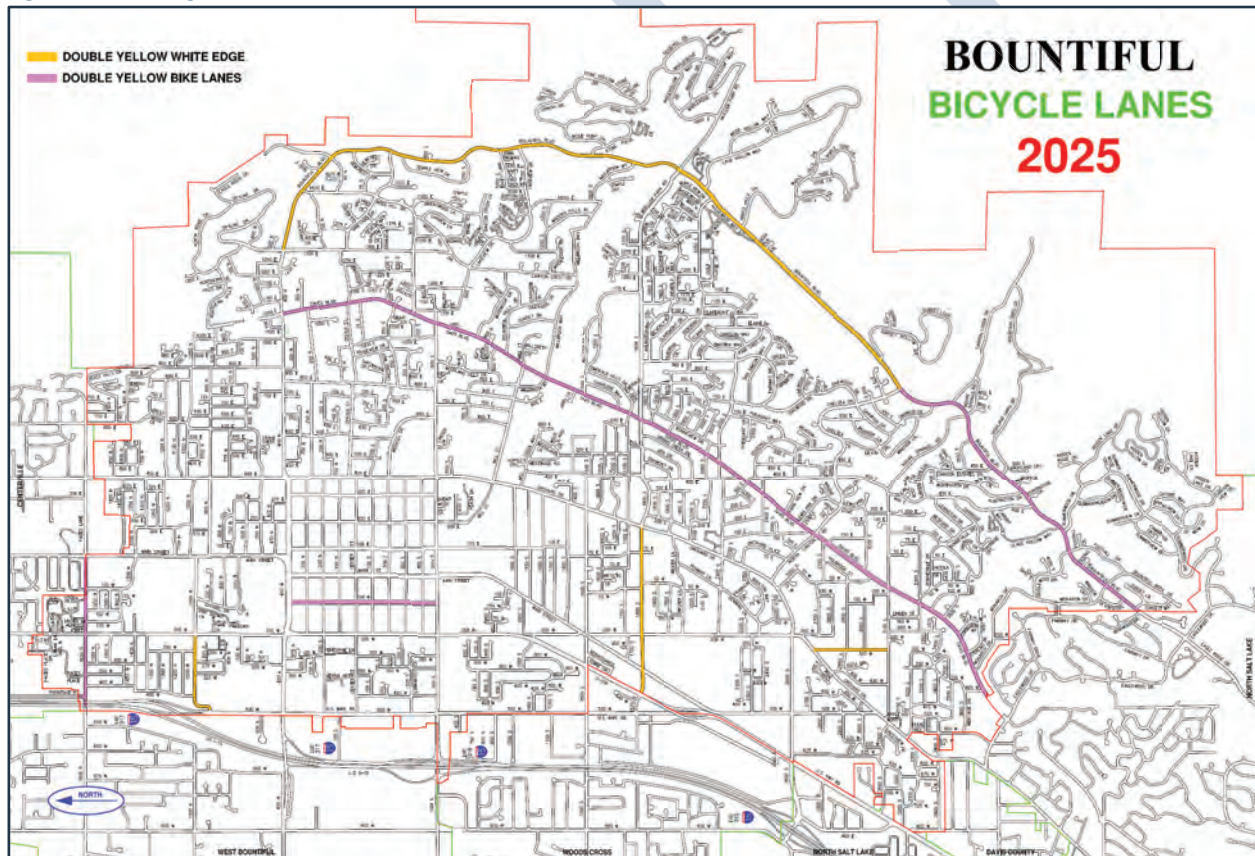


Bicycle Network

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



Figure 5.5 - Existing Bike Network

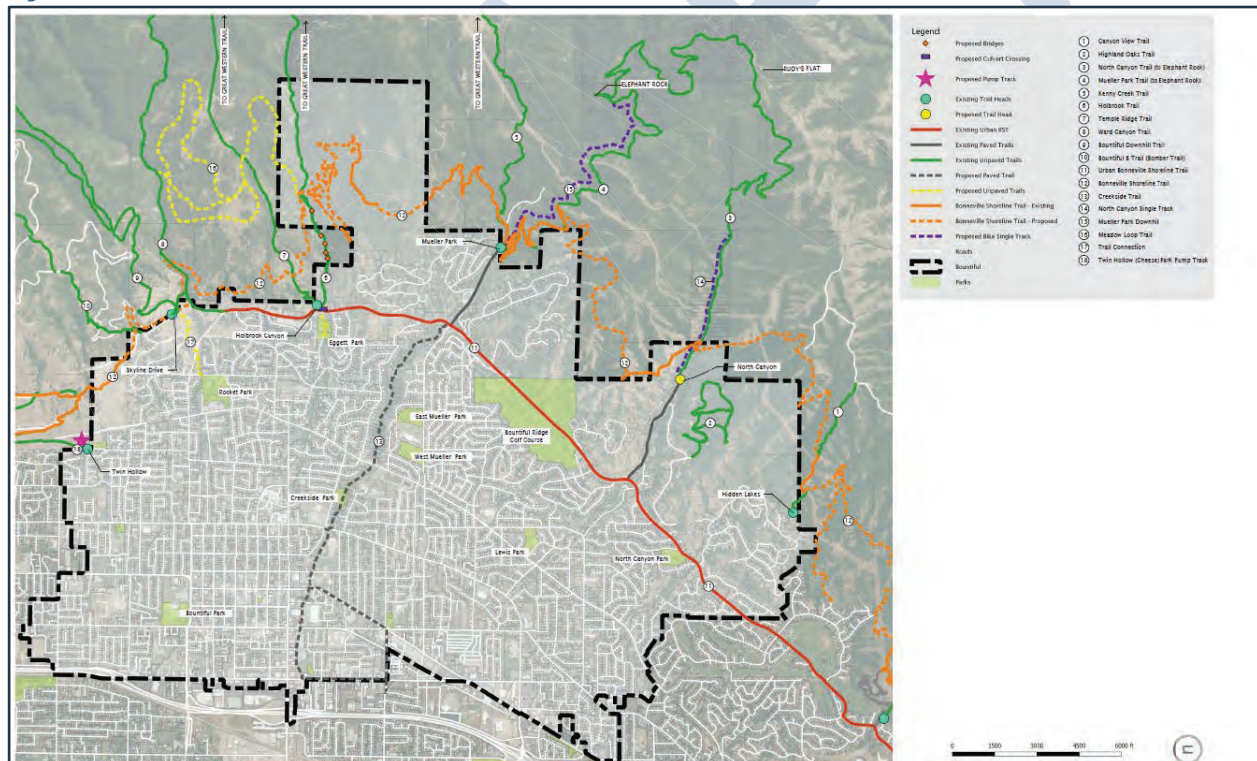


Trails

Bountiful residents frequently cited *access to the outdoors* as one of the things they love about living in Bountiful. The City is settled within the foothills of the Wasatch Mountains, which has access to about forty (40) miles of existing recreational trails. These trails connect to and are anchored by a paved urban section of the Bonneville Shoreline Trail that follows Bountiful Boulevard. The 2019 [Bountiful Trails Master Plan](#) identifies additional areas for trail connections, primarily in the foothills, but also recommends an east-west paved trail that would enable direct trail access from the foothills to the west of the City. In total the current and proposed trail network would contain nearly sixty (60) miles of trails.



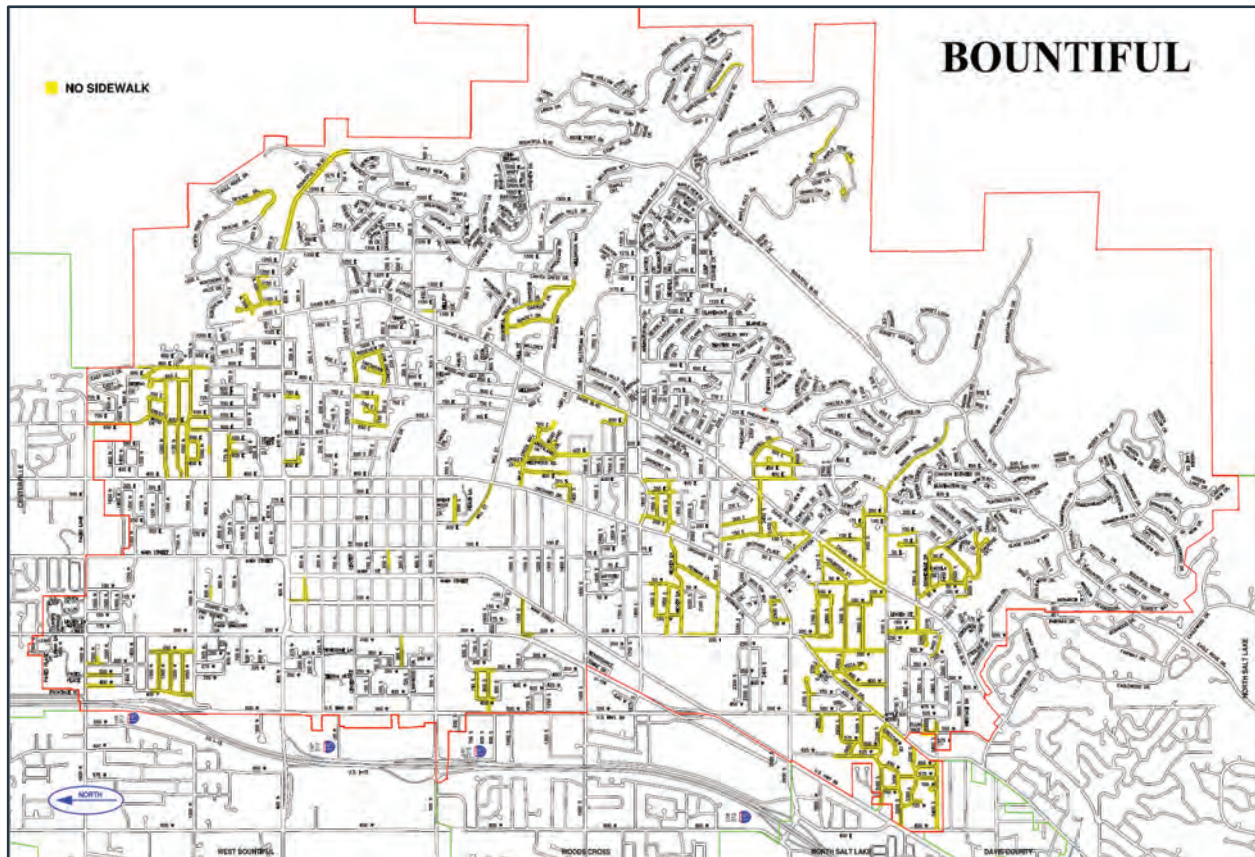
Figure 5.6 Planned Trails Network



Pedestrian Network

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

Figure 5.7 - Areas Without Sidewalks



Strategy

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





6 | WATER + PRESERVATION ELEMENT

Introduction

Bountiful's semi-arid climate demands effective water resource management to sustain a population. This element identifies the City's water resources and seeks to align its strategy with state and regional water conservation goals. Bountiful will strengthen its resilience and long-term sustainability as it implements the water-wise recommendations in this Plan.



State Requirements Overview

The State of Utah requires cities to incorporate water use and preservation into a general plan per Utah Code 10-9a-403. These are the state-mandated requirements:

- Analysis of the effect of existing and future development patterns on water demand and water infrastructure.
- Identification of methods for reducing water demand and per capita consumption for existing and future development.
- Identification of opportunities within city operations to eliminate water wasting practices and conditions.
- Evaluation of the land use ordinance and recommended changes to ordinances that promote water efficiency, including lawn-free park strip landscape requirements.
- Consideration of how the future land use plan may affect water supply and distribution planning with water providers.
- Use of the Utah Division of Water Resources to help meet regional water conservation goals and Great Salt Lake preservation efforts.
- Recommendations for landscaping standards that promote low water use in commercial, industrial, institutional, multifamily and condo development.

Existing Resources

Bountiful is part of the Weber River water supply basin planning area. Utah's 2021 Water Resources Plan projects that this water basin will exceed demand by 2050 without changes in consumption, however if changes are made, it projects demand can be met beyond 2070. Thus, changes to water demand in the Weber River Basin area will have a large impact on the future. Wise management of water resources in the City can benefit the region.

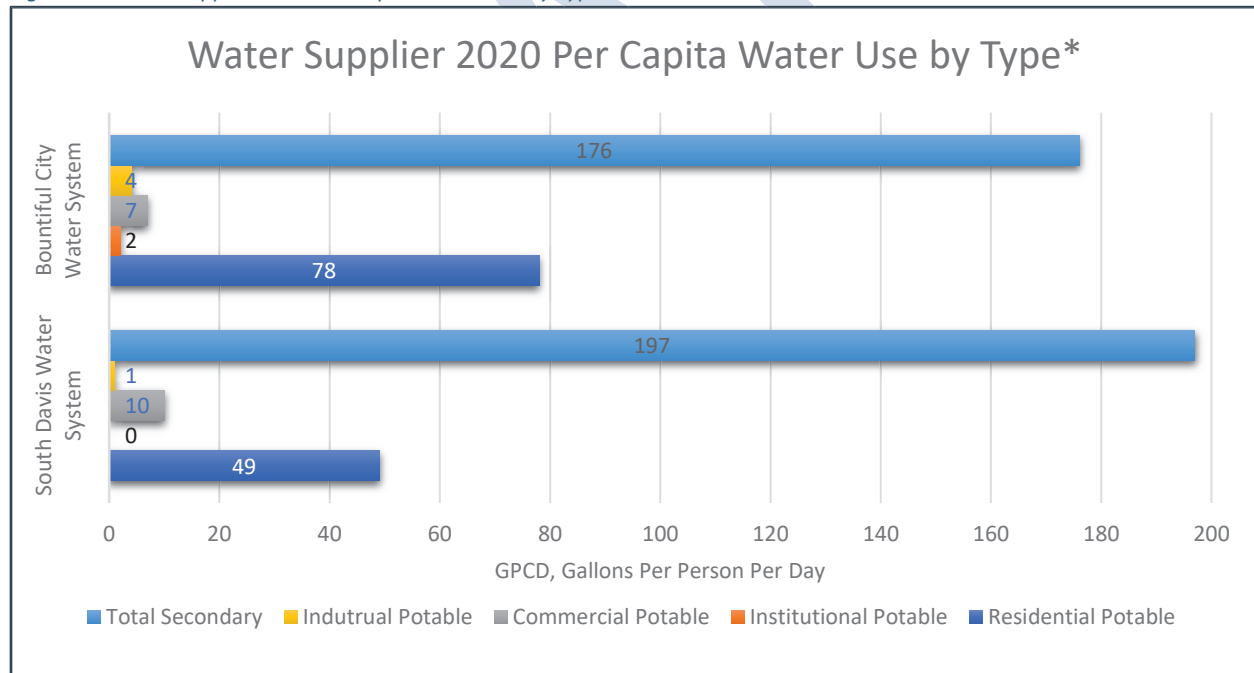
Culinary water within the city is delivered to residents primarily by Bountiful City, with the exception of the Val Verda area in the southwest portion of the city which is serviced by the South Davis Water District. Bountiful City's supply is sourced from eight wells throughout the town. Bountiful also operates a surface water treatment plant in Muller Park which supplies culinary water to the City's system. The Bountiful Water Department has developed a water source protection plan to ensure water quality remains high.

Residents also benefit from a secondary non-potable irrigation water system. Secondary water is provided by Weber Basin Water Conservancy District and is distributed in Bountiful via three different water providers: South Davis Water, Deuel Creek Irrigation, and Bountiful Irrigation. Secondary water is available in most parts of the city; however, it is largely unavailable east of Bountiful Boulevard, which area uses culinary drinking water provided by Bountiful City Water for outdoor use.

Water Usage

Bountiful's service providers report* that the majority of water consumption is through secondary water and residential uses. Industrial, institutional, and commercial potable water account for under 5% of all consumption. Residential potable water use accounts for approximately 25% of water consumption, but by far the largest consumptive category is secondary water. Secondary water is non-potable and is primarily used for agriculture and landscaping uses. Given that Bountiful has no significant agricultural land uses, landscaping accounts for the majority of the secondary water use. Historically, much of the secondary water was not metered, however recent meter installation efforts should provide future data on where to target secondary consumption conservation.

Figure 6.1 Water Supplier 2020 Per Capita Water Use by Type



*Source: Utah Division of Water Resources 2020 Municipal and Industrial Water Use Data App

Conservation Approach

Utah's 2021 Water Resources Plan highlights the importance of continued and ongoing water conservation along the Wasatch Front to meet projected water needs. Bountiful has current conservation policies and regulations in place. However, continued development and

implementation of water conservation strategies is needed to meet state and regional conservation targets. To ensure Bountiful is playing its part in efforts to preserve the Great Salt Lake and maintain water supplies for future demands, this Plan follows the recommendations provided by the Utah Division of Water Resources. As this Plan is implemented, the actions and recommendations within should be regularly reviewed and updated with the most current data and recommendations from the Utah Division of Water Resources.



Bountiful employs a tiered water pricing structure to encourage conservation. The rate is determined by elevation and the diameter of the water meter size. As Bountiful's water infrastructure ages, replacing water lines and expanding capacity will be needed. This should be done considering the existing demands and the planned future land uses of the area to maximize efficiency. Extensions of service areas to low-density developments on the fringes of the network should be discouraged. Areas with additional development capacity as outlined in the future land use map should be considered in projected demands when replacing or upgrading existing water distribution and storage infrastructure.

Water consumption in Bountiful is dominated by secondary water uses, primarily for landscape purposes, highlighting the importance of conservation efforts in landscaping. The current landscaping code includes a number of conservation friendly elements including:

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

In the future, Bountiful can further encourage and extend conservation efforts in landscape codes. These are outlined in the recommended actions of this Plan and are in efforts to be in alignment with the Utah Division of Water Resources recommendations. These regulatory recommendations include:

- Reassess Water Conservation Plan's secondary water exemptions.
- Assess City parks and facilities for water consumption and make water-wise updates starting with facilities that have high potential for reduced water consumption.
- Evaluating street tree and shrub requirements to ensure approved species are not water intensive.
- Reconsideration of exemptions on maximum lawn areas for residential uses.
- Consider further limiting non-functional lawns for non-residential development.

Bountiful has promoted water conservation initiatives and educational resources through Bountiful City's website in recent years. These include information on programs such as flip the strip, water wise, water district guidelines, and many general tips on how residents can conserve water. Consistent and ongoing education and informational resources about water conservation and resources available such as rebate programs will help maximize the effectiveness of these efforts:

- **Landscaping Regulations:** Regularly reassess landscaping regulations to encourage water-efficient landscaping.
- **Watering Restrictions:** If applicable, establish or revise watering restrictions to optimize water use efficiency, considering time of day and frequency of irrigation.
- **Infrastructure Improvements:** Invest in water infrastructure improvements to minimize leaks and losses in the distribution system, contributing to overall water conservation efforts.
- **Collaboration:** Collaborate with local water providers, state agencies, and community organizations to exchange information, share best practices, and stay informed about evolving water conservation strategies.
- **Policy Updates:** Regularly review and update local policies based on changes in state guidelines, technological advancements, and the evolving understanding of efficient water use practices.



7 | MODERATE INCOME HOUSING ELEMENT





Introduction

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

State Requirements Overview

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

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

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

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

Context

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



Strategy

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



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

- **Implementation:**

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

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

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

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

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

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

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

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

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

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

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

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7 | ECONOMIC DEVELOPMENT ELEMENT

Introduction

Bountiful's economy reflects its suburban community character. The City has a relatively large workforce that primarily commutes to other communities for work; however, there is also a sizable number of workers who travel to Bountiful for work, presenting an opportunity to capture pass-through revenue.

State Requirements Overview

The State of Utah allows Cities to include an Economic element into a general plan per Utah Code 10-9a-403. This element may include economic development plans, related studies such as retail, employment and market studies, and a review of municipal revenue sources and expenditures.

Employment and Major Industries

Bountiful has over 1,300 individual employers in the City. Medical providers are Bountiful's largest industry which includes Lakeview Hospital and Western Peaks Specialty Hospital (South Davis Community Hospital). Other significant key institutions include Davis School District, Bountiful City Municipal, and Smith's Marketplace.

Bountiful has more than 32,000 people over 16 years of age, 65%¹ of whom are in the labor force. The unemployment rate is 2.3%² which is lower than Utah's 3.6%³. 1,637 employed Bountiful residents work within the City while 14,411 employed residents work outside of the City. 7,837 people travel to Bountiful for work.

Most of Bountiful's workforce leaves the City for work, with over half going to Salt Lake County. 29% remain in Davis County. Bountiful's employers attract over half of its workers from within Davis County, but also approximately 25% of workers come from Salt Lake County and 9 % from Weber County.

Figure 7.1 - Job Counts by Where Workers Live as a Percentage of Total (Source: US Census Bureau 2020 5-Year Estimates)

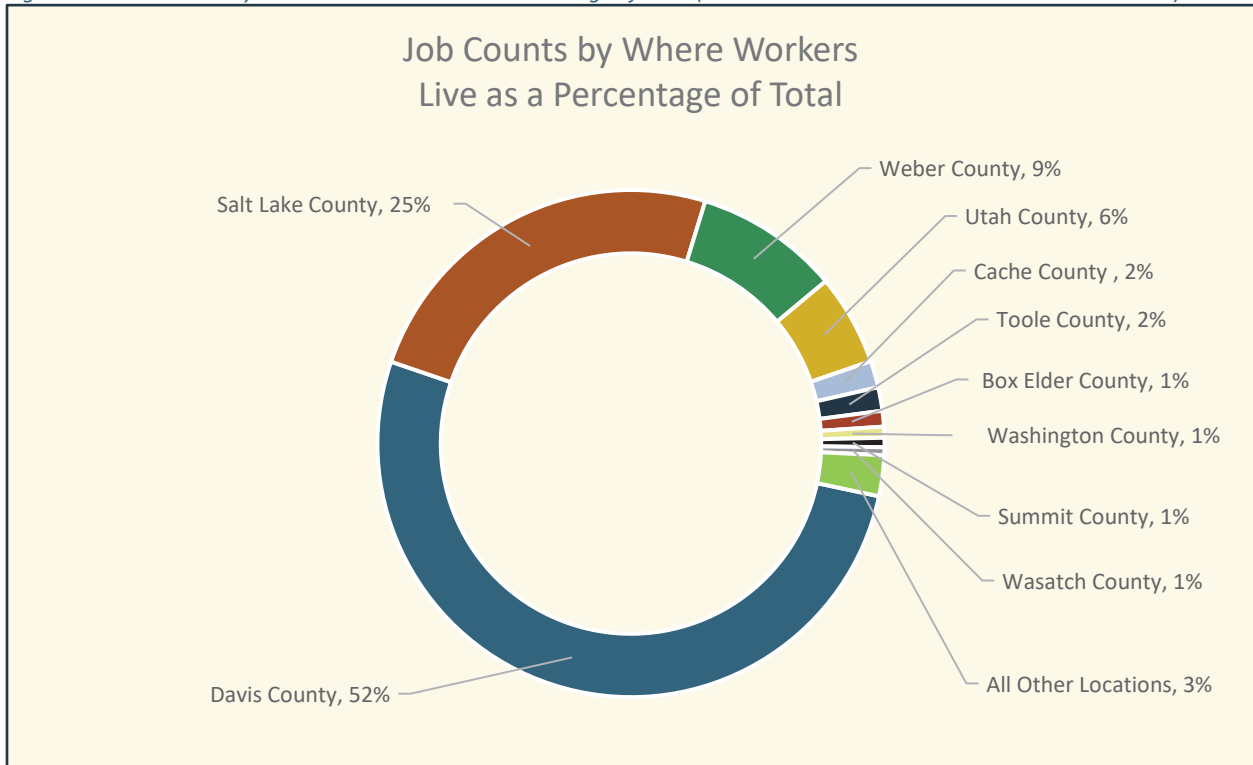


Figure 7.2 - Where Workers are Employed as a Percentage of Total (Source: US Census Bureau 2020 ACS 5- Year Estimates)

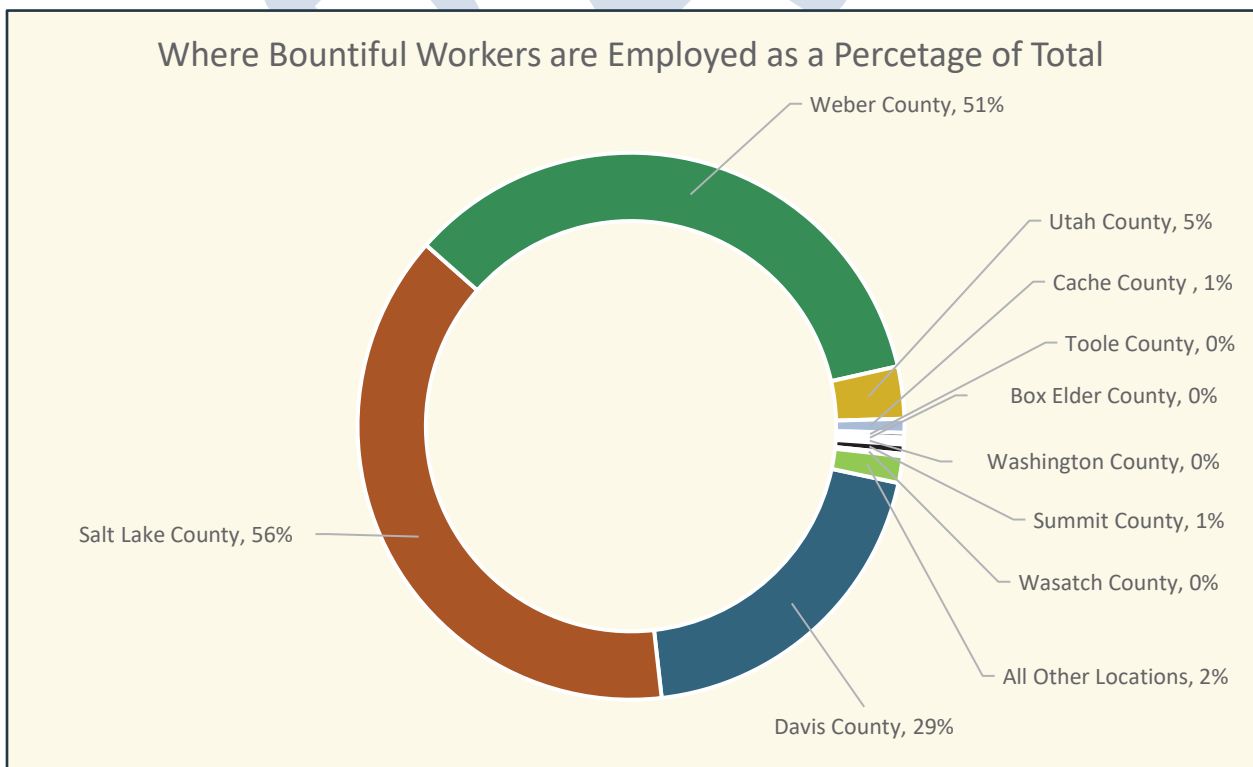


Figure 7.3 - Industry for Civilian Employed Population (Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates)

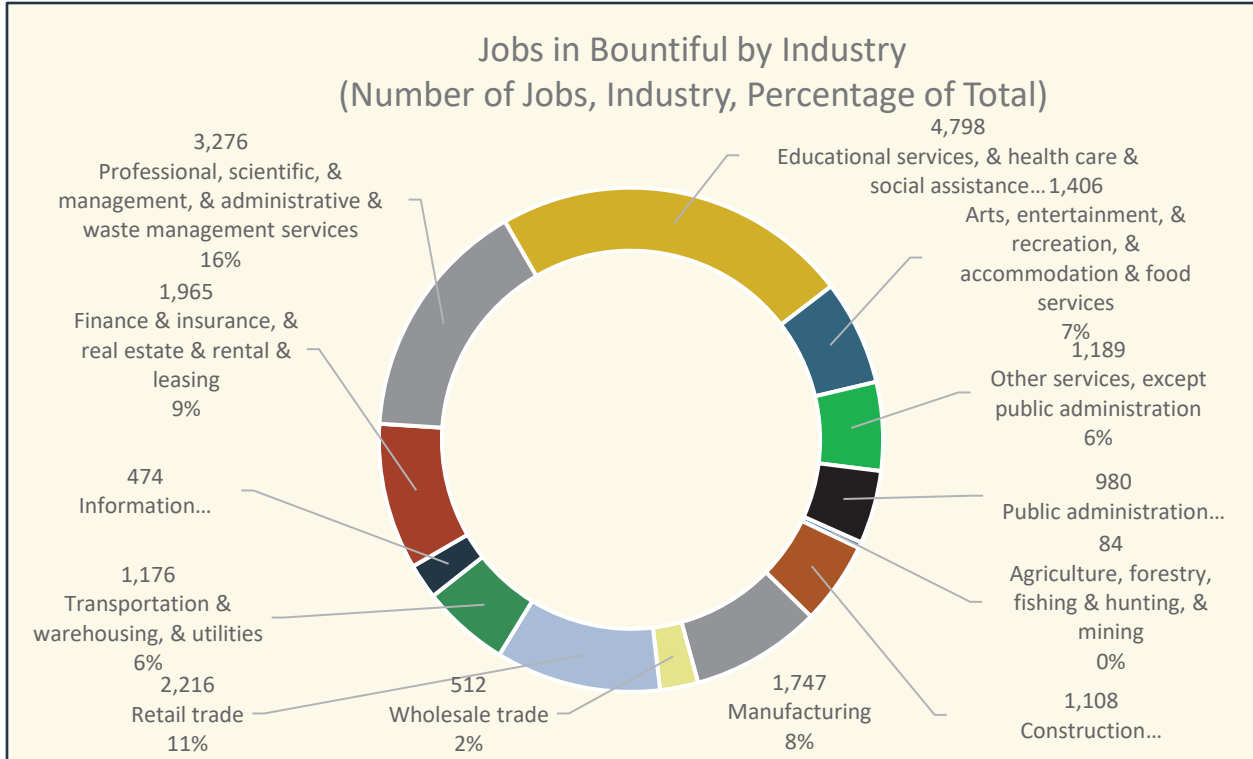


Figure 7.4 - Occupations as a percentage of total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

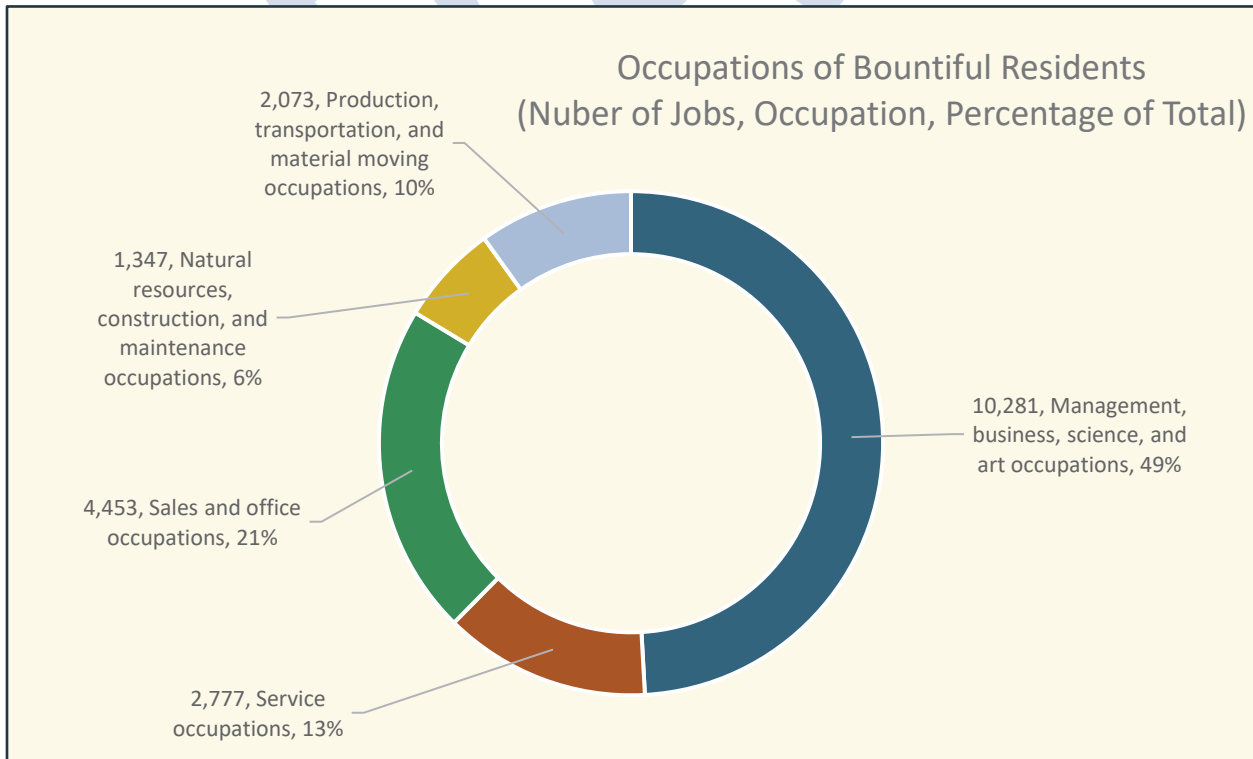


Table 7.1 Top Employers in Bountiful (Source: Department of Workforce Services, Firm Find, Zions Public Finance)

Firm Name	Address	Ownership	Employees
Bountiful City	765 S Main Street	Public	250 – 499
Lakeview Hospital	630 E Medical Drive	Private	250 – 499
Smith's Marketplace	555 S 200 W	Private	250 – 499
South Davis Recreation District	550 N 200 W	Public	250 – 499
Western Peaks Specialty Hospital	481 S 400 E	Private	250 – 499
Bountiful Health Center	390 N Main Street	Private	100 – 249
Bountiful High School	395 S Orchard Drive	Public	100 – 249
OCD & Anxiety Treatment Center	1459 Main Street	Private	100 – 249
One Call Locators	577 W 1350 S	Private	100 – 249
Performance Ford Lincoln Bountiful	1800 S Main Street	Private	100 – 249
South Davis Metro Fire Agency	255 S 100 W	Public	100 – 249
Stout Development	1113 S 500 W	Private	100 – 249
Viewmont High School	120 W 1000 N	Public	100 – 249
Youth Health Associates, Inc.	2299 N 200 W	Private	100 – 249

Revenues

Bountiful City currently operates multiple governmental-type and business-type funds, including the General Fund, Redevelopment Agency, Bountiful Light and Power, and a Water Fund. From 2016 to 2021, the City's governmental type revenue grew from \$20,833,655 to \$25,968,679 for an overall growth of 25%. Over the same period, expenditures grew 59% from \$19,436,554 in 2016 to \$30,943,280 in 2021. Although this is a significant growth, this is not a result in just operational costs. Much of this growth comes from increased capital expenditures which comes from reserves the City has, largely from how the City set aside and account for large amounts of the sales tax revenue they receive on an annual basis.

Sales tax is the most important revenue source for the City when looking at the governmental funds. It accounts for over 51% of the total revenue. Franchise taxes are the next largest contributor to these funds at 22%. Property taxes make up 16% of the total revenue and approximately 7% comes from property tax increment to the City's Redevelopment Agency.

Because sales tax is the primary source of revenue for the governmental funds, the City could be at risk for revenue swings during times of recession. This is particularly true when looking at public safety costs, which have risen by 13% between 2016 and 2021. Public safety alone accounts for almost 98% of the City's total annual sales tax revenue.

When measuring revenues collected on a per capita basis, Bountiful is in the middle of the pack when looking at comparable Cities. Due to the varied reporting measures, and variation with revenue types, the numbers included in Figure 6 only look at the property tax per capita, sales & use tax per capita, and the total General Fund revenues per capita. Bountiful finds itself in the middle when compared to other Cities with regards to the revenue it collects per capita. It is fourth in property tax collected per capita, and fifth in sales tax collected per capita. However, Bountiful reports a large portion of its sales tax collection in the Capital Projects Fund, so it would not appear in the General Fund and be a part of the general government operations.

Figure 7.5 - Governmental Funds Revenue by Percent of Total (Source: Bountiful City, Zions Public Finance Inc.)

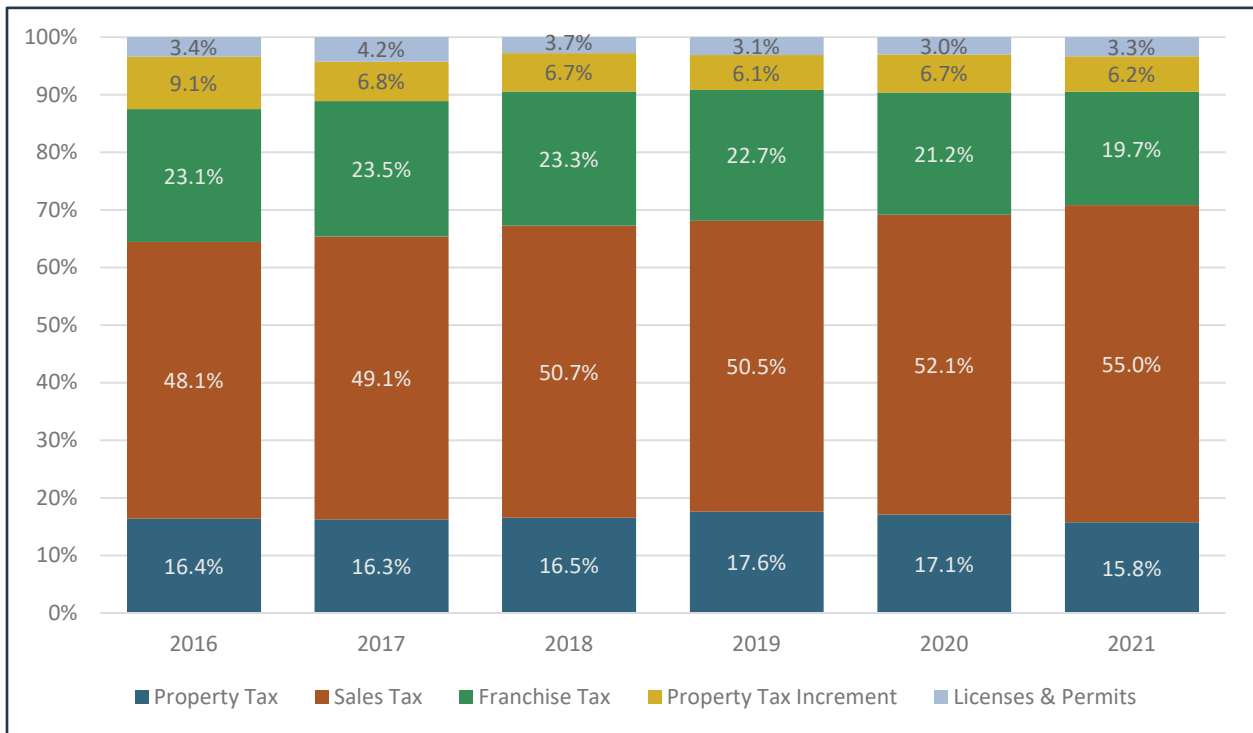
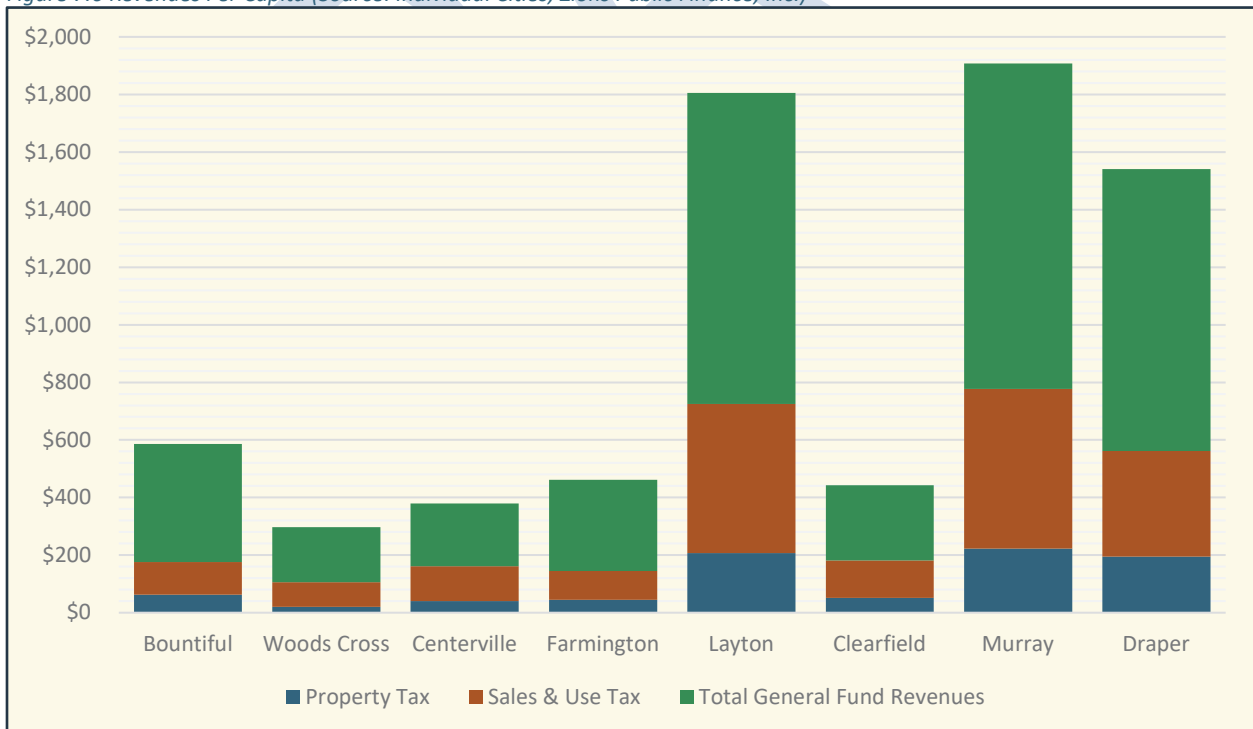


Figure 7.6 Revenues Per Capita (Source: Individual Cities, Zions Public Finance, Inc.)



Sales Tax Leakage

A sales gap analysis was conducted by Zions Public Finance Inc. to estimate the amount and type of purchases being made by Bountiful residents outside of Bountiful. Hence, the term “leakage” reflects sales that are lost to other communities. The table below identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

Table 7.2 2021 Sales Tax Leakage (Source: Utah State Tax Commission, ZPFI)

NAICS Code Categories	2021 Leakage	2021 Capture Rate
Motor Vehicle and Parts Dealers	\$72,459,783	146.7%
Personal and Laundry Services	\$1,213,559	118.9%
Food and Beverage Stores	\$920,479	101.0%
Electronics and Appliance Stores	\$874,100	103.6%
Health and Personal Care Stores	\$96,900	100.9%
Museums, Historical Sites, and Similar Institutions	-\$1,125,537	0.5%
Performing Arts, Spectator Sports, and Related Industries	-\$1,830,570	3.9%
Amusement, Gambling, and Recreation Industries	-\$4,870,547	81.4%
Repair and Maintenance	-\$8,919,344	38.1%
Furniture and Home Furnishings Stores	-\$15,566,934	36.3%
Sporting Goods, Hobby, Book, and Music Stores	-\$15,779,918	39.5%
Gasoline Stations	-\$16,679,138	36.9%
Miscellaneous Store Retailers	-\$20,960,051	45.5%
Clothing and Clothing Accessories Stores	-\$23,364,404	40.1%
Nonstore Retailers	-\$23,840,309	78.3%
Accommodation	-\$40,490,442	2.5%
Food Services and Drinking Places	-\$56,392,158	45.6%
Building Material and Garden Equipment and Supplies Dealers	-\$92,723,769	6.0%
Nonstore Retailers	-\$23,840,309	78.3%
General Merchandise Stores	-\$130,525,028	6.9%
Total	-\$377,503,327	61.6%

Overall, Bountiful has a total capture rate of close to 62 percent of resident sales, reflecting the bedroom community nature of the city compared to regional centers like Salt Lake.

Leakage is shown in the following retail categories, which are areas of opportunity for future retail development within the City:

- General Merchandise Store
- Building Material and Garden Equipment and Supplies Dealers
- Accommodation
- Museums, Historical Sites, and Similar Institutions
- Performing Arts, Spectator Sports, and Related Industries

The capture rate of 62% indicates that the City has opportunities to realize more sales tax generation based on what is expected for the community to be able to create. The five categories listed above are merely areas of potential growth and not the only areas of focus.

Table 7.3 Retail Sales Capture Rates, 2021 (Source: Utah State Tax Commission, ZPFI)

NAICS Code Categories	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield
Motor Vehicle and Parts Dealers	147%	629%	67%	57%	107%	40%
Furniture and Home Furnishings Stores	36%	117%	32%	29%	276%	4%
Electronics and Appliance Stores	104%	98%	57%	195%	55%	38%
Build. Material, Garden Equip. and Supplies Dealers	6%	106%	369%	7%	143%	24%
Food and Beverage Stores	101%	270%	53%	159%	93%	34%
Health and Personal Care Stores	101%	73%	39%	165%	128%	34%
Gasoline Stations	37%	31%	78%	42%	53%	194%
Clothing and Clothing Accessories Stores	40%	36%	27%	492%	107%	57%
Sporting Goods, Hobby, Music and Book Stores	40%	110%	107%	268%	101%	28%
General Merchandise Stores	7%	15%	252%	11%	148%	7%
Miscellaneous Store Retailers	45%	220%	92%	52%	111%	99%
Nonstore Retailers	78%	108%	73%	112%	90%	110%
Arts, Entertainment and Recreation	32%	2%	7%	1,032%	43%	22%
Accommodation	2%	64%	1%	32%	36%	6%
Food Services and Drinking Places	46%	117%	112%	107%	131%	75%
Other Services-Except Public Administration	89%	673%	215%	56%	72%	104%
Total	62%	207%	128%	109%	112%	51%

Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although Bountiful is adjacent to I-15, the direct access to the freeway is greater in other communities, and most of these other cities have more of a mix of zoning uses, allowing for greater amounts of retail.

On a per capita basis, Bountiful captures fewer retail sales than surrounding communities. This highlights certain areas where the community is oversaturated with certain sales tax categories. For example, because of the number of vehicle sales, Woods Cross City sees \$17,991 per capita in motor vehicle parts & dealers, when the average in Utah is only \$2,934. This indicates that Woods Cross City is a major regional hub for these types of sales.

Bountiful City does better than the Utah average in motor vehicle parts & dealers per capita as well as food & beverage stores per capita.

Table 7.4 Retail Sales Comparison (Source: Utah State Tax Commission, ZPFI)

City	Motor Vehicle Parts & Dealers/Per Capita	General Merchandise Stores/Per Capita	Food Services & Drinking Places/Per Capita	Food & Beverage Stores/Per Capita	Gasoline Stations/Per Capita	Building Material, Garden Equip. & Supplies/Per Capita
Bountiful	\$4,856	\$331	\$1,219	\$2,085	\$219	\$130
Woods Cross	\$17,991	\$391	\$2,225	\$4,694	\$153	\$1,932
Centerville	\$2,566	\$8,665	\$2,846	\$1,239	\$503	\$8,944
Farmington	\$1,864	\$319	\$2,345	\$3,195	\$234	\$156
Layton	\$3,205	\$3,994	\$2,614	\$1,695	\$268	\$2,271
Clearfield	\$928	\$152	\$1,161	\$482	\$766	\$349
Davis County	\$2,928	\$2,514	\$1,612	\$1,571	\$474	\$1,487
Utah	\$2,934	\$2,648	\$1,957	\$1,785	\$499	\$1,864

Overall, Bountiful City experiences only \$13,182 in sales per capita.

Figure 7.7 Sales Tax Per Capita, 2017 (Source: Utah State Tax Commission, ZPFI)



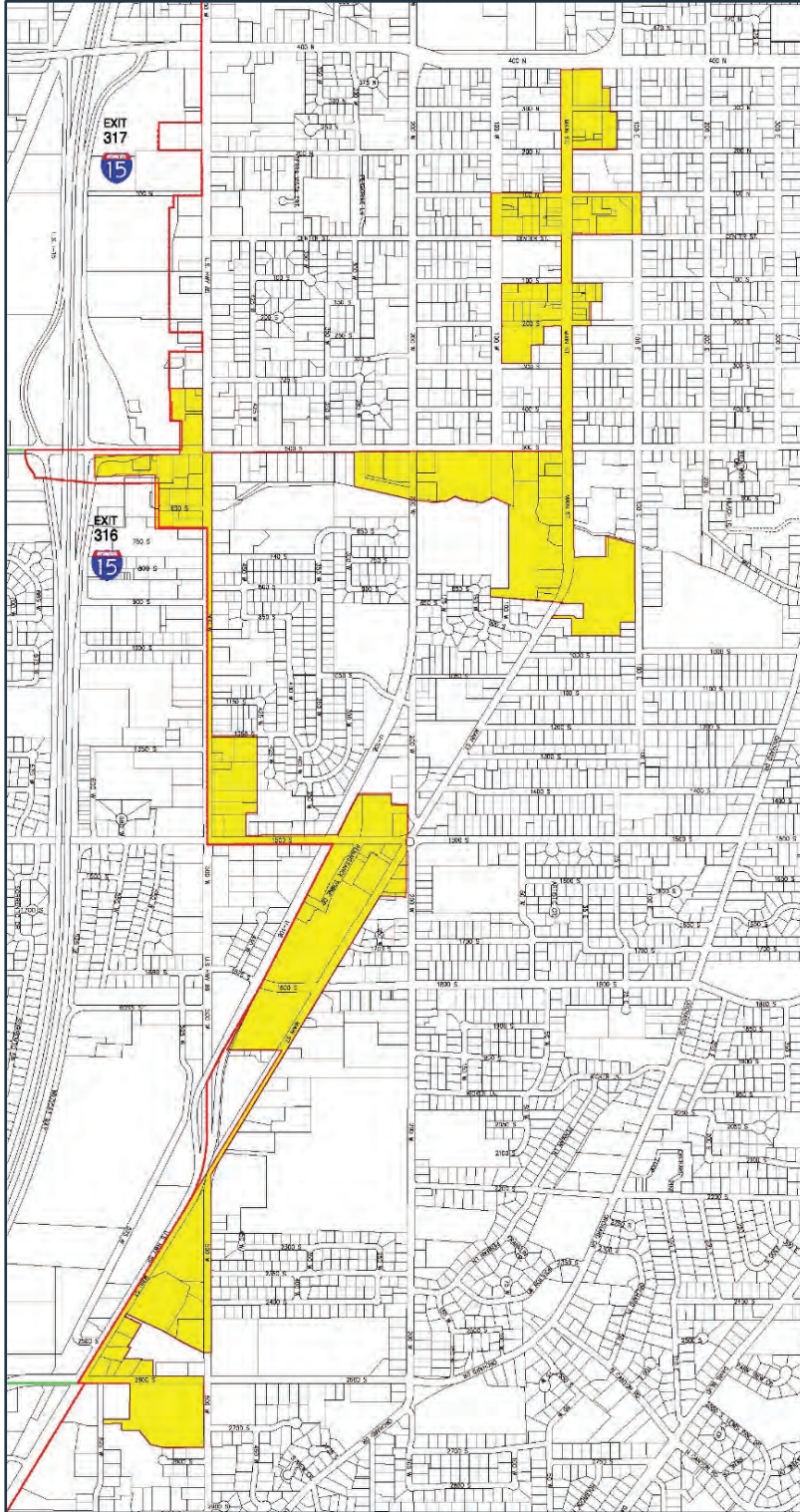
Bountiful City RDA

The Redevelopment Agency (RDA) of Bountiful City is a separate agency authorized under State Law Title 17C. The purpose of this agency is to facilitate redevelopment efforts in designated areas and to administer projects/programs to assist in economic development, community development, and renewing urban areas. The RDA assists in redevelopment efforts by encouraging private and public investment in previously developed areas that are underutilized and/or blighted. The RDA covers portions of key commercial areas in the City

including Main Street, 500 South, 500 West, Highway 89, and The Renaissance Towne Center (formerly known as the Five Points Area). The RDA funds improvements through property tax increment (the differential between current property taxes generated in the project area compared to property taxes generated in the project area before new development).

Figure 7.8 Bountiful City RDA Areas 2012 (Source: Bountiful City)

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Major roles and critical functions include administering the Economic and Business Enhancement Revolving Loan Program; working with the City Manager to allocate and plan future RDA funds towards various infrastructure projects; preparing Staff recommendations for the RDA Board of Directors' review and consideration; developing, coordinating, and managing redevelopment activities and programs; and the revitalization of historic Main Street Plat A.

The RDA has continued to provide assistance and support towards the redevelopment efforts of Renaissance Towne Centre. The RDA has also focused on Main Street vibrancy by participating in the property acquisition and rehabilitation of a new Main Street restaurant located at 135 South Main Street.

Strategy

This Plan is intended to strengthen Bountiful's ability to generate sales tax revenue, while also providing other opportunities for economic strength through increasing property value in commercial areas. The land use strategy in this plan calls for strengthening and reinvigorating commercial

corridors at various levels of intensity. The most intense commercial development centers around 500 West and Highway 89. Mid intensity commercial corridors include 500 South and 200 West. Low intensity commercial areas include corridors and nodes along Main Street and Orchard Drive. The areas of North Main and South Main Street are called for mixed uses that can support

a future high frequency transportation line. Bountiful's downtown area is identified as a unique place type that can support a wide variety of commercial, restaurant, entertainment, and residential uses. The intent of the land use strategy is to allow for the needed infill development and redevelopment to allow for additional economic growth and retail sales tax revenue within the City.

In addition to the land use strategy, one of the themes in the Plan is "*A Business-Friendly Community That Serves the Community with a Variety of Locally Focused Services, Shopping and Entertainment Options.*" This theme is focused on providing balanced shopping options and things to do for residents in a way that is unique to Bountiful. Most importantly, it includes building Bountiful's reputation as a great place to do business. The goals and strategies in the plan further detail specific approaches to how Bountiful will strengthen and build up its economy in the future. These include a variety of projects from catalyst projects, regulatory reform, building partnerships with the business community, and more focused utilization of existing assets.

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GUIDING PRINCIPLES, GOALS +
OBJECTIVES

EXISTING CONDITIONS

GUIDING PRINCIPLES, GOALS, AND OBJECTIVES

Bountiful by Design has identified an array of opportunities for how the community can achieve the community vision as it grows and changes over time. This document has organized these opportunities around the guiding principles. Each guiding principle features several goals. Each goal contains a series of objectives that can help achieve that goal.

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Guiding Principle	A <u>Welcoming Community</u> For Everyone.
Goal 1	Encourage the preservation and creation of welcoming and attractive neighborhoods.
Action 1	Promote improvement and replacement of the urban tree canopy to enhance neighborhood walkability during the summer months by seeking ways to maximize participation.
Action 2	Widen and/or buffer pedestrian facilities along high traffic roads. Pedestrian buffer efforts should be balanced with traffic flow needs and be cost effective.
Goal 2	Support development of diverse housing choices.
Action 1	Analyze the Land Use Code to determine appropriate lot size and density based on use, location, character, etc., in conjunction with the Future Land Use Map and Place-Type policies.
Action 2	Review network connectivity and gap closure in new projects by connecting existing development with future infill development areas.
Action 3	Analyze development review processes and consider streamlining.
Goal 3	Consider opportunities that combine additional housing with effective transit service.
Action 1	Partner with regional planning organizations to develop a plan for land development surrounding transit stops to incorporate long-term transportation and mobility considerations.
Action 2	Analyze parking requirements surrounding high-frequency transit areas.
Goal 4	Support efforts to develop more affordable housing options.
Action 1	Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (MIH Plan strategy 1).
Action 2	Zone or rezone for higher density or moderate-income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers. (MIH Plan strategy 2).
Action 3	Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (MIH Plan strategy 3).

GUIDING PRINCIPLE	A <u>BUSINESS-FRIENDLY COMMUNITY</u> THAT SERVES THE COMMUNITY WITH A VARIETY OF LOCALLY FOCUSED SERVICES, SHOPPING AND ENTERTAINMENT OPTIONS.
GOAL 1	SPARK INVESTMENT AND DEVELOPMENT IN DOWNTOWN THROUGH STRATEGIC INFRASTRUCTURE IMPROVEMENTS.
Action 1	Implement walkability, parking, and travel lane improvements along Main Street. Improvements that reduce crossing distances such as curb extensions (bulb-outs) and mid-block crossings can foster a more inviting and connected experience for the Downtown area.
Action 2	Analyze opportunities in the Downtown area to encourage vibrant uses, such as retail and restaurants, as well as anchor developments.
Action 3	Analyze the impact of non-sales tax generating uses in commercial areas to protect the City's sales tax base. Consider future zoning to achieve vibrancy in key places and revise mixed-use regulations accordingly.
GOAL 2	ENCOURAGE THE GROWTH OF HIGH-QUALITY LOCAL BUSINESSES THROUGH ECONOMIC DEVELOPMENT OF ENTRY CORRIDORS AND OTHER COMMERCIAL NODES.
Action 1	Consider attracting businesses in the accommodations and entertainment, dining, and general merchandise categories. Explore opportunities for live music events. Revisit regulations regarding alcohol licenses to support a vibrant and thriving commercial district.
Action 2	Create database of potential development or redevelopment sites.
GOAL 3	ENCOURAGE LAND USE REGULATIONS THAT SUPPORT BUSINESS OPPORTUNITIES AND REDUCE BARRIERS TO COMMERCIAL DEVELOPMENT.
Action 1	Analyze parking requirements in the Downtown area for retail and restaurant uses. Ensure parking is adequate but not overabundant. Ensure residential parking does not negatively impact business parking.
Action 2	Encourage the sharing of parking, particularly for adjacent uses with differing times of peak utilization.
Action 3	Revise development codes to allow flexibility for adaptive reuse in retail nodes throughout the City to ensure that desired commercial uses can continue to grow and adapt.

GUIDING PRINCIPLE	A <u>CONNECTED COMMUNITY</u> WITH COMPLETE NETWORKS FOR PEDESTRIANS, BICYCLES, TRANSIT, AND VEHICLES.
GOAL 1	BALANCE TRAVEL MODES TO MOVE PEOPLE SAFELY AND EFFICIENTLY THROUGHOUT THE CITY.
Action 1	Consider implementing traffic calming and safety countermeasures, such as improved crossings and buffering strategies, to eliminate or reduce traffic-related conflicts. Use temporary materials and pilot programs, and prioritize improvement locations based on data, with a focus on addressing potential collision hotspots.
Action 2	Develop and apply complete street design principles, as identified in relevant plans, for <u>future</u> roadway projects. Complete streets are designed to facilitate safe, comfortable, and efficient travel for all modes of transportation.
GOAL 2	ENHANCE ACCESS TO AND CONNECTIVITY OF NON-MOTORIZED TRAVEL OPTIONS.
Action 1	Work with neighboring municipalities and regional partners to identify an active transportation corridor between communities.
Action 2	Develop strategies for increasing transit ridership and enhancing first-last mile access to the regional transportation system by working with neighboring municipalities and regional partners including the County, UTA, and WFRC.
Action 3	Where appropriate and subject to Capital Improvement Plan budget allocation; consider adding bicycle facilities, such as bike lanes, physical buffers, etc.
GOAL 3	CONSIDER FUTURE MULTIMODAL TRANSPORTATION PROJECTS AND INITIATIVES IN AN UPDATED TRANSPORTATION MASTER PLAN.
Action 1	Consider street designs that enhance comfort and safety for travelers of all modes of transportation.

GUIDING PRINCIPLE	AN <u>ACTIVE COMMUNITY</u> WITH DIVERSE OUTDOOR RECREATIONAL OPPORTUNITIES AND ACCESS TO OUR MOUNTAIN BACKYARD.
GOAL 1	MAINTAIN AND ENHANCE EXISTING CITY PARKS AND AMENITIES FOR ALL USERS.
Action 1	Analyze accessibility based on resident proximity to parks to identify possible needs.
Action 2	Use Recreation, Arts, and Parks Tax funds to refurbish and improve existing city parks.
Action 3	Use water wise landscaping principles in City owned property.
GOAL 2	EXPAND AND CONNECT MOUNTAIN TRAIL NETWORKS AND CONNECTIONS WITH THE URBAN TRAIL NETWORK.
Action 1	Regularly evaluate goal attainment in the 2019 Trails Master Plan and evaluate potential barriers to action, including funding, staff, and community buy-in.
Action 2	Analyze bicycle and pedestrian safety countermeasures at high use areas and possible points of conflict.
Action 3	Evaluate parks, trailheads, and recreation facilities that support physical activity as key destination points to link neighborhoods when evaluating future pedestrian, bikeway, and transit improvements.
GOAL 3	PROTECT BOUNTIFUL'S NATURAL SENSITIVE LANDS AND VIEWSHEDS.
Action 1	Strategic acquisition of open space for public use. Build an inventory of existing public lands that are currently used for parks or recreation activities and consider the feasibility of acquiring certain parcels.
Action 2	Maintain low intensity uses along the foothills and analyze development standards for steep slopes to minimize impacts on the environment, watersheds, habitats, and viewsheds. Consider measures to preserve natural slopes and vegetation.

GUIDING PRINCIPLE	AN <u>EFFICIENT AND RESILIENT COMMUNITY</u> WITH EFFECTIVE UTILITIES AND ROBUST SERVICES.
GOAL 1	MAXIMIZE THE RESILIENCY AND FISCAL SUSTAINABILITY OF COMMUNITY SERVICES AND UTILITIES.
Action 1	Discourage high intensity development in the eastern foothill areas to minimize cost of utility installation, maintenance, and other City services.
Action 2	Analyze utility capacity in areas better suited for redevelopment and infill.
GOAL 2	MAINTAIN EXISTING INFRASTRUCTURE AND CAREFULLY CONSIDER BENEFITS VS. COSTS WHEN ADDING NEW SERVICES.
Action 1	Continue investing in a citywide fiber internet network to ensure residents have access to this vital utility.
Action 2	Review utility capacity when making capital plans to account for currently permitted and future land uses.
Action 3	Collaborate with water providers to meter and reduce secondary water consumption.
GOAL 3	SERVE AS A LEADER IN RELIABILITY BY PRIORITIZING EFFICIENT DESIGN OF PUBLIC FACILITIES, UTILITIES, AND INFRASTRUCTURE.
Action 1	Inventory existing street trees to evaluate and preserve the urban tree canopy.
Action 2	Based on need, consider updating existing municipal buildings through higher efficiency building lighting, restoration of native vegetation, installation of low-flow water fixtures, etc.
GOAL 4	PROTECT THE FUTURE OF BOUNTIFUL THROUGH WISE STEWARDSHIP OF NATURAL RESOURCES.
Action 1	Partner with educational institutions, non-profits, and other community-based organizations to provide educational opportunities and services related to sustainability resources and initiatives.
Action 2	Evaluate the landscaping code to promote efficient irrigation use, appropriate drought tolerant tree species, and continue partnering with Weber Basin Water Conservancy District regarding water conservation programs.

GUIDING PRINCIPLE	A FRIENDLY COMMUNITY WITH LIVELY COMMUNITY EVENTS, AND NEIGHBORLY CONNECTIONS.
GOAL 1	INVEST IN PUBLIC SPACES SUCH AS MAIN STREET, CITY HALL CAMPUS, AND CITY PARKS WHERE THE COMMUNITY CAN GATHER.
Action 1	Consider installing secure and convenient bicycle parking in the public right-of-way near key destinations ,transit facilities, and various City parks including the Boutiful Town Square, 400 North Park, Creekside Park, Washington Park, and North Canyon Park.
Action 2	Invest in development and maintenance of park infrastructure to encourage community gathering.
Action 3	Continue to implement beautification activities.
GOAL 2	ENHANCE COMMUNITY IDENTITY BY IMPROVING THE APPEAL OF KEY URBAN SPACES.
Action 1	Analyze front setbacks and allow driveway consolidation for commercial uses to encourage pedestrian access.
Action 2	Identify and improve pedestrian transportation experiences along Main Street, such as adding bike racks, safer crossings, etc.
Action 3	Explore a façade rehabilitation program.
Action 4	Study the impact of art venues and galleries on vibrancy and sales tax revenue.
GOAL 3	SUPPORT EVENTS THAT BOLSTER COMMUNITY IDENTITY, BELONGING, AND BUILD SOCIAL CAPITAL.
Action 1	Consider temporary closures in the DN Corridor in order to link Town Square to Main Street for significant events.
Action 2	Support groups and organizations that host community events.
Action 3	Provide clear guidelines for community and business requests to implement temporary street closures.

EXISTING CONDITIONS

INTRODUCTION

Purpose

The purpose of this existing conditions document is to provide a snapshot of Bountiful as it exists today, how it looked in the past, and to examine some predictions about what it may look like in the future. The topics covered in this report will include population and demographics, land use and community identity, economic development, housing, transportation, and services and infrastructure. The existing conditions report provides important details that demonstrate the current status of plan components such as development, programs, and services provided by the City that points Bountiful in the direction of maintenance and improvements in the future.

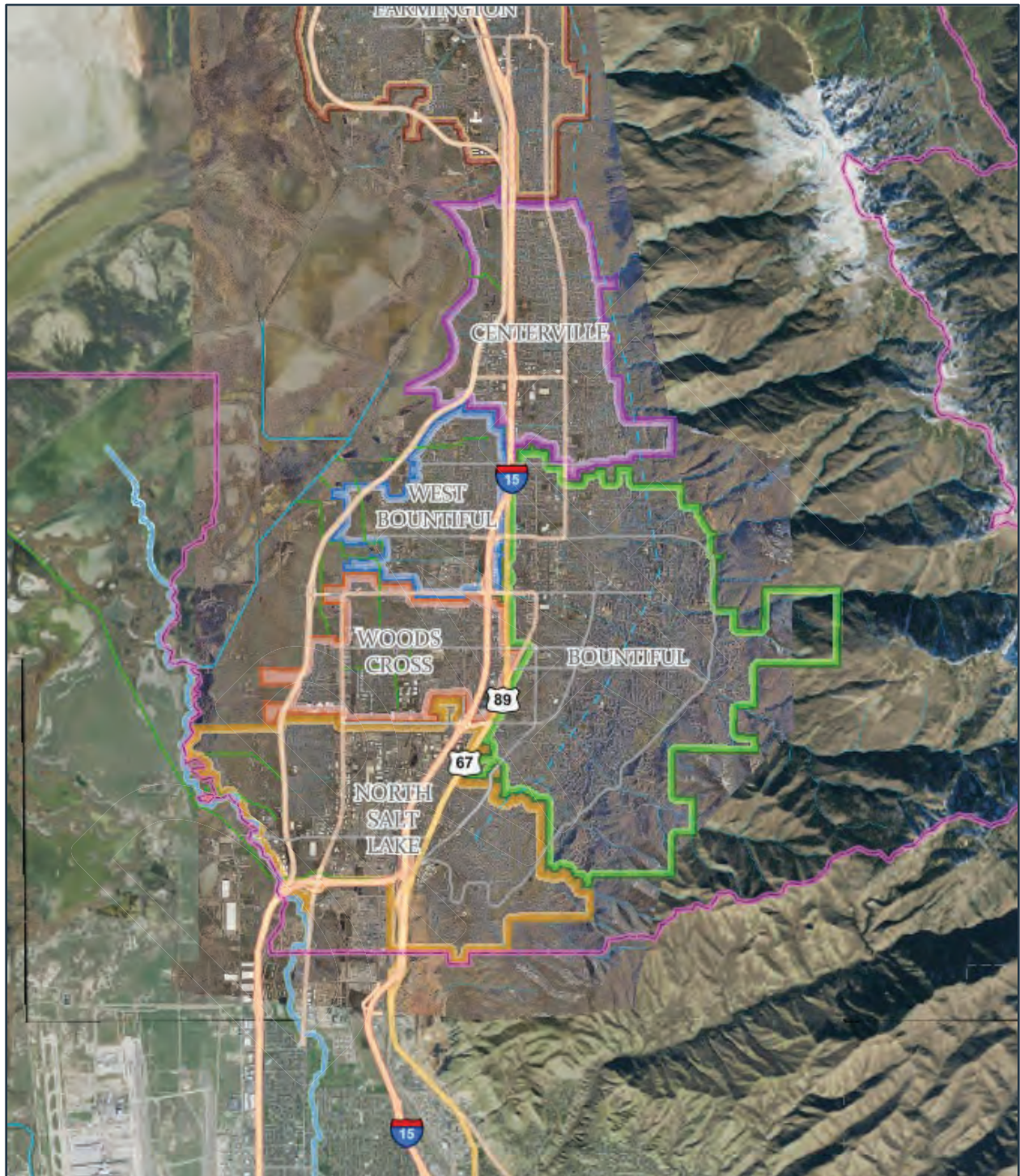
Context

Bountiful is located north of Salt Lake City along the Wasatch Front, and it was the second white settlement in the territory after the state's capital. Prior to white settlement, the area where Bountiful currently stands was an important territory for the Timpanogos, Ute, and Eastern Shoshone Native American Nations. The name Bountiful was not adopted until 1855, before which the settlement bore several names including Sessions Settlement, North Canyon Ward, and Stoker. The agricultural nature of Bountiful that helped establish its population in the 1840s persisted for nearly 100 years.

In 1950 Bountiful had just 6,004 residents. The post-war years triggered a building boom for suburbs close to large cities. Bountiful's proximity to Salt Lake City made it a desirable place for commuters, which helped transition the City from a small farming community to a residential suburb.

By 1970, Bountiful had nearly five (5) times as many residents as it did in 1950. Over the following decades, Bountiful continued to grow, though at a slower pace. The city developed a strong sense of community, with an emphasis on maintaining a balance between residential life and the natural beauty surrounding it. Bountiful expanded its public amenities, including parks, schools, and cultural institutions, making it an even more attractive place to live. Today, with a population of over 44,000, Bountiful is known for its scenic views, historic charm, terrific public services, and close-knit community, all while remaining a desirable place to call home.

Figure 1.1 Bountiful in the Region ([Davis County online Property Search map](#)).



POPULATION AND DEMOGRAPHICS

This section provides a broad overview of the people that call Bountiful home. Bountiful is a relatively small community surrounded by Centerville, West Bountiful, Woods Cross, North Salt Lake, and unincorporated Davis County; located 12 miles north of Salt Lake City. The City is located in Davis County, which is the third most populous county in the state, but the smallest in terms of land area. The most recent U.S. Census population estimate is 44,144, as of July 1, 2023, while the household estimate is 15,116 (ACS 5- Data 2023).

The proximity to a large metropolitan area means that many residents live and play in Bountiful but frequently commute to work outside of the City. Community members have noted that the City is a great place to raise a family, and in fact, the average family size in the City is slightly higher than the state average.

Figure 2.1 Bountiful Population Density 2010, 2014, 2021

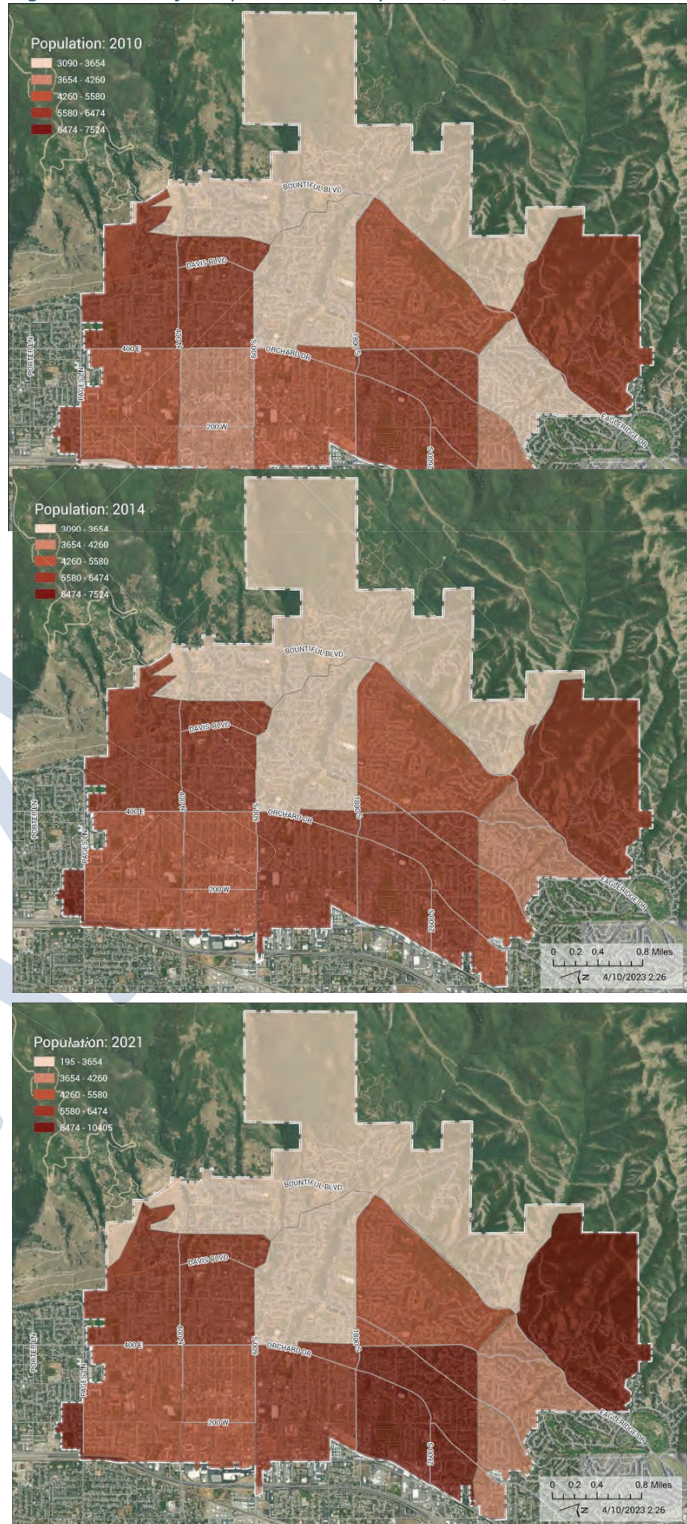
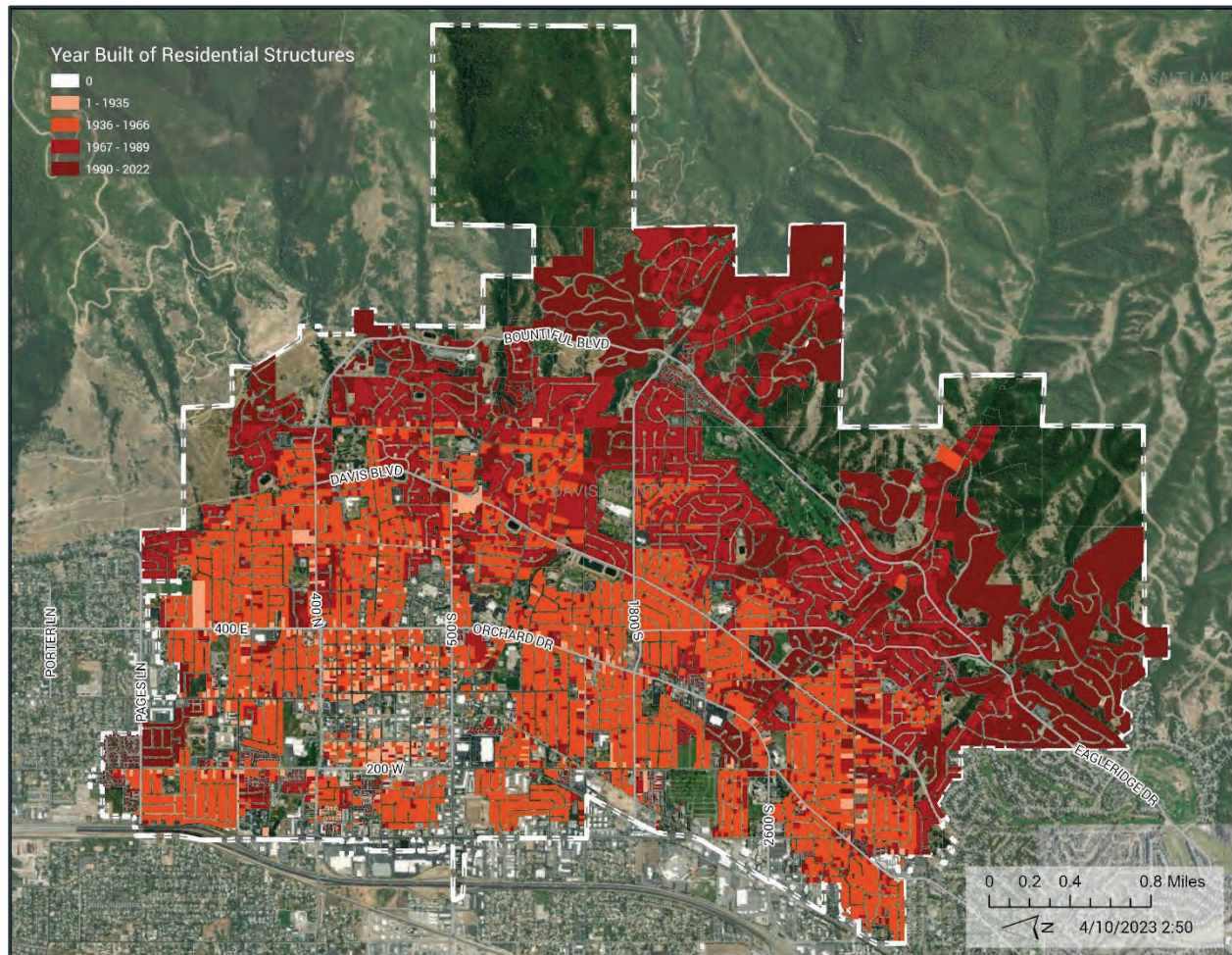


Figure 2.2 Residential Construction Dates



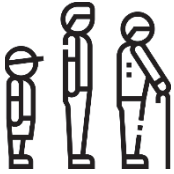
Community Characteristics

Bountiful has been described as a stable community that can support families and where people want to stay throughout different stages in life. It is considered a place where people feel safe and enjoy the small town feel in the context of a larger metropolitan area.

The population in Davis County is approximately 1,212 people per square mile. Like much of the rest of the Wasatch Front, this is much more densely populated than the State of Utah as a whole, with a density of 39.7 people per square mile. Although Bountiful has a high percentage of single-family dwellings, the City is considerably more dense than Davis County at about 3,468 people per square mile. The map in figure 2.2 demonstrates that the highest population density is concentrated in the westernmost section of the City nearest to I-15 (up to 1,590 people per square mile).



Approximately 30% of the population is under 18 years old (2023 ACS 5-Year Est.) reflecting Bountiful's youthful population profile. 73.6% of housing units in Bountiful City are single-family detached homes (2021 ACS 5-Year Est.). This figure underscores Bountiful's predominantly low-density residential character. As of the 2023 ACS 5-Year Estimate, approximately 73% of housing units in Bountiful are owner-occupied. Based on Census data, there is a large percentage of the population that is between the ages of 25 to 34.



In previous planning efforts there was a need to support Bountiful's aging population. Since the 2009 Master Plan there has been another shift in the distribution of age in the City. Figure 2.5 shows that there has been a significant rise in the number of individuals that are between 25 and 54 years of age. Regardless of the shift in trends, housing diversity allows current residents the option to age in their own communities.



Population growth in Bountiful is slightly less pronounced than some other communities along the Wasatch Front; however, population growth will impact the future of development in the community.



There are some differences across the City from east to west in terms of population density, income levels, household size, etc. These differences are considered throughout the planning process as the City emphasizes the strengths of each community area.

Population and Projections

Bountiful's population boomed in the 1960's with a growth rate of over 183%. This pace of growth tapered off through the end of the century but remained around 12%. Since the year 2000, Bountiful has enjoyed a steadier and more sustainable growth rate. The most recent U.S. Census Bureau estimate, as of July 1, 2023, was 44,144 (US Census QuickFacts). This figure reflects a slight decrease from the 2020 Census count of 45,762, indicating a modest population decline over the three-year period. Bountiful had an average annual growth rate of 7.53% (from 2010 to 2020), Bountiful's population in 2042 will be roughly 53,500 people.

Figure 2.3 Population Growth Since 1950-2020 (US Census)

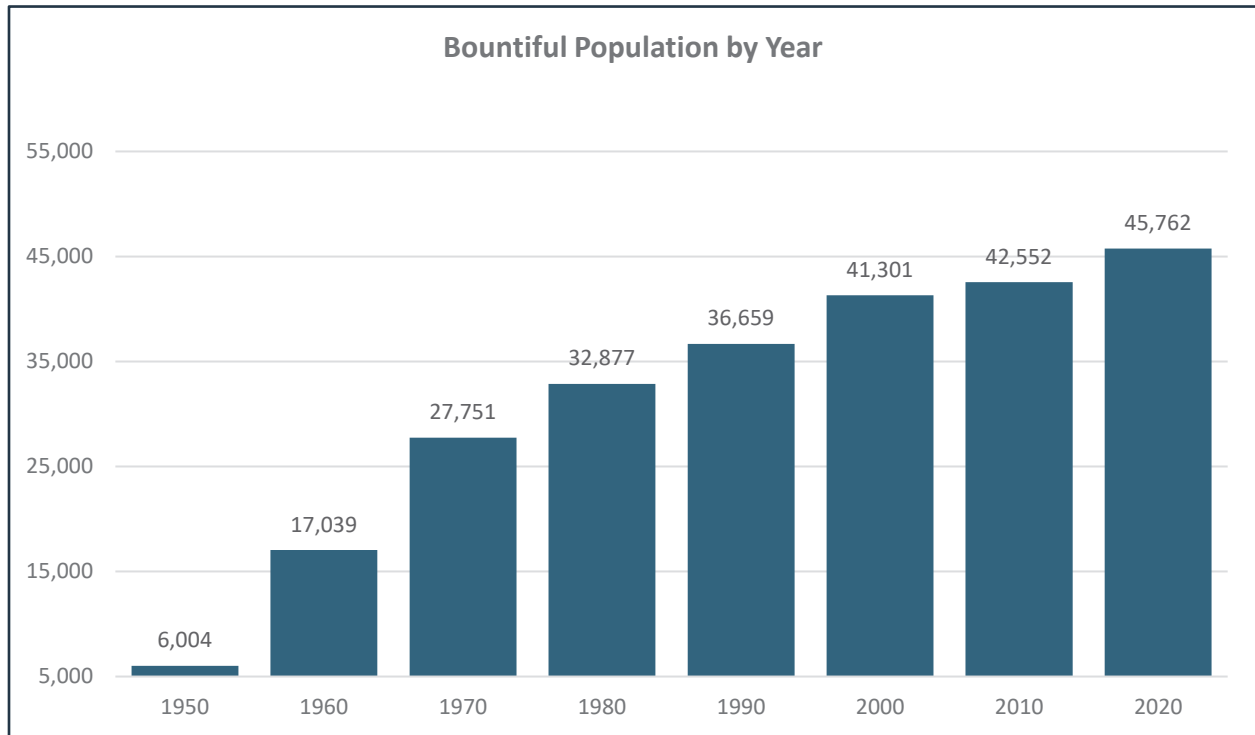
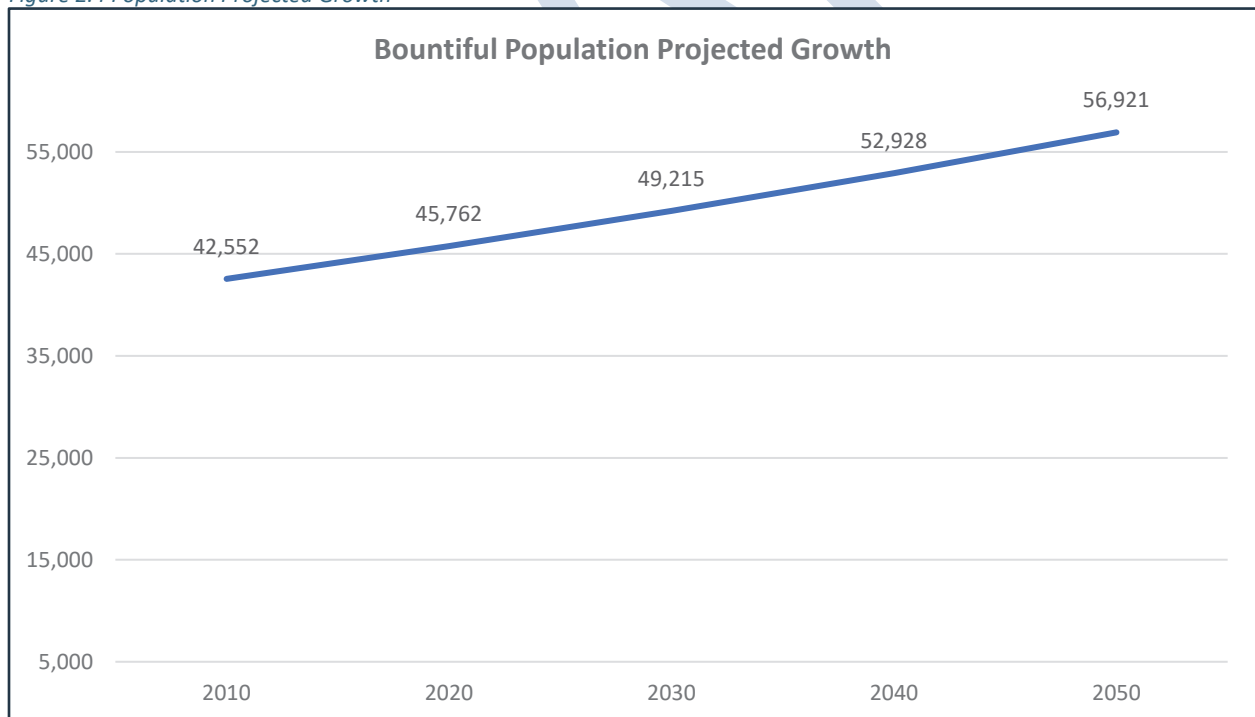


Figure 2.4 Population Projected Growth



Age

According to the 2010 Decennial Census, Bountiful's median age was 34.2 years, and based on the 2023 ACS 5-Year Est., it has since **decreased to 32.4 years**, while Utah's median age increased from 29.2 to 31.3 years, and Davis County's median age rose from 29.2 to 31.4 years, according to U.S. Census Bureau data from 2010 to 2020. According to U.S. Census 2023 estimates, **14.3% of Bountiful's population is aged 65 or older**, which is higher than both Davis County at 11.4% and the state of Utah at 12.2%.

Figure 2.5 Age Breakdown 2020 vs 2010 Census

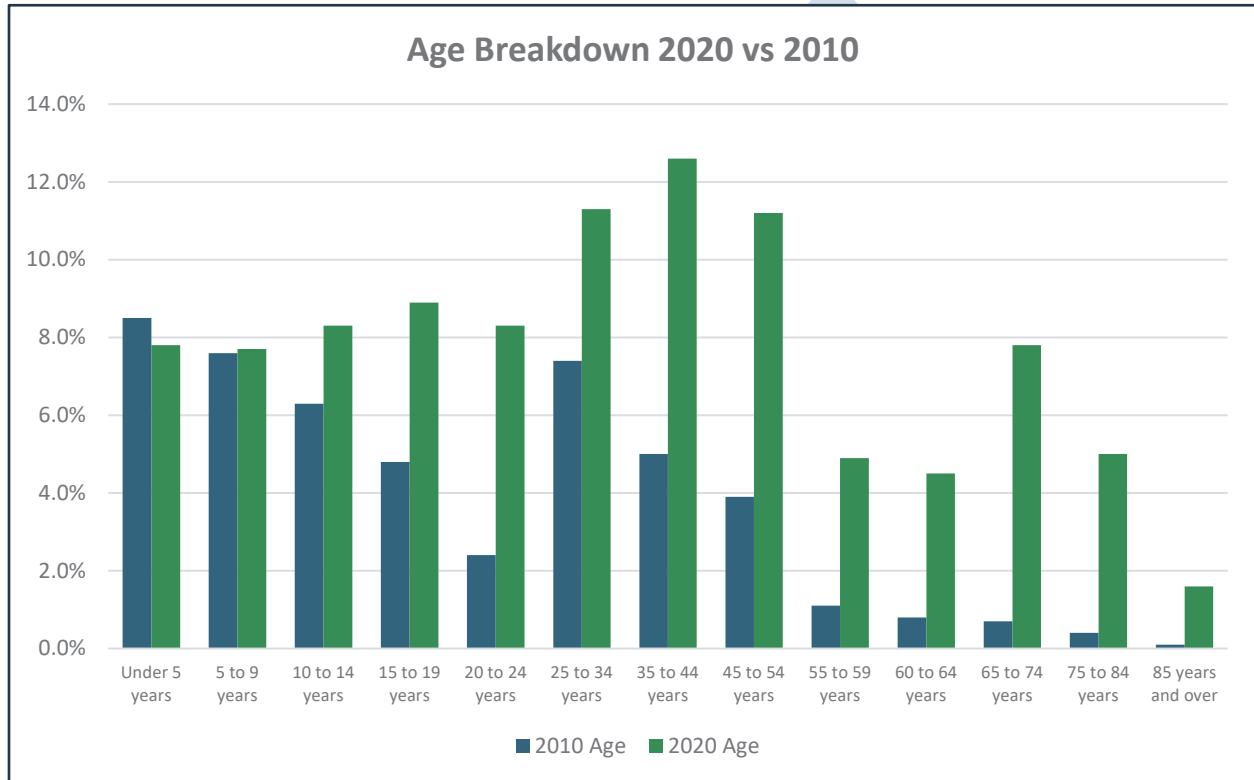
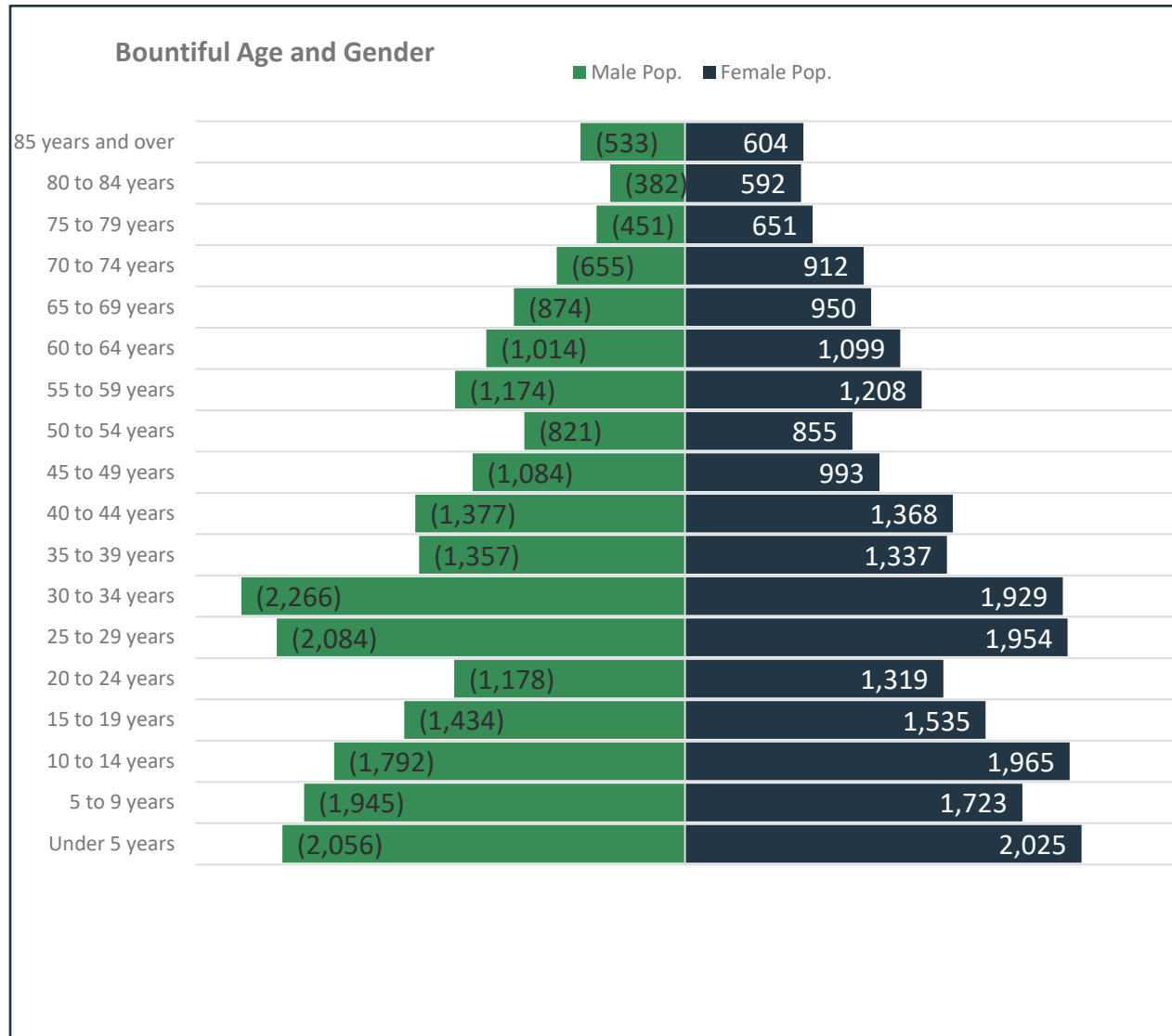


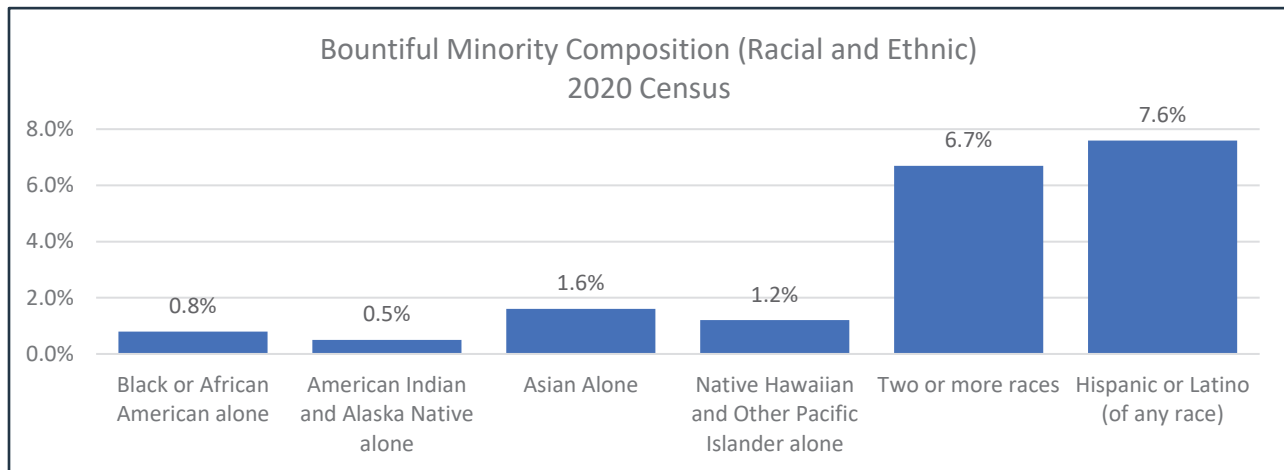
Figure 2.6 Age and Gender (U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates for 2017–2021)



Race and Ethnicity

Census data from 2010 to 2020 show that Bountiful's population remains predominantly white, although the percentage of self-identified white alone population has decreased from 93.3% to 86.4%. The remaining minority groups stayed about the same. Individuals identifying as Hispanic or Latino may be of any race, so percentages may overlap

Figure 2.7 Minority Population by Race / Ethnicity 2020 Census



Households and Employment

Bountiful has a reputation for being a great city to raise a family. According to the 2020 U.S. Census, the average family size in Bountiful is 3.46 persons, which is slightly smaller than the Utah state average of 3.57 persons, also 60.8% of households in Bountiful were married-couple households. This figure represents the proportion of households where a married couple resided together, regardless of the presence of children. This percentage indicates a decrease from the 69.3% reported in the 2010 Census, reflecting a shift in household composition over the decade.

According to the U.S. ACS 2021 5-Year Est., 66.1% of Bountiful's population aged 16 and over were employed. It's important to note that this employment rate is slightly lower than Utah's statewide average of 67.9%.

According to the U.S. Census QuickFacts, the median household for the 2019–2023 period (in 2023 dollars) was \$103,723 in Bountiful, \$108,058 in Davis County, and \$91,750 in the State of Utah. The median household income is a commonly used indicator of the economic well-being of a community. According to the U.S. Census ACS 5-Year Est., for 2019–2023, the poverty rates are as follows: Bountiful City/Davis County at 5.5% and the State of Utah at 8.6%.

Bountiful's poverty rate is lower than the statewide average, suggesting a relatively strong economic standing within the community.

Educational Attainment

According to the U.S. Census 2023 ACS 5-Year Est., Bountiful exhibits a high level of educational attainment among its residents aged 25 and over. 96.3% have completed high school or higher, and 41.3% hold a bachelor's degree or higher. These figures surpass both state and national averages, indicating a community with strong educational foundations. This elevated educational attainment in Bountiful contributes to various positive socioeconomic outcomes, including higher median household incomes and lower poverty rates. The emphasis on education reflects Bountiful's commitment to fostering a knowledgeable and skilled population, which in turn supports local economic growth and civic engagement.

Figure 2.8 Bountiful Educational Attainment Ages 25 and over (2010 and 2020 Census)

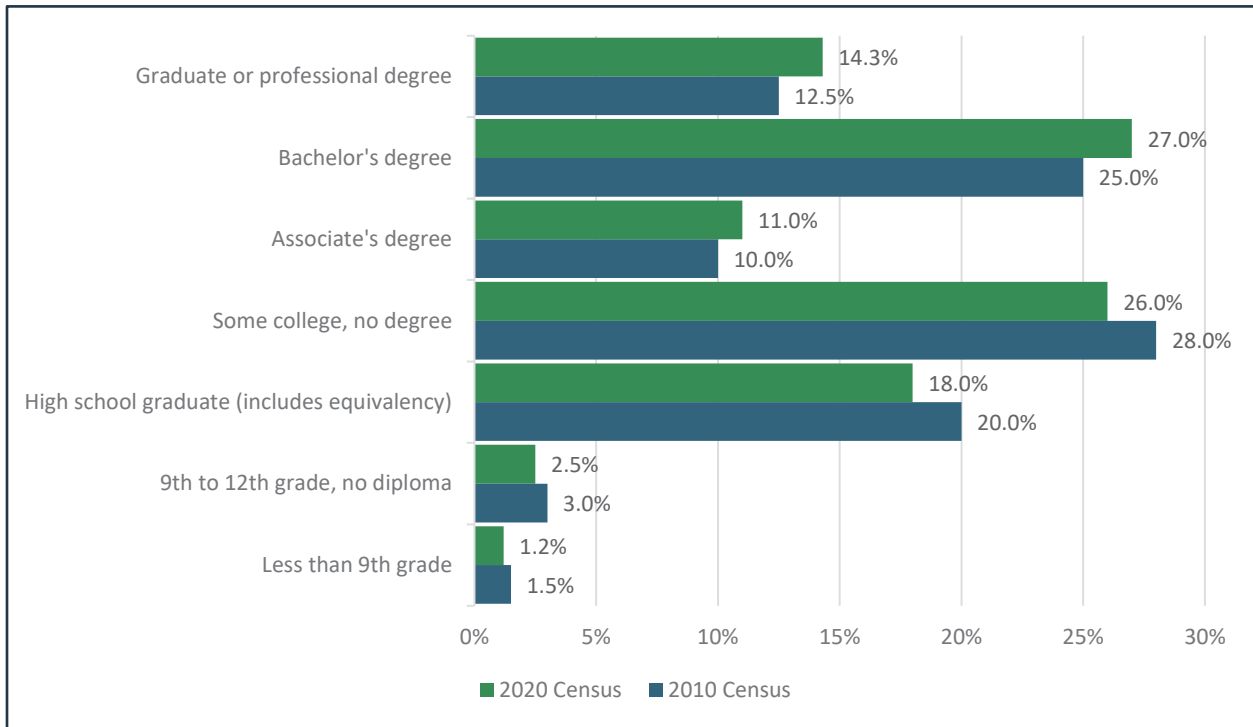
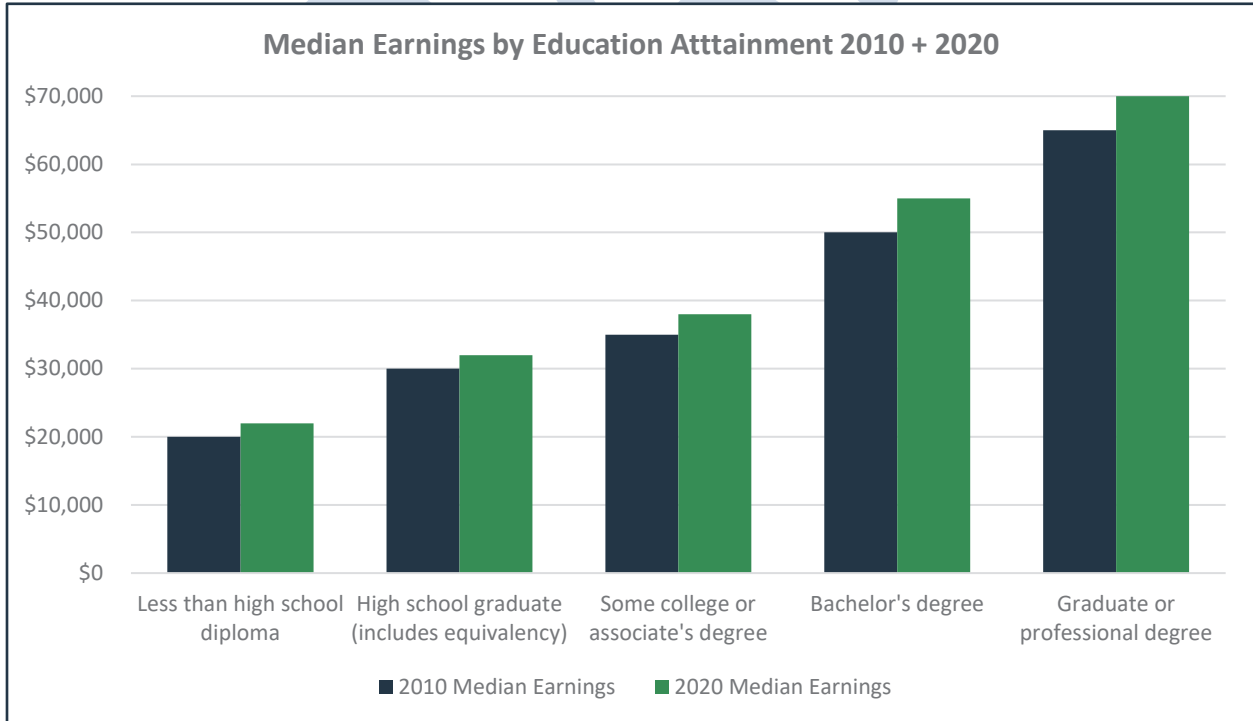


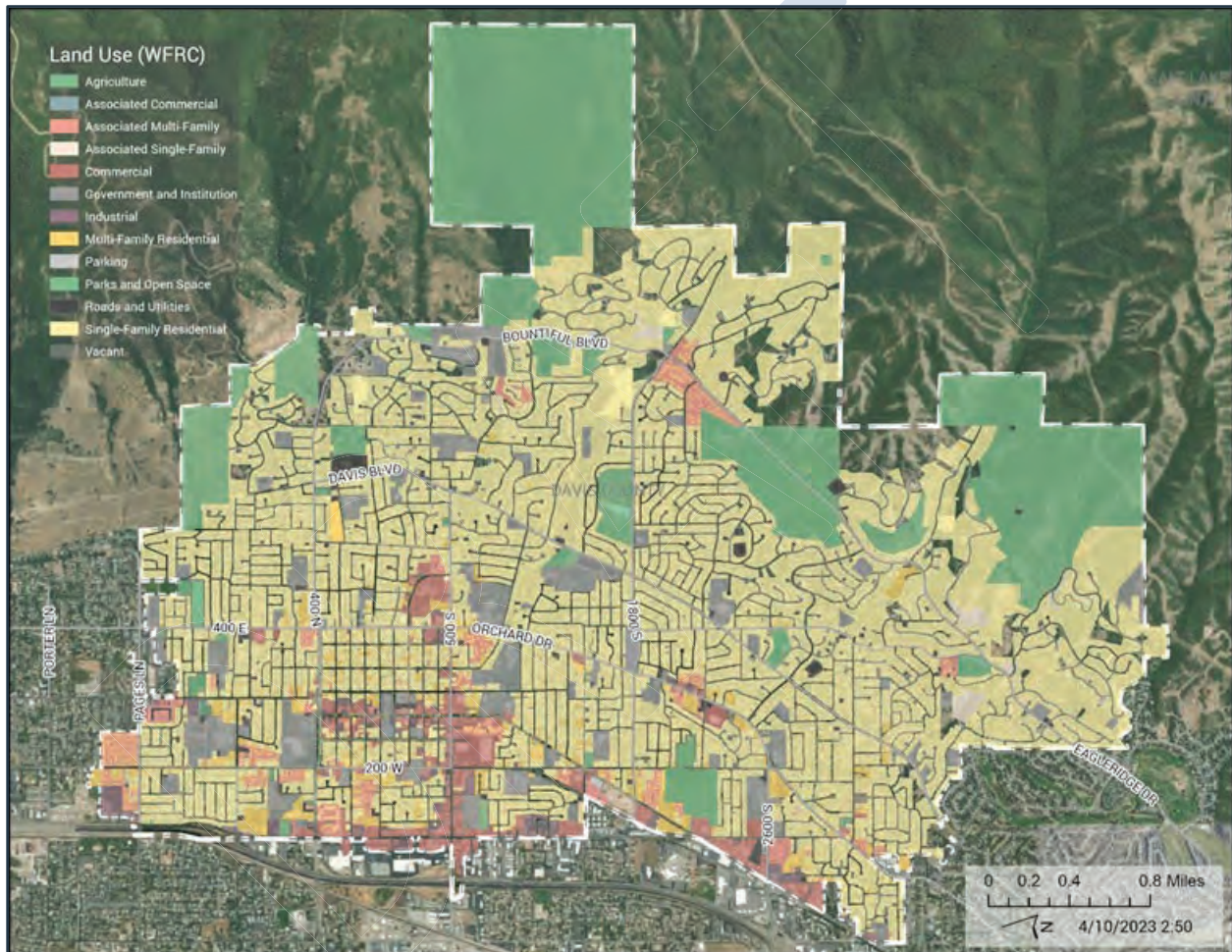
Figure 2.9 Median Earnings by Educational Attainment (2010 and 2020 Census)



LAND USE

Bountiful was a small farming community until the 1950s when the rise of the automobile and the commute changed the community significantly. Since then, the community has been considered a great place to live and to recreate. Due to the unique circumstances of Bountiful's geography it is approaching "build out", meaning that the City is running out of space to develop residential or commercial developments to serve the community. This challenge will help shape the development patterns of the City as it continues to evolve over time.

Figure 3.1 Current Land Use (created by Logan Simpson).



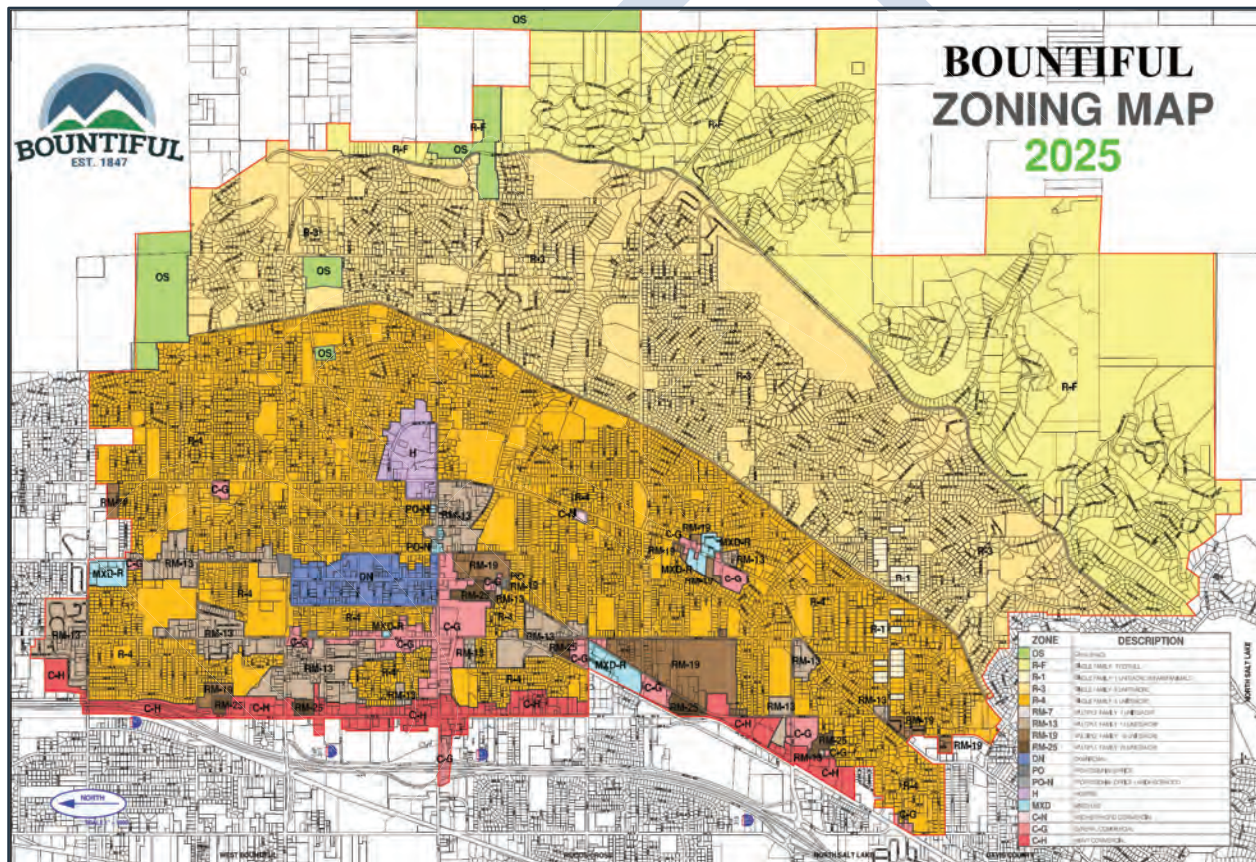
Note that the **current** land use map above is not the Future Land Use Map or the current Zoning Map of Bountiful City.

Land Use and Existing Regulation

Since the 1950's Bountiful has thrived as a residential enclave for commuters. This is reflective in both the mix of uses and zoning regulations. Large parcels of open space, City owned, are found on the eastern edge in areas of steep topography, technically now shown on the Zoning map but correctly shown on the City's interactive map: <https://bountifulut.mapgeo.io/>. Commercial development is found largely clustered on the western edge of the City along major roads including 500 West/Highway 89, 500 South, and 2600 South. Main Street also provides non-residential uses. While some non-residential nodes exist elsewhere in the City, they are not generally found further east of Orchard Drive.

The majority of City is used as and zoned for residential uses consisting of 85% of the City, the majority of which is solely allowed for single-family dwellings.

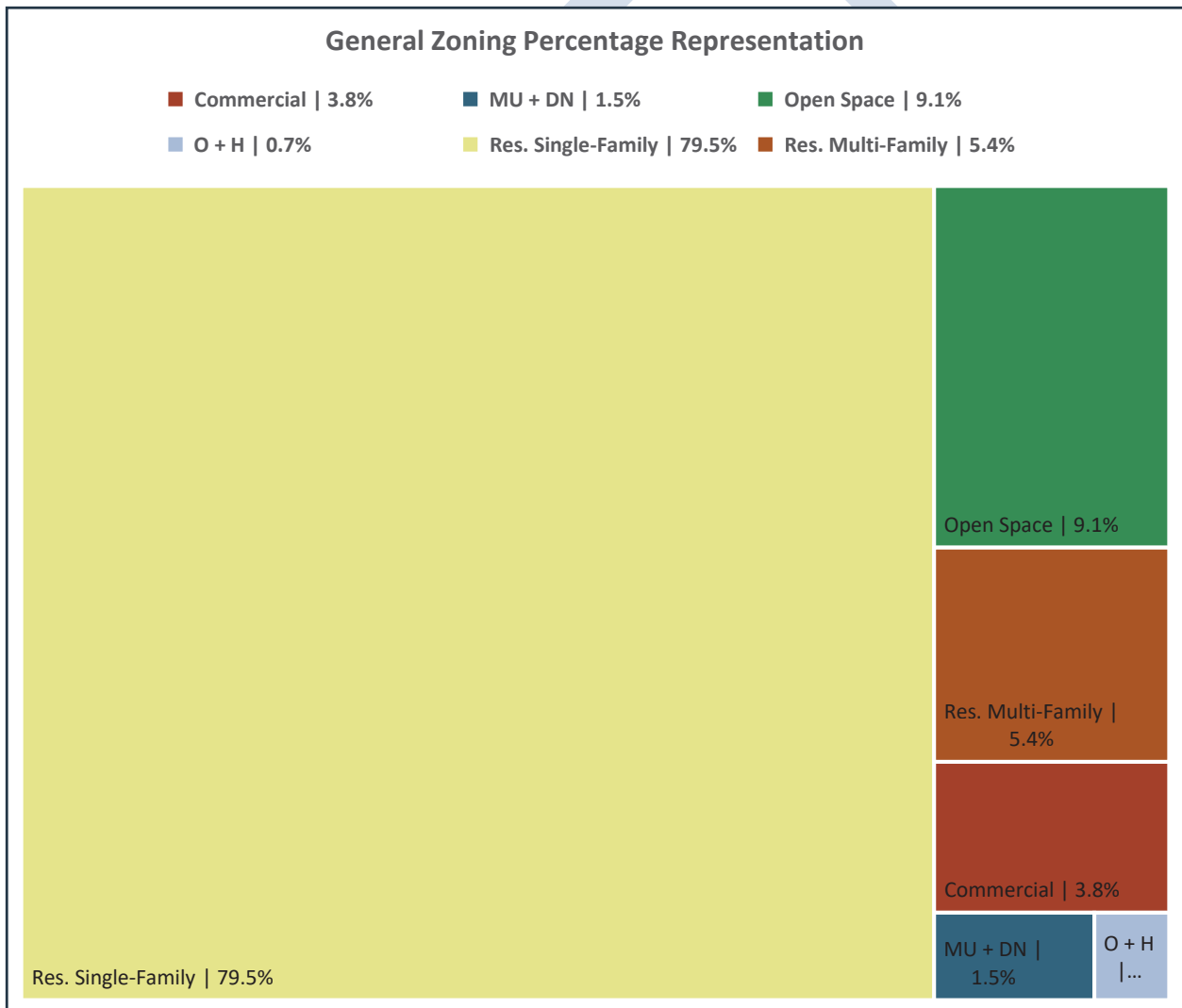
Figure 3.2 Current Zoning Map of Bountiful City



The following table contains each general zoning category with its corresponding total acreage and percentage of the City while Figure X.X is a graphic representation of such.

General Zoning Category	Acres	Percentage of City
Commercial: C-G, C-H, C-N	324	3.8%
Mixed Use + Downtown: MXD-R + DN	130	1.5%
Open Space: OS	767	9.1%
Specialty Office and Hospital: H, PO, PO-N	7	0.7%
Residential Single-Family: R-1, R-3, R-4, R-F	6,733	79.5%
Residential Multi-Family (2 or more units): RM-13, RM-19, RM-25	453	5.4%
Total	8,467	100.0%

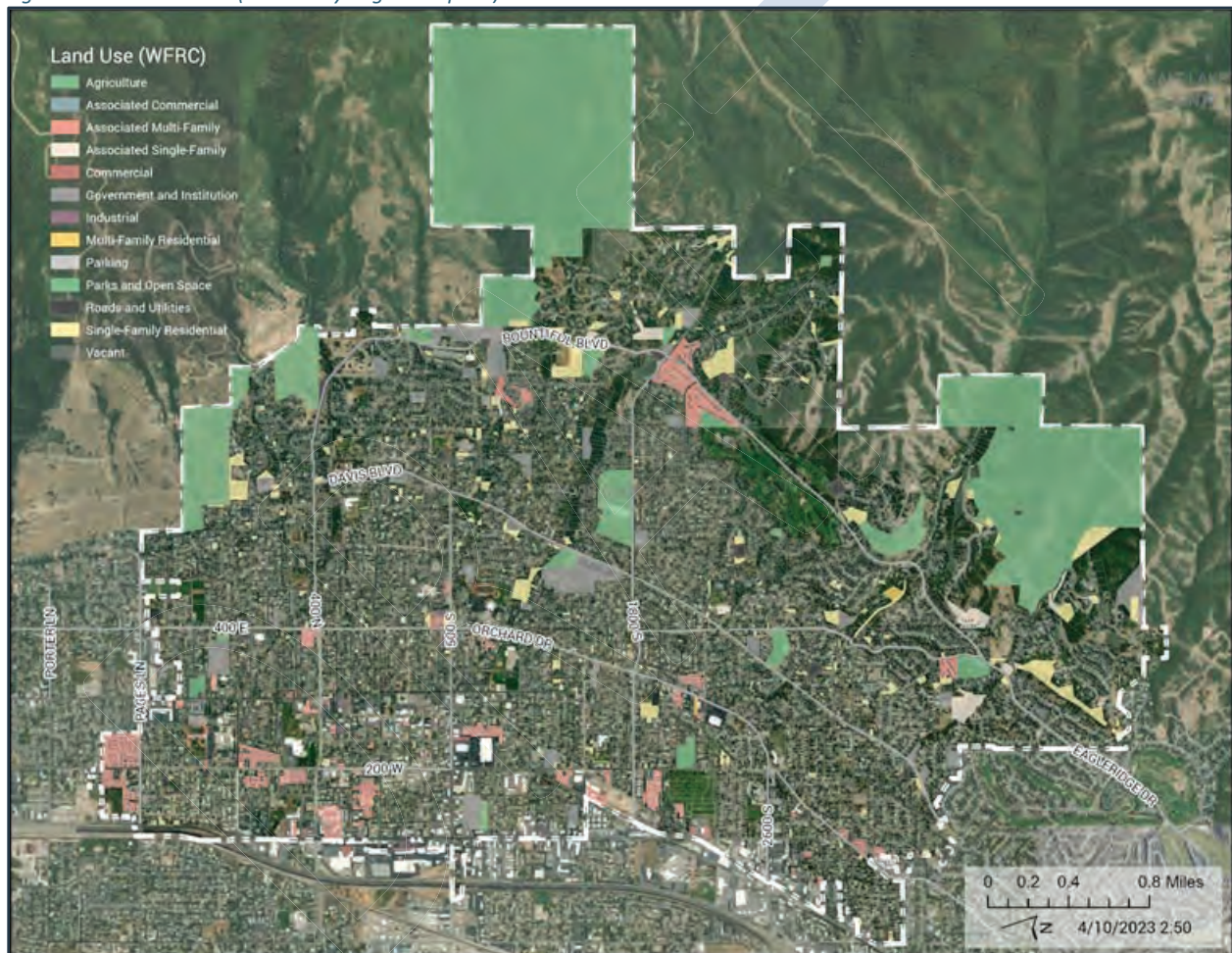
Figure X.x – Graphic Representation of Zoning in Bountiful



Vacant Land

Bountiful is hemmed in by mountains and other municipalities and is largely built out. Additional growth will be infill of underutilized and vacant land in the City. A 2018 WFRC analysis showed that Bountiful has 22,860 acres of vacant land, however that is primarily undevelopable topography in the foothills where no additional growth is anticipated. When steep areas are removed there is still approximately of 389 acres of vacant land within the City that could be developed. While most vacant parcels are identified as residential, 107 of those vacant parcels are on commercial land.

Figure 3.4 Vacant Lands (created by Logan Simpson).



Open Space and Recreation

Access to the outdoors and recreational opportunities are a major component of the quality of life that Bountiful residents enjoy. Most areas of open space are found in the foothills where many mountain trails lace the mountainside. Within the City, parks are dispersed throughout; however, some of the areas with the most people also have some of the fewest parks (Southwest and Northwestern areas). Schools serve neighboring residents as makeshift parks with open fields and playgrounds. One recently closed elementary school has become Washington Park, which is in an area with few other City parks. The City Cemetery also serves as a place for joggers and walkers to recreate. One of Bountiful's largest greenspaces is the Bountiful Ridge Golf Course, which is a treasured gem and regional recreation attraction.

Figure 3.5 Parks, Open Space and Schools (created by Logan Simpson).

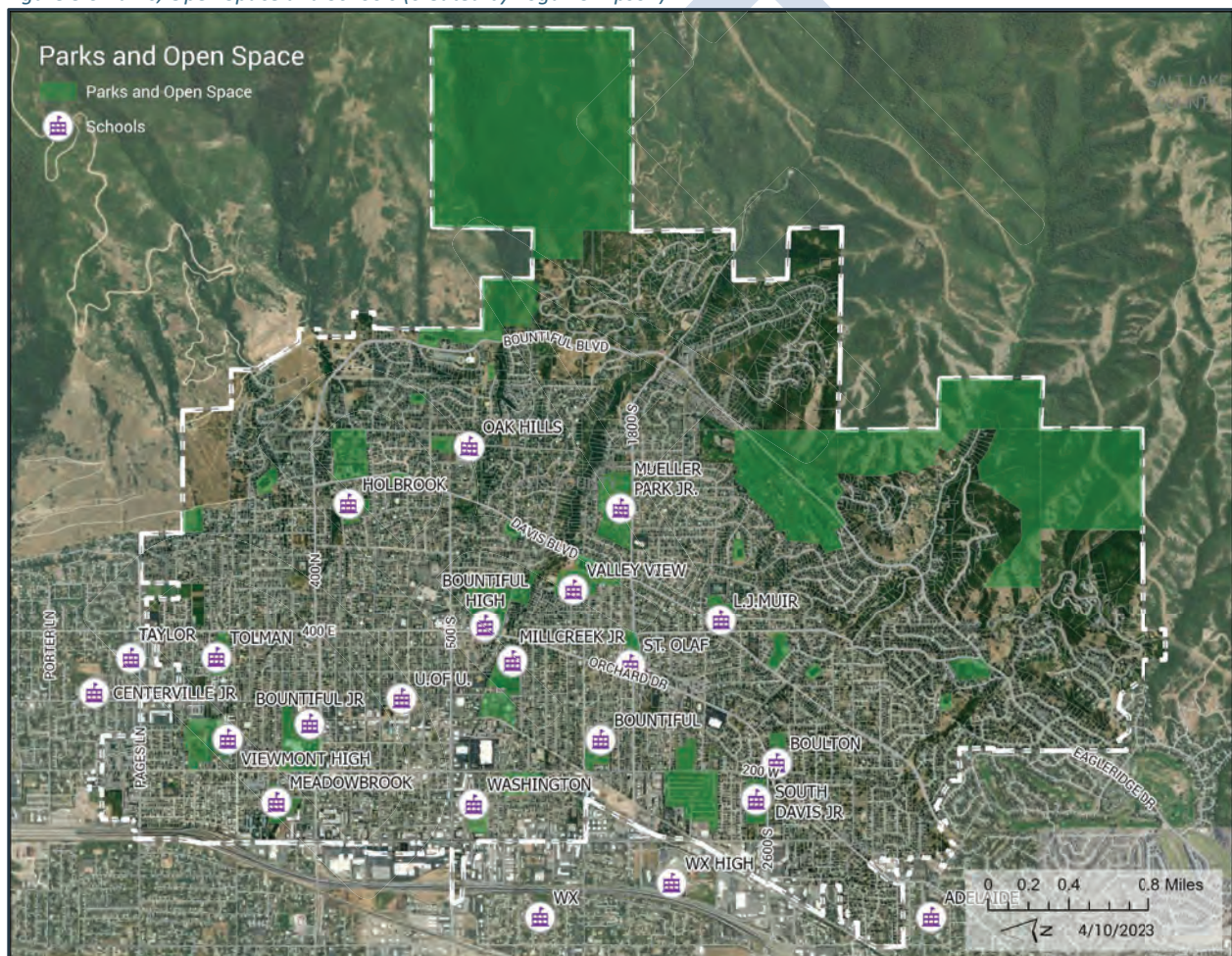
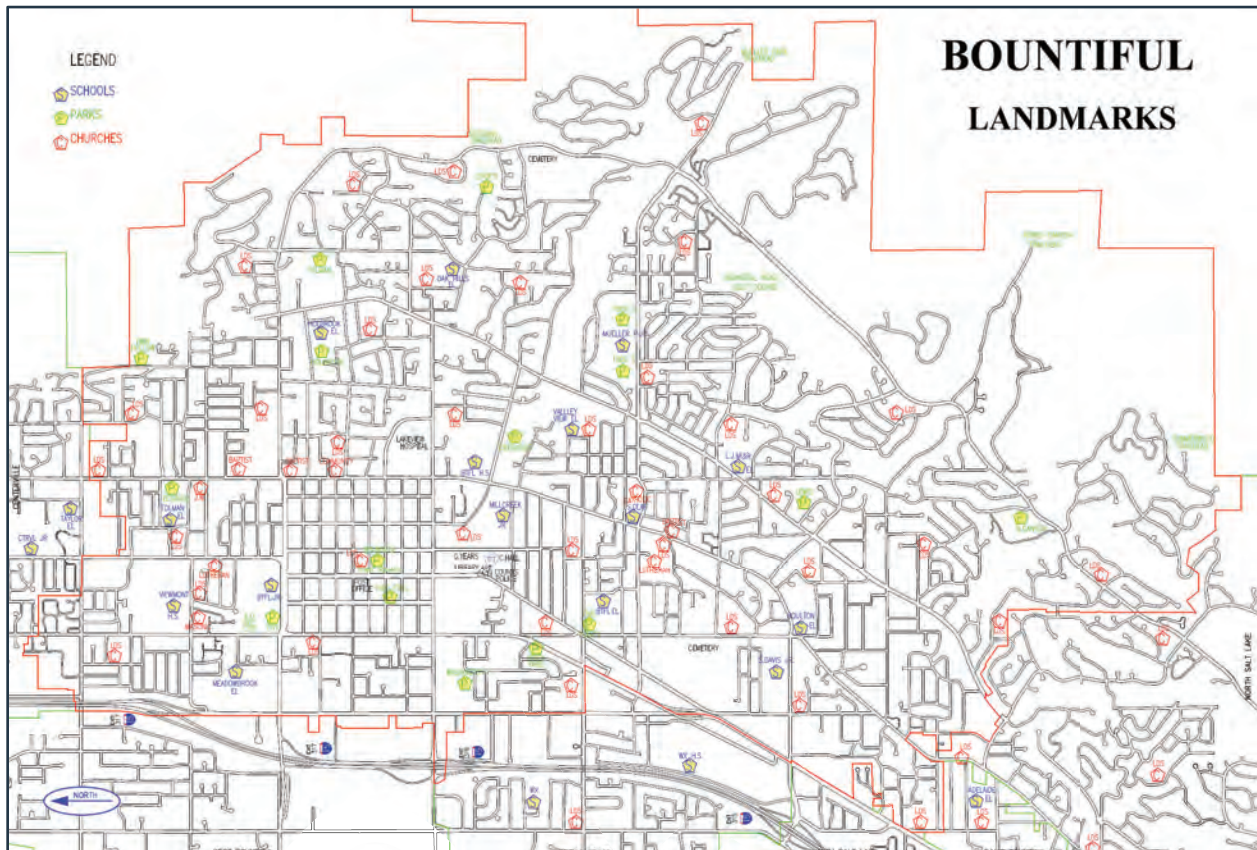


Figure x.x – Bountiful Map of Schools, Parks, and Churches



ECONOMY

Bountiful City is in the southeastern portion of Davis County and is located about 12 miles north of Salt Lake City. Bountiful is a residential community, with most of the City's labor pool commuting out to other communities. The City does well with retail sales but has a possibility to capture additional sales tax revenue. This may require redevelopment as the City does not have much availability of open land.

The City has a relatively large workforce that primarily commutes out to other communities. There is a sizable number of workers who travel to Bountiful for work, presenting an opportunity to capture more of this pass-through revenue with workers traveling to or from work.

A large portion of the City's governmental revenues comes from sales tax. This presents potential areas of weakness as sales taxes can be very volatile with the market. It would be in the City's best interest to explore opportunities to increase their property tax revenue, with higher value projects, to stabilize that revenue source for the future.

Major Institutions and Industries

The Department of Workforce Services (DWS) reports that over 1,300 individual businesses located within Bountiful from large employers to sole proprietor businesses. The top employers in the City include Bountiful City, Lakeview Hospital, Smith's Marketplace, South Davis Recreation District, Western Peaks Society Hospital (South Davis Hospital), and Davis School District (primary Bountiful and Viewmont High School), all with 250-499 employees according to DWS. Within the top employers, there is a mix of public and private employers, and a mix of industry types.

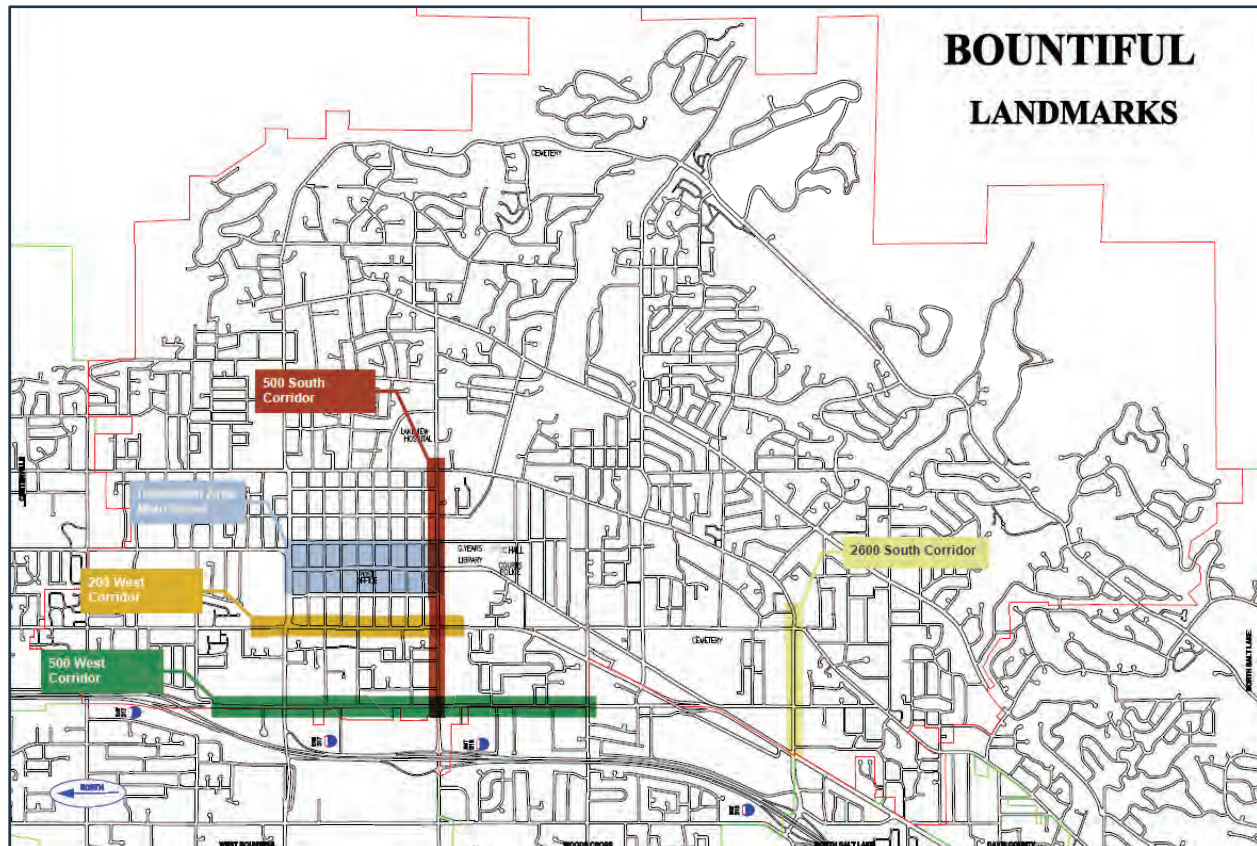
When looking at private employers, the City has strong employment from medical and retail. This is generally consistent with the overall employment within the City when looking at many of the smaller employers in the area. Additionally, there are a few service-based firms in the City that provide such services as auto repair, accounting, general home repair, dance training, etc.

The key industries currently in the area are medical providers and retailers. Specifically, the best performing retail sectors for the City are **motor vehicle and parts dealers, electronics and appliance stores, and food and beverage stores.**

Major Market Areas

Currently, Bountiful City has a mix of residential and commercial zones throughout the City. There are five (5) main areas in the City that see most of its commercial development: 500 West, 500 South, 200 West, 2600 South, and the Downtown area.

Figure x.x Bountiful commercial corridors



The City operates a redevelopment agency that currently has project areas that cover some of these main corridors. In 2019, the City approved a new key market area, Renaissance Towne Centre (RTC) mixed use development, that will be a crucial component to the City for future development.

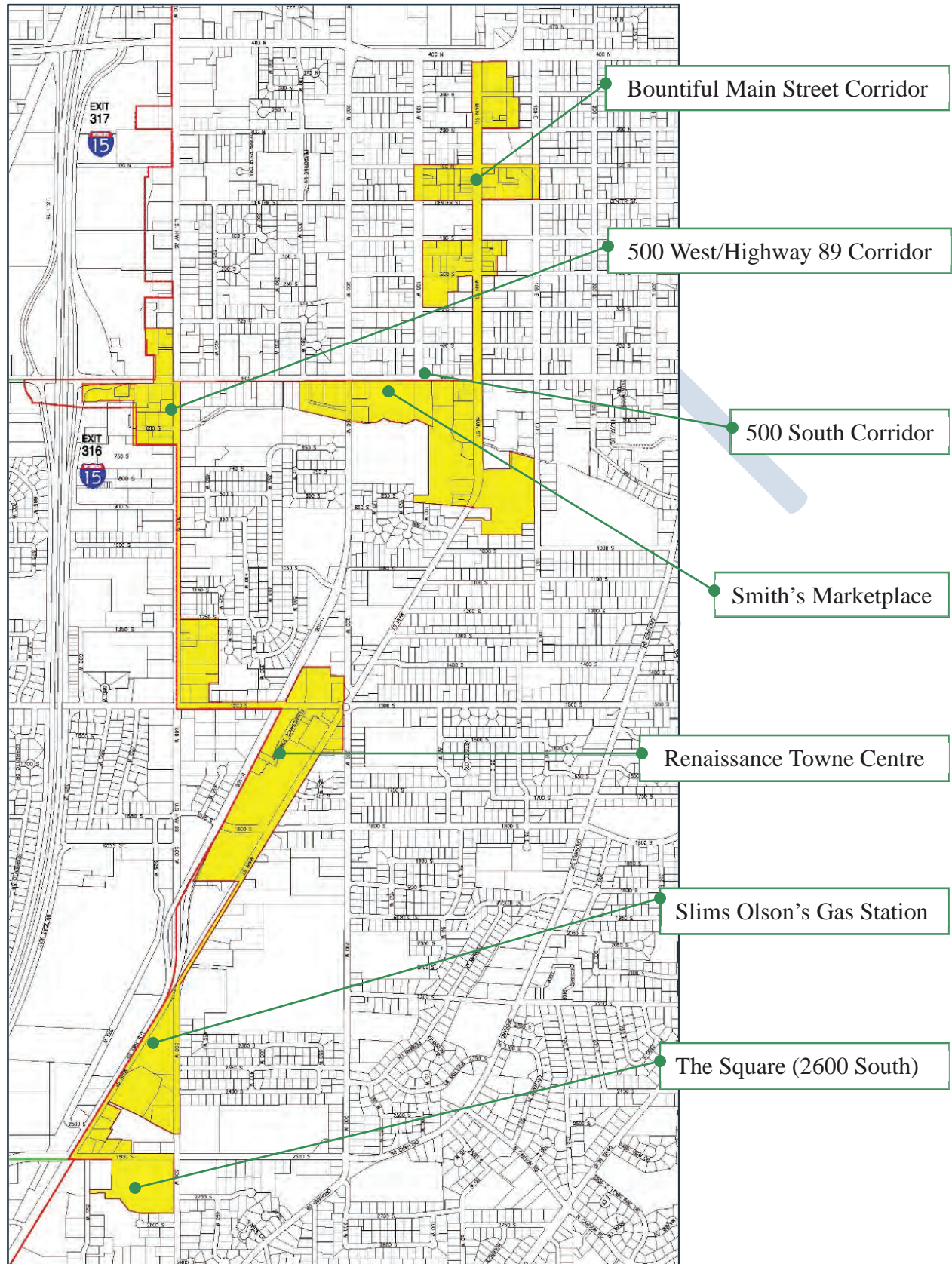
Figure X.X RTC Project Vicinity Map



Figure X.X RTC Approved Building



Figure 4.1 Bountiful Redevelopment Agency Map



Workforce and Employment

Bountiful's population of age 16 years and over, according to the 2020 American Community Survey is over 32,000. Of this total, 66.5% are in the labor force and approximately 21,000 of those individuals are employed. That workforce is spread across a wide range of industries. As of April 2025, the unemployment rate in Davis County was 2.8%, according to the U.S. Bureau of Labor Statistics.

According to the U.S. Census Bureau's 2021 American Community Survey (ACS) 5-Year Estimates, the civilian employed population aged 16 years and over in Bountiful, Utah, is distributed across various industries as follows:

Industry	Number of Employed Persons	Percentage of Employed Population
Educational Services, and Health Care and Social Assistance	2,849	13.1%
Retail Trade	2,333	10.7%
Professional, Scientific, and Management, and Administrative and Waste Management Services	2,045	9.4%
Manufacturing	1,747	8.0%
Finance and Insurance, and Real Estate and Rental and Leasing	1,526	7.0%
Construction	1,108	5.0%
Wholesale Trade	512	2.3%
Agriculture, Forestry, Fishing and Hunting, and Mining	84	0.4%

These figures highlight the prominence of the educational services/health care, and retail trade sectors in Bountiful's employment landscape.

Occupation	Percentage of Employed Population
Management, Business, Science, and Arts Occupations	49.1%
Sales and Office Occupations	21.3%
Service Occupations	13.3%
Natural Resources, Construction, and Maintenance Occupations	8.6%
Production, Transportation, and Material Moving Occupations	7.7%

These figures highlight a significant concentration of Bountiful's workforce in professional and administrative roles, particularly within the Management, Business, Science, and Arts occupations.

Bountiful City does not contain all the jobs for their workforce, and many residents must travel elsewhere to work. The following figure summarizes the labor flows for Bountiful City. Most Bountiful City's workforce travels outside of the City for their employment.

Figure 4.2 Labor flows, 2019

Source: Census On The Map, 2022

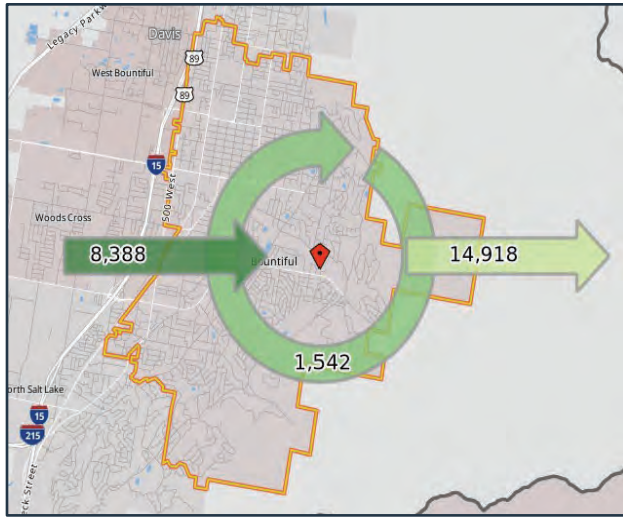


Figure 4.3 Job counts by county where workers reside.

Over half of the people who work in Bountiful live in Davis County, with Salt Lake County the next most populous. The people who travel into Bountiful City for employment are an important group because they will often patronize Bountiful businesses, thus strengthening the “capture rate” of these businesses.

Figure 7.1 - Job Counts by Where Workers Live as a Percentage of Total (Source: US Census Bureau 2020 5-Year Estimates)

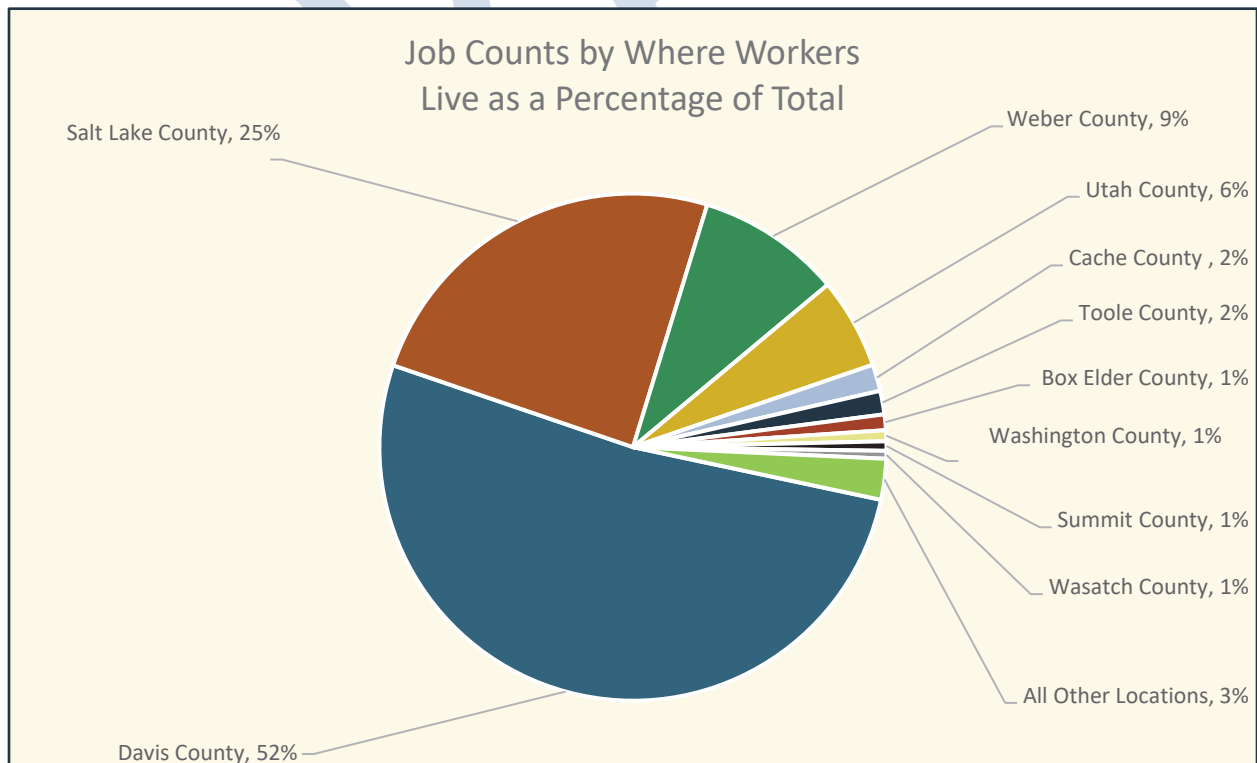
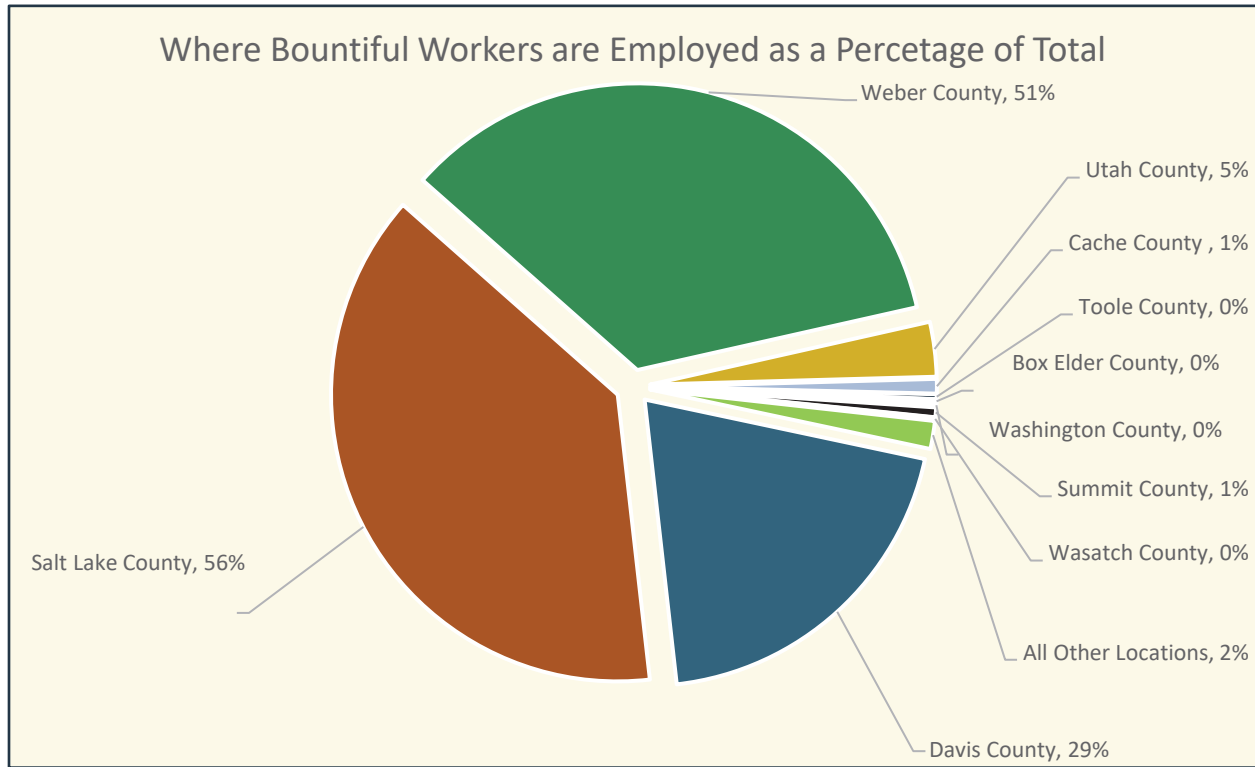


Figure 4.4 Job counts by county where workers are employed, Source: Census On The Map, 2022)



Interestingly, there are workers who decide to work in Bountiful who come from counties as far away as Washington County. Many of the nearby counties are represented, demonstrating the attractiveness of Bountiful as an employment destination. The next figure shows the locations, by County, where Bountiful residents work. Salt Lake County sees nearly 56% of Bountiful City's outgoing workforce, with 29% staying within Davis County itself.

Sales Tax Leakage

A sales gap analysis is conducted to estimate the amount and type of purchases being made by Bountiful residents outside of Bountiful. Hence, the term "leakage" reflects sales that are lost to other communities. The analysis consists of first calculating the "average" expenditures made, per capita or per household, in the State of Utah in various retail categories using the North American Industry Classification System Codes (NAICS codes) as recorded by the Utah State Tax Commission. Total sales in Bountiful, by NAICS code category, are then divided by the total population and compared to average per capita sales in the State of Utah. Where Bountiful residents show higher purchases in NAICS code categories, it is assumed that Bountiful captures additional consumers from the larger regional area for these types of purchases. Where purchases per capita are lower in Bountiful than in the State of Utah in purchases in NAICS code categories, it is assumed that Bountiful residents are leaving the community to make these types of purchases elsewhere.

The leakage table identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

Overall, Bountiful reflects a total capture rate of close to 62 percent of resident sales, indicating that the City is capturing somewhat less than its “fair share” of retail sales compared to other communities. Significant leakage is shown in the following retail categories, which are areas of opportunity for future retail development within the City:

- Accommodation (2.45%)
- General Merchandise Stores (6.86%)
- Building Material and Garden Equipment and Supplies Dealers (6.03%)

Applicable 2022 NAICS definitions:

721 Accommodation. Industries in the Accommodation subsector provide lodging or short-term accommodations for travelers, vacationers, and others. There is a wide range of establishments in these industries. Some provide lodging only, while others provide meals, laundry services, and recreational facilities, as well as lodging. Lodging establishments are classified in this subsector even if the provision of complementary services generates more revenue. The types of complementary services provided vary from establishment to establishment.

452 General Merchandise Stores. Industries in the General Merchandise Stores subsector retail new general merchandise from fixed point-of-sale locations. Establishments in this subsector are unique in that they have the equipment and staff capable of retailing a large variety of goods from a single location. This includes a variety of display equipment and staff trained to provide information on many lines of products.

444 Building Material and Garden Equipment and Supplies Dealers. Industries in the Building Material and Garden Equipment and Supplies Dealers subsector retail new building materials, hardware, paint, and garden and outdoor power equipment and supplies. Establishments in this subsector with fixed point-of-sale locations, including home centers and retail lumber yards, may display merchandise either indoors or outdoors under covered areas. The staff is usually knowledgeable in the use of the specific products being retailed in the construction, repair, and maintenance of the home and associated grounds.

The capture rate of 62% indicates that the City has opportunities to realize more sales tax based on what is expected for the community to be able to create. The three (3) categories listed above are merely areas of weakness and not the only areas of focus.

Figure 4.6 Source: Utah State Tax Commission, ZPFI

NAICS Code Categories	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield
Motor Vehicle and Parts Dealers	147%	629%	67%	57%	107%	40%
Furniture and Home Furnishings Stores	36%	117%	32%	29%	276%	4%
Electronics and Appliance Stores	104%	98%	57%	195%	55%	38%
Build. Material, Garden Equip. and Supplies Dealers	6%	106%	369%	7%	143%	24%
Food and Beverage Stores	101%	270%	53%	159%	93%	34%
Health and Personal Care Stores	101%	73%	39%	165%	128%	34%
Gasoline Stations	37%	31%	78%	42%	53%	194%
Clothing and Clothing Accessories Stores	40%	36%	27%	492%	107%	57%
Sporting Goods, Hobby, Music and Book Stores	40%	110%	107%	268%	101%	28%
General Merchandise Stores	7%	15%	252%	11%	148%	7%
Miscellaneous Store Retailers	45%	220%	92%	52%	111%	99%
Nonstore Retailers	78%	108%	73%	112%	90%	110%
Arts, Entertainment and Recreation	32%	2%	7%	1,032%	43%	22%
Accommodation	2%	64%	1%	32%	36%	6%
Food Services and Drinking Places	46%	117%	112%	107%	131%	75%
Other Services - Except Public Administration	89%	673%	215%	56%	72%	104%
Total	62%	207%	128%	109%	112%	51%

Competitive Market Leakage Analysis

It is also instructive to examine other cities to compare how one City performs to others. An analysis was performed to compare Bountiful to five nearby Cities: Woods Cross, Centerville, Farmington, Layton, and Clearfield. Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although Bountiful is adjacent to I-15 in part of the City, the direct access to the interstate is located in other communities.

Additionally, Bountiful is capturing fewer retail sales than surrounding communities, per capita. This highlights certain areas where a community is oversaturated with certain sales tax categories, e.g., Woods Cross sees \$17,991 per capita in motor vehicle parts & dealers, when the average in Utah is only \$2,934 per capita. This indicates that Woods Cross is a major regional hub for these types of sales.

Per capita Bountiful City does better than the Utah average in motor vehicle parts & dealers and food & beverage stores. Overall, Bountiful City experiences only \$13,182 in sales tax per capita, which is only lower than Clearfield in the comparison group.

Figure 4.7 Source: Utah State Tax Commission, ZPFI

City	Motor Vehicle Parts & Dealers Per Capita	General Merchandise Stores Per Capita	Food Services & Drinking Places Per Capita	Food & Beverage Stores Per Capita	Gasoline Stations Per Capita	Building Material, Garden Equip. & Supplies Per Capita
Bountiful	\$4,856	\$331	\$1,219	\$2,085	\$219	\$130
Woods Cross	\$17,991	\$391	\$2,225	\$4,694	\$153	\$1,932
Centerville	\$2,566	\$8,665	\$2,846	\$1,239	\$503	\$8,944
Farmington	\$1,864	\$319	\$2,345	\$3,195	\$234	\$156
Layton	\$3,205	\$3,994	\$2,614	\$1,695	\$268	\$2,271
Clearfield	\$928	\$152	\$1,161	\$482	\$766	\$349
Davis County	\$2,928	\$2,514	\$1,612	\$1,571	\$474	\$1,487
Utah	\$2,934	\$2,648	\$1,957	\$1,785	\$499	\$1,864

Sales tax in e-commerce functions similarly to traditional retail but is governed by rules that depend on the buyer's location and the seller's business presence. E-commerce platforms or individual online retailers are responsible for calculating, collecting, and remitting the appropriate state and local sales taxes based on where the buyer is located. In Utah, sales tax is destination-based, meaning the applicable rate is determined by the delivery address of the customer, not the seller's location. Many large platforms, such as Amazon or Etsy, automatically handle this process by collecting and remitting taxes on behalf of sellers. This system requires businesses to stay compliant with varying tax rates across different jurisdictions within the state.

Many residents and visitors mistakenly believe that the Costco located at 573 West 100 North is within Bountiful City, when it is actually situated in West Bountiful. This common misconception can lead to the assumption that the sales tax revenue generated by this high-volume retailer benefits Bountiful City. In reality, because sales tax in Utah is allocated based on the point of sale, the revenue from Costco's operations contributes to West Bountiful. This distinction is significant, as sales tax constitutes a substantial portion of municipal funding, directly impacting local services and infrastructure projects. Understanding the precise municipal boundaries is crucial for accurate fiscal planning and community awareness.

The Bountiful Gateway Redevelopment Area was set up to revitalize the 500 South corridor near I-15, encompassing parts of Bountiful City and West Bountiful. It was set up with a sales tax revenue-sharing agreement allocating 14% of the sales generated tax to Bountiful City, with the rest going to West Bountiful. While specific sales tax contributors aren't publicly identified, major national retailers in the area likely play a key role in supporting the RDA's economic goals and funding redevelopment through their high sales volumes.

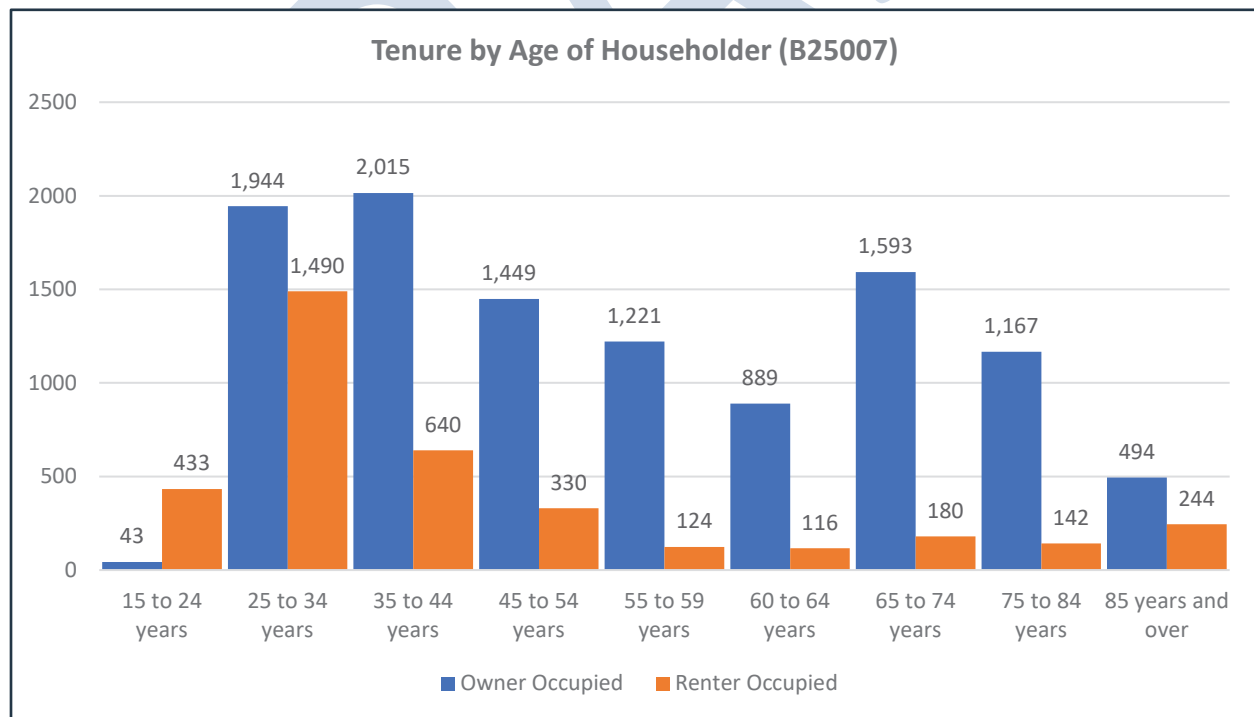
HOUSING

Bountiful and most of the State of Utah have seen an increase in housing demand, housing prices, and face a potential housing deficit based on current growth projections. The high quality of living that brings and keeps many of Bountiful's residents in the community continues to attract incoming homebuyers and renters.

Housing Supply and Demand

There are roughly 14,178 households in Bountiful currently with a population of 43,991 and an average household size of 3.07. Assuming an average growth rate of 0.72 (based on the last 8 years), Bountiful's population in 2042 will be roughly 53,640 people for about 17,470 Households. Over the next 20 years, this is an increase of 3,290 new households in the City to accommodate. This will be important to keep in mind as the City plans for future land use and development styles.

In the City, there are 14,514 occupied housing units (2021 Census ACS) and roughly 75% of those housing units are owner-occupied. About 37% of the primary householders in owner-occupied homes are under the age of 44, compared to 70% of the primary householders in renter-occupied units. Bountiful is a community made up largely from single-family dwellings, 96% of owner-occupied homes are classified as single-family. This may indicate a need for more "starter home" options for young families, including affordable housing options that are available to own rather than rent, giving young families the opportunity to enter the housing market.



Housing Affordability

As Bountiful continues to see additional housing development to accommodate this population growth, the City will need to keep an eye on the area demographics and cost of housing stock. Currently, Bountiful residents have a median household income of \$89,365 (census ACS 2017-2021). This is slightly lower than the median household income for the County, \$92,765 but higher than the state median of \$79,133. According to Zillow the average Bountiful home value is \$572,270. Bountiful City falls within the Ogden-Clearfield, UT HUD Metro FMR Area. According to the U.S. Department of Housing and Urban Development (HUD), the Fair Market Rents for 2024 are as follows while the median gross rent (per U.S. Census 2023 ACS 5-Year Est.) is \$1,467.

Figure 5.1

	Efficiency	One Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2024 Fair Market Rate	\$1,016	\$1,108	\$1,350	\$1,831	\$2,229

Figure 5.2

Table B19001 | Household Income

Household Income	Bountiful City	Davis County	State of Utah
Less than \$10,000	315	3,383	37,347
\$10,000 to \$14,999	155	1,757	24,159
\$15,000 to \$19,999	247	1,337	19,888
\$20,000 to \$24,999	347	1,833	28,743
\$25,000 to \$29,999	209	1,616	30,241
\$30,000 to \$34,999	355	1,090	30,069
\$35,000 to \$39,999	472	3,826	34,107
\$40,000 to \$44,999	542	2,463	35,020
\$45,000 to \$49,999	403	1,816	32,907
\$50,000 to \$59,999	802	5,652	69,623
\$60,000 to \$74,999	1,263	10,623	111,089
\$75,000 to \$99,999	1,924	16,261	170,462
\$100,000 to \$124,999	1,985	18,643	151,043
\$125,000 to \$149,999	1,484	12,864	106,398
\$150,000 to \$199,999	1,749	17,523	134,400
\$200,000 or more	2,302	17,811	152,095
Number of Households	14,554	118,498	1,167,591

Figure 5.3
Table B25075 / Value

Value	Bountiful City	Davis County	State of Utah
Less than \$10,000	7	383	7,026
\$10,000 to \$14,999	0	81	1,724
\$15,000 to \$19,999	0	0	1,226
\$20,000 to \$24,999	18	0	1,544
\$25,000 to \$29,999	0	0	1,587
\$30,000 to \$34,999	0	214	1,561
\$35,000 to \$39,999	12	88	1,908
\$40,000 to \$49,999	55	1,308	6,342
\$50,000 to \$59,999	26	553	4,911
\$60,000 to \$69,999	19	569	4,311
\$70,000 to \$79,999	9	176	2,565
\$80,000 to \$89,999	31	749	3,773
\$90,000 to \$99,999	13	532	2,184
\$100,000 to \$124,999	5	294	5,668
\$125,000 to \$149,999	8	0	2,856
\$150,000 to \$174,999	18	315	6,604
\$175,000 to \$199,999	64	0	3,691
\$200,000 to \$249,999	334	1,198	22,111
\$250,000 to \$299,999	507	1,721	31,173
\$300,000 to \$399,999	2,006	12,471	116,103
\$400,000 to \$499,999	2,441	20,091	161,684
\$500,000 to \$749,999	3,292	34,222	260,570
\$750,000 to \$999,999	1,040	12,254	100,639
\$1,000,000 to \$1,499,999	438	3,308	39,107
\$1,500,000 to \$1,999,999	116	513	12,545
\$2,000,000 or more	146	890	14,620
Total	10,605	91,930	818,033

Housing Characteristics and Supply

Overall, 79% of the housing stock in Bountiful is classified as single family (2021 Census ACS). The second largest group is homes with 3-4 units in each structure at 7%. In addition to the concentration of single-family homes, Bountiful also has an aging housing stock, with 83% of homes being built between 1940 and 1980, and only about 5% of the city's housing stock has been built since 2010.

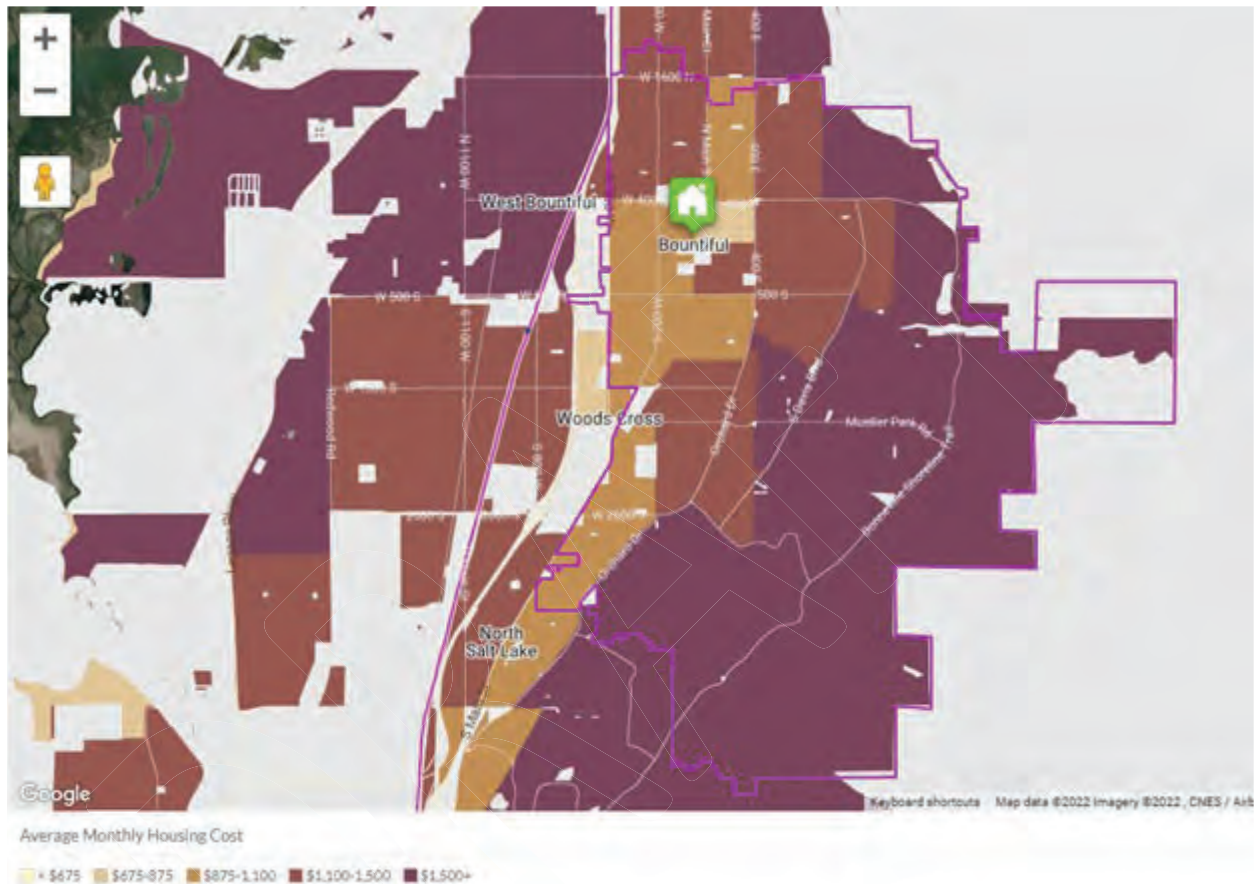
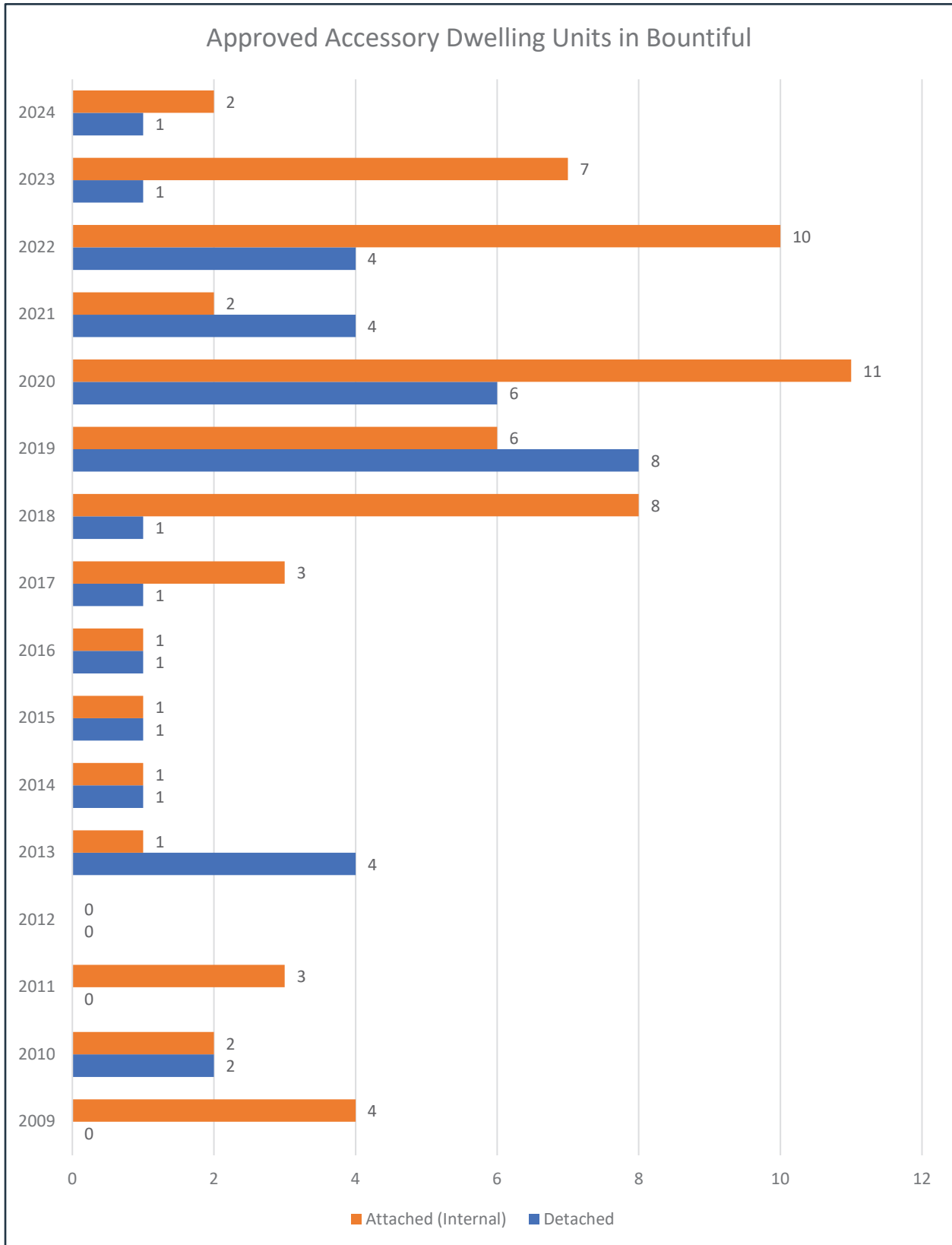


Figure 5.4

Currently Bountiful City has ten (10) assisted living facilities with approximately 600 rooms. Since 2009 the Planning Dept. has kept records reflecting 36 detached and 68 attached (internal) accessory dwelling units.

Catalog what we have, sfd, duplex (ACS)

Figure X.X Approved ADUs in Bountiful (2008-2025)



TRANSPORTATION

Bountiful, like many of its neighbors, is working to expand opportunities for all modes of transportation. The community is regionally connected with the close proximity to I-15 and Highway 89 and has in recent years started to look towards enhanced multi-modal regional public transportation. The following is a summary of previous planning efforts by Bountiful and regional partners that identify issues and opportunities, goals, and future projects to enhance mobility.

- 2019 Trails Master Plan.** The purpose of the 2019 Trails Master Plan is to update and document the needs assessment component of the project; establish an updated vision, goals, and objectives; identify proposed improvements to the existing system; recommend trail signage and wayfinding elements; and provide preliminary estimates of construction costs for priority projects. The updated vision states – “Bountiful will provide a comprehensive and diverse trail system that provides for and encourages healthy lifestyles, social engagement, and access to the natural environment.” Add a sentence re the annual implementation plan.
- WFRC 2019-2050 Regional Transportation Plan (RTP).** The 2019-2050 RTP sets forth the 31-year strategy for regional-scale transportation investments for all modes of transportation. The Plan was created to identify needed infrastructure to respond to regional growth, ensure maintenance of the existing transportation system, and identify opportunities for improvements across modes such as active transportation networks and high-capacity transit. Identified in the Plan is the proposed Davis-SLC Community Connector Bus Rapid Transit (BRT) which would run through and include stations in Bountiful.

Roadway Network

The western portions of Bountiful borders the freeway and other major north/south thoroughfares. There is a north/south arterial evenly spaced across the city, roughly half a mile to one mile apart. Similarly, there are east and west arterials spread even across the city, spaced about three quarters of a mile apart.

Figure 6.3 Bountiful Roadways as identified by UDOT Functional Class Status

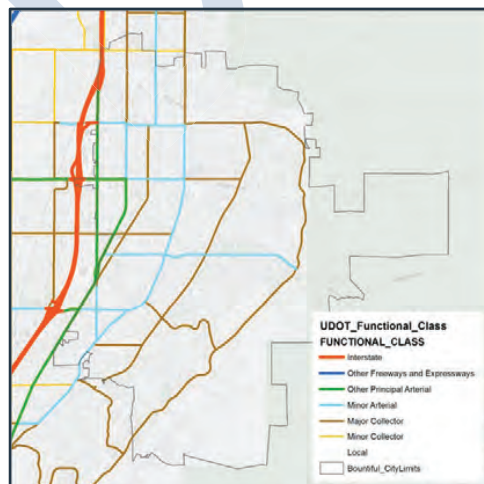
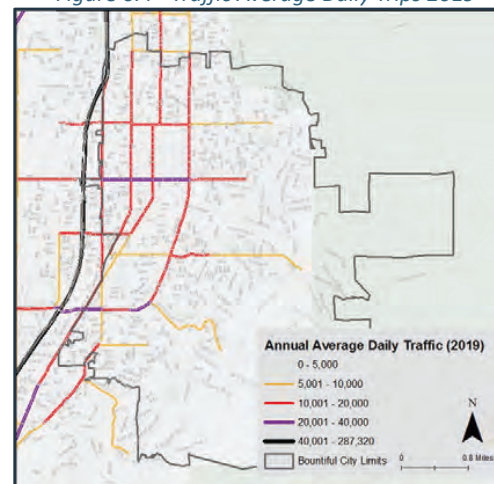


Figure 6.4 - Traffic Average Daily Trips 2019



The Utah Department of Transportation (UDOT) oversees several key roadways that are integral to regional and local transportation. Interstate 15 (I-15) serves as a major north-south corridor west of the City, facilitating significant commuter and freight traffic. U.S. Route 89 (US-89), running parallel to I-15, provides an alternative route through Bountiful and connects to neighboring communities. State Route 68 (SR-68), also known as 500 South and 200 West within Bountiful, is another vital artery under UDOT's jurisdiction, linking the City to areas southward. Additionally, State Route 106 (SR-106) traverses Bountiful's Main Street, offering local access and connectivity. UDOT's management of these roadways includes maintenance, traffic operations, and infrastructure improvements to ensure safe and efficient travel for residents and visitors alike.

Figure X.X – State Route 68 in Bountiful (north is up)

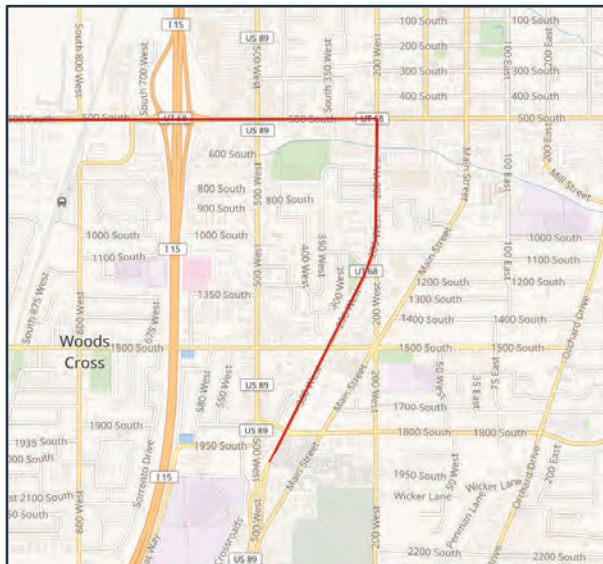


Figure X.X – U.S. Route 89 in Bountiful (north is up)

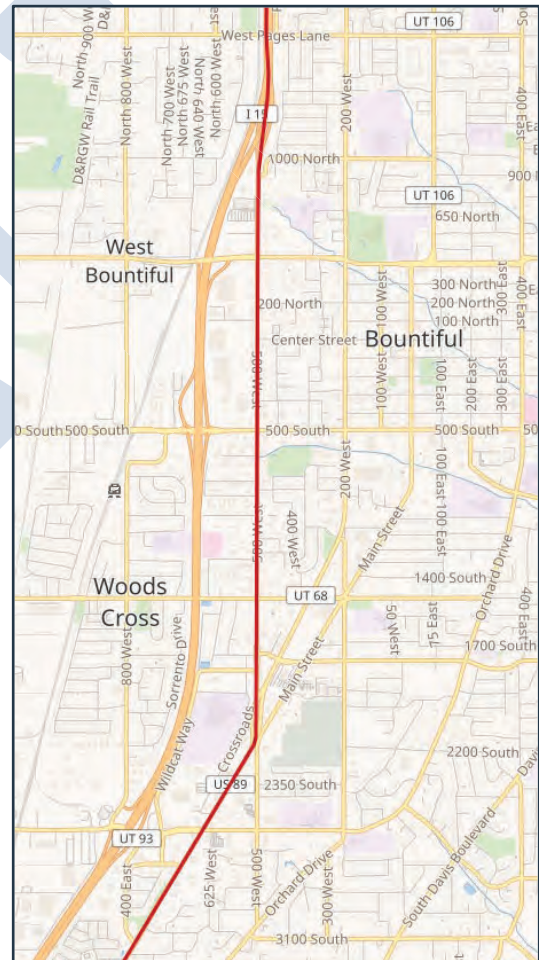
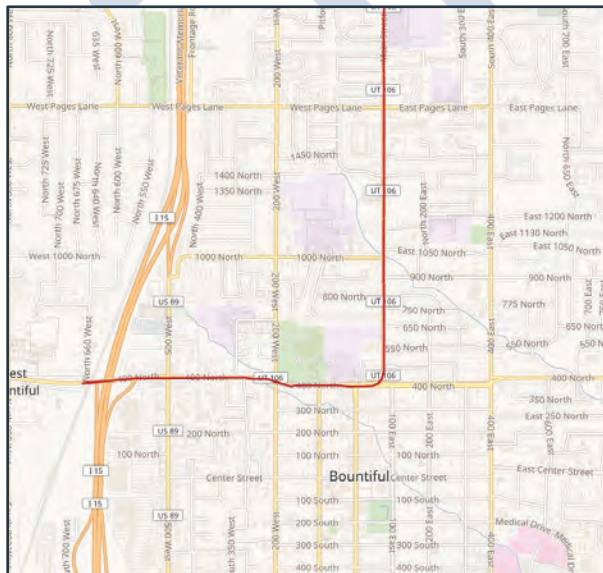


Figure X.X – State Route 106 in Bountiful (north is up)



In 2024, Bountiful had a total of 534 vehicle collisions, including 343 property damage only crashes and 191 injury crashes. A large majority of these collisions involved a teen or older adult driver.

Figure 6.5 Primary Collision Factors (Source: Utah Department of Public Safety Crash Portal, 2024)

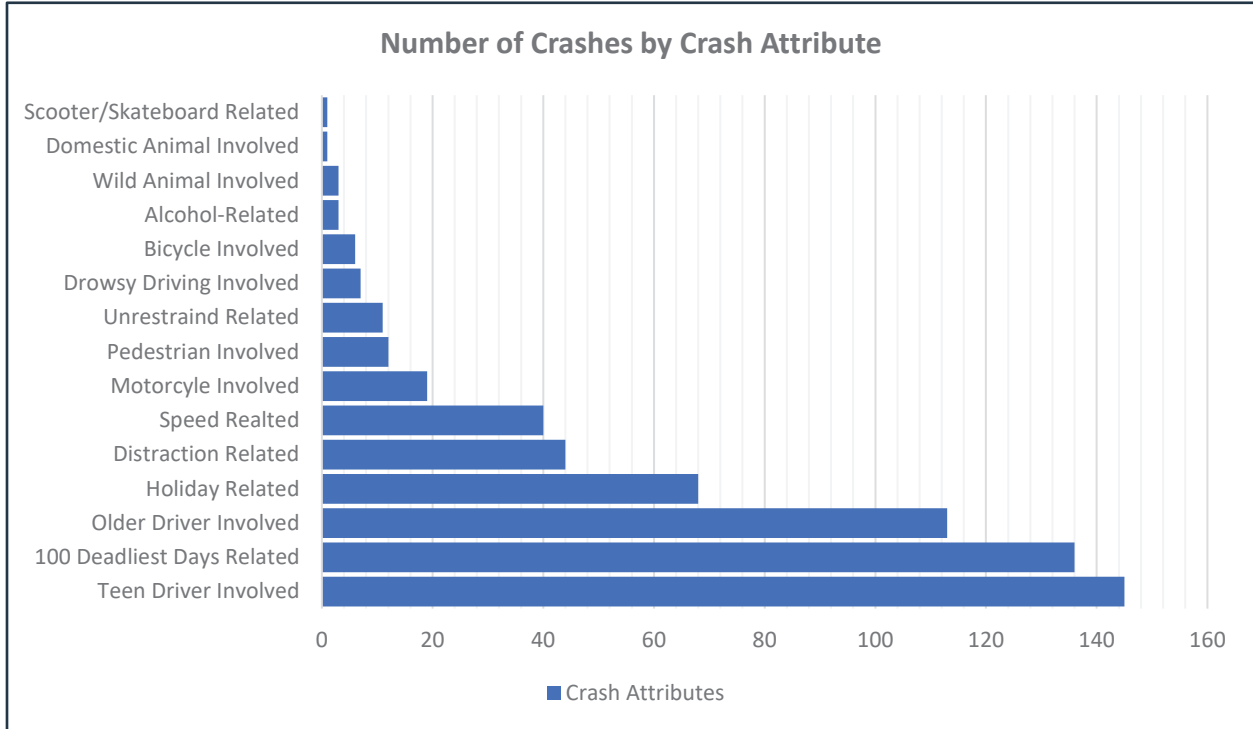
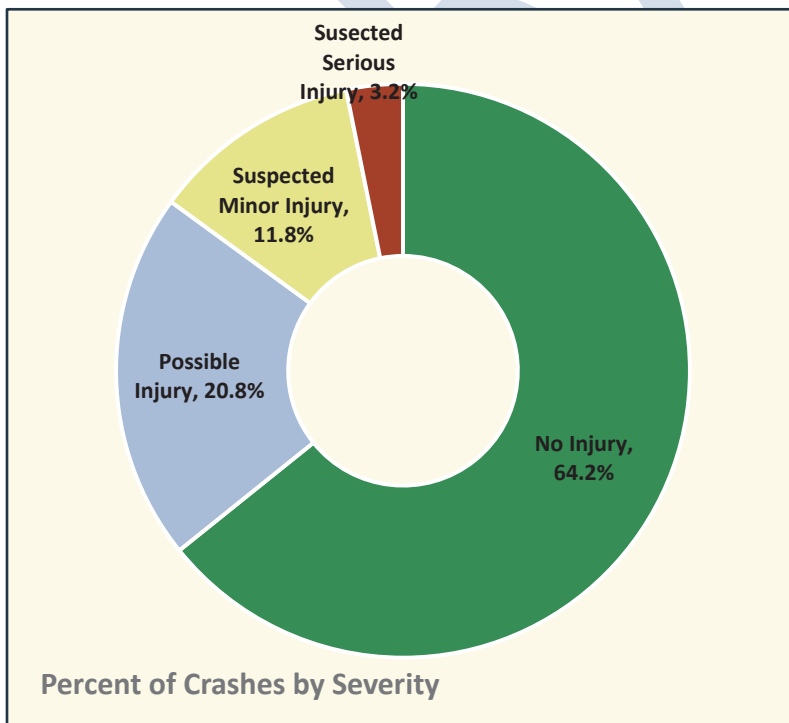
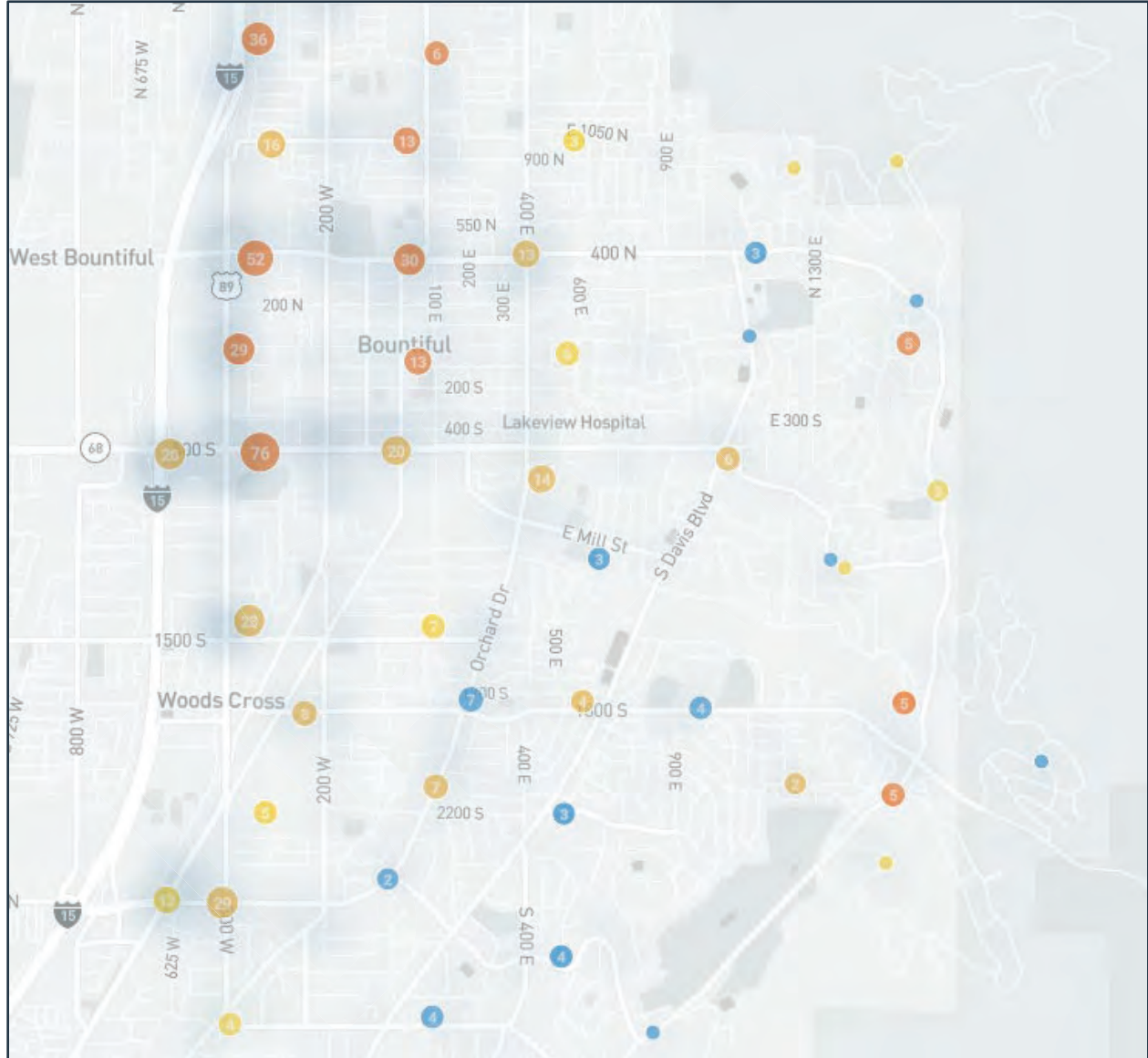


Figure 6.6 Share of Collision Injury Severity (Source: Utah Department of Public Safety Crash Portal, 2024)



Intersections with the highest rates of collisions include 500 West + 500 South, 400 North + 500 West, 500 South + I-15, and Main Street + 500 South. Intersections with recorded collisions in 2024 are shown in **Figure 6.7**, with the predominant severity represented as dark orange for suspected serious injuries, light orange for suspected minor injuries, yellow for possible injuries, and blue for no injuries.

Figure 6.7 Collision Hotspots (Source: Utah Department of Public Safety Crash Portal, 2024)



Transit Conditions

The Utah Transit Authority (UTA) provides Bountiful with regional public transportation services, including bus routes that connect residents to Salt Lake City, Ogden, and the broader Wasatch Front. The existing transit in the area primarily operates along north-south routes that serve intra-county travel needs. The South Davis Small Area Transit Study prepared in 2022 by Utah indicates the following average weekday bus boardings in South Davis County:

Average Weekday Bus Boardings by City and Year					
City	2015	2016	2017	2018	2019
North Salt Lake	249	326	237	219	233
Bountiful	623	603	568	575	571
Woods Cross	19	24	20	15	32
West Bountiful	8	8	7	7	8
Centerville	202	199	205	209	232
Farmington	887	785	722	613	718
TOTAL	1,988	1,955	1,769	1,649	1,805

There are two (2) regular bus routes that go through Bountiful which includes UTA Bus Route 470, known as the Ogden-Salt Lake Intercity line, and UTA Bus Route 455, known as the UofU-Davis County-Weber State University line. The FrontRunner commuter rail station is located in Woods Cross just west of the City.

Route 470 operates between Ogden and Salt Lake City. The bus runs every 30-60 minutes from 4:00am to midnight on weekdays and 6:00am to midnight on Saturdays. On Sundays the bus runs every 30-45 minutes from 7:30am to 10:00pm. Daily trips are shown on the table below.

Daily Trips	Weekdays	Saturday	Sunday
To Ogden	34	31	29
To Salt Lake	35	29	29

Route 455 serves the University of Utah, downtown Salt Lake City, Lakeview Hospital, Farmington FrontRunner station, Weber State University, and Ogden FrontRunner station. The bus operates on weekdays from 5:30am to 9:00pm with 30-minute frequency. This route has 27 daily trips to Ogden and 31 daily trips to Salt Lake City.

The South Davis Small Area Transit Study prepared in 2002 by Utah indicates the following:

Average Weekday Boardings per Route					
Route	2015	2016	2017	2,018	2,019
470	3,636	3,764	3,390	3,296	3,177
455	1,582	1,618	1,556	1,570	1,569

Local Route Transit Propensity And Productivity				
Route	Transit Propensity Index	Weekday Passengers per Hour	Sat. Passengers per Hour	Sun. Passenger Per Hour
470	165	14.79	12.69	10.34
455	168	10.45	n/a	n/a

While the 470 and the 455 route have very long spans and a significant number of daily trips, their frequency lacks consistency. There are seemingly no true “peak” or “off-peak” hours with consistent patterns of headways. The 470 route has frequency irregularities ranging from 21 – 46 minutes depending on the stop and time of day.

The 455 bus runs along 400 East/Orchard Drive and its key Bountiful destinations include the Bountiful Pantry, Lakeview Hospital, Bountiful High School, Gary’s House, St. Olaf’s Church, Dick’s Supermarket, and some apartments. The 470 bus runs along Main Street and its key Bountiful destinations include Village on Main, South Davis Recreation Center/400 North Park, Bountiful Post Office, Bountiful Town Square, City Hall, Renaissance Towne Centre, The Square (at 2600 South), and a collection of apartments along the way.

Although the FrontRunner commuter rail line does not directly pass through Bountiful City, it plays a vital regional role that benefits the community. The nearest stations in Woods Cross provide Bountiful residents with convenient access to reliable, high-capacity transit connecting residents to major employment centers in Salt Lake City, Ogden, and Provo.

UTA OnDemand (South Davis County Zone)

Bountiful and its surrounding municipalities also fall within UTA On Demand’s South Davis zone. This on demand service is an app-based shared ride program that connects riders close to their destinations. It is corner-to-corner, delivering customers close to their destination.

The app for this service is also integrated with UTA TRAX and Frontrunner stations, with the rail lines offering designated pick-up/drop-off locations. UTA OnDemand is the only connecting service in Bountiful between transit lines and the FrontRunner service at Woods Cross Station west of the city. The regular adult fee is currently \$2.50, the same fare as a standard one-way transit trip, and it operates Monday to Friday from 6:00am to 9:00pm. There is also an option to request a wheelchair accessible van.

Paratransit and Rideshare

UTA offers alternative transportation services including paratransit and rideshare offerings. Paratransit buses are designed for people who require individualized services. Riders must be approved through an interview and abilities assessment process. Once accepted, they can order curb-to-curb transportation through an advanced scheduling system.

UTA also offers a vanpool system that allows commuters to share a ride with up to fourteen (14) other riders while saving money and allowing riders to take advantage of using the carpool lane. Each rider pays a monthly fare based on the average miles per month they travel and the number of riders in their van. Standard vehicle expenses including gas, insurance, and maintenance are included in the fare. Authorized vanpool drivers can use the van for up to 50 miles of personal

driving every month. UTA also provides first and last mile solutions through RideVan Plus, a hybrid commuting option for commuters who take the train. Riders take FrontRunner or TRAX service to the station nearest to their place of employment, then as a group with at least seven of their coworkers, drive a vanpool vehicle to work (workplace must be within 10 miles of a UTA bus stop or rail station).

Park-and-Ride Lots

UTA offers numerous free Park-and-Ride lots throughout their entire operational area. The Church of Jesus Christ of Latter-day Saints has designated many of its church parking lots for the use of Park-and-Ride lots (see figure below). There are five (5) designated park-and-ride lots in the City located at 650 East 400 North, 640 South 750 East, 455 South 1200 East, and 2505 South Davis Boulevard. Two (2) of these parking lots are designated to serve the 455 bus route.

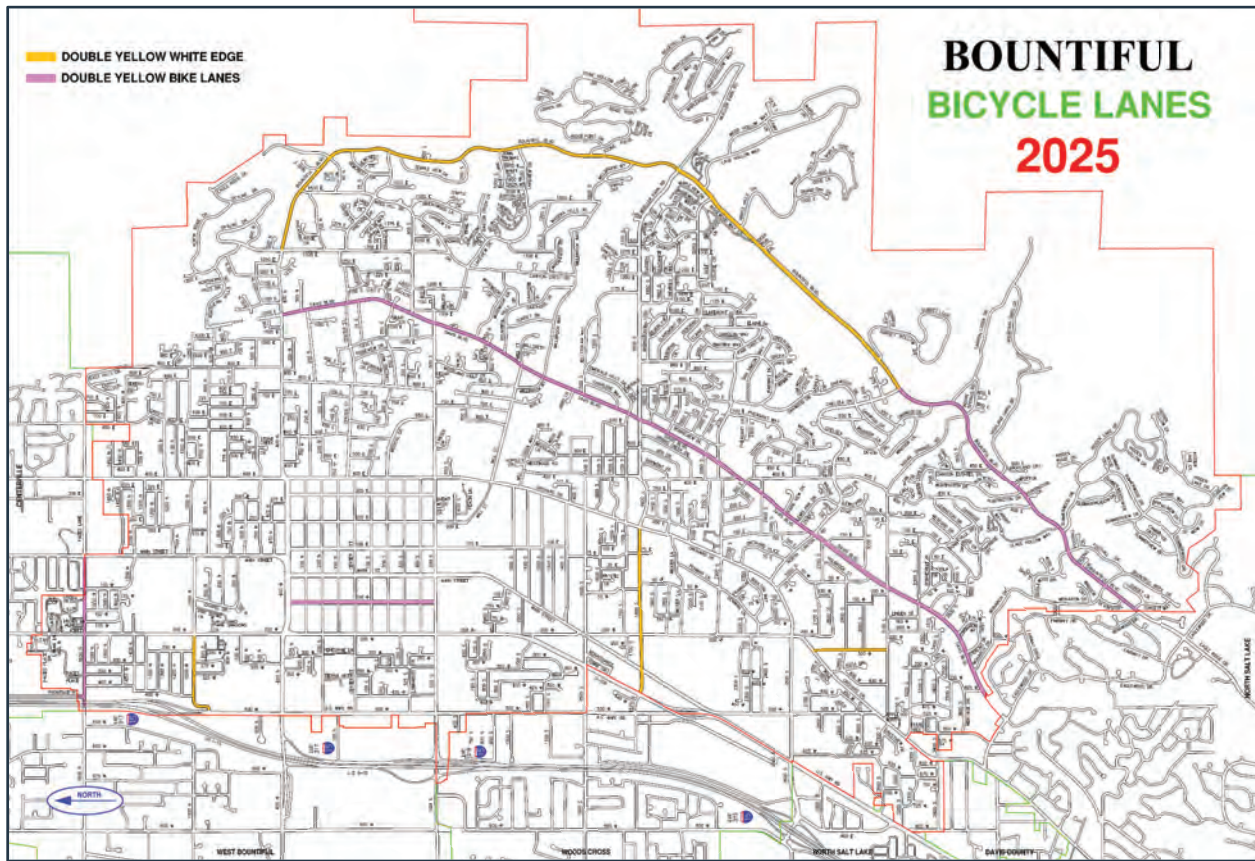
Future Transit Service

UTA is currently planning public transportation improvements to support growth between southern Davis County and northern Salt Lake County. The Davis-SLC Community Connector is a proposed bus rapid transit (BRT) system connecting communities to opportunities such as jobs, entertainment, and recreation. The BRT will have multiple benefits for riders and the surrounding communities, such as connections to other UTA modes such as FrontRunner, light rail, and local bus circulators, 15-minute frequency service throughout the day during the day and 30 minute weekday peak (15-minute frequency during off-peak and Saturdays), transit signal priority to reduce wait times at intersections, and opportunity for economic growth and revitalization. The proposed BRT alignment will run service from Salt Lake City, University of Utah Research Center through Bountiful, and up to Farmington Station Park and connect with TRAX & Streetcar Stations, FrontRunner, and the other regional bus lines.

Bicycle Conditions

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

Figure 5.5 - Existing Bike Network

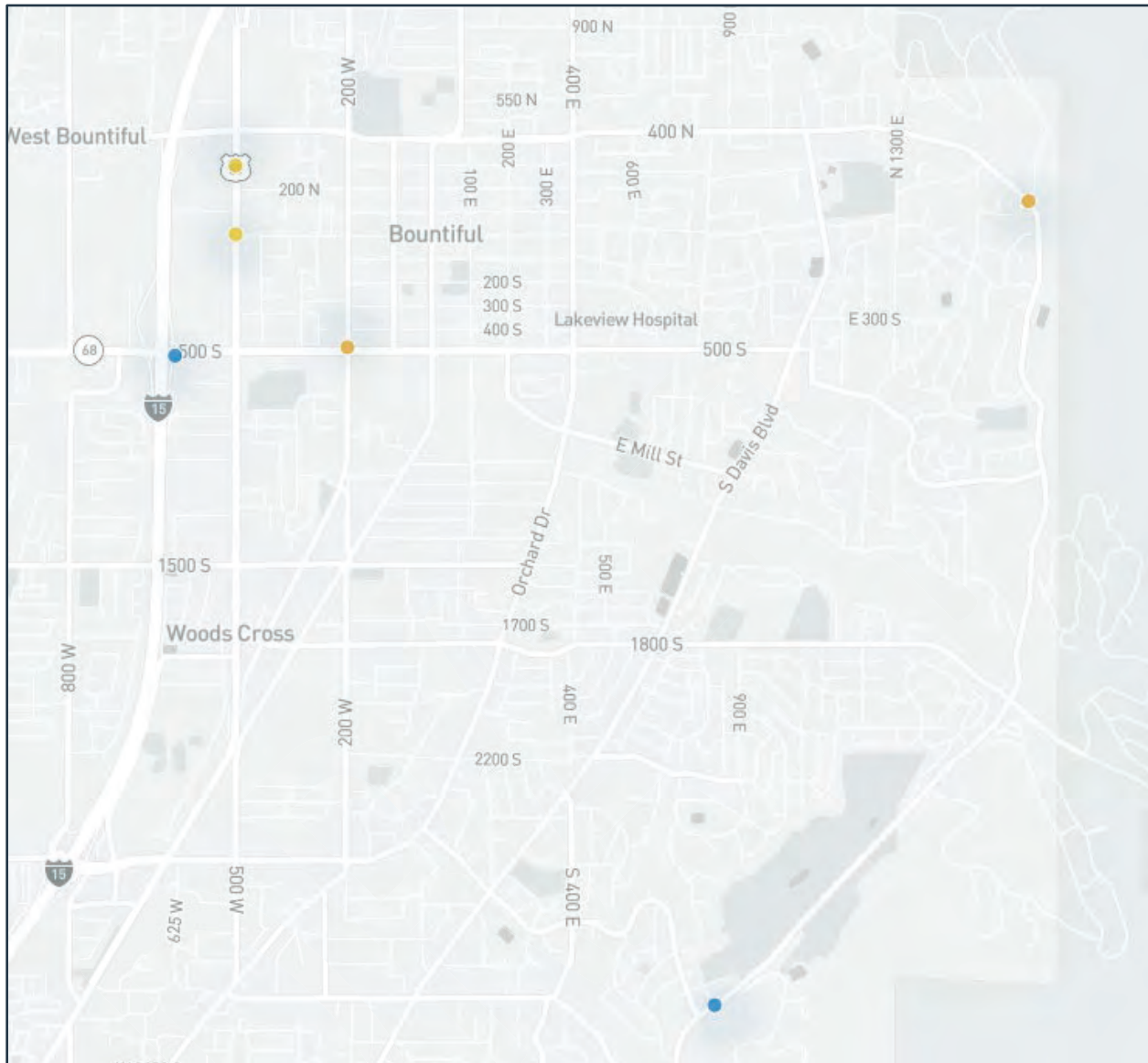


Bicyclist Involved Crashes

In 2024 there were six (6) bicyclists involved collisions.

Location	Crash Severity
500 South + I-15 off-ramp	No injury
975 East + Bountiful Boulevard	No injury
360 North + 500 West	Possible Injury
Center Street + 500 West	Possible Injury
200 West + 500 West	Suspected Minor Injury
Bountiful Boulevard + Eagle Ridge Drive	Suspected Minor Injury

Figure 6.12 Bicycle Collision Hot Spots (2024, Source: Utah Department of Public Safety Crash Portal)



Trail Conditions

As shown in Figure 6.13, Bountiful's existing recreational trail system includes 5 existing trail heads and 11 designated trails that provide access to nearby mountains, canyons, creeks, and other regional trail systems. As shown in Figure 6.13, there are approximately 44.46 total miles of paved and unpaved trails available for hiking, biking, running, and equestrian use.

Figure 6.13 Existing Trail Network

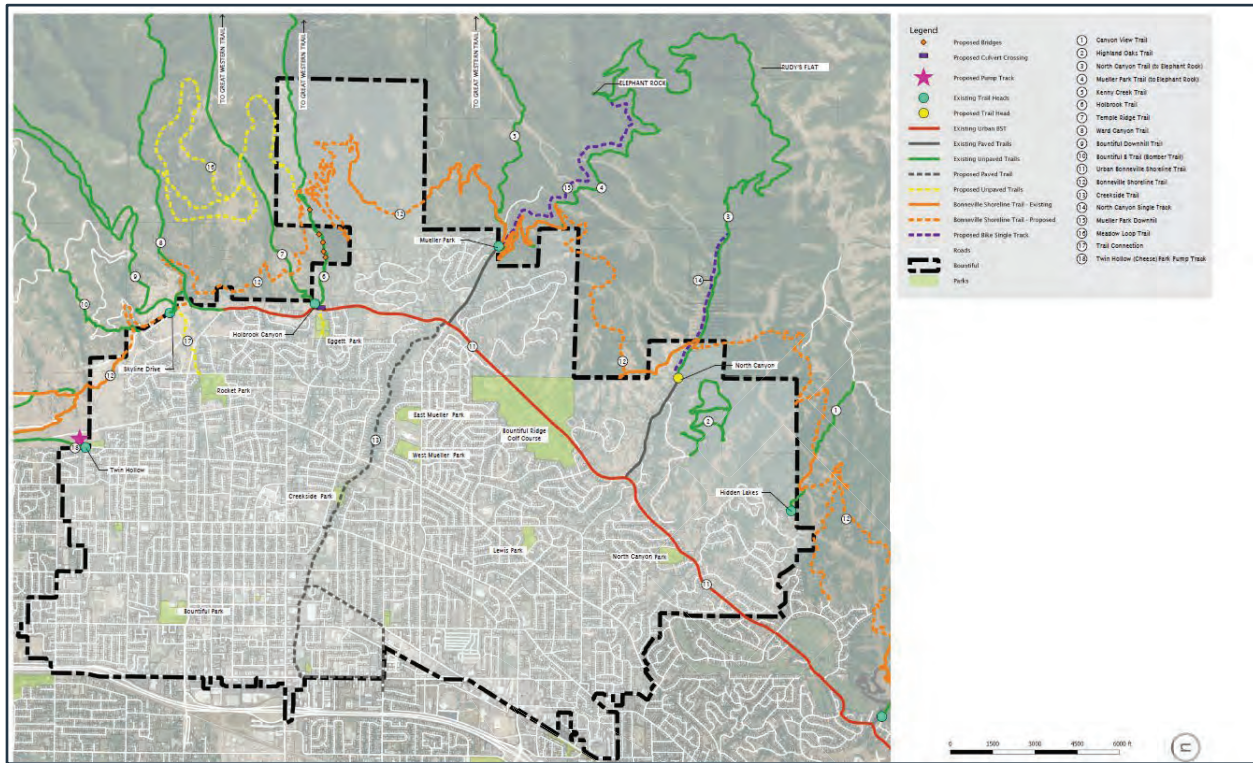


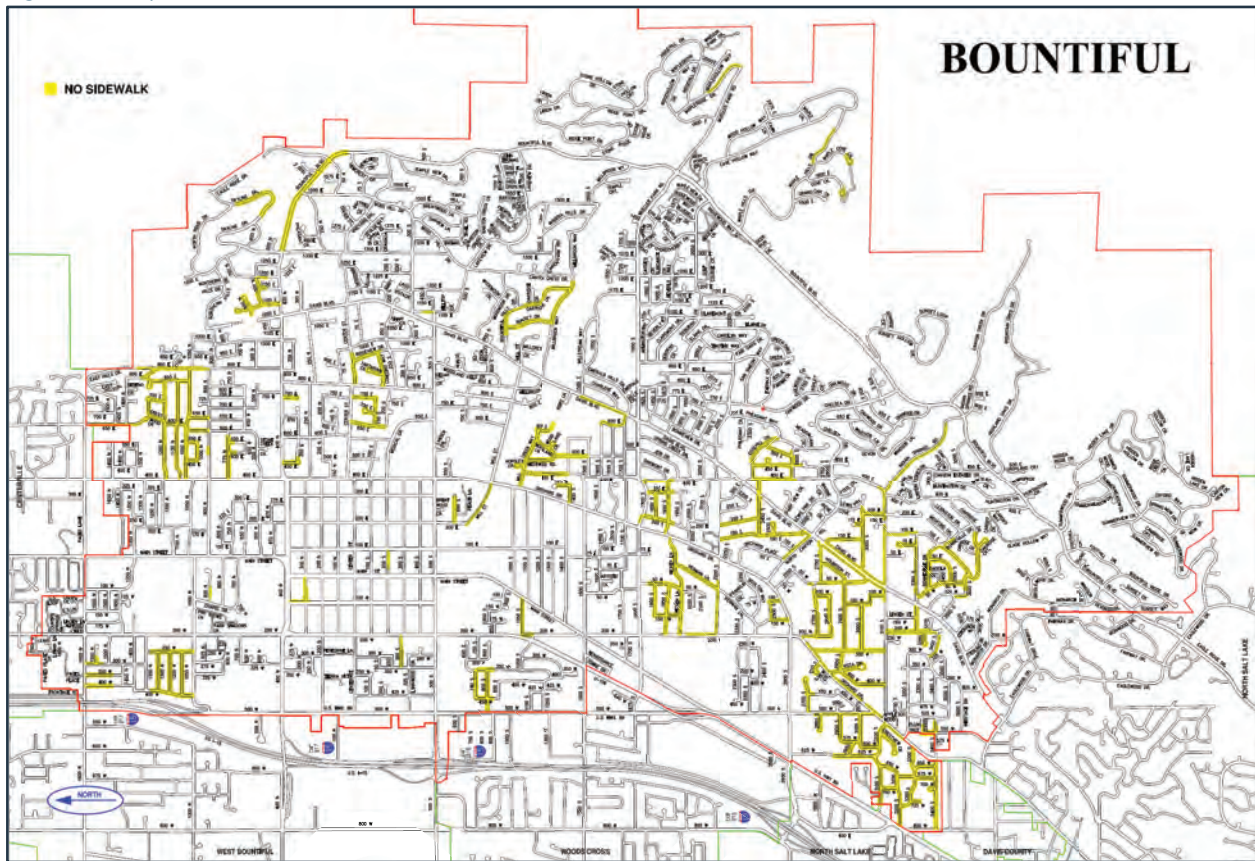
Figure 6.14 Existing Trail Inventory

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

Pedestrian Conditions

Bountiful's downtown area provides sidewalks and clearly marked crossings. The majority of Bountiful's neighborhoods also provide sidewalks. There are some areas in the City which lack sidewalks as shown in Figure 6.16. Some of these areas were developed under County jurisdiction which were then annexed into the City. Walking along these neighborhoods without sidewalks may be harder for pedestrians.

Figure 6.16 Gaps in Pedestrian Sidewalk Network



SERVICES & INFRASTRUCTURE

Bountiful provides water, power, garbage/recycling collection, and police services directly to residents. It partners with other communities to provide sanitary sewer and fire services. Schools are overseen by the county wide Davis School District, and internet utilities are provided by private companies and the forthcoming Bountiful Fiber project owned by Bountiful City.

Water

Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight (8) wells throughout the City. The City also operates a water treatment plant in Muller Park. Additionally, most residents enjoy secondary non-potable irrigation water via South Davis Water District, Deuel Creek Irrigation Company, or Bountiful Irrigation District; however, these irrigation services are largely not available on the eastern edge of the City. Due to the urban areas being so close to the City's water source, the Bountiful City Water Department has developed a water source protection plan to ensure water quality remains high.

While water resources are currently adequate for today's population, with continued growth reduced per capita consumption is needed in the future as climate change has exacerbated droughts in Utah's arid climate. In 2022, while under extreme drought conditions Bountiful issued watering policies to limit water consumption on landscapes. Similar mitigations will likely be needed in the future if drought conditions persist.

Conservation education has been prominent for the public in recent years, and continued education efforts are required to continue to change behaviors to ensure a growing population continues to have access to this vital utility.

Figure 7.1 -Bountiful Irrigation Areas

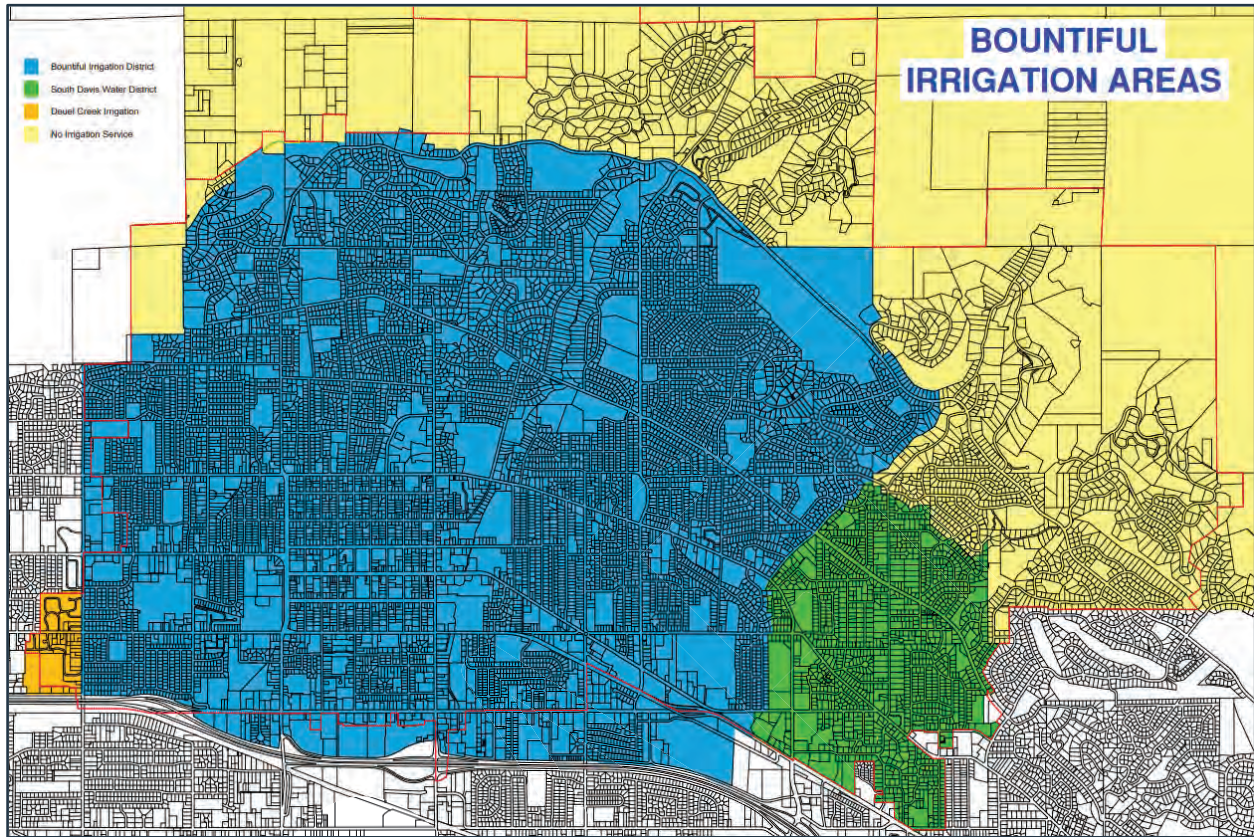
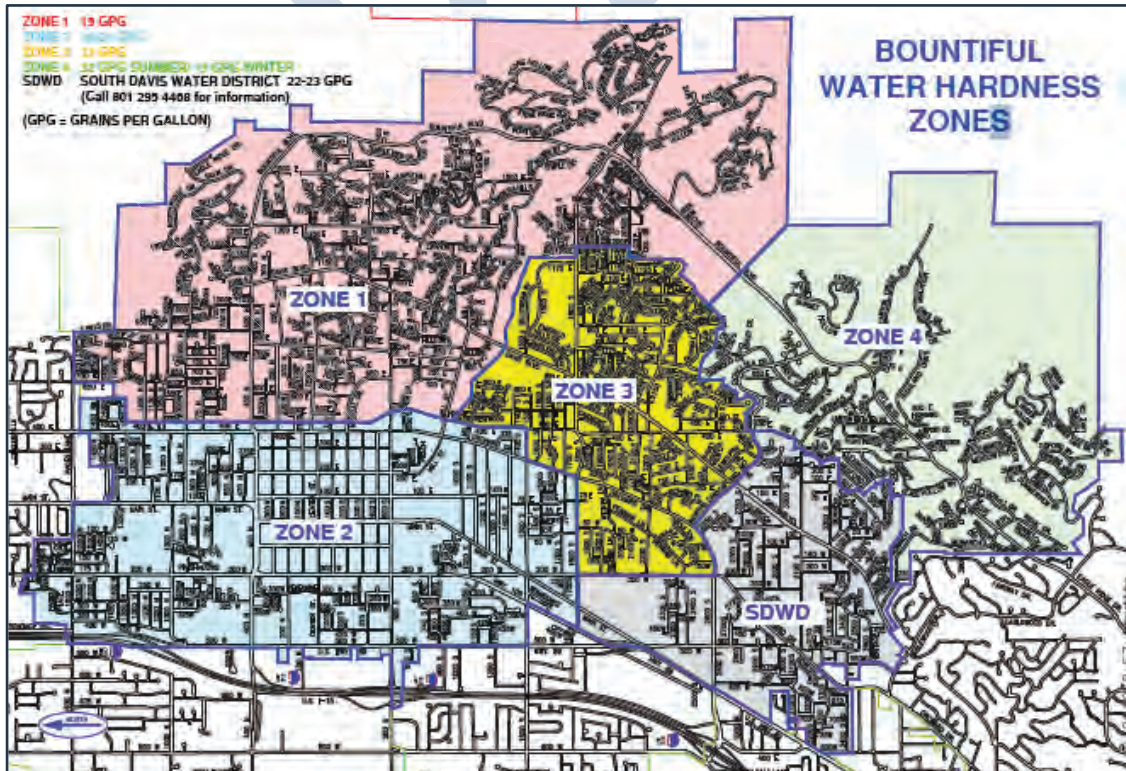


Figure 7.2 Bountiful Water Hardness Zones (Areas in gray are provided from SDWD, not Bountiful Water)



Sanitary Sewer

The South Davis Sewer District provides wastewater treatment for Bountiful and surrounding municipalities. This independent special district provides sanitary sewer treatment at its plants in neighboring North Salt Lake and West Bountiful.

Electricity

Bountiful provides its own power utility, Bountiful City Light & Power (BCLP) which generates electricity from several sources. The city-owned Echo Hydroelectric Project operates a 26-mile transmission line from the hydroelectric project to Bountiful. Other generation sources include a second hydroelectric facility at Pineview Reservoir, participation in the Central Utah Project's Glen Canyon Dam hydroelectric unit, ownership in Utah's Intermountain Power Project (IPP), contracts for solar power, and three natural gas-powered turbines located across the street from the Power Department. Additional power is purchased from Utah Associated Municipal Power Systems (UAMPS) or directly from the market. BCLP operates over 230 miles of distribution and transmission lines, in addition to 8 substations. The department also promotes renewable energy such as solar to maximize the resilience of the power network.

Internet/Broadband

Internet service in Bountiful is currently provided by a number of major franchise utilities. Bountiful City is developing an open-access fiber optic network for internet services to be used by residential and business customers. Bountiful City will own the network but has partnered with UTOPIA Fiber to build and operate that network. Subscribers will be able to choose an Internet Service Provider (ISP) and connection speed (between 250 Mbps and 10 Gbps) to meet their needs. While the network is projected to be totally completed by the third quarter of 2026, areas of the network are being opened quarterly for subscribers as development proceeds.

Schools

Bountiful is in the Davis School District who operates all public schools in the City. Bountiful is home to two (2) high schools (Bountiful and Viewmont), four (4) junior high schools (Muller Park, Bountiful, South Davis, and Millcreek) and eight (8) elementary schools (Bolton, Muir, Valley View, Oak Hills, Holbrook, Bountiful, Meadowbrook, and Tolman). In 2019 the school district permanently closed Washington Elementary School and sold the site to the City. The City then turned the site into a regional public park.

Fire/Emergency Medical Service/Police

Bountiful is part of the South Davis Metro Fire service area who provides fire and emergency medical service (EMS) to Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross City, and unincorporated parts of Davis County adjacent to these cities. They are based in Bountiful at the headquarters station at 225 South 100 West. They also operate a second station in Bountiful, Station 84 at 1995 Bountiful Boulevard.

Bountiful operates a municipal police department from the municipal campus at 805 South Main Street. The department has 38 officers. The department also provides dispatch services to South Davis Metro Fire service area.

Recreation District

Established in 2005, the South Davis Recreation District (SDRD) serves Bountiful and neighboring cities including Centerville, West Bountiful, Woods Cross, and North Salt Lake. Its flagship facility, the South Davis Recreation Center located at 550 North 200 West in Bountiful, offers a comprehensive array of amenities such as aquatics, fitness, ice skating, and youth and adult sports programs.



Bountiful General Plan

Existing Economic Conditions

March 2023

Economic Development Summary

Bountiful City is in the southeastern portion of Davis County and is located about 10 miles north of Salt Lake City. This City of approximately 46,000 people is about thirteen and a half miles in area. The City is primarily a bedroom community, with most of the City's labor pool commuting out to other communities for work. Bountiful City is primarily a mix of residential and commercial zoning, with a few other smaller uses. The City does well with retail sales but has a possibility to capture additional sales tax revenue. This may require redevelopment as the City does not have an availability of open land.

The City has a relatively large workforce that primarily commutes out to other communities for work. There is a sizable number of workers who travel to Bountiful for work, presenting an opportunity to capture more of this pass-through revenue with workers traveling to or from work.

A substantial portion of the City's governmental revenues comes from sales tax. This presents potential areas of weakness as sales taxes can be very volatile with the market. It would be in the City's best interest to explore opportunities to increase their property tax revenue, with higher value projects, to stabilize that revenue source for the future.

Major Institutions, Industries, and Market Areas

Major Institutions

Principal Firms

The Department of Workforce Services reports over 1,300 individual firms located within Bountiful City. These run from the large employers such as Bountiful City, Lakeview Hospital, and Smith's Marketplace to sole proprietor businesses. The following are the top employers located in the City:

TABLE 1: TOP EMPLOYERS

Firm Name	Address	Ownership	Employees
Bountiful City	765 S Main Street	Public	250 – 499
Lakeview Hospital	630 E Medical Drive	Private	250 – 499
Smith's Marketplace	555 S 200 W	Private	250 – 499
South Davis Recreation District	550 N 200 W	Public	250 – 499
Western Peaks Specialty Hospital	481 S 400 E	Private	250 – 499
Bountiful Health Center	390 N Main Street	Private	100 – 249
Bountiful High School	395 S Orchard Drive	Public	100 – 249
OCD & Anxiety Treatment Center	1459 Main Street	Private	100 – 249
One Call Locators	577 W 1350 S	Private	100 – 249
Performance Ford Lincoln Bountiful	1800 S Main Street	Private	100 – 249
South Davis Metro Fire Agency	255 S 100 W	Public	100 – 249
Stout Development	1113 S 500 W	Private	100 – 249
Viewmont High School	120 W 1000 N	Public	100 – 249
Youth Health Associates, Inc.	2299 N 200 W	Private	100 – 249

Source: Department of Workforce Services, Firm Find

Within the top employers, there are a mix of public and private employers, and a mix of industry types. When looking at private employers, the City has strong employment from medical and retail employers. This is generally consistent with the overall employment within the City when looking at many of the smaller

employers in the area. Additionally, there are a few service-based firms in the City that provide such services as auto repair, accounting, general home repair, and dance training.

Key Institutions

In Bountiful City, there are several key institutions that play a large economic role in the community. Among these are Lakeview Hospital, Western Peaks, Specialty Hospital, South Davis Community Hospital, Davis School District, and Smith's Marketplace.

Industries

The key industries currently in the area are medical providers and retailers. Specifically, the best performing retail sectors for the City are motor vehicle and parts dealers, electronics and appliance stores, and food and beverage stores.¹

Market Areas

Currently, Bountiful City has a mix of residential and commercial zones throughout the City. There are four primary areas in the City that see most of its commercial development: 500 W, 500 S & 200 W, and the Downtown area. The City operates a redevelopment agency that currently has project areas that cover much of these main corridors. In 2021, the City approved a new key market area (Renaissance Towne Center) that will be a crucial component to the City for future development.

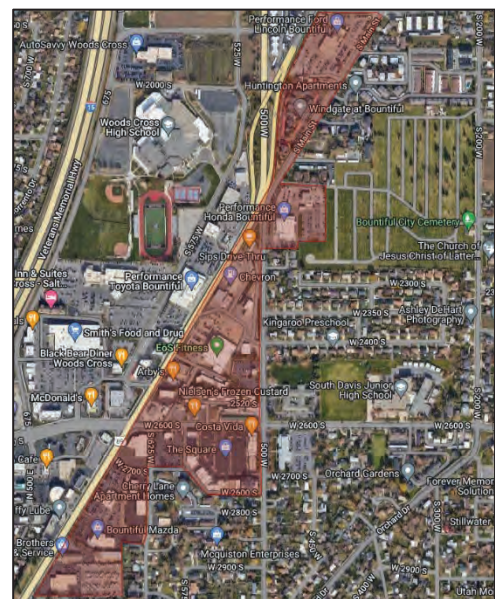
Highway 89

This commercial center runs along Highway 89 at the southern edge of Bountiful City and runs up to 1800 South. Bordering Woods Cross to the west, this area contains businesses such as Performance Ford Lincoln Bountiful, Bountiful Mazda, Burt Brothers Tire & Service, Truck World, Costa Vida, Quick Quack Car Wash, and EoS Fitness.

This area is primarily built out, with only approximately 0.14 acres on the Quick Quack Car Wash parcel (Parcel ID 060950245) that is unfinished. As the car wash owns this property, it is unlikely to be used for any other purpose.

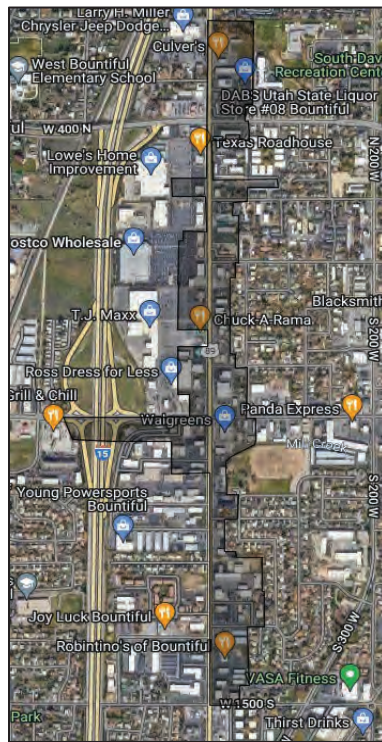
As there are several auto related uses in this area, this market area is a crucial development node for the City, as auto related uses account for one of the best performing sales tax categories for the City. Due to its proximity to both Woods Cross and I-15, there is likely a fair amount of pass-through traffic with residents from other areas patronizing these businesses. This area for is zoned for Heavy Commercial, which is intended for uses that involve heavy automobile or truck traffic and are more regional in nature. The zone also allows for light manufacturing, office/warehouse buildings, and outside storage yards.

FIGURE 1: HIGHWAY 89 MARKET AREA



¹ Based on 2021 retail sales

FIGURE 2: 500 WEST MARKET AREA

**500 W**

This commercial Center runs along the western border of Bountiful, adjacent to Woods Cross and I-15. Business in this area are mostly general retail establishments or restaurants. Some of these businesses are Culver's, Mattress Firm, Five Guys, Big O Tires, and Walgreens.

Although this area is adjacent to I-15, the City has very little actual frontage contained within the City limits.

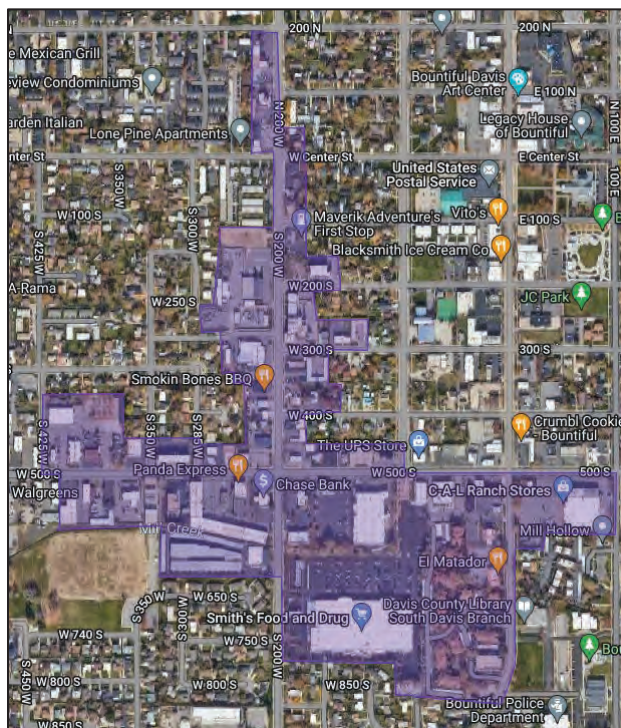
The area is primarily built out, with approximately four and a half acres of unbuilt land around the Culver's location at the very north of this market area. There is the possibility of adding a few additional commercial businesses in this area. Holbrook Creek runs directly through one of the parcels in that area, making development difficult, or even impossible on one of those parcels.

Due to its proximity to both Woods Cross and I-15, there is likely a fair amount of pass-through traffic with residents from other areas patronizing these businesses. This area is zoned for heavy commercial.

500 S & 200 W

This commercial center is adjacent to several other commercial nodes but has a little distinctive character than the others. In this center, the City has a few midbox stores, such as C-A-L Ranch Stores and Downeast Home and Clothing. In addition, the City's main grocery store, Smith's Marketplace, is in this area.

FIGURE 3: 500 S & 200 W MARKET AREA



This area performs well with respects to sales tax generation, due to food and beverage stores accounting for one of the Cities best performing sales tax categories. Therefore, this is an important revenue generating zone for the City.

In this area, there is one 0.5-acre lot that is undeveloped, or under private ownership. It could be used for a future commercial use. Bountiful City also owns around one acre of land adjacent to its Bountiful City Light & Power building on 200 West. Depending on the needs of the City, this could be an opportunity for future development. In this area, there could be potential for future redevelopment into other forms of development to meet the City's future needs.

Downtown

At the heart of Bountiful City, lies its downtown. This area encompasses part or all of eighteen City blocks and is home to several smaller commercial establishments and several public or institutional uses. Some of these users are Twirl Dress Boutique, Mountain View Pharmacy, JC Park, the Bountiful Tabernacle, Blacksmith Ice Cream Co, and the United States Postal Service.

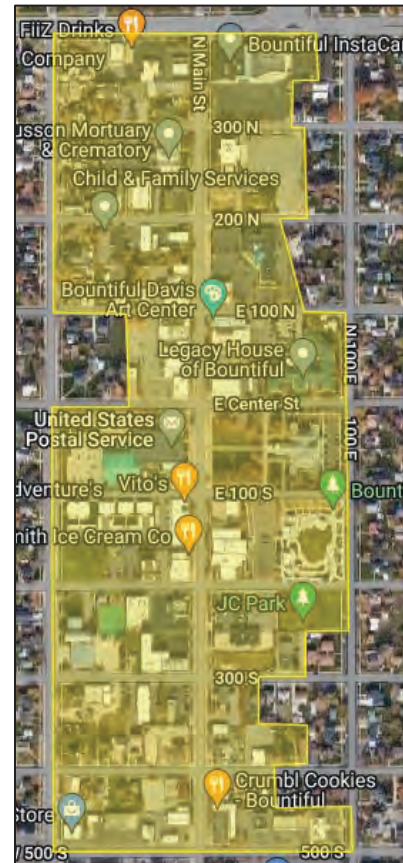
Many of these properties in the downtown area are older buildings with a lower assessed value, compared to other commercial areas within the City. This provides the opportunity to explore redevelopment as an opportunity to provide greater value to the City, while allowing for new uses to come into the area.

The City has a special downtown zoning category in use for this area. The zone aims to allow downtown to develop in a manner that attracts people to the area and maintains the original feel of the development, while recognizing that it will not be the main economic driver for the City or the area. This still provides a unique economic opportunity to create a destination hub that has amenities to draw people to the downtown area with both shopping and entertainment opportunities.

Renaissance Towne Center

In 2019, the Bountiful City Council approved a rezone for property located between 400 W and Main Street called Renaissance Towne Center. This approximately fifteen-and-a-half acres of land had been vacant for almost 20 years, generating no value to the City and it was rezoned for a mixed-use residential zone. The plan for the area, which was adopted in 2021, contemplated a mix of higher-density residential uses, along with retail and office uses.

FIGURE 4: DOWNTOWN MARKET AREA



Currently, there are a few sales tax generating businesses at the northern end of the property. These would remain where they are but receive the additional patronage of the residences in the area. Additionally, Main Street is planned to have a future bus rapid transit (BRT) lined developed by UDOT, which would enhance the desirability of this area and possibly bring in workers or shoppers from other communities to this area.

EXISTING CROSS WALKS

EXISTING SIDEWALK

MAIN STREET

FUTURE BUS STATION

PROPOSED SIDEWALK & PARK STRIP LANDSCAPE

SCOOTING & PED. ACCESS

MIN. 12' SIDEWALK

MIN. 10' SIDEWALK

MIN. 6' SIDEWALK

ARCHITECTURAL SHAPE @ PED. LEVEL

UT HWY 58

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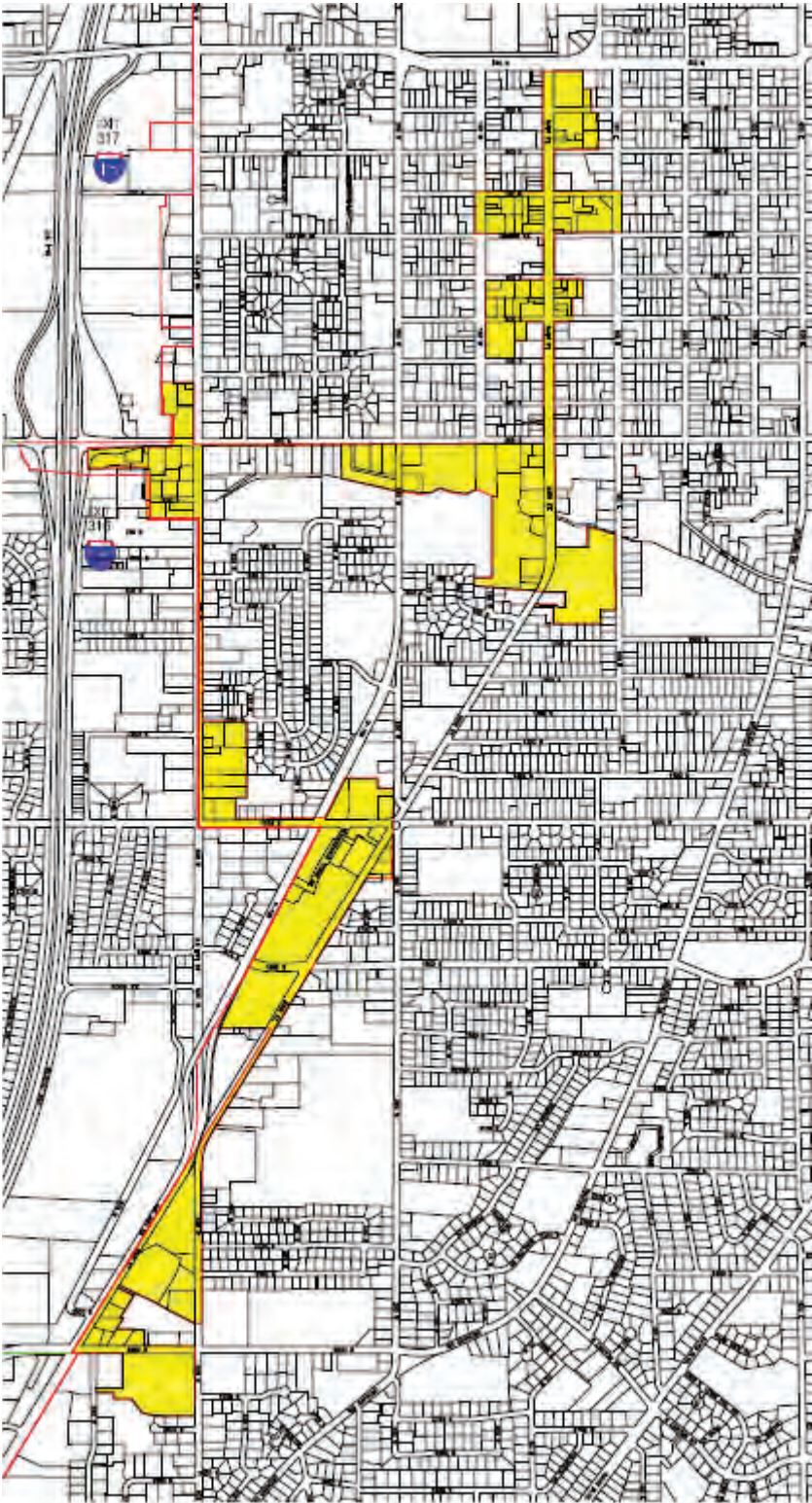
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The City operates a redevelopment agency (RDA) that currently manages one project area: The Bountiful 1 Central Business District Plan. In 2015, the project area, which was initially created in 1981, was extended an additional 20 years, to expire in 2035. The RDA will receive 15% of the tax increment to utilize for the benefit of the area. As of the 2023 Annual Report, the RDA has contributed approximately \$1,000,000 toward the construction of a new road (Renaissance Towne Drive) and \$4,000,000 toward a public/private parking structure. The RDA has also made significant contributions toward Bountiful's historic Main Street, including the development of a new town square intended to provide year-round activity to support local businesses.

FIGURE 7: REDEVELOPMENT AREA MAP



Workforce & Employment

Workforce

The 2020 American Community Survey reports that Bountiful City has a population 16 years and over of just over 32,000. Of this total, 66.5% are in the labor force² and approximately 21,000 of those individuals are employed. Overall, the City has an unemployment rate of 2.3%. That workforce is spread across a wide range of industries.

TABLE 2: INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION

Industry	Total	Percent of Total
Agriculture, forestry, fishing and hunting, and mining	84	0.40%
Construction	1,108	5.29%
Manufacturing	1,747	8.35%
Wholesale trade	512	2.45%
Retail trade	2,216	10.59%
Transportation and warehousing, and utilities	1,176	5.62%
Information	474	2.26%
Finance and insurance, and real estate and rental and leasing	1,965	9.39%
Professional, scientific, and management, and administrative and waste management services	3,276	15.65%
Educational services, and health care and social assistance	4,798	22.92%
Arts, entertainment, and recreation, and accommodation and food services	1,406	6.72%
Other services, except public administration	1,189	5.68%
Public administration	980	4.68%
Total	20,931	100.00%

Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates

The top industries Bountiful City residents are employed in area, educational services, health care and social assistance (22.92%), professional, scientific, management, and administrative services (15.65%), and retail trade (10.59%). This includes residents who work in Bountiful City and those who work in other communities.

Bountiful City residents also are employed in a wide range of occupations within their various industries. The top three categories for residents are management, business, science, and art occupations (49.12%), sales and office occupations (21.27%), and service occupations (13.27%). The following table summarizes the occupations of the employed workforce of Bountiful City.

TABLE 3: OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION

Occupation	Total	Percent of Total
Management, business, science, and art occupations	10,281	49.12%
Service occupations	2,777	13.27%
Sales and office occupations	4,453	21.27%
Natural resources, construction, and maintenance occupations	1,347	6.44%

² This is considered individuals, age 16 years or older, who are employed or who are unemployed and seeking employment.

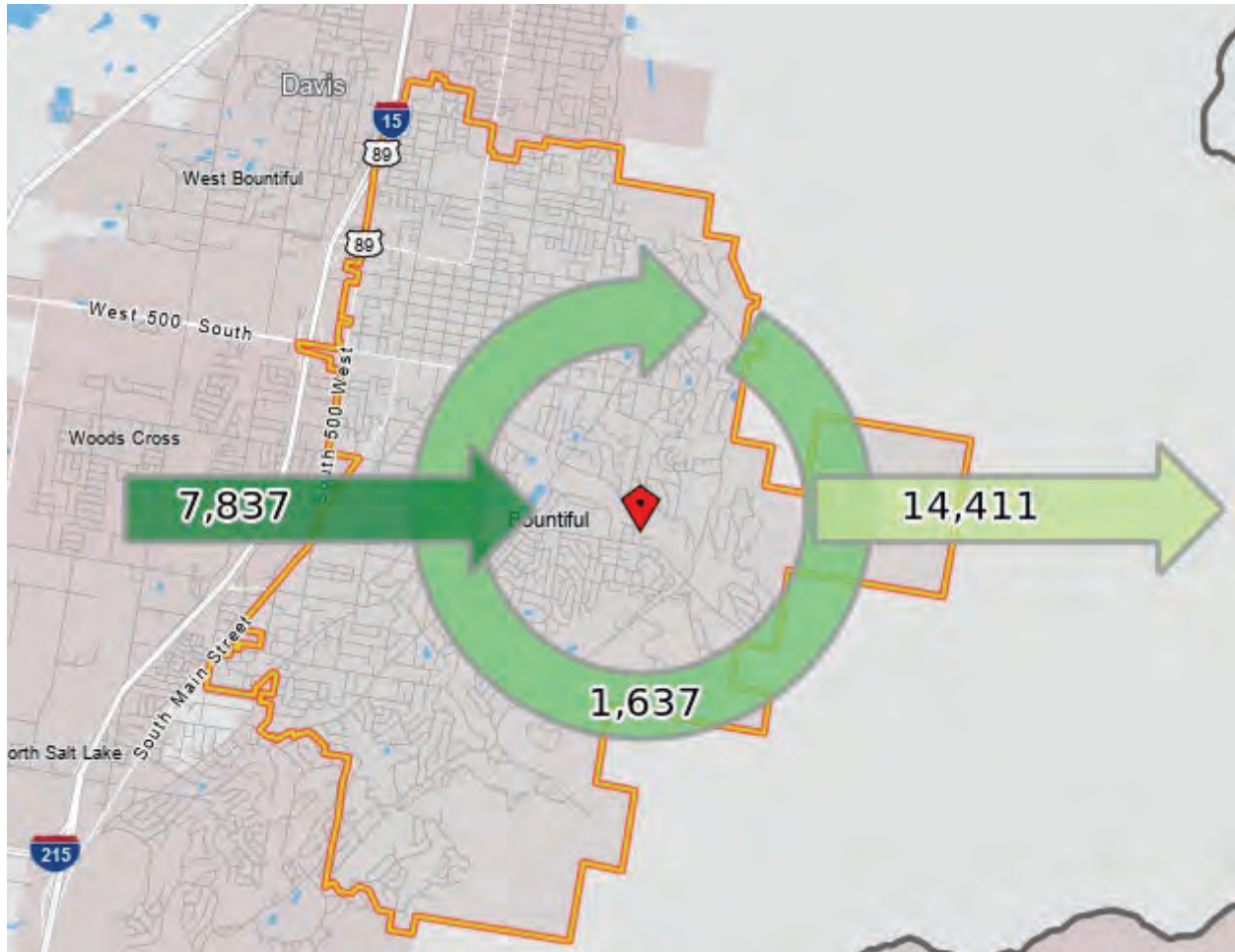
Occupation	Total	Percent of Total
Production, transportation, and material moving occupations	2,073	9.90%
Total	20,931	100.00%

Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates

Labor Flows

Bountiful City does not contain all the jobs for their workforce, and many residents must travel elsewhere to work. The following figure summarizes the labor flows for Bountiful City.³

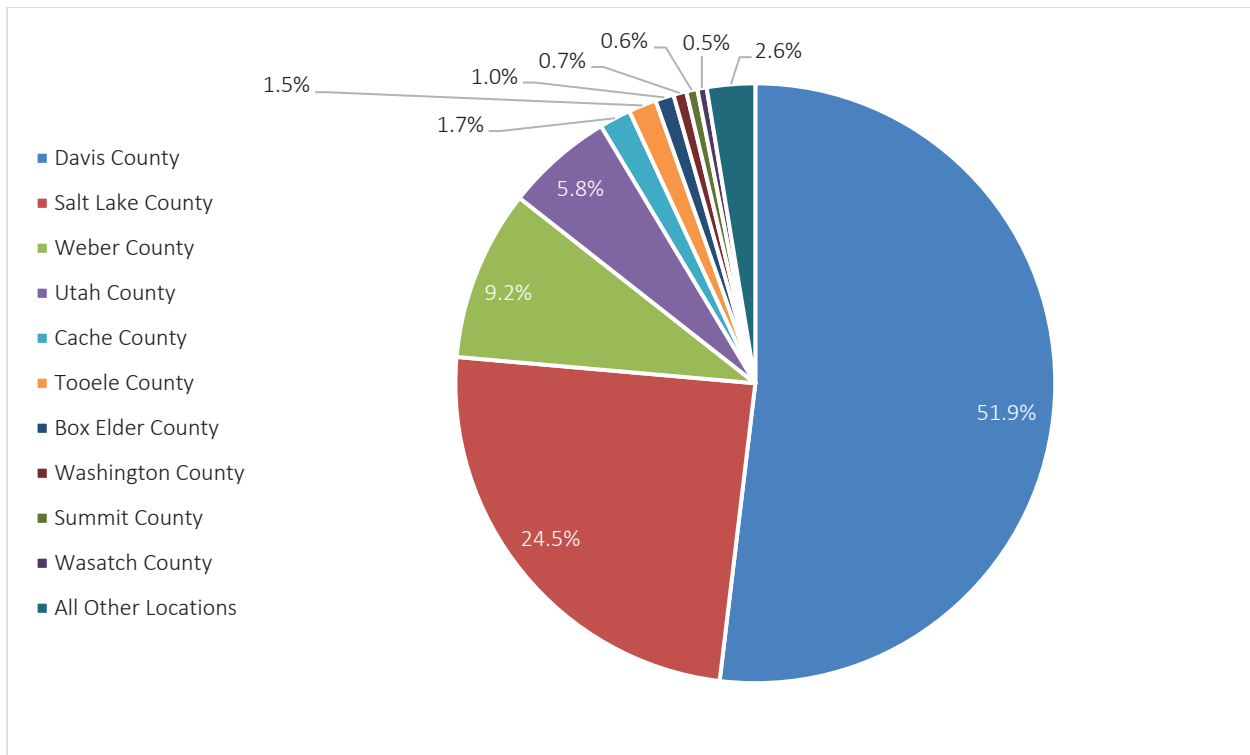
FIGURE 8: LABOR FLOWS, 2019



Most Bountiful City's workforce travels outside of the City for their employment. The following figure shows the top locations (by county) where those who work in Bountiful City live.

³ Labor flow shows the number of people traveling to Bountiful City to work, the number of people who live and work in Bountiful City, and the number of Bountiful City residents who travel out of the City to work.

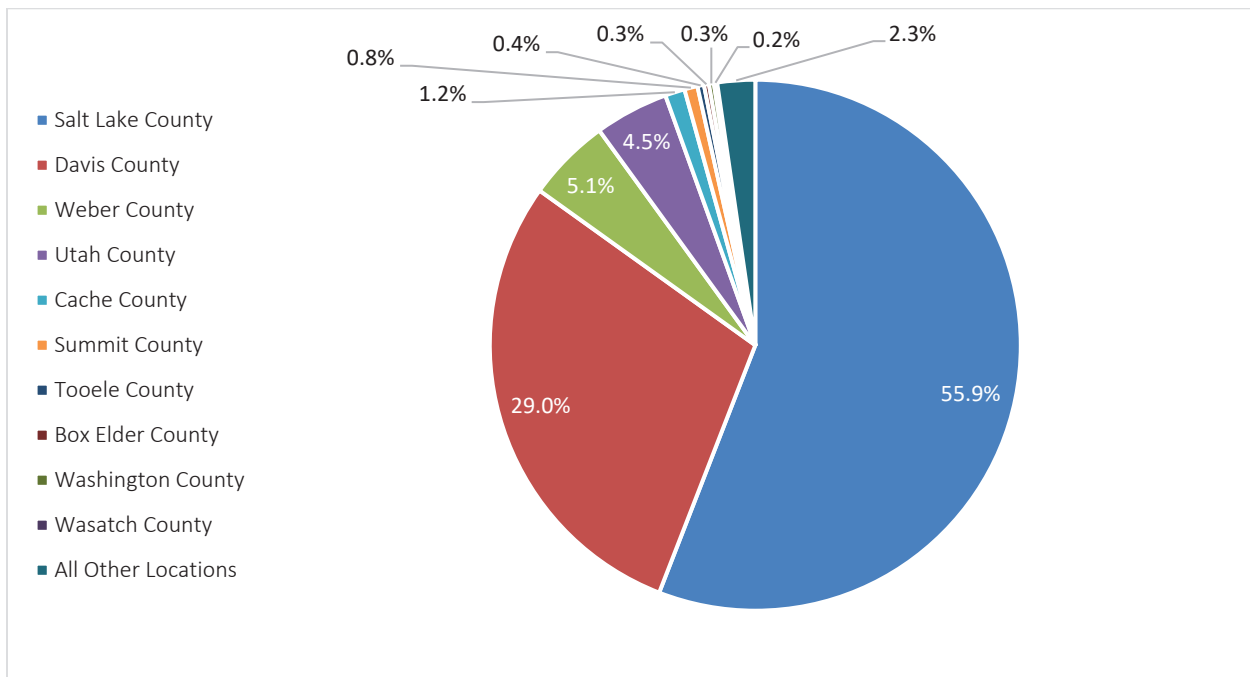
FIGURE 9: JOB COUNTS BY COUNTY WHERE WORKERS LIVE



Over half of the people who work in Bountiful City, live in Davis County, with Salt Lake County the next most popular. The people who are traveling into Bountiful City for employment are an important group because they will often patronize Bountiful City businesses, thus strengthening the “capture rate” of these businesses.

Interestingly, there are workers who decide to work in Bountiful City who come from counties as far away as Washington County. Many of the nearby Counties are represented, demonstrating the attractiveness of Bountiful City as an employment destination. The next figure shows the locations, by County, where Bountiful City residents work. Salt Lake County sees nearly 55.9% of Bountiful City’s outgoing workforce, with 29% staying with Davis County itself.

FIGURE 10: JOB COUNTS BY COUNTY WHERE WORKERS ARE EMPLOYED



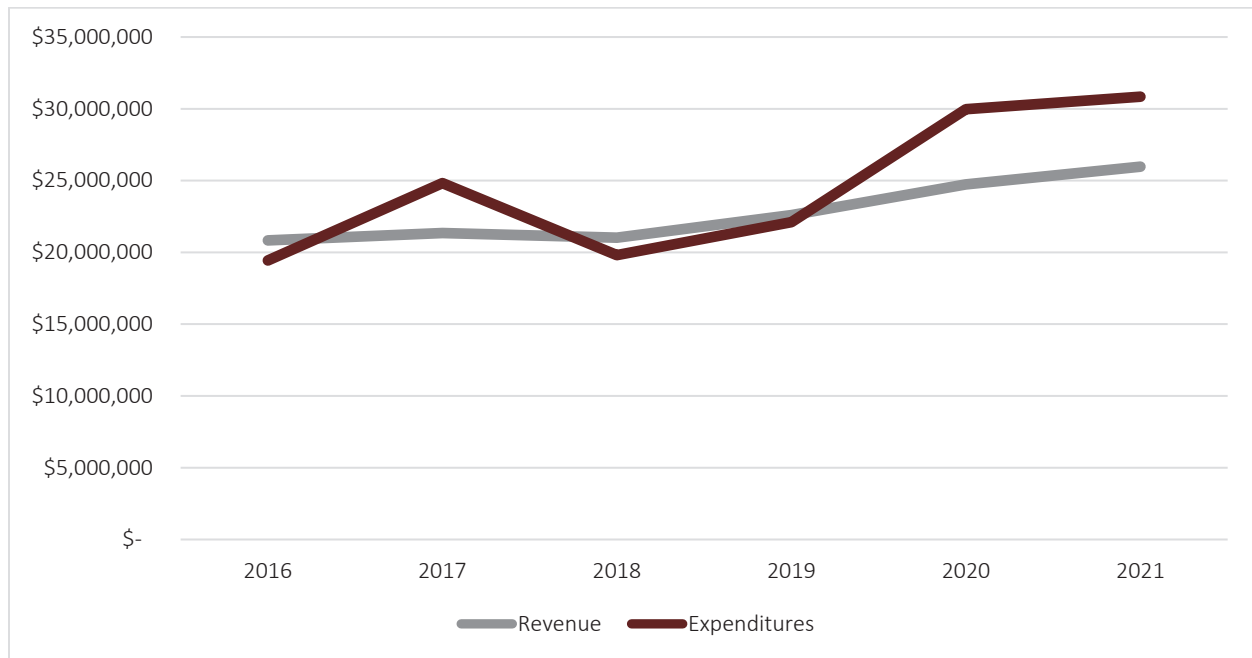
There may be opportunities for Bountiful City to attract businesses to the area that employ these classes of workers. While there are not many opportunities for large employers to enter Bountiful City, with redevelopment, there may be more opportunities to attract some office uses, or businesses that allow for remote work, thus helping to keep more of the Bountiful workforce at home in Bountiful.

City Revenues & Expenditures

Cities need to plan for fiscal sustainability and for steady cash flows during the ups and downs of different economic cycles. Property taxes remain relatively constant while sales taxes are more subject to economic swings. Bountiful City currently operates multiple governmental-type and business-type funds, including the General Fund, Redevelopment Agency, Bountiful Light and Power, and a Water Fund.

Governmental Type

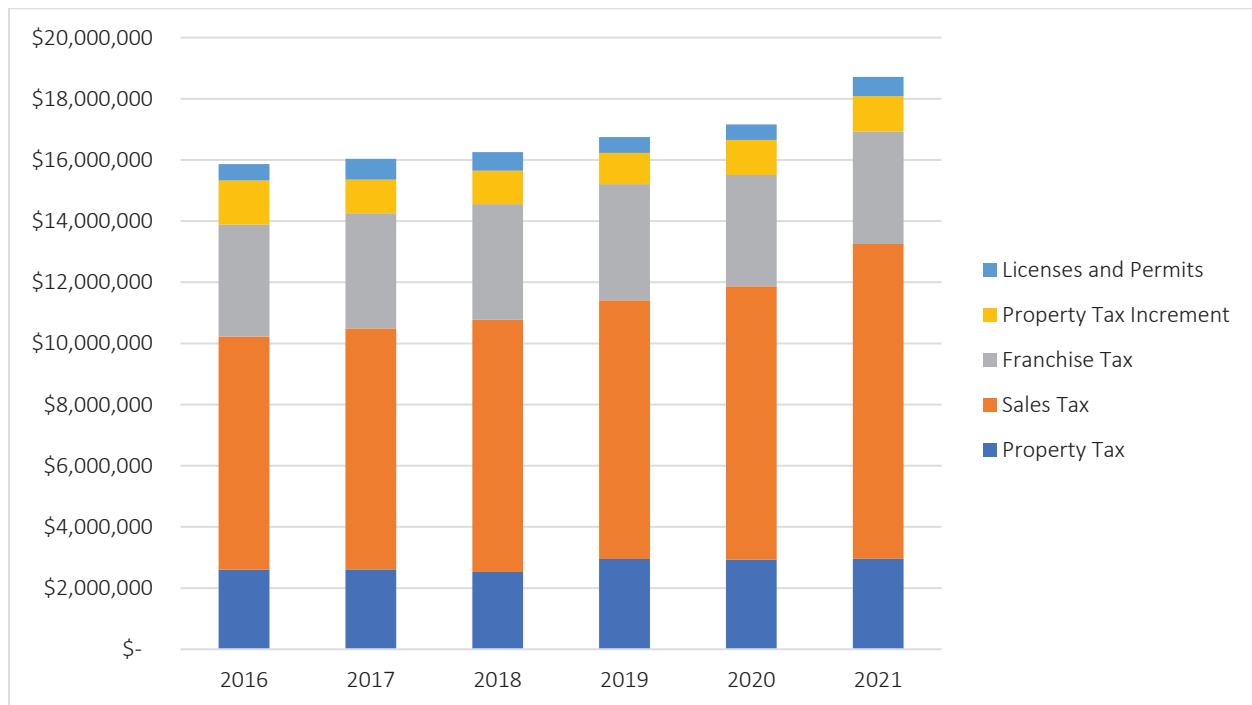
FIGURE 11: GOVERNMENTAL FUNDS REVENUE AND EXPENDITURES OVER TIME



Source: Bountiful City, ZPFI

From 2016 to 2021, the City's governmental type revenue grew from \$20,833,655 to \$25,968,679 for an overall growth of 25%. Over the same period, expenditures grew 59% from \$19,436,554 in 2016 to \$30,943,280 in 2021. Although this is a significant growth, this is not a result of just operational costs. Much of this growth comes from increased capital expenditures which comes from reserves the City has, largely from how they set aside and account for large amounts of the sales tax revenue they receive on an annual basis.

FIGURE 12: GOVERNMENTAL FUNDS REVENUES BY CATEGORY



Source: Bountiful City, ZPFI

Sales tax is the most important source of revenue for the City when looking at governmental funds. It accounts for over 51% of the total revenue for governmental funds. Franchise taxes are the next largest contributor to these funds, with 22% coming from these taxes. Property taxes make up 16% of the total revenue, and approximately 7% comes from property tax increment to the City's Redevelopment Agency

TABLE 4: GOVERNMENTAL FUNDS REVENUE BY PERCENT OF TOTAL

Revenue Source	2016	2017	2018	2019	2020	2021	Average
Property Tax	16.38%	16.28%	16.54%	17.61%	17.07%	15.79%	16.44%
Sales Tax	48.05%	49.13%	50.74%	50.52%	52.08%	55.03%	50.93%
Franchise Tax	23.09%	23.51%	23.27%	22.70%	21.23%	19.67%	22.25%
Property Tax Increment	9.08%	6.84%	6.71%	6.09%	6.66%	6.17%	6.93%
Licenses & Permits	3.39%	4.24%	3.74%	3.07%	2.96%	3.34%	3.46%

Source: Bountiful City, ZPFI

Because sales tax is the primary source of revenue for governmental funds, the City could be at risk for revenue swings during times of recession. This is particularly true when looking at public safety costs, which have risen by 13% between 2016 and 2021.

TABLE 5: PUBLIC SAFETY COSTS OVER TIME

2016	2017	2018	2019	2020	2021
\$8,946,888	\$8,935,881	\$8,846,095	\$9,517,509	\$9,660,827	\$10,079,173

Source: Bountiful City, ZPFI

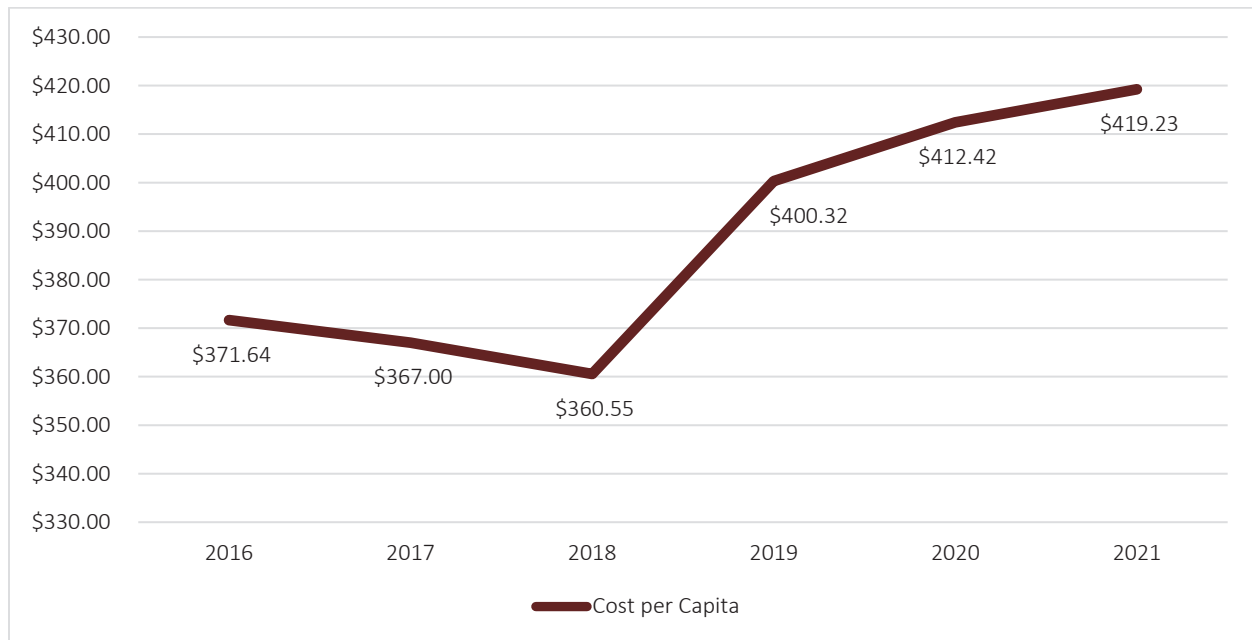
Public safety alone accounts for almost 98% of the City's total annual sales tax revenue, which does not all come to the General Fund. This presents an opportunity to the City to strengthen other revenue sources

as it is able, particularly with the more stable property tax. This can be done through raising property tax rates, or by diversifying the property type to create more high property value developments.

Cost of Government per Capita

An important measure to examine is the cost of government per capita, to determine if a government is a fair value relative to the revenue it is generating. This is done by taking the basic unit of government services, the General Fund, relative to the population of a City.

FIGURE 13: BOUNTIFUL GENERAL FUND COST PER CAPITA OVER TIME



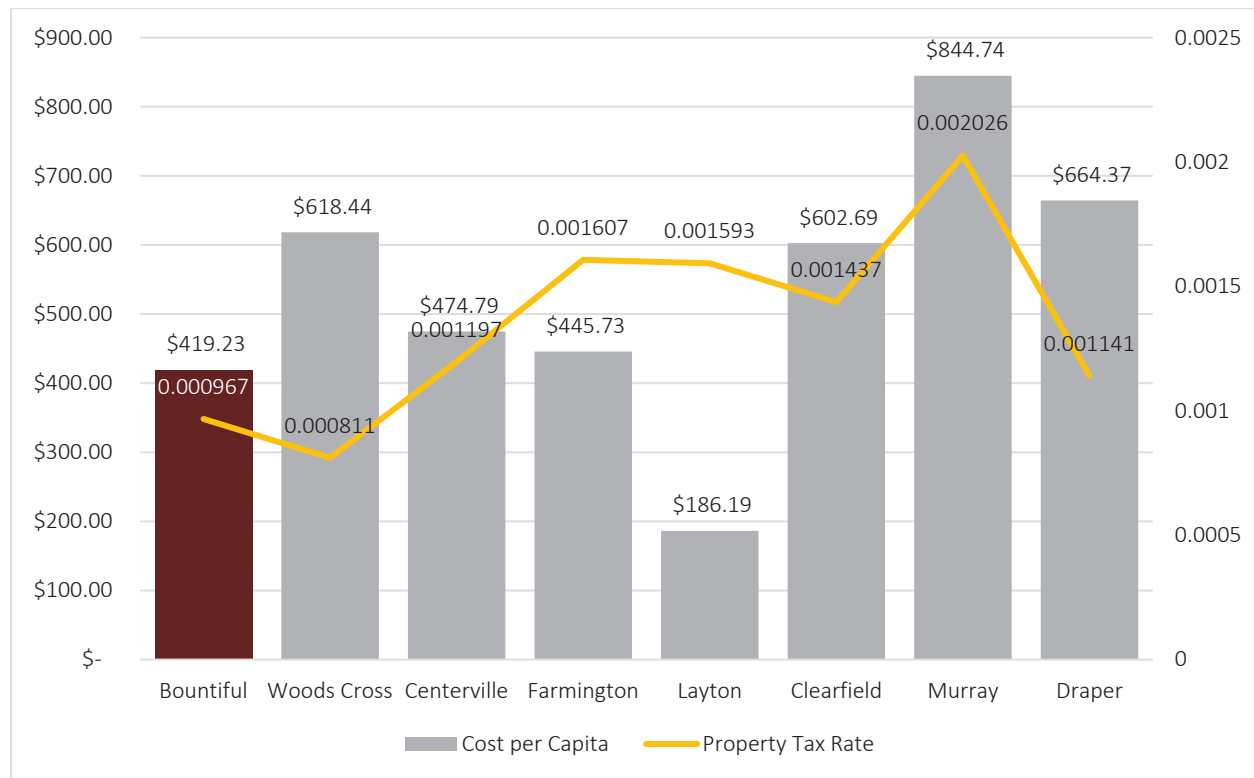
Source: Bountiful City, ZPFI

Between 2016 and 2021, Bountiful City had a cost per capita of \$388.53 to provide basic governmental services to each of its residents. The cost per capita grew by 12.8% over that time.

To better understand if that is a fair value, or a poor value, it is important to look at how that relates to similar municipalities. However, this is not a perfect comparison because each municipality will provide different services within their General Fund and there will be variations with how certain expenditures are reported. Despite this, it is still instructive to see how one community compares to another based on the size of the city and the complexity of the government services provided.

The comparison group for this study was Woods Cross, Centerville, Farmington, Layton, Clearfield, Murray, and Draper.

FIGURE 14: COST PER CAPITA COMPARISON



Source: Individual Cities ACFR, ZPFI

Based on this comparison, Bountiful had the second lowest cost per capita in the comparison group, and the second lowest direct property tax rate. This indicates that the City is providing a good value to its residents, compared to the amount of its expenditures.

Another interesting measure is the revenues a government collects per capita. This can highlight strength or weakness. Due to the varied reporting measures, and variation with revenue types, this report only looks at the property tax per capita, sales & use tax per capita, and the total General Fund revenues per capita.

TABLE 6: REVENUES PER CAPITA

	Bountiful	Woods Cross	Centerville	Farmington	Layton	Clearfield	Murray	Draper
Property Tax	\$62.88	\$20.27	\$40.65	\$45.32	\$207.47	\$51.39	\$222.38	\$195.20
Sales & Use Tax	\$113.19	\$85.28	\$120.75	\$99.83	\$517.15	\$129.85	\$555.12	\$366.87
Total General Fund Revenues per Capita	\$409.62	\$191.11	\$218.06	\$316.48	\$1,080.84	\$261.10	\$1,130.03	\$978.32

Source: Individual Cities ACFR, ZPFI

Bountiful finds itself in the middle of the pack with regard to the revenue it collects per capita. It is fourth in property tax collected per capita, and fifth in sales tax collected per capita. However, Bountiful reports a substantial portion of its sales tax collection in the Capital Projects fund, so it would not appear in the General Fund and be a part of the general government operations.

Sales Tax Leakage

A sales gap analysis is conducted to estimate the amount and type of purchases being made by Bountiful residents outside of Bountiful. Hence, the term “leakage” reflects sales that are lost to other communities. The analysis consists of first calculating the “average” expenditures made, per capita or per household, in the State of Utah in various retail categories using the North American Industry Classification System Codes (NAICS codes) as recorded by the Utah State Tax Commission. Total sales in Bountiful, by NAICS code category, are then divided by the total population and compared to average per capita sales in the State of Utah. Where Bountiful residents show higher purchases in NAICS code categories, it is assumed that Bountiful captures additional consumers from the larger regional area for these types of purchases. Where purchases per capita are lower in Bountiful than in the State of Utah in purchases in NAICS code categories, it is assumed that Bountiful residents are leaving the community to make these types of purchases elsewhere.

The table below identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

TABLE 7: BOUNTIFUL SALES TAX LEAKAGE, 2021

NAICS Code Categories	2021 Leakage	2021 Capture Rate
Motor Vehicle and Parts Dealers	\$72,459,783	146.66%
Personal and Laundry Services	\$1,213,559	118.90%
Food and Beverage Stores	\$920,479	100.97%
Electronics and Appliance Stores	\$874,100	103.64%
Health and Personal Care Stores	\$96,900	100.85%
Museums, Historical Sites, and Similar Institutions	-\$1,125,537	0.45%
Performing Arts, Spectator Sports, and Related Industries	-\$1,830,570	3.92%
Amusement, Gambling, and Recreation Industries	-\$4,870,547	81.37%
Repair and Maintenance	-\$8,919,344	38.10%
Furniture and Home Furnishings Stores	-\$15,566,934	36.32%
Sporting Goods, Hobby, Book, and Music Stores	-\$15,779,918	39.51%
Gasoline Stations	-\$16,679,138	36.90%
Miscellaneous Store Retailers	-\$20,960,051	45.49%
Clothing and Clothing Accessories Stores	-\$23,364,404	40.07%
Nonstore Retailers	-\$23,840,309	78.34%
Accommodation	-\$40,490,442	2.45%
Food Services and Drinking Places	-\$56,392,158	45.56%
Building Material and Garden Equipment and Supplies Dealers	-\$92,723,769	6.03%
General Merchandise Stores	-\$130,525,028	6.86%
Total	-\$377,503,327	61.62%

Source: Utah State Tax Commission, ZPFI

Overall, Bountiful has a total capture rate of close to 62 percent of resident sales, indicating that the City is capturing somewhat less than its “fair share” of retail sales compared to other communities.

Significant leakage is shown in the following retail categories, which are areas of opportunity for future retail development within the City:

- General Merchandise Store
- Building Material and Garden Equipment and Supplies Dealers
- Accommodation
- Museums, Historical Sites, and Similar Institutions
- Performing Arts, Spectator Sports, and Related Industries

The capture rate of 62% indicates that the City has opportunities to realize more sales tax generation based on what is expected for the community to be able to create. The five categories listed above are merely areas of weakness and not the only areas of focus.

Competitive Market Leakage Analysis

It is also instructive to examine other cities to compare how one City performs to others. An analysis was performed to compare Bountiful to five nearby Cities: Woods Cross, Centerville, Farmington, Layton, and Clearfield.

TABLE 8: RETAIL SALES CAPTURE RATES, 2021

NAICS Code Categories	Bountiful	Centerville	Clearfield	Farmington	Layton	Woods Cross
Motor Vehicle and Parts Dealers	147%	67%	40%	57%	107%	629%
Furniture and Home Furnishings Stores	36%	32%	4%	29%	276%	117%
Electronics and Appliance Stores	104%	57%	38%	195%	55%	98%
Build. Material, Garden Equip., and Supplies Dealers	6%	369%	24%	7%	143%	106%
Food and Beverage Stores	101%	53%	34%	159%	93%	270%
Health and Personal Care Stores	101%	39%	34%	165%	128%	73%
Gasoline Stations	37%	78%	194%	42%	53%	31%
Clothing and Clothing Accessories Stores	40%	27%	57%	492%	107%	36%
Sporting Goods, Hobby, Music and Book Stores	40%	107%	28%	268%	101%	110%
General Merchandise Stores	7%	252%	7%	11%	148%	15%
Miscellaneous Store Retailers	45%	92%	99%	52%	111%	220%
Nonstore Retailers	78%	73%	110%	112%	90%	108%
Arts, Entertainment and Recreation	32%	7%	22%	1032%	43%	2%
Accommodation	2%	1%	6%	32%	36%	64%
Food Services and Drinking Places	46%	112%	75%	107%	131%	117%
Other Services-Except Public Administration	89%	215%	104%	56%	72%	673%
Total	62%	128%	51%	109%	112%	207%

Source: Utah State Tax Commission, ZPFI

Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although

Bountiful is adjacent to I-15 in part of the City, the direct access to the interstate is located in other communities, and most of these other cities have more of a mix of zoning uses, allowing for greater amounts of retail.

Additionally, per capita, Bountiful is capturing few retail sales than surrounding communities. This highlights certain areas where one community is over-saturated with certain sales tax categories. For example, because of the number of vehicle sales, Woods Cross sees \$17,991 per capita in motor vehicle parts & dealers per capita, when the average in Utah is only \$2,934. This indicates that Woods Cross is a major regional hub for these types of sales.

Bountiful City does better than the Utah average in motor vehicle parts & dealers per capita as well as food & beverage stores per capita.

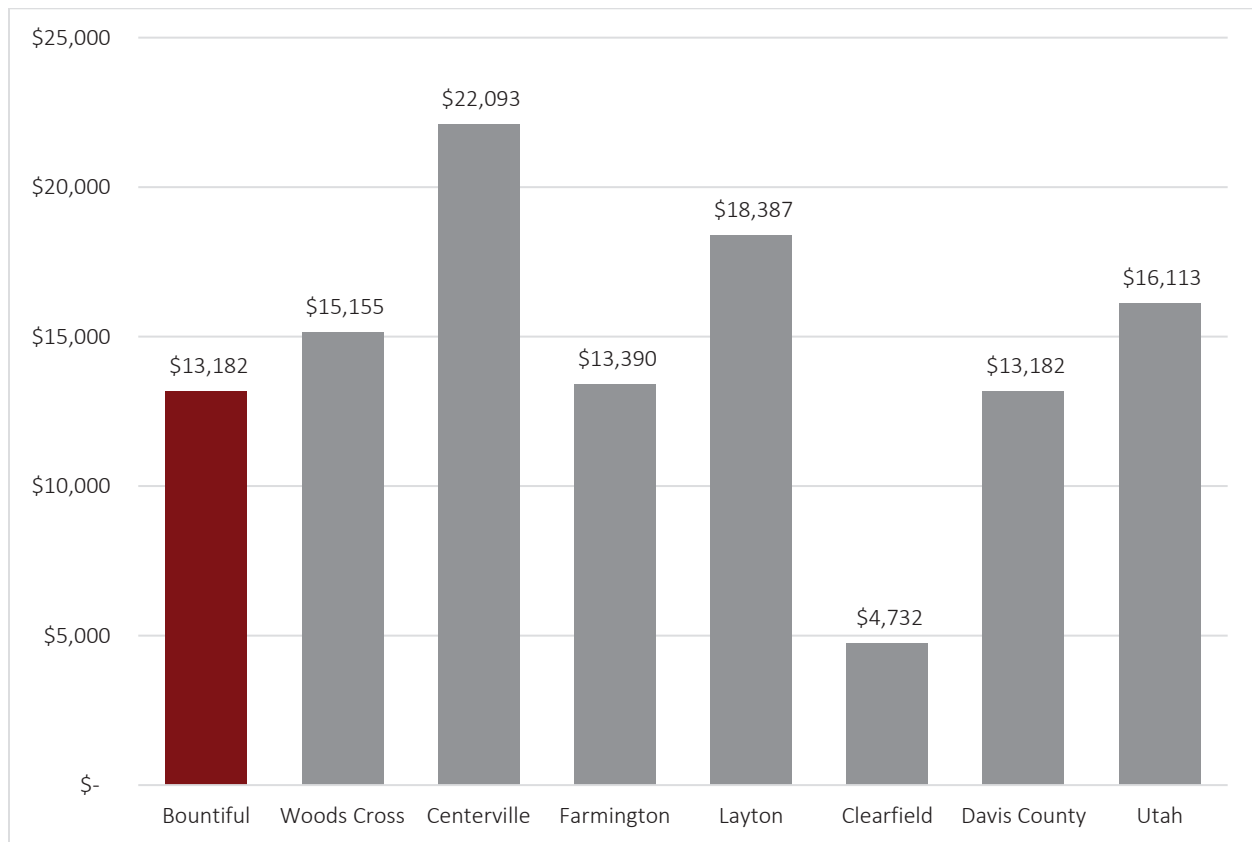
TABLE 9: BOUNTIFUL RETAIL SALES COMPARISON

	Motor Vehicle Parts & Dealers/Per Capita	General Merchandise Stores/Per Capita	Food Services & Drinking Places/Per Capita	Food & Beverage Stores/Per Capita	Gasoline Stations/Per Capita	Building Material, Garden Equip. & Supplies/Per Capita
Bountiful	\$4,856	\$331	\$1,219	\$2,085	\$219	\$130
Centerville	\$2,566	\$8,665	\$2,846	\$1,239	\$503	\$8,944
Clearfield	\$928	\$152	\$1,161	\$482	\$766	\$349
Farmington	\$1,864	\$319	\$2,345	\$3,195	\$234	\$156
Layton	\$3,205	\$3,994	\$2,614	\$1,695	\$268	\$2,271
Woods Cross	\$17,991	\$391	\$2,225	\$4,694	\$153	\$1,932
Davis County	\$2,928	\$2,514	\$1,612	\$1,571	\$474	\$1,487
Utah	\$2,934	\$2,648	\$1,957	\$1,785	\$499	\$1,864

Source: Utah State Tax Commission, ZPFI

Overall, Bountiful City experiences only \$13,182 in sales per capita, which is only lower than Clearfield in the comparison group.

FIGURE 15: SALES TAX PER CAPITA, 2017

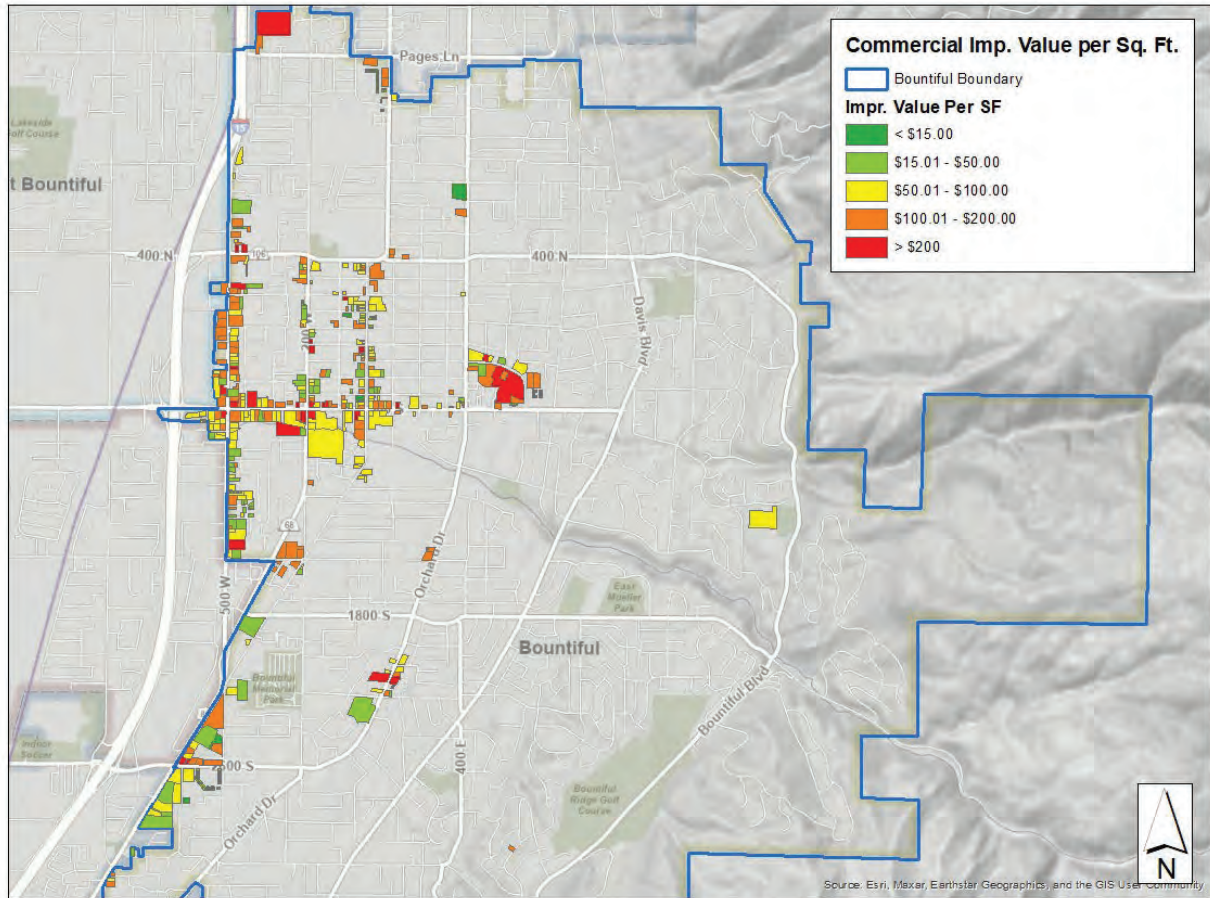


Source: Utah State Tax Commission, ZPFI

Commercial Property Values

For commercial properties in Bountiful, the Davis County Assessor's data shows an average value of \$155.02 per square foot of building space. When just considering the improvement value (value of land subtracted), the average value is \$85.52 per square foot. Commercial properties that have a higher improvement value per square foot are naturally more valuable to the City, as they will result in higher property tax values. Businesses that require more equipment or specialized buildings will generally have higher improvement values per square foot. Figure 16 shows the improvement value per square foot of commercial properties across the City.

FIGURE 16: IMPROVEMENT VALUE PER SQUARE FOOT



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

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

A couple additional questions/typos:

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

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

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

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

Thanks again,

Scott Radmall

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

Hi,

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

Commentary on proposals:

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

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

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

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

Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

Hello,

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

Thank you for taking the time.

Best,

A.Griffin

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

One more comment.

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

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

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

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

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

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

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

Ross L. Youngberg

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

Dear Mayor and Council Members, and Planning Commission Members,

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

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

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

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

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

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

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

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

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