

# BOUNTIFUL CITY COUNCIL

**Tuesday, December 10<sup>th</sup>, 2024**

**6:30 p.m. – Work Session**

**7:00 p.m. - Regular Session**

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

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

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

## AGENDA

### **6:00 p.m. – Work Session**

1. Gravel Parking Spaces – Mr. Francisco Astorga

pg. 3

### **7:00 p.m. – Regular Meeting**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Council reports
4. Consider approval of:
  - a. Expenditures greater than \$1,000 paid on November 20<sup>th</sup> and 27<sup>th</sup>, 2024
  - b. October 2024 Financial Report
5. Recognize Jana Monson, Retired Owner of Creative Arts Academy – Mayor Pro Tem Higginson
6. Recognize the Bountiful High School Football Team for their State Championship Victory – Mayor Pro Tem Higginson
7. Consider approval of the Eggett to Holbrook Trail from Elite Landscape Services in the total amount of \$123,260 – Mr. Todd Christensen
8. Consider approval of Ordinance 2024-09 regarding a Zone Change at 2122 South Orchard – Ms. Amber Corbridge
9. Consider approval of Architectural and Site Plan Review at 710 North 500 West - Ms. Amber Corbridge
10. Consider approval of the purchase of two staff trucks from Salt Lake Valley Ram, totaling \$97,368, as well as one crew truck with a utility bed from Young Ford of Ogden, totaling \$110,864.00 (All Together: \$208,232) – Mr. Kraig Christensen
11. Consider approval of the purchase of an S&C Circuit Switcher from Irby in the total amount of \$151,078 – Mr. Allen Johnson
12. Annual Meeting Public Notice for 2025 – Mr. Gary Hill
13. Adjourn

  
City Recorder





# City Council Staff Report



**Subject:** Work Session Discussion regarding Gravel Parking Spaces  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** December 10, 2024

---

## Background

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

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

## Analysis

Staff has prepared language that Council can consider for future adoption found in Attachment 1. Land Use Code Text Amendments require formal public hearing noticing, review and recommendation by the Planning Commission, and ultimately final review and adoption by the City Council. The prepared language includes the clarification requested by Council that the Code should be proactive in indicating that gravel is not considered a suitable or comparable paving material for parking and driveway areas. The prepared language also includes the change in policy which would allow gravel parking areas if placed behind the front yard setback. This language can easily be changed to reflect the ten-foot (10') setback alternative, if so desired.

## Department Review

This Staff Report was written by the Planning Director and reviewed by the City Manager.

## Significant Impacts

Staff supports clarifying the Code regarding gravel not being considered a comparable paving material for off-street parking. Regarding the alternatives selected during the November 12, 2024, Council work session, this possible change in policy could negatively impact the City's storm water collection system based on how each property owner maintains their gravel in its desired location. Should Council desire to move forward with the alternative, Staff recommends utilizing the front yard setback line as the new standard based on the longer distance from the public right-of-way instead of the ten-foot (10') line alternative. In either case, access to gravel parking areas would require travel over a hard surface intended for vehicular traffic, i.e., the driveway.

## Recommendation

Staff requests that the Council provide input regarding the desirability of moving forward with changing the City Code regarding allowing parking on gravel, crushed stone, etc., in residential areas as described in attachment 1.

**Attachments**

1. Possible Future Code Amendments

## Attachment 1. Possible Future Code Amendments

### Code Sections related to the Single-Family Residential Zone (R-1, R-3, R-4, and R-F):

#### 14-4-109 PERMISSIBLE LOT COVERAGE

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

#### 14-4-110 PARKING, LOADING, AND ACCESS

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

- A. Parking and driveway areas shall be constructed with a Hard Surface made of Impervious Material as defined in section 14-3-102 of this Title.
- B. A Permeable Parking Surface shall be allowed as a parking area -constructed at a minimum distance of twenty-five feet (25') from the front property line.
  - 1. All permeable parking surfaces shall have a physical barrier constructed to contain the surfacing material on all sides, consistent with the landscaping requirement of 14-4-112.
  - 2. All permeable parking surfaces shall be kept free of debris vegetation and organic material at all times.
- A.C. For ~~single~~-single-family and two-family residential uses, at least two (2) of the required on-site parking spaces per unit shall be provided behind the minimum front yard setback.

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

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

## **14-4-112 LANDSCAPING**

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

- A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar landscaping materials. Xeriscape is a type of landscaping employing a mix of drought tolerant plants and grasses.
- B. Landscaping shall also be installed in each adjacent park-strip to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the parkstrip area between the curb and sidewalk in compliance with Section 14-16-115. Xeriscaping is permitted in accordance with the Landscaping and Fencing Chapter of this Title.
- C. Permeable Parking Surfaces allowed under section 14-4-110 of this Title shall be separated from landscape areas with a physical barrier that exceeds the height of the Permeable Parking Surfaces, such as edging, pavers, bricks, curbing, or similar material, in order to keep the surface material in place.
- D. Parking Surfaces shall not be considered as landscaping.

### **Code Sections related to the entire City:**

## **14-3-102 DEFINITIONS**

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

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

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

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

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

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

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

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

xxx. PERMEABLE PARKING SURFACE: A parking surface that allows water to pass through to underlying soils consisting of rock, sand, or any other reasonable substitute as determined by the City Engineer. Permeable Parking Surface's must be a minimum of four inches (4") deep and be free of plants and organic material.

~~306~~307. XERISCAPE: A type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape. Parking areas are not considered landscaping.

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

A. ~~Each off-street parking area shall be surfaced with asphalt, concrete pavement, or comparable material, and shall be graded to dispose of all surface water.~~  
Each off-street parking area shall be constructed from a Hard Surface or Permeable Parking Surface material as defined as in 14-3-102 and shall be graded to dispose of all surface water except as allowed in section 14-4-110 of this Title specifically in the Single-Family Residential Zone.

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

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

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

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

- B. Parking areas shall be designed to provide orderly and safe circulation, loading, unloading, parking, and storage of vehicles. All parking areas shall be landscaped, striped, marked, and maintained according to approved plans.
- C. Lighting provided in off-street parking areas shall be directed away from adjoining premises and streets in accordance with the design standards of this Title. The type and location of luminaries shall be approved by the approving authority.
- D. Off-street parking areas shall allow vehicles to enter and exit from a public street by forward motion only. This regulation shall not apply to single-family and two-family residential units, or to town-~~home~~-house style residential units approved and constructed after December 31, 2006, that front onto a public street that is not designated on the Street Master Plan as a collector or arterial street and that does not exceed an average daily traffic volume of one thousand (1,000) vehicles.
- E. Pavement, striping, landscaping, paintings, lighting, and all other parking area components shall be maintained to prevent deterioration and safety hazards.
- F. No off-street parking shall be permitted in any required residential front yard or street side yard except as allowed in Section 14-4-110 of this Title. ~~And no vehicle, trailer or similar device may be parked on a lawn, park strip or any other non-paved surface.~~ Vehicles, trailers, or similar devices shall not be parked on lawns, landscaping areas including xeriscape, park strips, or any other non-paved paved surfaces/areas except as allowed in section 14-4-110 of this Title, specifically in the Single-Family Residential Zone.
- G. No tandem parking (one space behind another) shall be allowed, except for conventional single-family dwellings. Duplexes, apartments, townhouses and condominiums may have tandem parking providing that both spaces are assigned to the same dwelling unit and the plan is approved by the approving-applicable authority.
- H. Off-street parking spaces shall be located at least ten (10) feet from any street property line except for driveways serving one and two-family dwellings. For single-family and two-family residential uses, at least two (2) of the required on-site parking spaces per unit shall be provided behind the minimum front yard setback. No driveways or paved vehicle

areas of any kind are allowed in a street side yard (corner lot) setback unless they provide access to an approved parking area located within an approved garage or carport or a paved area located at least 10 feet from the street side property line and behind a six foot screening fence as required in Section 14-4-110.

- I. Landscaping of all ~~commercial and industrial~~ parking areas is required and shall meet the requirements and standards of this Title.

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

- A. Any property, regardless of its use or zone designation, shall be subject to the following.

1. Any off-street parking area shall be accessed through an approved drive-approach, also referred to as a “drive-access” or “curb-cut”, meeting ~~city~~ City construction standards. It is unlawful to drive a motor vehicle on any sidewalk, park strip, or any other area behind the curb within a public right-of-way, with the exception of an approved drive-approach.
2. The combined area of drive-approaches along any public street frontage shall not exceed fifty-percent (50%) of the linear length of the street curb immediately adjacent to a property, including required curb returns. A ~~legal non-complying~~ legal, non-conforming flag lot shall be limited to one (1) drive-approach which shall be the narrowest width possible to comply with the minimum access requirements of this Title and the Fire Code.
3. No off-street parking area shall be approved or constructed without a drive-approach meeting City standards. Any drive-approach shall be located at least five (5) feet from a side or rear property line, with the exception of approved, shared drive-approaches.
4. Each drive-approach, ~~or~~ drive access ~~or driveway~~, shall be ~~surfaced with asphalt, concrete pavement or comparable material~~ constructed from materials consistent with the City’s construction standards for drive approaches or other improvements constructed within the public right-of-way. Driveway(s) shall be constructed from Hard Surface as defined in 14-3-102 and shall be graded to dispose of all surface water. All parking, driveways, and grading plans shall be reviewed and approved by the City Engineer.
5. Existing drive approaches (drive accesses or curb-cuts) which are abandoned by non-use or which are relocated as part of an approved development project shall be removed and replaced with standard curb, gutter, park strip, and sidewalk within one (1) year, as required by the City Engineer.

## 14-16-107 GENERAL PROVISIONS

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

- A. Each property owner and/or occupant shall provide and continuously maintain on-site landscaping, fencing, walls, and other required improvements equal to the minimum requirements of this Title and as shown on an approved site plan.
- B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to accumulate on the property.
- C. Each property owner and/or occupant shall provide and continuously maintain landscaping within park strip areas (~~between the curb and sidewalk~~), except for approved driveways, walkways, and utility service areas. Asphalt or concrete paving in place of landscaping between the sidewalk and curb is prohibited.
- D. Any developed property shall have a pressurized irrigation system that shall be installed and continuously maintained in all landscape areas.
- E. It is unlawful to strip, excavate, or otherwise remove top soil from a site unless a permit allowing the activity has been issued by the Engineering Department.
- F. Any required improvement, including landscaping, shall be installed within six (6) months of the date of the occupancy permit or of the equivalent final inspection.

## 14-16-108 CLEAR-VIEW AREAS

- A. ~~For the purpose of providing adequate vision of vehicular and pedestrian traffic, a~~ clear-view area shall be maintained at the intersection of every street, whether public or private, and at the intersection of every driveway with a public or private street. The clear-view provisions are considered as life-safety standards and shall supersede any conflicting provisions of this Title.
- B. No provision of this section shall be construed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.
- C. The clear-view area for a street intersection is the area of land determined by measuring forty (40) feet from the point of juncture of street curb lines, and then connecting the termini of those lines forming a triangle that encompasses a portion of the street right-of-way and the adjoining lot. Within that clear-view area, the following shall apply:
  - 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed two (2) feet in height above the level of the curb.



2. Open style fences shall not exceed four (4) feet in height above the level of the curb.
  3. Tree trunks shall not be located within the clear-view area; however, tree canopies may extend into the ~~clear-clear~~-view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
  4. No sign shall be allowed in the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
  5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
- D. The clear-view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street property line, then measuring ten (10) feet along the property line away from the driveway, and ten (10) feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:
1. An open style fence shall be a maximum of four (4) feet in height.
  2. Any wall or other type of solid fence or sight obscuring growth shall be a maximum of three (3) feet in height.
  3. Tree trunks shall not be located within this clear view triangle; however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the sidewalk and eleven (11) feet above the street.
  4. Tree canopies or other growth shall not block signs or signals.
  5. Sight obscuring growth shall be a maximum of three (3) feet in height in the park strip.
  6. The driveway clear-view fencing provisions may not be required on corner and double frontage lots for a secondary drive access that is gated, locked and that accesses the rear yard, if it is determined by the Planning Director that the drive access is not a primary access.



# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
November 20 & 27, 2024

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** December 10, 2024

---



## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid November 20 & 27, 2024.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00**  
**Paid November 20, 2024**

<b>VENDOR</b>	<b>VENDOR NAME</b>	<b>DEPARTMENT</b>	<b>ACCOUNT</b>	<b>ACCOUNT DESC</b>	<b>AMOUNT</b>	<b>CHECK NO</b>	<b>INVOICE</b>	<b>DESCRIPTION</b>
5192	ACTION TARGET	Police	104210 445100	Public Safety Supplies	1,610.70	242652	0596332-IN	Cardboard - Cust # W110233
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,890.97	242656	1425335	Asphalt - Cust # 5628
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	18,149.85	242666	21368151a	Natural Gas - paying the differenced owed
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	52,610.26	242666	21375201	Natural Gas - Contract # 23191
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	34,347.27	242668	48892	Road Salt - Cust # BOUNTIFU
1585	CARSON ELEVATOR COMP	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,242.58	242674	177696	Elevator Repair for Bountiful P.D.
1585	CARSON ELEVATOR COMP	Police	104210 426000	Bldg & Grnd Suppl & Maint	3,600.00	242674	177686	Elevator Repair for Bountiful P.D.
14651	CREATIVE TRAILS, INC	Trails	454550 473103	Improv. Other Than Bldg-Grant\$	2,100.00	242678	11142024	Bountiful Trails Project Management
1889	DAVIS COUNTY GOVERNIM	Police	104210 423000	Travel & Training	4,122.70	242681	130953	Training Reimbursement agreement for Ivan Guzman
1924	DELL MARKETING L.P.	Computer Maintenance	616100 429300	Computer Hardware	37,026.55	242682	10780050423	35 Desktop Computer Replacements- Cust #13129956
5310	FLEETPRIDE	Landfill Operations	585820 425000	Equip Supplies & Maint	2,704.99	242687	120941585	Misc. Parts/Supplies - Acct # 815961
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	2,992.88	242699	28953	Registers
2607	INTERMOUNTAIN BOBCAT	Streets	104410 425000	Equip Supplies & Maint	3,082.26	242700	P26185	Misc. Parts/Supplies - Acct # BOUNT006
2657	ITRON CORPORATE BUIL	Light & Power	535300 429200	Computer Software	7,245.49	242701	692780	Maintenance - Cust # 1480
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,524.96	242702	131198	Patching - Cust # BOUN02610
2920	LEFAVOR ENVELOPE COM	Finance	104140 429050	Utility Billing Supplies	1,264.80	242706	179146	Envelopes - JOB # 179255/1
3045	MCCOMB, KENT	Golf Course	555500 448240	Items Purchased - Resale	1,903.24	242711	111424	Reimbursed for a set of Clubs
3375	OLYMPIUS INSURANCE AG	Redevelopment Agency	737300 472100	Buildings	6,973.00	242725	17083	Builders Risk Insurance Premium - Acct #BOUN050
3458	PETERBILT OF UTAH, I	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	1,323.01	242729	1050106PU	Window Parts - Acct # 457
11104	POLICE LEGAL SCIENCE	PSAP - E911	104219 423000	Travel & Training	2,040.00	242732	12810	Dispatch Pro 12 Lesson Package
15743	PVP COMMUNICATIONS	Liquor Control	104218 445100	Public Safety Supplies	1,383.00	242737	134684	Misc. Parts
15744	R HILL/D HOLDSWORTH	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	20,000.00	242738	11192024	Worker's Comp Settlement
3791	RUSH TRUCK CENTER-SA	Landfill Operations	585820 425000	Equip Supplies & Maint	1,320.00	242747	3038693944	Misc. Parts/Supplies - Cust # 187609
4064	STEVE REGAN CO	Light & Power	535300 448632	Distribution	1,095.36	242756	1468130	Tordon Poison - Cust # 51024
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,574.79	242759	10212024A	Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	3,505.41	242762	0390316	DEF - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	20,233.31	242762	0390347	Fuel - Acct # 000275
5000	U.S. BANK CORPORATE	Legislative	104110 461000	Miscellaneous Expense	2,464.61	242765	11112024LC	Trvl&Tain Expense - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,893.56	242765	11112024DG	Training & Misc. Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	2,103.17	242765	11112024EB	Trvl&Tain Expense - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,264.39	242765	11112024BH	Misc. Parts/Supplies - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Planning	104610 423000	Travel & Training	1,225.05	242765	11112024FA	Training & Misc. Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	454210 472100	Buildings	3,860.76	242765	11112024DU	Misc. Parts/Supplies - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 426000	Bldg & Grnd Suppl & Maint	2,142.53	242765	11112024GW	Pumphouse Heaters -Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423000	Travel & Training	4,541.07	242765	11112024AJ	Trvl&Tain Expense - Acct# 4246-0445-5571-8851
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	22,100.00	242769	CONBF-011	October 2024 Fiber network connection
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	1,120,233.41	242769	11082024	Bountiful City Fiber Network for October 2024
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	2,488.66	242772	9977628682	Account # 371517689-00001
4456	VIRGINIA TRANSFORMER	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	432,810.00	242774	823332	30% Power Transformer - Acct # 4828
4762	WASATCH ELECTRIC	Light & Power	535300 448631	Hydro Transmission	498,785.00	242777	762408-001	Echo Transmission Fire repairs - Cust # 10656
4535	WEBER RIVER WATER US	Light & Power	535300 448627	Echo Hydro Operating Costs	94,626.00	242779	12-5355	50% Safety of Dams for Echo Hydro
					TOTAL: 2,427,405.59			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00**  
**Paid November 27, 2024**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNTDESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,869.48	242790	6233157-00	Misc. Parts/Supplies - Cust # 6000052
15359	BIG IRON DRILLING	Light & Power	535300 448633	Street Light	31,140.00	242879	1394	Streetlight Bore
1428	BOUNTIFUL IRRIGATION	Streets	104410 427000	Utilities	2,497.80	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Parks	104510 461400	Purchase Of Water	88,948.16	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Water	515100 426000	Bldg & Grnd Suppl & Maint	10,799.47	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Light & Power	535300 424002	Office & Warehouse	2,903.47	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Light & Power	535300 448639	Substation	1,955.64	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	89,434.69	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	35,127.57	242793	03-2258	2024 Non-taxable assessment
1428	BOUNTIFUL IRRIGATION	Redevelopment Agency	737300 455050	Btfl Subconservancy Fees	2,082.92	242793	03-2258	2024 Non-taxable assessment
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,365.00	242801	24H2333	Lab Fees
1815	CROFT POWER EQUIPMEN	Landfill Operations	585820 425000	Equip Supplies & Maint	1,599.99	242805	193969	Misc. Parts/Supplies - Cust # 1728
1845	D & L SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	3,020.00	242806	0000169311	Valve Boxes - Cust ID UT-BOUNTIFUL
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	8,103.72	242809	76536	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,104.36	242809	76533	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,204.15	242809	76534	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,779.40	242809	76532	Tree Trimming
5281	ENBRIDGE GAS UTAH	Police	104210 427000	Utilities	1,984.11	242813	11012024K	Account # 3401140000
2126	FAIRBANKS SCALES	Landfill Operations	585820 426000	Bldg & Grnd Suppl & Maint	1,852.00	242884	1706769	Labor and Repairs - Cust # 95481
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	242815	50177	Copies for City Hall
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,060.00	242818	24402	Enclave fungicide
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	4,218.20	242822	53378	Engineering water rights
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	1,263.45	242826	36666	Misc. Parts/Supplies
2627	INTERMOUNTAIN CONTRO	Water	515100 448000	Operating Supplies	1,485.68	242829	220/60036674	Actuator - Cust # 160001188
15758	JOHNSON, GAYLENE	Cemetery	595900 448040	Repurchase of Cemetery Lots	1,000.00	242831	11252024	bought back cemetery lots
13548	LA CAPELLA CANTERBUR	Light & Power	535300 461000	Miscellaneous Expense	2,563.54	242834	11202024	Bountiful City Power Christmas Party
8137	LAKEVIEW ASPHALT PRO	Storm Water	494900 448000	Operating Supplies	1,523.34	242835	13180	Tickets - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	6,052.32	242886	13251	Patching - Cust # BOUN02610
9151	MARTIN, GREG	Information Technology	104136 415000	Employee Education Reimb	1,887.50	242841	11202024	50% Tuition Reimbursement
15056	RDO EQUIPMENT CO.	Streets	454410 474500	Machinery & Equipment	154,343.00	242857	E00186R1	Backhoe Purchase approved by Council
15759	SANO, JARED	Liability Insurance	636300 451150	Liability Claims/Deductible	5,216.00	242864	11252024	for Damage to driveway by Bountiful City Power
13976	SHIRTS TO A T	Golf Course	555500 426100	Special Projects	1,608.00	242865	9295	Uniform Hoodies
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	3,113.00	242891	AFS10080311	Borescope 3 Turbines
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	2,108.38	242872	0390175	Fuel - Acct # 000276
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	1,752.05	242872	0390561	Bulk Lube - Acct # 000138
4,341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,125,419.44	242,874	11242024	Oct. 2024 payment for Power Resource
4522	WATERFORD SYSTEMS	Water	515100 448000	Operating Supplies	1,957.79	242876	192421	Indicator
					TOTAL: 1,636,752.62			



# City Council Staff Report

**Subject:** October 2024 Financial Reports  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** December 10, 2024



---

## **Background**

These reports include summary revenue, expense, and budget information for all City funds. Both revenues and expenses, including capital outlay, have been included. These financials are presented to the City Council for review.

## **Analysis**

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2025 through October as compared to the past three fiscal year periods through that same timeframe.

The FY2025 budget portion of these reports is the originally adopted FY2025 budget approved by the City Council in June of 2024.

## **Department Review**

These reports were prepared and reviewed by the Finance Department.

## **Significant Impacts**

Financial information to aid in legislative and operational decision making.

## **Recommendation**

Council is encouraged to review the attached revenue, expense, and budget reports.

## **Attachments**

- October 2024 Revenue & Expense Reports – Fiscal 2025 YTD

# October 2024 Budget Performance Report - FY2025

■ % of Budgeted Revenues Collected

■ % of Budgeted Expenditures Spent - Includes Capital Outlay

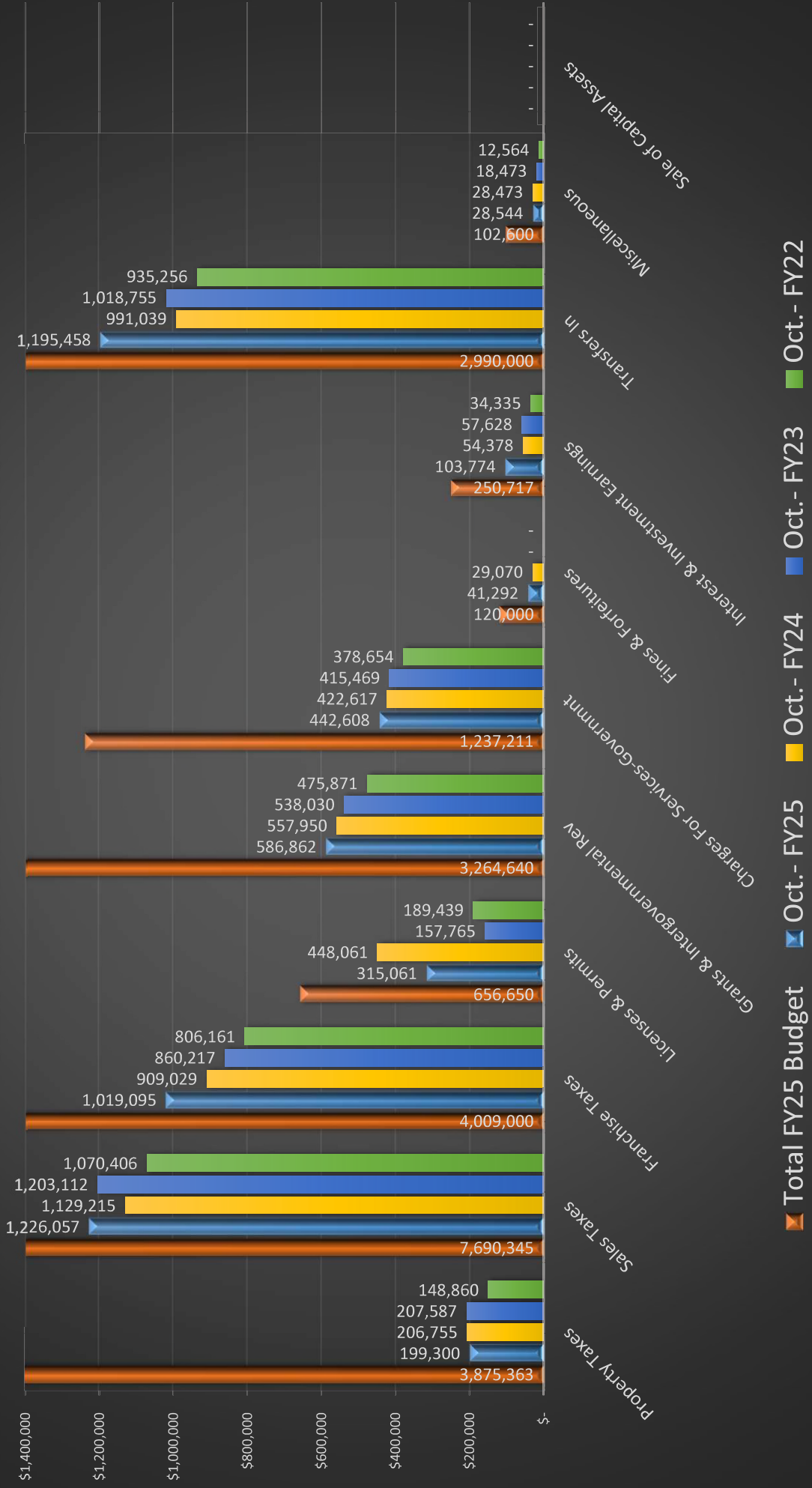
At the end of October 33.33% of fiscal year 2025 has elapsed



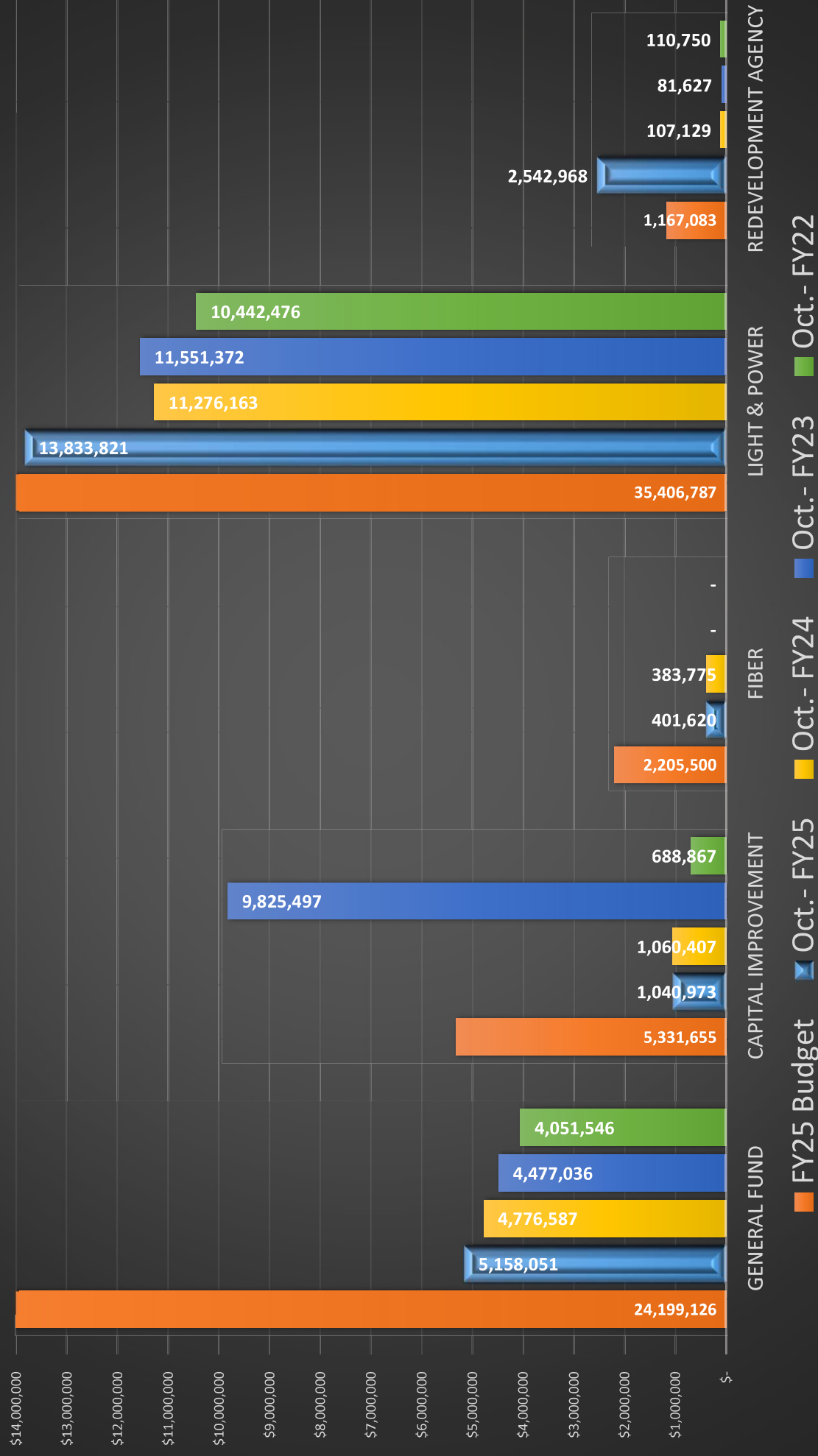


# General Fund Detailed Revenues - October 2024

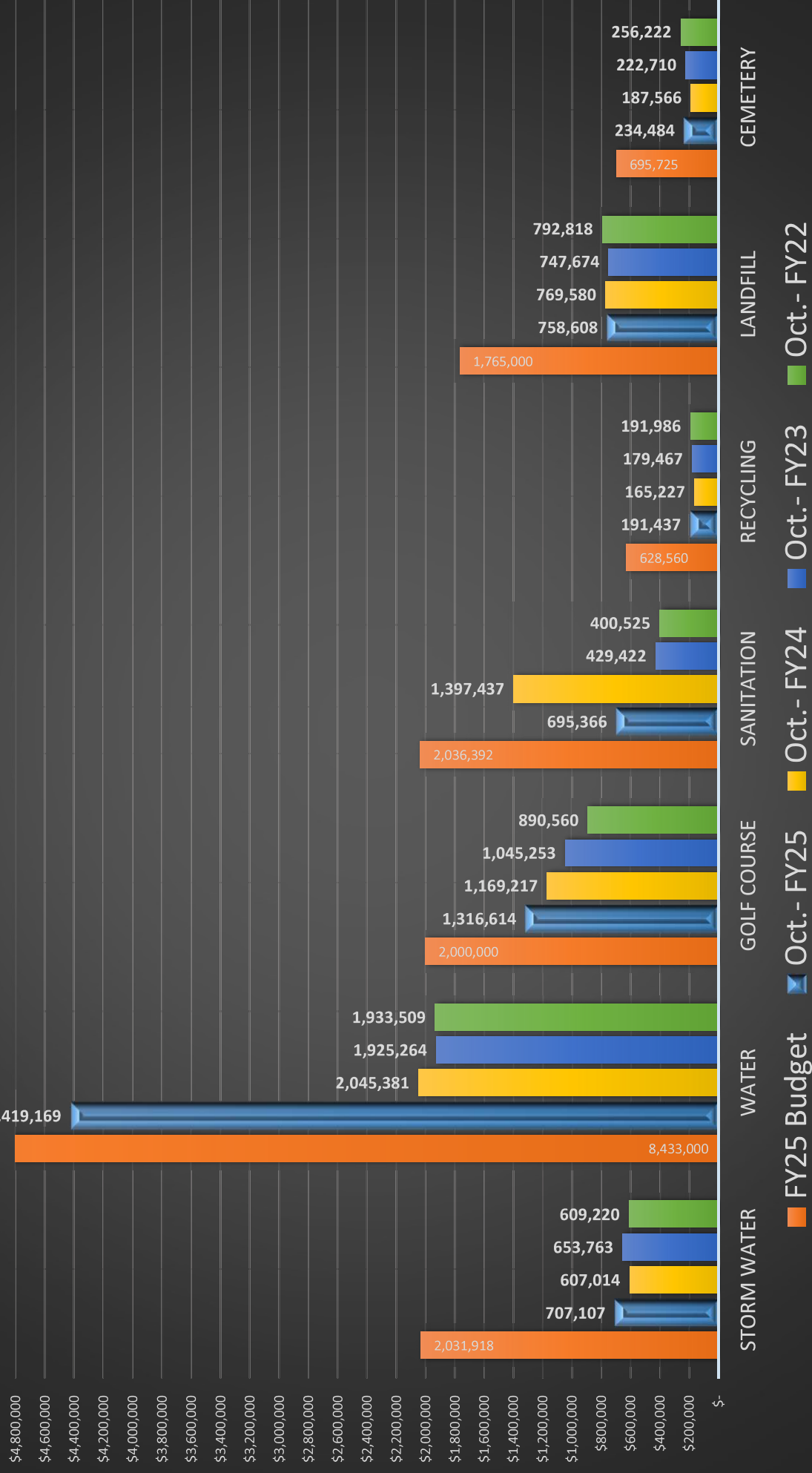
## YTD Revenues (Fiscal Year 2025) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



# October 2024 YTD Revenues (Fiscal 2025) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

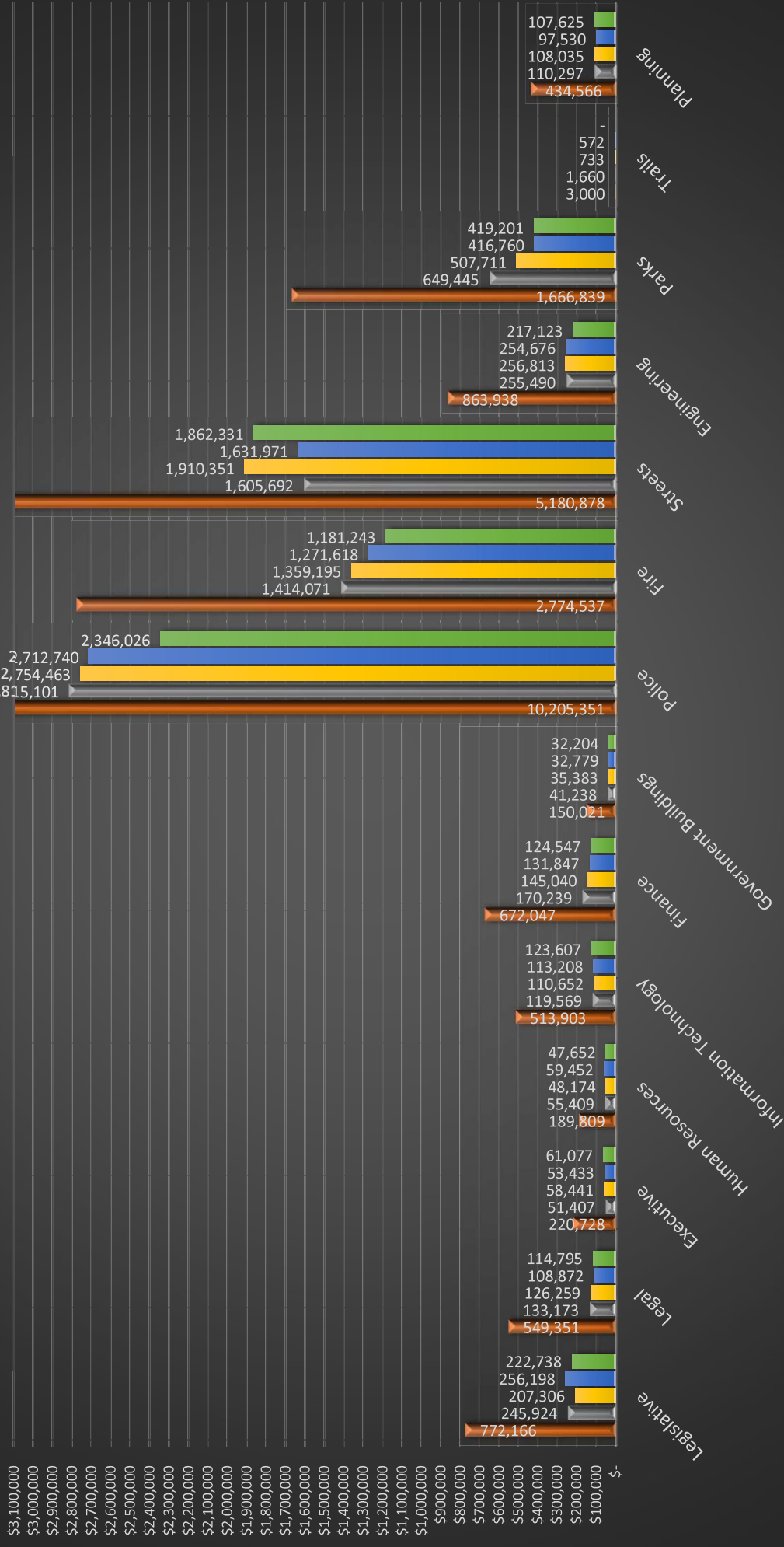


# October 2024 (Fiscal 2025) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years



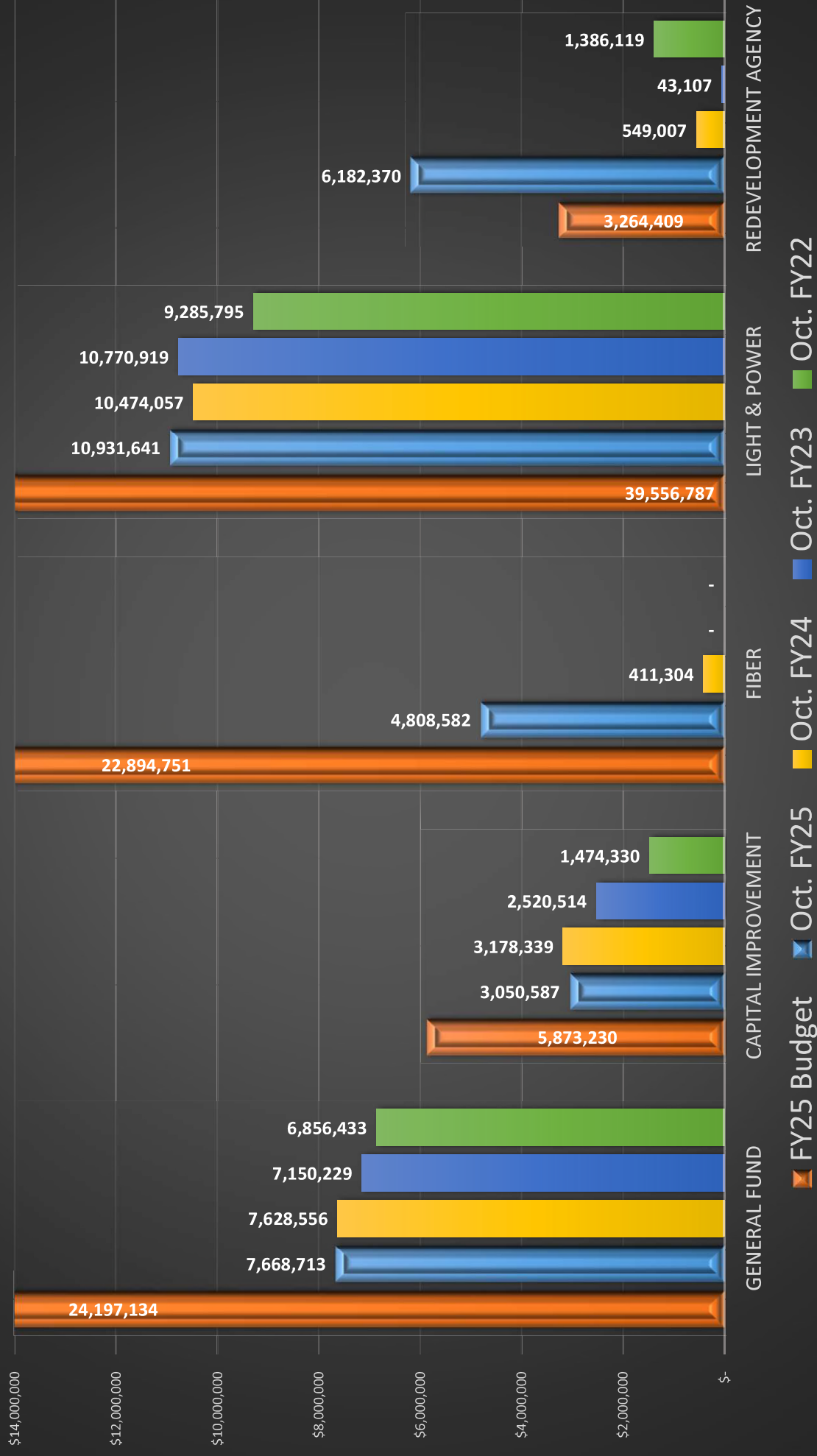
# General Fund Detailed Expenditures - October 2024

Fiscal 2025 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years

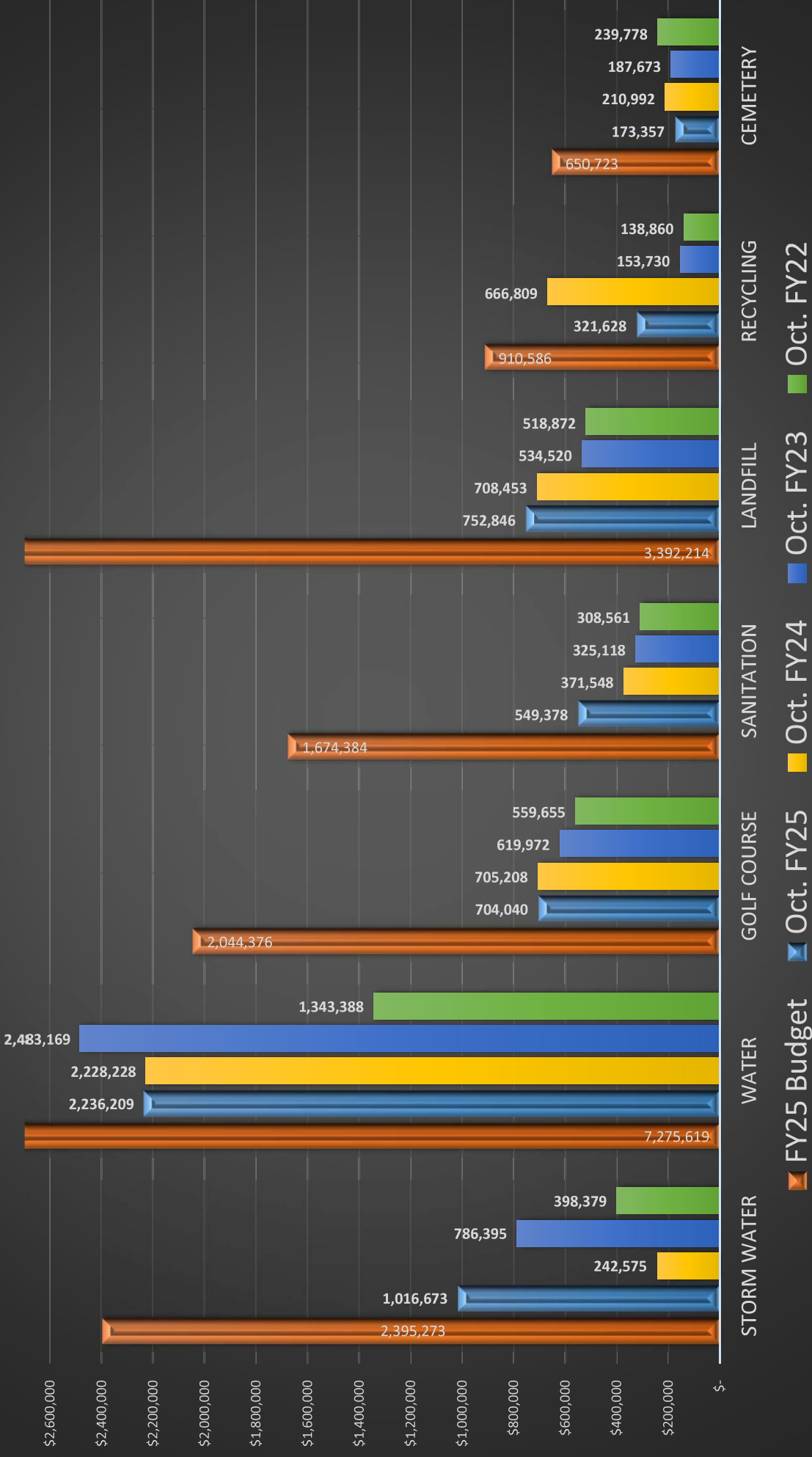


■ Total FY25 Budget 
 ■ Oct. FY25 
 ■ Oct. FY24 
 ■ Oct. FY23 
 ■ Oct. FY22

# October 2024 YTD (Fiscal 2025) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



# October 2024 YTD (Fiscal 2025) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



# Bountiful City Corporation



## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
<b>10 GENERAL FUND</b>							
1010 Property Taxes	-3,875,363	-3,875,363	-199,299.92	-139,686.49	.00	-3,676,063.08	5.1%
1020 Sales Taxes	-7,690,345	-7,690,345	-1,226,057.43	-615,833.85	.00	-6,464,287.57	15.9%
1030 Franchise Taxes	-4,009,000	-4,009,000	-1,019,095.33	-288,770.99	.00	-2,989,904.67	25.4%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,650	-656,650	-315,061.02	-112,484.05	.00	-341,588.98	48.0%
3000 Grants & Intergovernmental Re	-3,264,640	-3,264,640	-586,861.71	-504,881.55	.00	-2,677,778.29	18.0%
3100 Fines & Forfeitures	-120,000	-120,000	-41,291.64	-25,500.38	.00	-78,708.36	34.4%
4000 Charges For Services-Governmn	-1,237,211	-1,237,211	-442,608.44	-143,574.60	.00	-794,602.56	35.8%
4110 Legislative	772,166	772,166	245,923.93	31,325.67	.00	526,242.07	31.8%
4120 Legal	549,351	549,351	133,172.79	35,972.96	.00	416,178.21	24.2%
4130 Executive	220,728	220,728	51,407.17	14,597.40	.00	169,320.83	23.3%
4134 Human Resources	189,809	189,809	55,408.52	13,388.48	.00	134,400.48	29.2%
4136 Information Technology	513,903	513,903	119,569.20	30,216.42	.00	394,333.80	23.3%
4140 Finance	672,047	672,047	170,239.11	19,863.93	.00	501,807.89	25.3%
4160 Government Buildings	150,021	150,021	41,237.83	9,760.63	.00	108,783.17	27.5%
4210 Police	7,661,433	7,661,433	2,164,893.33	525,827.04	.00	5,496,539.67	28.3%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,386	163,386	41,603.62	19,715.91	.00	121,782.38	25.5%
4217 School Resource Officer	508,324	508,324	107,463.78	31,747.77	.00	400,860.22	21.1%
4218 Liquor Control	44,001	44,001	9,827.03	4,482.76	.00	34,173.97	22.3%
4219 PSAP - E911	1,818,207	1,818,207	491,313.31	134,374.21	.00	1,326,893.69	27.0%
4220 Fire	2,774,537	2,774,537	1,414,071.00	404,501.76	.00	1,360,466.00	51.0%
4410 Streets	5,180,878	5,180,878	1,605,691.90	70,862.06	.00	3,575,186.10	31.0%
4450 Engineering	863,938	863,938	255,489.67	106,120.76	.00	608,448.33	29.6%
4510 Parks	1,666,839	1,666,839	649,444.69	106,738.45	.00	1,017,394.31	39.0%
4550 Trails	3,000	3,000	1,659.50	738.45	.00	1,340.50	55.3%
4610 Planning	434,566	434,566	110,296.59	23,510.64	.00	324,269.41	25.4%
6000 Miscellaneous	-102,600	-102,600	-28,543.69	-11,158.75	.00	-74,056.31	27.8%
6010 Interest & Investment Earning	-250,717	-250,717	-103,773.79	-28,214.75	.00	-146,943.21	41.4%
8010 Transfers In	-2,990,000	-2,990,000	-1,195,457.67	-242,580.11	.00	-1,794,542.33	40.0%
TOTAL GENERAL FUND	-1,992	-1,992	2,510,662.33	-635,678.67	.00	-2,512,654.33*****%	
TOTAL REVENUES	-24,199,126	-24,199,126	-5,158,050.64	-2,112,685.52	.00	-19,041,075.36	
TOTAL EXPENSES	24,197,134	24,197,134	7,668,712.97	1,477,006.85	.00	16,528,421.03	

### 30 DEBT SERVICE

1010 Property Taxes	-541,950	-541,950	-27,278.48	-19,119.10	.00	-514,671.52	5.0%
---------------------	----------	----------	------------	------------	-----	-------------	------



## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Service	559,596	559,596	158,103.64	1.48	.00	401,492.36	28.3%
6010 Interest & Investment Earning	-600	-600	-327.10	-307.39	.00	-272.90	54.5%
TOTAL DEBT SERVICE	17,046	17,046	130,498.06	-19,425.01	.00	-113,452.06	765.6%
TOTAL REVENUES	-542,550	-542,550	-27,605.58	-19,426.49	.00	-514,944.42	
TOTAL EXPENSES	559,596	559,596	158,103.64	1.48	.00	401,492.36	
<b>45 CAPITAL IMPROVEMENT</b>							
1020 Sales Taxes	-3,629,655	-3,629,655	-576,017.06	-289,348.55	.00	-3,053,637.94	15.9%
3000 Grants & Intergovernmental Re	-125,000	-125,000	.00	.00	.00	-125,000.00	0%
4110 Legislative	2,290,000	2,290,000	2,000,000.00	.00	.00	290,000.00	87.3%
4136 Information Technology	0	0	6,558.88	6,558.88	.00	-6,558.88	100.0%
4140 Finance	0	0	3,245.10	1,032.99	.00	-3,245.10	100.0%
4210 Police	792,230	792,230	236,168.08	7,560.14	.00	556,061.92	29.8%
4410 Streets	2,176,000	2,176,000	680,553.68	469,684.52	.00	1,495,446.32	31.3%
4510 Parks	70,000	70,000	67,849.00	5,260.00	.00	2,151.00	96.9%
4550 Trails	545,000	545,000	56,212.27	4,200.00	.00	488,787.73	10.3%
6000 Miscellaneous	0	0	-11,141.85	-3,724.77	.00	11,141.85	100.0%
6010 Interest & Investment Earning	-922,000	-922,000	-441,513.68	-222,498.43	.00	-480,486.32	47.9%
6020 Sale of Capital Assets	-50,000	-50,000	.00	.00	.00	-50,000.00	0%
8000 Contributions	-5,000	-5,000	-12,300.00	-12,025.00	.00	7,300.00	246.0%
8010 Transfers In	-600,000	-600,000	.00	.00	.00	-600,000.00	0%
TOTAL CAPITAL IMPROVEMENT	541,575	541,575	2,009,614.42	-33,300.22	.00	-1,468,039.42	371.1%
TOTAL REVENUES	-5,331,655	-5,331,655	-1,040,972.59	-527,596.75	.00	-4,290,682.41	
TOTAL EXPENSES	5,873,230	5,873,230	3,050,587.01	494,296.53	.00	2,822,642.99	
<b>49 STORM WATER</b>							
4900 Storm Water	2,395,273	2,395,273	1,016,672.97	565,891.40	.00	1,378,600.03	42.4%
6000 Miscellaneous	-5,800	-5,800	-1,797.00	-599.00	.00	-4,003.00	31.0%
6010 Interest & Investment Earning	-15,000	-15,000	-62,514.18	-20,265.49	.00	47,514.18	416.8%
7000 Charge For Services-Proprieta	-2,011,118	-2,011,118	-639,496.19	-173,056.65	.00	-1,371,621.81	31.8%
8020 Impact Fees	0	0	-3,300.00	.00	.00	3,300.00	100.0%
TOTAL STORM WATER	363,355	363,355	309,565.60	371,970.26	.00	53,789.40	85.2%
TOTAL REVENUES	-2,031,918	-2,031,918	-707,107.37	-193,921.14	.00	-1,324,810.63	
TOTAL EXPENSES	2,395,273	2,395,273	1,016,672.97	565,891.40	.00	1,378,600.03	
<b>50 FIBER</b>							



## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

50 FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000 Fiber	22,894,751	22,894,751	4,808,582.31	1,927,499.09	.00	18,086,168.69	21.0%
6010 Interest & Investment Earning	-1,800,000	-1,800,000	-350,477.29	-108,506.18	.00	-1,449,522.71	19.5%
7000 Charge For Services-Proprieta	-405,500	-405,500	-51,142.50	-14,565.65	.00	-354,357.50	12.6%
TOTAL FIBER	20,689,251	20,689,251	4,406,962.52	1,804,427.26	.00	16,282,288.48	21.3%
TOTAL REVENUES	-2,205,500	-2,205,500	-401,619.79	-123,071.83	.00	-1,803,880.21	
TOTAL EXPENSES	22,894,751	22,894,751	4,808,582.31	1,927,499.09	.00	18,086,168.69	
<b>51 WATER</b>							
5100 Water	7,275,619	7,275,619	2,236,209.08	540,712.97	.00	5,039,409.92	30.7%
6000 Miscellaneous	-2,000	-2,000	-219.73	-219.73	.00	-1,780.27	11.0%
6010 Interest & Investment Earning	-60,000	-60,000	-78,947.73	-25,853.41	.00	18,947.73	131.6%
6020 Sale of Capital Assets	-20,000	-20,000	.00	.00	.00	-20,000.00	0%
7000 Charge For Services-Proprieta	-6,201,000	-6,201,000	-2,299,972.27	-562,410.56	.00	-3,901,027.73	37.1%
7010 Connection & Servicing	-40,000	-40,000	-7,518.56	-1,519.90	.00	-32,481.44	18.8%
8010 Transfers In	-2,000,000	-2,000,000	-2,000,000.00	.00	.00	.00	100.0%
8020 Impact Fees	-60,000	-60,000	-23,214.00	-1,838.00	.00	-36,786.00	38.7%
8030 Capital Contributions/Donatio	-50,000	-50,000	-9,297.00	-1,825.00	.00	-40,703.00	18.6%
TOTAL WATER	-1,157,381	-1,157,381	-2,182,960.21	-52,953.63	.00	1,025,579.21	188.6%
TOTAL REVENUES	-8,433,000	-8,433,000	-4,419,169.29	-593,666.60	.00	-4,013,830.71	
TOTAL EXPENSES	7,275,619	7,275,619	2,236,209.08	540,712.97	.00	5,039,409.92	
<b>53 LIGHT &amp; POWER</b>							
5300 Light & Power	39,556,787	39,556,787	10,931,640.73	2,142,922.00	.00	28,625,146.27	27.6%
6000 Miscellaneous	-122,000	-122,000	-91,581.40	-23,068.87	.00	-30,418.60	75.1%
6010 Interest & Investment Earning	-559,005	-559,005	-337,979.99	-120,158.55	.00	-221,025.01	60.5%
6020 Sale of Capital Assets	-15,000	-15,000	.00	.00	.00	-15,000.00	0%
7000 Charge For Services-Proprieta	-33,977,804	-33,977,804	-13,208,230.10	-2,763,766.61	.00	-20,769,573.90	38.9%
7010 Connection & Servicing	-100,000	-100,000	-30,636.37	-8,640.10	.00	-69,363.63	30.6%
7030 Equipment & Facility Rents	-82,978	-82,978	.00	.00	.00	-82,978.00	0%
8030 Capital Contributions/Donatio	-550,000	-550,000	-165,393.00	-50,980.00	.00	-384,607.00	30.1%
TOTAL LIGHT & POWER	4,150,000	4,150,000	-2,902,180.13	-823,692.13	.00	7,052,180.13	-69.9%
TOTAL REVENUES	-35,406,787	-35,406,787	-13,833,820.86	-2,966,614.13	.00	-21,572,966.14	
TOTAL EXPENSES	39,556,787	39,556,787	10,931,640.73	2,142,922.00	.00	28,625,146.27	

### 55 GOLF COURSE

## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course	2,044,376	2,044,376	704,039.69	134,647.20	.00	1,340,336.31	34.4%
6000	Miscellaneous	-3,000	-3,000	-3,758.63	-1,354.52	.00	758.63	125.3%
6010	Interest & Investment Earning	-8,000	-8,000	-18,520.13	-6,715.45	.00	10,520.13	231.5%
7020	Admission & Lesson Fees	-1,136,000	-1,136,000	-728,274.86	-124,876.42	.00	-407,725.14	64.1%
7030	Equipment & Facility Rents	-555,000	-555,000	-362,553.30	-67,581.27	.00	-192,446.70	65.3%
7040	Concession & Merchandise Sale	-298,000	-298,000	-203,506.63	-64,771.77	.00	-94,493.37	68.3%
	TOTAL GOLF COURSE	44,376	44,376	-612,573.86	-130,652.23	.00	656,949.86	-1380.4%
	TOTAL REVENUES	-2,000,000	-2,000,000	-1,316,613.55	-265,299.43	.00	-683,386.45	
	TOTAL EXPENSES	2,044,376	2,044,376	704,039.69	134,647.20	.00	1,340,336.31	
<b>57 LANDFILL</b>								
6010	Interest & Investment Earning	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL LANDFILL	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL REVENUES	-288,758	-288,758	.00	.00	.00	-288,758.00	
<b>58 SANITATION</b>								
5800	Refuse Collection Operations	1,674,384	1,674,384	549,378.39	88,273.50	.00	1,125,005.61	32.8%
5810	Recycle Collection Operations	910,586	910,586	321,628.13	28,665.61	.00	588,957.87	35.3%
5820	Landfill Operations	3,392,214	3,392,214	752,846.18	312,215.43	.00	2,639,367.82	22.2%
6002	Miscellaneous - Landfill	-30,000	-30,000	-12,188.71	-2,953.78	.00	-17,811.29	40.6%
6010	Interest & Investment Earning	-8,000	-8,000	-101,190.37	-35,316.41	.00	93,190.37	1264.9%
6012	Interest Earnings - Landfill	0	0	-65,833.80	-15,881.25	.00	65,833.80	100.0%
7000	Charge For Services-Proprieta	-2,028,392	-2,028,392	-594,176.06	-162,644.38	.00	-1,434,215.94	29.3%
7001	Charge For Services - Recycle	-628,560	-628,560	-191,437.04	-52,359.87	.00	-437,122.96	30.5%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-680,585.67	-165,400.87	.00	-1,054,414.33	39.2%
	TOTAL SANITATION	1,547,232	1,547,232	-21,558.95	-5,402.02	.00	1,568,790.95	-1.4%
	TOTAL REVENUES	-4,429,952	-4,429,952	-1,645,411.65	-434,556.56	.00	-2,784,540.35	
	TOTAL EXPENSES	5,977,184	5,977,184	1,623,852.70	429,154.54	.00	4,353,331.30	
<b>59 CEMETERY</b>								
5900	Cemetery	650,723	650,723	173,356.52	41,416.79	.00	477,366.48	26.6%
6010	Interest & Investment Earning	-11,000	-11,000	-13,504.14	-4,715.55	.00	2,504.14	122.8%

## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
7000 Charge For Services-Proprieta	-576,100	-576,100	-187,780.00	-38,650.00	.00	-388,320.00	32.6%
7050 Cemetery Burial Plot Sales	-108,625	-108,625	-33,200.00	-6,100.00	.00	-75,425.00	30.6%
TOTAL CEMETERY	-45,002	-45,002	-61,127.62	-8,048.76	.00	16,125.62	135.8%
TOTAL REVENUES	-695,725	-695,725	-234,484.14	-49,465.55	.00	-461,240.86	
TOTAL EXPENSES	650,723	650,723	173,356.52	41,416.79	.00	477,366.48	
<b>61 COMPUTER MAINTENANCE</b>							
4000 Charges For Services-Governmn	-205,000	-205,000	.00	.00	.00	-205,000.00	.0%
6000 Miscellaneous	0	0	-990.00	-540.00	.00	990.00	100.0%
6010 Interest & Investment Earning	-1,500	-1,500	140.50	160.56	.00	-1,640.50	-9.4%
6100 Computer Maintenance	203,350	203,350	38,451.99	38,063.67	.00	164,898.01	18.9%
TOTAL COMPUTER MAINTENANCE	-3,150	-3,150	37,602.49	37,684.23	.00	-40,752.49	-1193.7%
TOTAL REVENUES	-206,500	-206,500	-849.50	-379.44	.00	-205,650.50	
TOTAL EXPENSES	203,350	203,350	38,451.99	38,063.67	.00	164,898.01	
<b>63 LIABILITY INSURANCE</b>							
6010 Interest & Investment Earning	-32,550	-32,550	-12,671.27	-3,938.21	.00	-19,878.73	38.9%
6300 Liability Insurance	1,054,165	1,054,165	121,436.11	88,805.75	.00	932,728.89	11.5%
7000 Charge For Services-Proprieta	-656,561	-656,561	.00	.00	.00	-656,561.00	.0%
TOTAL LIABILITY INSURANCE	365,054	365,054	108,764.84	84,867.54	.00	256,289.16	29.8%
TOTAL REVENUES	-689,111	-689,111	-12,671.27	-3,938.21	.00	-676,439.73	
TOTAL EXPENSES	1,054,165	1,054,165	121,436.11	88,805.75	.00	932,728.89	
<b>64 WORKERS' COMP INSURANCE</b>							
6010 Interest & Investment Earning	-22,500	-22,500	-12,935.84	-4,483.80	.00	-9,564.16	57.5%
6400 Workers' Comp Insurance	514,814	514,814	59,454.24	17,642.84	.00	455,359.76	11.5%
7000 Charge For Services-Proprieta	-368,522	-368,522	-105,860.51	-27,925.41	.00	-262,661.49	28.7%
TOTAL WORKERS' COMP INSURANCE	123,792	123,792	-59,342.11	-14,766.37	.00	183,134.11	-47.9%
TOTAL REVENUES	-391,022	-391,022	-118,796.35	-32,409.21	.00	-272,225.65	
TOTAL EXPENSES	514,814	514,814	59,454.24	17,642.84	.00	455,359.76	
<b>72 RDA REVOLVING LOAN FUND</b>							

## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6000	Miscellaneous	-149,713	-149,713	-75,173.48	-21,591.39	.00	-74,539.52	50.2%
6010	Interest & Investment Earning	-149,423	-149,423	-28,119.67	-10,207.02	.00	-121,303.33	18.8%
7200	RDA Revolving Loans	1,500,480	1,500,480	3,740,058.25	10.82	.00	-2,239,578.25	249.3%
	TOTAL RDA REVOLVING LOAN FUND	1,201,344	1,201,344	3,636,765.10	-31,787.59	.00	-2,435,421.10	302.7%
	TOTAL REVENUES	-299,136	-299,136	-103,293.15	-31,798.41	.00	-195,842.85	
	TOTAL EXPENSES	1,500,480	1,500,480	3,740,058.25	10.82	.00	-2,239,578.25	
73	REDEVELOPMENT AGENCY							
1010	Property Taxes	-79,000	-79,000	.00	.00	.00	-79,000.00	.0%
1040	Property Tax Increment	-764,947	-764,947	.00	.00	.00	-764,947.00	.0%
4000	Charges For Services-Governmn	0	0	-18,000.00	-6,000.00	.00	18,000.00	100.0%
6010	Interest & Investment Earning	-24,000	-24,000	-21,675.24	-7,533.59	.00	-2,324.76	90.3%
7300	Redevelopment Agency	1,763,929	1,763,929	2,442,311.55	9,044.85	.00	-678,382.55	138.5%
8010	Transfers In	0	0	-2,400,000.00	.00	.00	2,400,000.00	100.0%
	TOTAL REDEVELOPMENT AGENCY	895,982	895,982	2,636.31	-4,488.74	.00	893,345.69	.3%
	TOTAL REVENUES	-867,947	-867,947	-2,439,675.24	-13,533.59	.00	1,571,728.24	
	TOTAL EXPENSES	1,763,929	1,763,929	2,442,311.55	9,044.85	.00	-678,382.55	
74	CEMETERY PERPETUAL CARE							
6010	Interest & Investment Earning	-72,000	-72,000	-35,401.29	-12,327.77	.00	-36,598.71	49.2%
7050	Cemetery Burial Plot Sales	-43,000	-43,000	-20,050.00	-4,000.00	.00	-22,950.00	46.6%
7400	Cemetery Perpetual Care	451	451	186.84	59.45	.00	264.16	41.4%
	TOTAL CEMETERY PERPETUAL CARE	-114,549	-114,549	-55,264.45	-16,268.32	.00	-59,284.55	48.2%
	TOTAL REVENUES	-115,000	-115,000	-55,451.29	-16,327.77	.00	-59,548.71	
	TOTAL EXPENSES	451	451	186.84	59.45	.00	264.16	
78	LANDFILL CLOSURE							
6010	Interest & Investment Earning	-45,600	-45,600	-17,597.35	-4,245.05	.00	-28,002.65	38.6%
	TOTAL LANDFILL CLOSURE	-45,600	-45,600	-17,597.35	-4,245.05	.00	-28,002.65	38.6%
	TOTAL REVENUES	-45,600	-45,600	-17,597.35	-4,245.05	.00	-28,002.65	
83	RAP TAX							

# Bountiful City Corporation

## OCTOBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 04

83	RAP TAX	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050	RAP Taxes	-750,000	-750,000	-128,609.78	-64,647.71	.00	-621,390.22	17.1%
6010	Interest & Investment Earning	-8,000	-8,000	-3,320.10	-1,447.75	.00	-4,679.90	41.5%
8300	RAP Tax	928,800	928,800	82,516.87	6.98	.00	846,283.13	8.9%
	TOTAL RAP TAX	170,800	170,800	-49,413.01	-66,088.48	.00	220,213.01	-28.9%
	TOTAL REVENUES	-758,000	-758,000	-131,929.88	-66,095.46	.00	-626,070.12	
	TOTAL EXPENSES	928,800	928,800	82,516.87	6.98	.00	846,283.13	
99	INVESTMENT							
6010	Interest & Investment Earning	0	0	-571,476.76	196,683.33	.00	571,476.76	100.0%
	TOTAL INVESTMENT	0	0	-571,476.76	196,683.33	.00	571,476.76	100.0%
	TOTAL REVENUES	0	0	-571,476.76	196,683.33	.00	571,476.76	
	GRAND TOTAL	28,453,375	28,453,375	6,619,577.22	648,835.40	.00	21,833,797.78	23.3%

\*\* END OF REPORT - Generated by Tyson Beck \*\*





# City Council Staff Report

**Subject:** Eggett to Holbrook Trail Construction  
**Author:** Todd Christensen, Assistant City Engineer  
**Department:** Engineering  
**Date:** December 10, 2024



---

## **Background**

The Bountiful Trails Master Plan goals and objectives include accommodating existing and future use of recreational areas, such as providing connections, parking, and amenities. The Trails Master Plan map shows a trail linking Eggett Park with Holbrook Trailhead, which would meet this goal and strategy. Also, planned trail connections to the Bountiful Shoreline Trail (and other trails) begin at the Holbrook Trailhead. Currently, bicycle access is difficult and new key trails from the trailhead require US Forest Service approval. The US Forest Service has indicated the need for more parking to accommodate these proposed trails and may require the Eggett to Holbrook connector (leading to more parking) to move forward.

The Holbrook Trailhead includes about 14 parking spaces, and parking demand for this area is sometimes higher and is expected to increase due to new trail usage. Eggett Park currently has 29 parking stalls and other underutilized amenities. The proposed trail will link these two facilities together to better utilize the parking and amenities of Eggett Park. This park would act as an extension of the Holbrook Trailhead, adding an additional 29 parking spaces and restroom facilities.

## **Analysis**

Although Eggett Park is close to the Holbrook Trailhead, the terrain and other site constraints make this a technically challenging trail connection. The existing steep slopes will require crucial rock retaining work to support the trail. This trail project was put out to bid earlier in the year, but no contractors bid on the project. Staff later reached out to a few contractors and received responses from Elite Landscape and AVID Trails.

Elite Landscape provided a proposal totaling \$123,260. Elite Landscape built the Sunset Trail that connects Hidden Lake Trailhead to the BST, with exceptional work. They are also very experienced with rock work, specializing in rock retaining walls. Although AVID's proposal came in at about 5% lower price, staff is more comfortable with Elite's experience and ability with rock retaining wall work. Elite also proposed a significantly lower unit price on the rock wall work, which, among all unit price items, is the most likely to require an increase in quantity to complete the project.

### **Department Review**

This Staff Report has been reviewed by the City Engineer, Parks Director, Water Department Director, City Manager, and Senior Planner.

### **Significant Impacts**

The costs will be paid from an account for trails capital projects using grant reimbursement funds.

There are multiple funding sources for this project:

- 1) A \$20,000 donation from an anonymous donor specifically for this trail
- 2) A \$20,000 Utah Outdoor Recreation Grant awarded to Bountiful City for this project
- 3) A recent \$10,000 donation was received for trails that we can use for this project

The connection between Holbrook Canyon Trailhead and Eggett Park improves neighborhood connectability and is critical for future trail approvals by the Forest Service.

### **Recommendation**

Staff recommends that the City Council accept the proposal for the Eggett to Holbrook Trail from Elite Landscape Services for \$123,260.

### **Attachments**

Figure 1: Eggett to Holbrook Trail – Designed Alignment

Figure 2: Trails Master Plan Map – Holbrook Area





Figure 1: Eggett to Holbrook Trail Designed Alignment



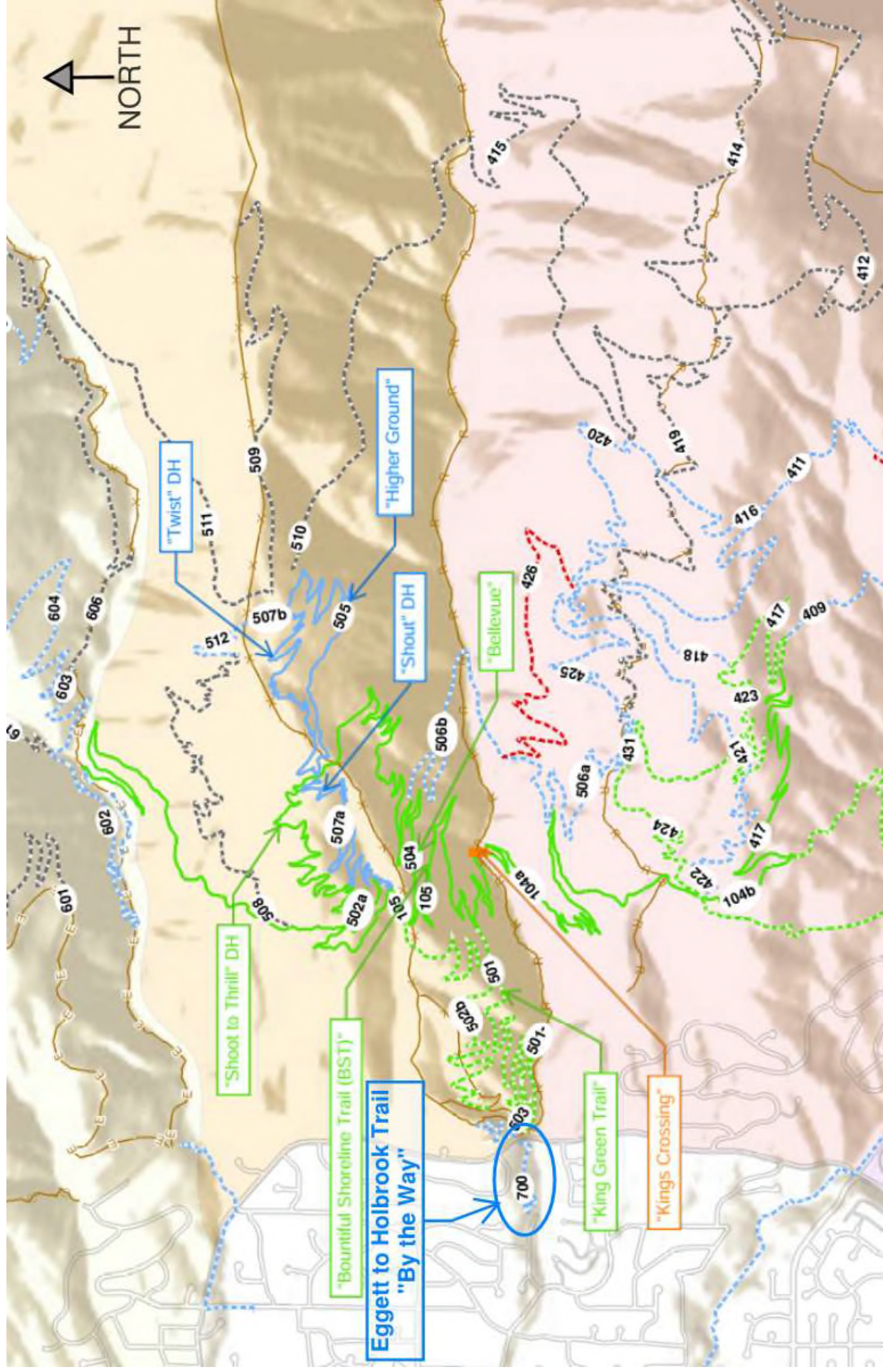


Figure 2: Trails Master Plan Map - Holbrook Area

# City Council Staff Report



**Subject:** Zone Map Amendment from RM-19 and C-G to MXD-R and Hidden Gardens Development Plan at 2122 Orchard Drive

**Author:** Amber Corbridge, Senior Planner

**Date:** December 10, 2024

## **Background**

The applicant, Randy Beyer with *Hidden Gardens on Orchard LLC* and property owner of 2122 Orchard Drive, requests a Zone Map Amendment of the property (2 acres) from RM-19 (Multi-Family Residential) and C-G (General Commercial) to MXD-R (Mixed Use). The proposed rezone and Development Plan (attached) include preserving the existing four (4) multi-family structures which include a total of seventeen (17) units, demolishing two commercial buildings, and adding four (4) new structures consisting of both multi-family residential (22 units total) and commercial space (within two vertical mixed use structures facing Orchard Drive) and depicted in Figure 2, below. Surrounding uses include multi-family residential to the south, mixed-use and commercial along Orchard Drive, and single-family to the west.

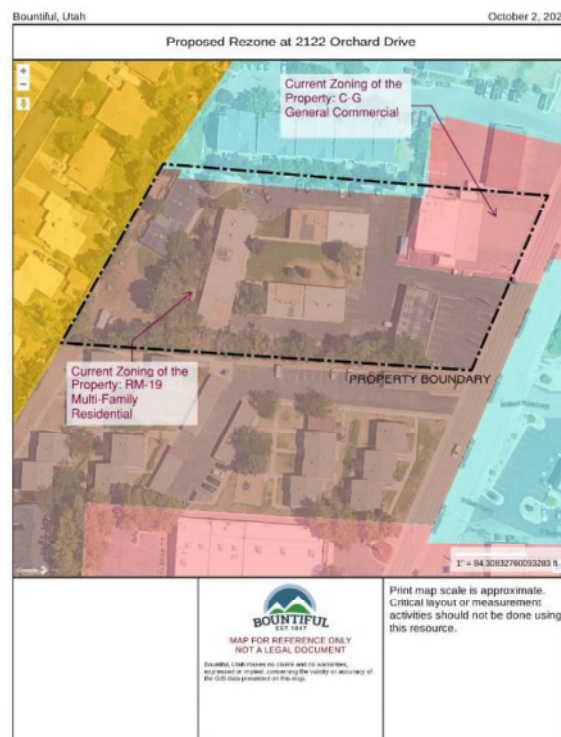


Figure 1. Current Bountiful Zoning Map 2024



The applicant states the purpose for the petition is to “be a part of the solution with creating a visually pleasing edifice that contributes to the higher density or moderate-income residential need with close proximity to an identified major transit corridor along Orchard Drive.”

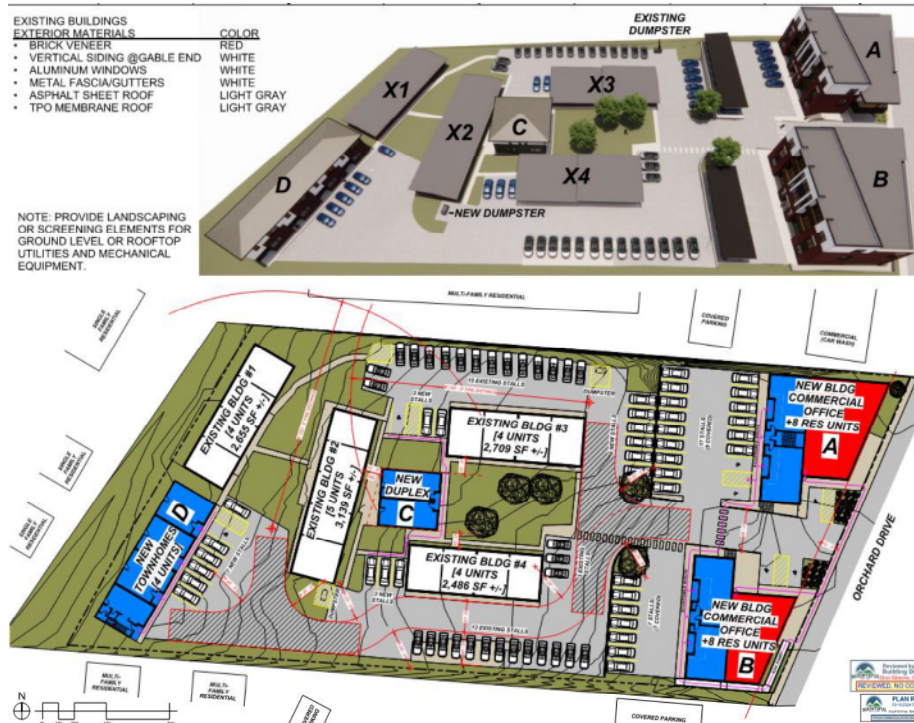


Figure 2. Development Site Plan for Hidden Gardens Development

During the November 19, 2024, Planning Commission meeting, the Commission reviewed this proposed amendment and held a public hearing. The Commission forwarded a positive recommendation (5-0) with the conditions listed below.

### **Analysis**

*The City Council will need to consider how the proposed zone map amendment is necessary, is in the interest of the public, and is in harmony with the objectives and purposes of the Bountiful General Plan and Land Use Code. As required by Code, the applicant prepared and submitted a proposed Development Plan which guides all development within this project and site (e.g. site plan, pedestrian circulation, conceptual building elevations and design themes, streetscape and building setback diagrams, survey, etc.). The Development Plan shall be considered an integral part of the zoning regulations for the area represented (substantial variation between the approved Development Plan and Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council).*

### **Purpose**

This property was annexed into the City between 1961 and 1963 when the property included both multi-family and commercial uses. In 1963, the City zoned the property C-3 (Commercial), when commercial businesses and multi-family residential units were

allowed. This property currently has legal nonconforming uses (e.g. commercial uses in the Multi-Family Residential Zone), as the ordinances and zoning boundaries have changed since 1963. Staff finds the existing commercial structures and site suffers from functional and physical obsolescence and should be redeveloped, according to the Bountiful City's goals and objectives (Land Use Master Plan, 2009).

Additionally, the purpose of the MXD zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers *live, work, and play* opportunities within the convenient walking distance of each other. Bountiful City's goals and objectives include identifying areas in the city that could be developed with mixed housing types which would attract people of all ages. The Land Use Masterplan addresses the area around Orchard Drive and 2200 South as a place for redevelopment for mixed uses (See Figure 3).

The proposed rezone for this property is appropriate for meeting the City's goals. It appears this proposal would be in the best interest of the public and necessary in bringing the community a mix of multi-family residential and local commercial uses. The rezone would also encourage better use of the land and may promote property upgrades – making the area more desirable to live and work.

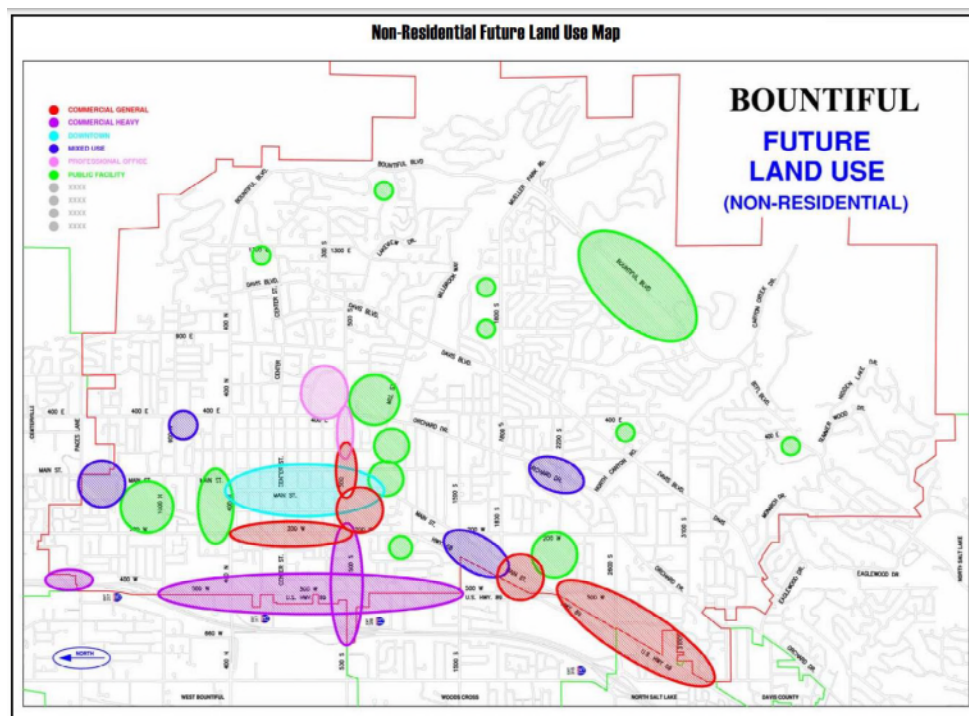


Figure 3. Bountiful Future Land Use Map, 2009

### Site Characteristics

The typical site zoned MXD shall encompass at least five (5) acres; however smaller projects that demonstrate outstanding characteristics may also be considered. Additionally,

sites zoned MXD should be adjacent to major transit corridors. This site is less than five (5) acres and fronts a major transit corridor (Orchard Drive). Outstanding characteristics of a development may include elements of interest, quality, and amenity. The development plans show public amenities, such as walkways, courtyards, and plazas. This project plan also includes thoughtful design, where the new buildings complement the existing structures on site by using similar architectural lines and materials.



This project site includes one main parcel where most of the development is taking place (approximately 2-acres) and is adjacent to a .1-acre piece of land (Parcel 050020047), both owned by Hidden Gardens on Orchard LLC (see Figure 4 below). Although the .1-acre parcel is shown as landscaping on the site plan, Staff recommends the parcels be combined as a condition of approval prior to building permit approval. This is to ensure the remnant parcel is part of and maintained by the development plan.

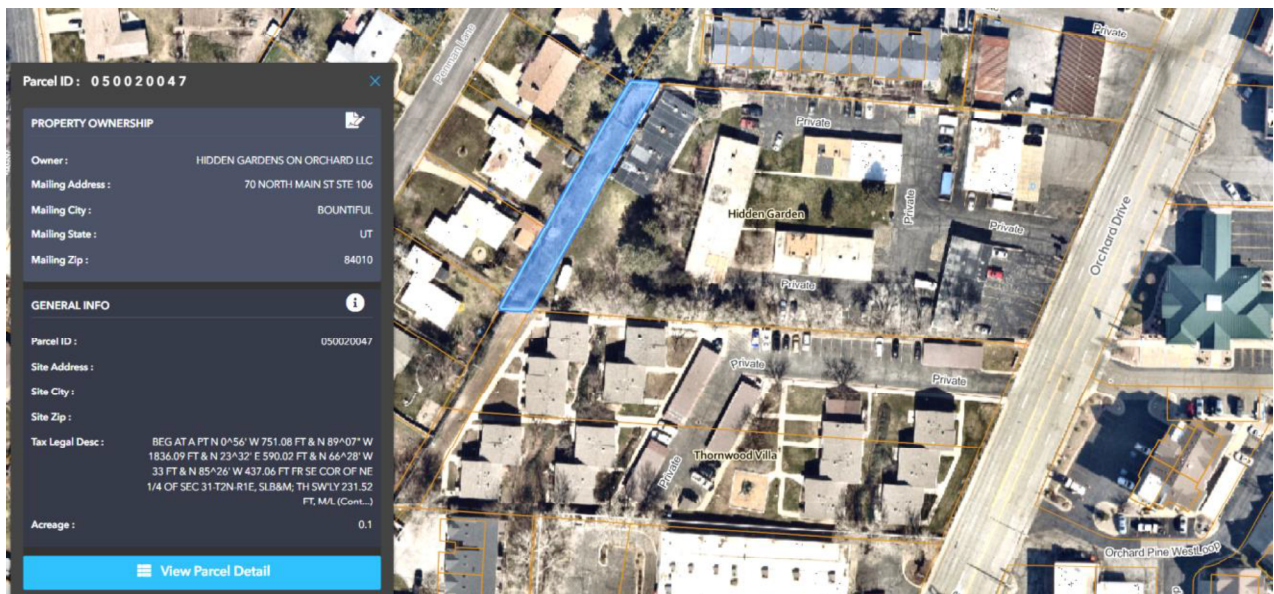


Figure 4. Davis County Property Search Interactive Map, Parcel 050020047(highlighted in blue), November 2024.



### ***Sub-Zone Standards***

The applicant is proposing the MXD-R designation, where 50%-75% of the land uses are residential. As proposed, most of the site would be dedicated to multi-family residential uses (70%), such as the existing units in the back and the units above the commercial facing Orchard Drive. The proposed commercial land use (30%) includes the ground floor spaces facing the street, as well as the inviting plazas, courtyards, and pathways surrounding the structures, which are accessible and inviting for the public through landscaping features (See Diagram on Sheet AS101.1, Attachment Proposed Development Plan). This proposed site would benefit from adding more amenities to these areas, such as places for seating (benches, tables and chairs, etc.). Staff recommends the development plan include specific language to include these amenities on the landscape plan.

### ***Permitted Uses***

This proposal includes allowing residential and the following commercial use types: banks, credit unions, construction services, food preparation, bakery, general retail, grocery store, laundromat, mail office, medical/dental office, non-motorized recreation, personal services, professional services, public/private assembly, restaurant, small engine/appliance repair, tailor, seamstress, shoe repair, thrift store, tutoring, dance, preschool, daycare, and vehicle parts sales. It should be noted the Land Use Code (14-10-109) states that all uses allowed in the development shall be processed as if they were permitted uses.

### ***Development Characteristics***

Development within the MXD zone shall exhibit urban characteristics, such as: wide sidewalks, street trees and street furniture, community gather spaces, shared parking, integrated transit (where available), and diverse and distinctive design features. The development plan meets these characteristics; however, as mentioned above, staff recommends add inviting features/elements such as benches, tables, and/or chairs to the public amenity areas.

The applicant provided a parking study which utilizes the Institute of Transportation Engineer's (ITE) Parking Generation Manual to determine parking for both multi-family residential (low-rise and mid-rise types) and small office buildings. The peak hours for a small office land use are typically between 8:00 AM to 5:00 PM hours, where the parking demand for multi-family housing low-rise is between 11:00 PM to 6:00 AM and multi-family housing mid-rise is between 10:00 PM to 6:00 AM. The following table was provided in the attached Parking Study, which illustrates the number of parking stalls required on weekdays and weekends (The development plan would provide 77 stalls):

Table 1 – Parking Generation for Hidden Gardens Apartments Expansion

ITE Land Use Code	Land Use Description	Size	Weekday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Saturday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Sunday 85 <sup>th</sup> Percentile Rate	Parking Stalls
220	Multifamily Housing (Low Rise)	22 Units	1.52	34	1.59	35	1.66	37
221	Multifamily Housing (Mid Rise)	16 Units	1.47	24	1.33	21	2.05	33
712	Small Office	4,309 SF	4.17	18	*	*	*	*
<b>TOTAL</b>				<b>76</b>		<b>56</b>		<b>70</b>

\* = 85<sup>th</sup> Percentile Rate not available in the ITE Parking Generation Manuals

There are concerns with development exceeding two stories near the rear property line, which abuts a single-family residential zone. It is recommended that the two (2) multifamily residential buildings in the rear, Building D and 1 (if expanded or replaced), are limited to two stories and dictated in the development plan.

### Phasing Plan

The applicant provided the following phasing plan:

1. West garden style residential units (Building C and D, shown below)
2. MXD-R Building (A or B, shown below)
3. MXD-R Building (B or A, shown below)

For this proposal, a phasing plan may be needed to construct buildings in a reasonable amount of time. The Commission discussed the proposed phasing plan in detail and determined the mixed-use development and construction should meet completion from start to finish, as the commercial buildings facing Orchard Drive also includes residential units above.





**Department Review**

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

**Significant Impacts**

The site is wedged between commercial and residential zoned properties, as well as mixed-use property. Providing a residential/commercial mixed-use component along Orchard Drive does not adversely affect the surrounding neighborhood.

**Recommendation**

Staff and the Planning Commission recommend the City Council review this request and approve based on the findings of fact discussed above, subject to the following:

1. Submit an updated parking study for review (via Site Plan Application) if the proposed commercial space changes from office to a more intense permitted commercial use, based on increased parking demand.
2. Add inviting features/elements such as benches, tables, and/or chairs to the public amenity areas.
3. Combine the two parcels (050020125 and 050020047) as a condition of approval prior to building permit approval.
4. The two (2) multi-family residential buildings in the rear, Building D and 1 (if expanded or replaced) are limited to two stories in the development plan.

**Attachments**

1. Proposed Ordinance
2. Proposed Development Plan



# BOUNTIFUL

MAYOR  
Kendalyn Harris

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

CITY MANAGER  
Gary R. Hill

## **DRAFT Bountiful City Ordinance No. 2024-09**

**An ordinance amending the Bountiful City Zoning Map changing the zoning designation of 2-acre parcels from Multi-Family Residential (RM-19) and General Commercial (C-G) to Mixed-Use (MXD-R) Zoning.**

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

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
3. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on **November 19, 2024**.
4. The proposed changes to the Zoning Map, including the attached development plan and the development criteria set forth in this ordinance, meet the criteria set forth in Section 14-10 *Mixed Use Zone*.
5. This development site and structure suffers from functional and physical obsolescence and should be redeveloped, according to the Bountiful City's Goals and Objectives to promote property upgrades – making the area more desirable to live and work.
6. This development will establish a large area of mixed residential housing and businesses along Orchard Drive and near 2200 South providing the community more options to live, work, and play within convenient walking distance of each other.

7. The Bountiful City Council held a public hearing on this proposal on **December 10, 2024**, and finds that the requested zone map amendment is in harmony with the City's General Plan and in the best interests of the health safety and welfare of the City.

**Now therefore, be it ordained by the City Council of Bountiful, Utah:**

**Section 1.** The official Zoning Map of Bountiful City is hereby amended such that the zoning designation for an approximately 2-acre parcel of land located at 2122 Orchard Drive, and more specifically described in the attached legal description, shall change from Multi-Family Residential (RM-19) and General Commercial (C-G) to Mixed-Use Residential (MXD-R).

**Section 2.** The zoning granted in this ordinance is based strictly upon the following conditions, which shall apply to this land until such time, if any, that the City Council re-zones this property after notice and hearing as required by law. The following Development Standards apply to this property, and only this property, and supersede any conflicting provisions.

#### **PURPOSE AND OBJECTIVES**

The purpose of this ordinance is to provide site specific criteria supplementing the standards of the Mixed-Use Zone, Chapter 15 Design Standards for Non-Single-Family Development, and other City ordinances. These provisions constitute zoning regulations for this parcel of land and are enforceable by the City in the same manner as other zoning regulations. Any violations of these requirements shall constitute nuisances and/or misdemeanors as provided in the Bountiful Zoning Ordinance.

#### **PERMITTED USES**

1. Residential
2. Multi-family
3. Commercial banks, credit unions, construction services, food preparation, bakery, general retail, grocery store, laundromat, mail order/online distribution office, medical/dental office and lab, non-motorized recreation, personal services, professional services, public/private assembly, restaurant, small engine/appliance repair, tailor, seamstress, shoe repair, thrift store, tutoring, dance, preschool, daycare, or vehicle parts sales.

#### **HEIGHT LIMITATIONS**

1. Maximum building height to be measured on the front façade of the building side facing Orchard Drive and not exceed thirty-five (35) feet.
2. **Maximum building height for the buildings near the rear property boundary, Building D and 1 (if expanded or replaced), are limited to two stories.**

#### **MINIMUM BUILDING SETBACKS**

1. Front Yard: 20 feet (2122 South Orchard Drive)

2. Side and Rear Yard per Civil Site Plan (Attached)
3. Building Separations per Civil Site Plan

#### **DEVELOPMENT CHARACTERISTICS/OPEN SPACE**

1. The development shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as a common open space. Open space may include any or all of the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, benches, art pieces and community recreation space. All connectivity will be per Civil Site Plan (Attached).
2. A maximum of fifty (50) percent of all open spaces may be hard surfaced.
3. Private (deck/porch) space to be consolidated into the common green space to accommodate the existing conditions. Additional private (deck/porch) space will not be required on new units in consideration of the existing large common area.

#### **LANDSCAPING**

1. All existing landscape including the area around the new duplex to remain unchanged and not be added to, **except to include new seating areas, such as benches, tables, and/or chairs.**
2. The landscape for the two new MXD-R buildings and 4-plex shall follow the Civil Site and Landscape Plan.
3. Street trees to be provided only in the frontage area to the North and South as shown on the site plan.

#### **PARKING AND ACCESS**

1. Parking shall be per the provided Parking Study (Attached)
2. Parking side yard/stall/drive isle shall be as specified on the Civil Site Plan utilizing existing conditions as the standard.
3. Existing side yard and parking setbacks shall be the standards as shown on the Civil Site Plan.
4. Carports for residential units are not required. However, if provided as an amenity, carports can be placed to property line provided they are noncombustible, drain away from property line, and do not have any vertical posts within five (5) feet of the property line.
5. **An updated Parking Study shall be required for review (via Site Plan Application) if the proposed commercial space changes from office to more intense permitted commercial use, based on increased parking demand.**

#### **PHASING PLAN**

Project will be phased in order outlined below (and referenced on site plan):

1. West Garden Style Residential Units (Building C and D)
2. MXD-R Building (Building A or B)
3. MXD-R Building (Building B or A)

## **SITE PLAN APPROVAL**

Final site plan review shall be based upon the criteria in this ordinance, the MXD zone text, the approved development plan, and all other applicable aspects of the Bountiful City Code.

**Section 3.** The attached development plan is the basis for any site plan approval. Any deviation from this plan must meet the standards set forth in the Bountiful City Code. Any significant deviation will require a re-zoning of the property. The development plan includes the following exhibits:

- Rezone Plan
- AS101: Architectural Site Plan
- AS101.1: Site Use Diagram
- AS101.2: Pedestrian Paths Diagram
- AS102: Site Views - Aerial + Street
- AS103: Site Views - Main Driveway
- AS104: Site Views - Street from North
- AS105: Site Views - Street from South
- AS106: Site Views - Interior Aerial A/B
- AS107: Site Views - Building A + B Rear
- AS108: Site Views - Interior Aerial C/D
- AS109: Site Views - Building C + D
- AE101: Building A + B Floor Plans
- AE102: Building A + B Floor Plans
- AE103: Building A + B Floor Plans
- AE104: Building A + B Floor Plans
- AE201A: Building A Elevations
- AE202A: Building A Elevations
- AE201B: Building B Elevations
- AE202B: Building B Elevations
- AE101C: Building C Floor Plans
- AE201C: Building C Floor Plans
- AE101D: Building D Floor Plans
- AE201D: Building D Elevations
- AE202D: Building D Elevations
- Parking Generation Statement dated August 5, 2024

**Section 4.** City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

**Section 5.** This ordinance shall go into effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 10<sup>th</sup> day of December 2024.**

---

Kendalyn Harris, Mayor

ATTEST:

---

Sophia Ward, City Recorder

**2122 South Orchard Drive**

Parcel # 050020125

BEG AT A PT N 50°56'04" W 2115.82 FT FR THE E 1/4 COR OF SEC 31-T2N-R1E, SLB&M; & RUN TH N 85°26' W 437.06 FT; TH S 29°03'15" W 231.52 FT; TH S 86°10'15" E 462.69 FT TO THE W LINE OF A STR; TH N 23°32' E 216.49 FT ALG SD STR TO THE POB. LESS & EXCEPT THAT SMALL STRIP ALG THE W END OF SD PPTY, & RECORDED JUNE 12, 1962, BK 244, PG 148 & BEING MORE PART'LY DESC AS FOLLOWS: BEG AT A PT IN A FENCE LINE ON THE W BANK OF THE BOUNTIFUL IRRIGATION CANAL, WH PT IS N 0°56" W 751.08 FT & N 89°07" W 1836.09 FT & N 23°32" E 590.02 FT & N 66°28' W 33.0 FT & N 85°26' W 437.06 FT, M/L, FR THE SE COR OF THE NE 1/4 OF SEC 31-T2N-R1E, SLB&M, & RUN TH SW'LY ALG SD FENCE LINE 231.52 FT, M/L, TO THE S LINE OF THE ARNOLD WILLIAM MELBY PPTY; TH SE'LY ALG SD S PPTY LINE A DISTANCE WH IS 20 FT PERP TO THE SD FENCE LINE; TH NE'LY ALG A LINE PARALLEL TO AN 20 FT DISTANT FR THE SD FENCE LINE 231.52 FT, M/L, TO THE N LINE OF SD PPTY; TH NW'LY ALG THE N LINE OF SD PPTY TO THE POB. CONT. 2.051 ACRES

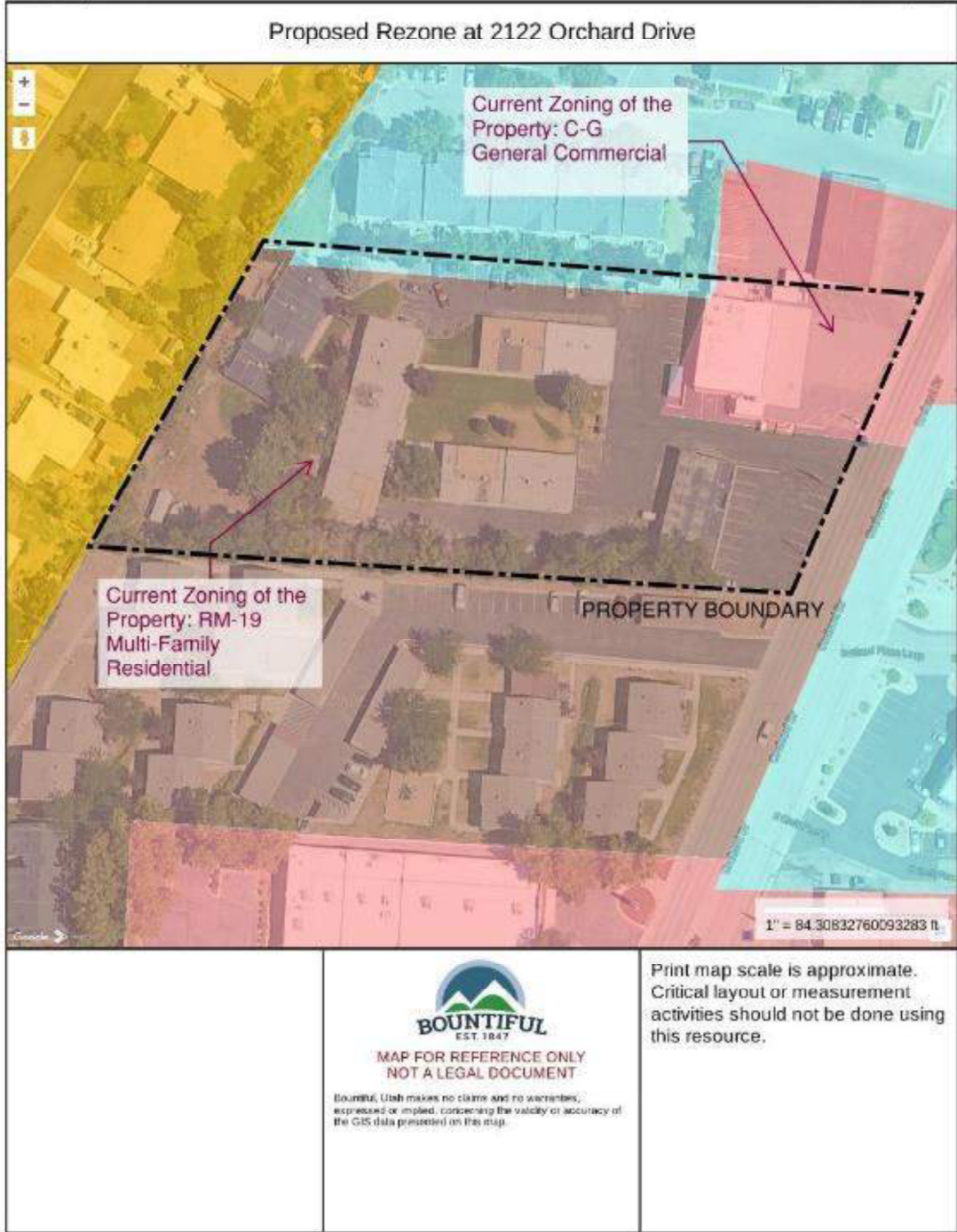
Parcel # 050020047

BEG AT A PT N 0°56' W 751.08 FT & N 89°07" W 1836.09 FT & N 23°32' E 590.02 FT & N 66°28' W 33 FT & N 85°26' W 437.06 FT FR SE COR OF NE 1/4 OF SEC 31-T2N-R1E, SLB&M; TH SW'LY 231.52 FT, M/L, TO S LINE OF MELBY PPTY; TH SE'LY A DIST WH IS 20 FT PERP TO SD FENCE LINE; TH NE'LY ALG A LINE PARALLEL TO & 20 FT DIST FR SD FENCE LINE 231.52 FT, M/L, TO N LINE OF SD PPTY; TH NW'LY TO POB. CONT 0.10 ACRES

# Zoning Amendment

Bountiful, Utah

October 2, 2024



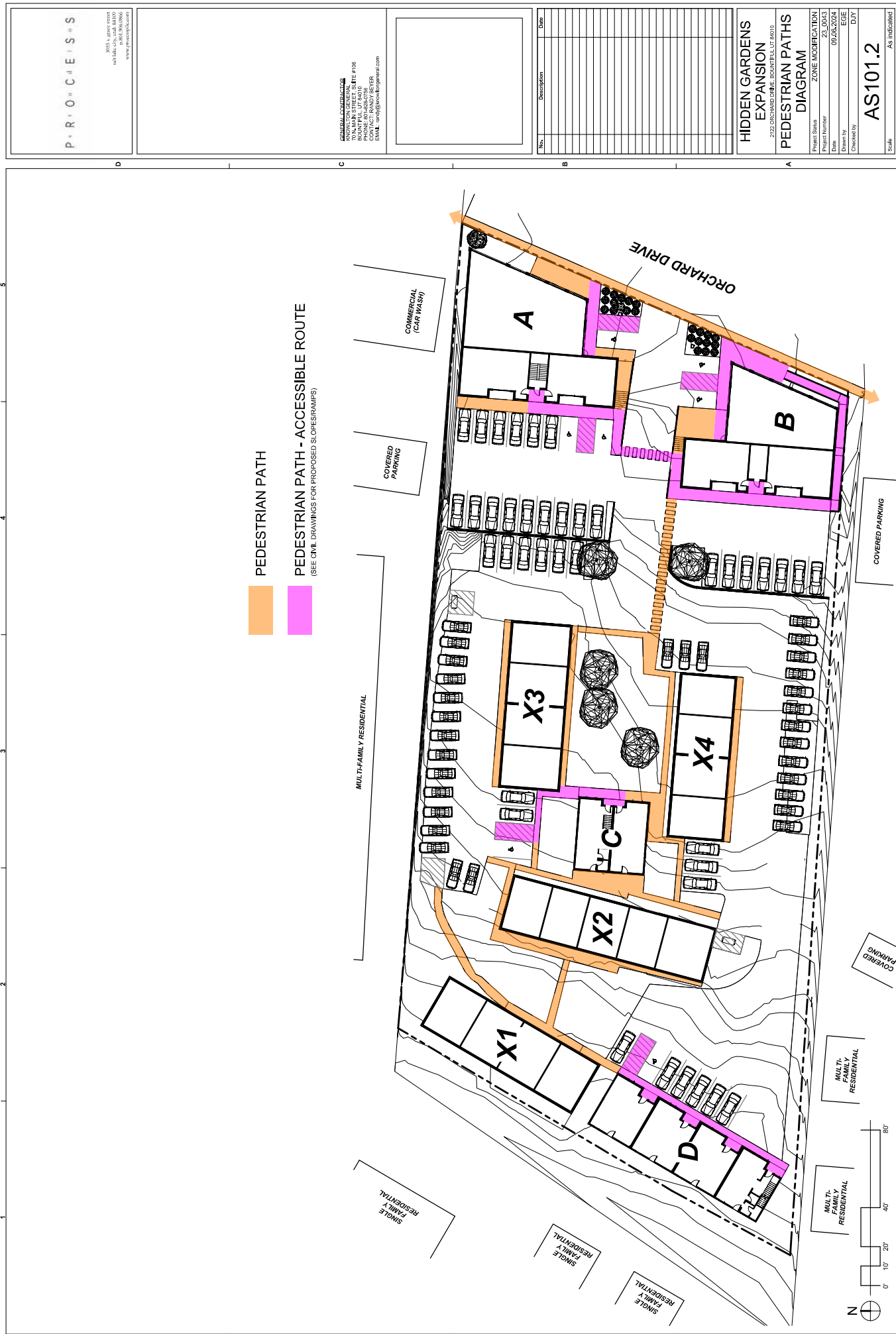


## 50

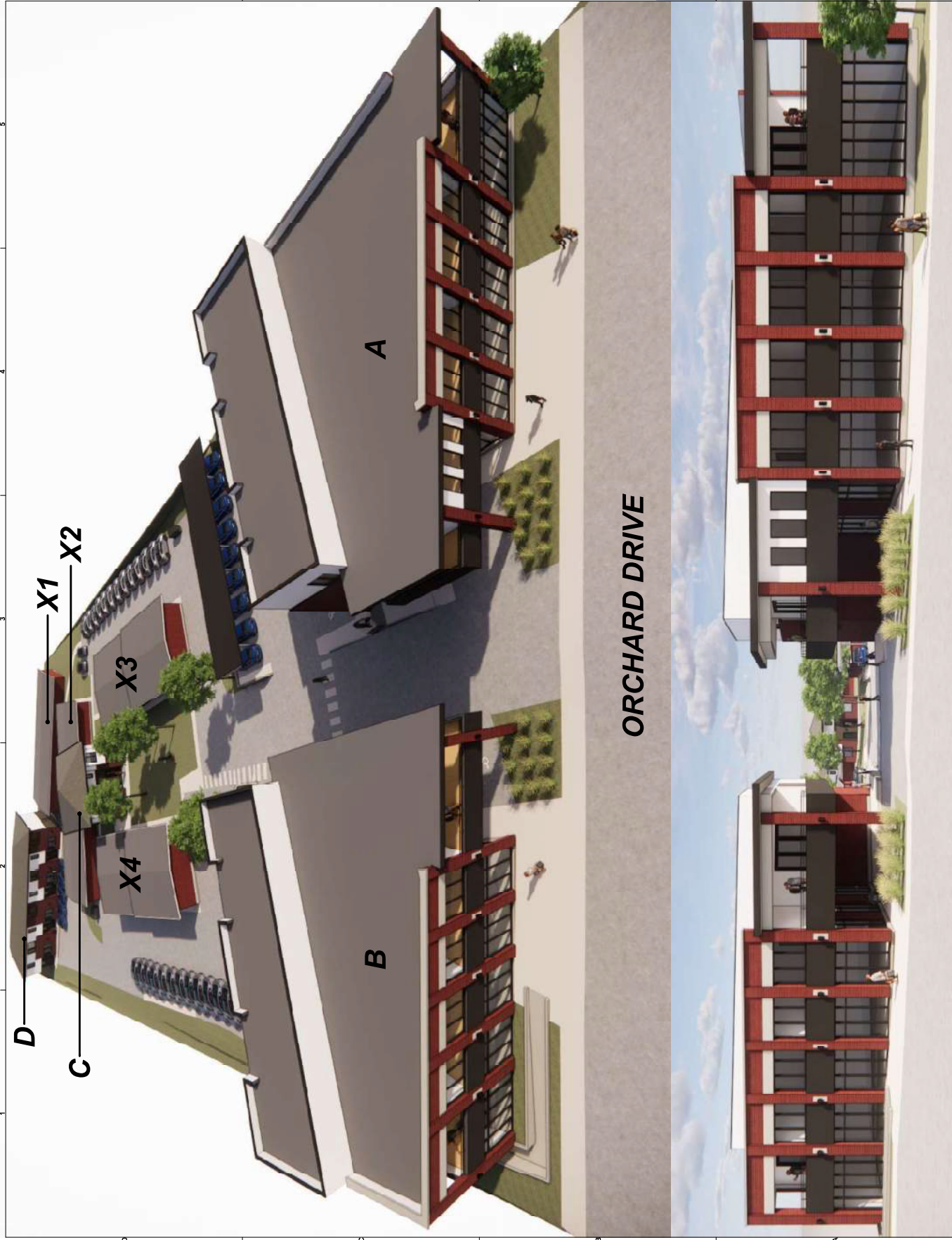




52





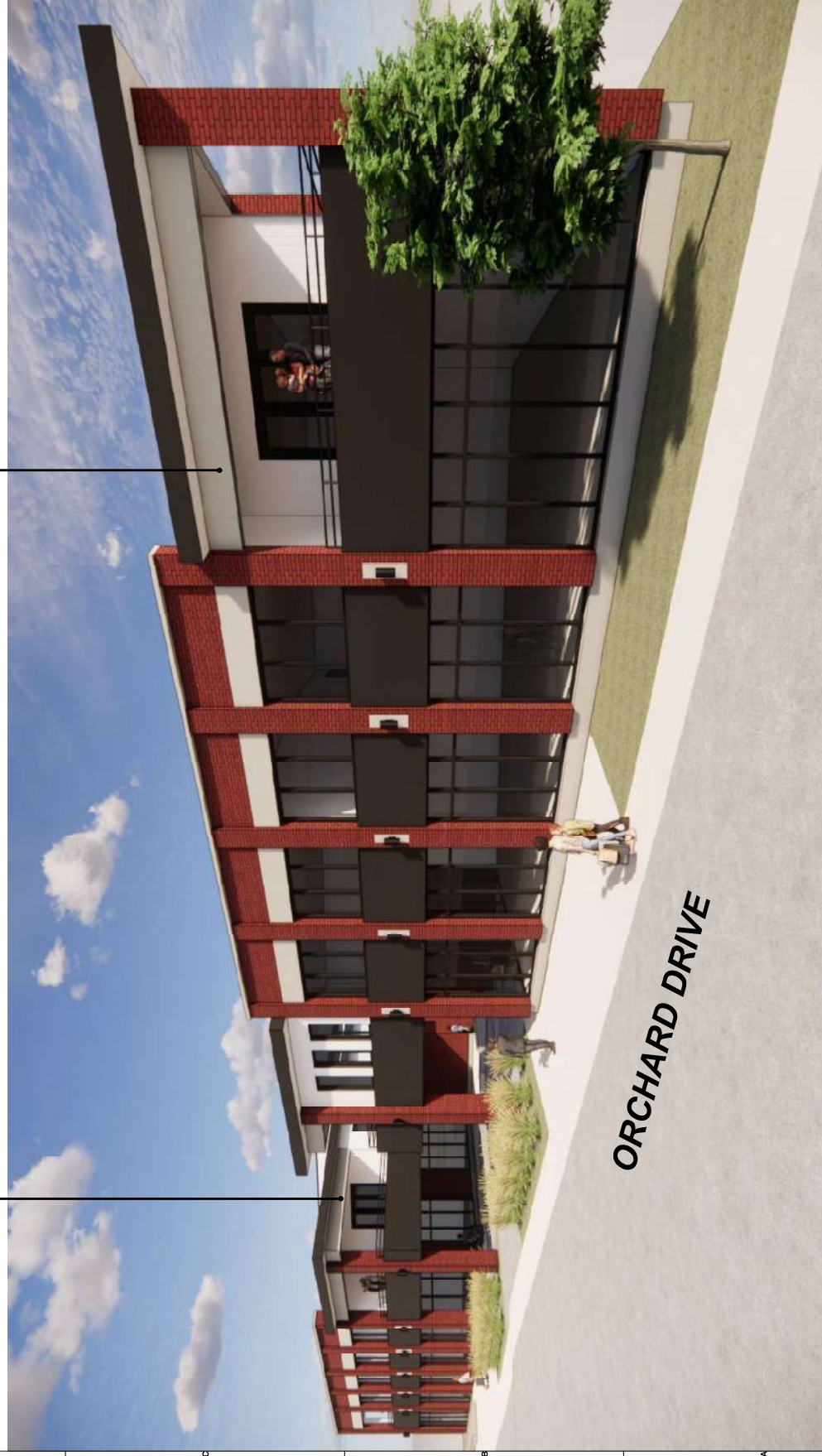






**BUILDING B**  
**COMMERCIAL SPACE**  
**+8 RESIDENTIAL UNITS**

**BUILDING A**  
**COMMERCIAL SPACE**  
**+8 RESIDENTIAL UNITS**

[illegible]

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL, UT 84019

**SITE VIEWS - STREET  
FROM NORTH**

Project Status	ZONE MODIFICATION
Project Number	23_0043
Date	09.06.2024
Drawn by	EGE
Checked by	DUN

AS104

[illegible]

THE IDEAS, DESIGNS, ORNAMENTS AND PLANS INDICATED ON REPRESENTED IN THE DRAWINGS ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS OR PLANS SHALL BE USED BY ANY OTHER PARTY WITHOUT WRITTEN CONSENT OF PROCESS STUDIO. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION OR VIOLATION OF ANY PATENT OR TRADE DRESS RIGHTS MAY BE SUBJECT TO LITIGATION AND PROSECUTION IN VIOLATION OF LAW.

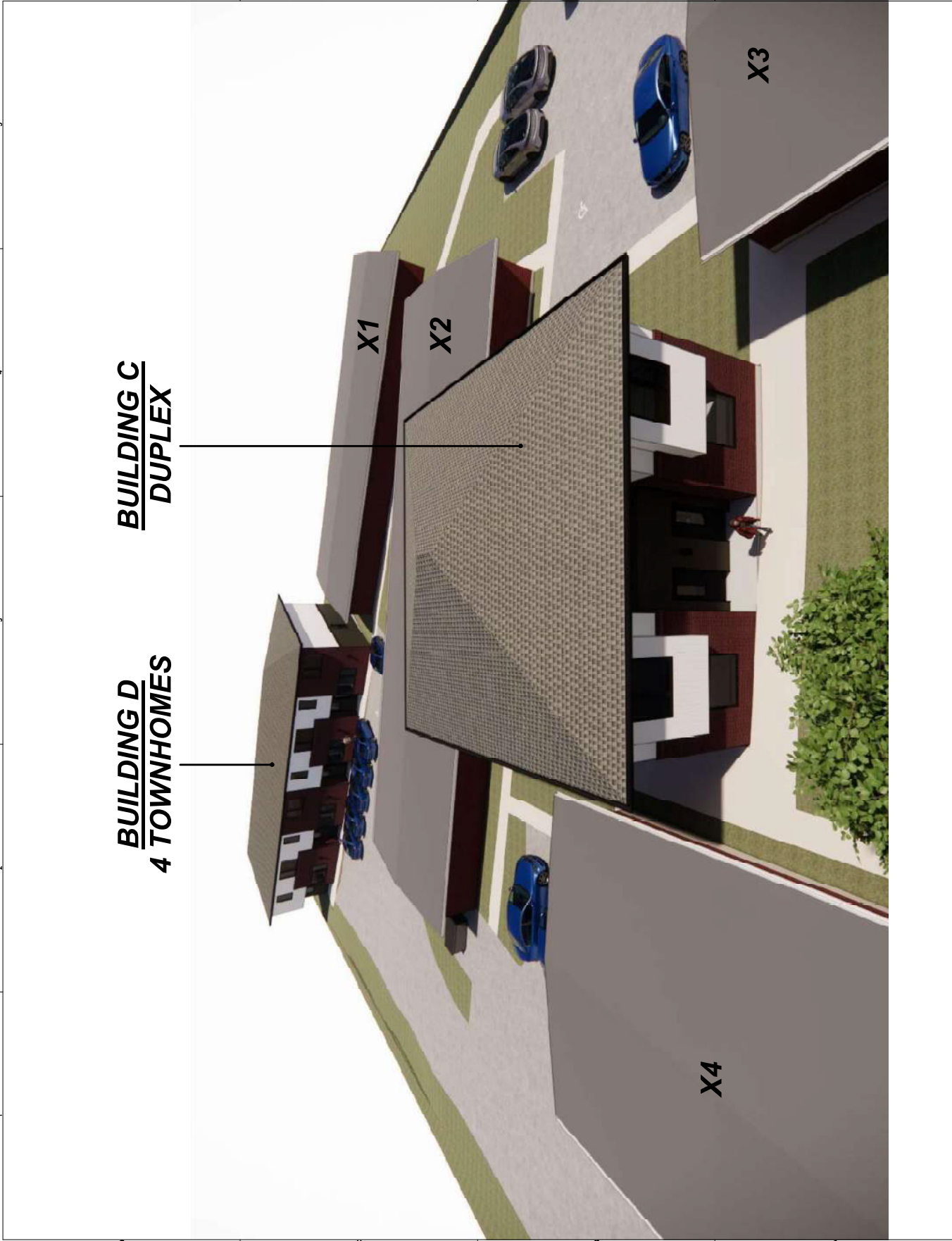












**BUILDING D**  
**4 TOWNHOMES**

**BUILDING C**  
**DUPLEX**

P + R + O + C + E + S +	
3055 S. GAVIN STREET SUITE 100 DENVER, CO 80202 PHONE: 303.733.0000 WWW.PRICES.COM	
GENERAL CONTRACTOR 1000 S. GAVIN STREET SUITE 100 DENVER, CO 80202 PHONE: 303.733.0000 CONTACT: RANDY REYER EMAIL: RANDY@PRICES.COM	
2122 GRANDVIEW BLVD. SUITE 100, DENVER, CO 80202	
HIDDEN GARDENS EXPANSION	
SITE VIEWS - INTERIOR AERIAL C/D	
Project Status	2122
Project Number	08-000000
Drawn by	08-000000
Checked by	08-000000
AS108	
Scale	





1 2 3 4 5

6 7 8 9 10

11 12 13 14 15

16 17 18 19 20

21 22 23 24 25

26 27 28 29 30

31 32 33 34 35

36 37 38 39 40

41 42 43 44 45

46 47 48 49 50

51 52 53 54 55

56 57 58 59 60

61 62 63 64 65

66 67 68 69 70

71 72 73 74 75

76 77 78 79 80

81 82 83 84 85

86 87 88 89 90

91 92 93 94 95

96 97 98 99 100

101 102 103 104 105

106 107 108 109 110

111 112 113 114 115

116 117 118 119 120

121 122 123 124 125

126 127 128 129 130

131 132 133 134 135

136 137 138 139 140

141 142 143 144 145

146 147 148 149 150

151 152 153 154 155

156 157 158 159 160

161 162 163 164 165

166 167 168 169 170

171 172 173 174 175

176 177 178 179 180

181 182 183 184 185

186 187 188 189 190

191 192 193 194 195

196 197 198 199 200

201 202 203 204 205

206 207 208 209 210

211 212 213 214 215

216 217 218 219 220

221 222 223 224 225

226 227 228 229 230

231 232 233 234 235

236 237 238 239 240

241 242 243 244 245

246 247 248 249 250

251 252 253 254 255

256 257 258 259 260

261 262 263 264 265

266 267 268 269 270

271 272 273 274 275

276 277 278 279 280

281 282 283 284 285

286 287 288 289 290

291 292 293 294 295

296 297 298 299 300

301 302 303 304 305

306 307 308 309 310

311 312 313 314 315

316 317 318 319 320

321 322 323 324 325

326 327 328 329 330

331 332 333 334 335

336 337 338 339 340

341 342 343 344 345

346 347 348 349 350

351 352 353 354 355

356 357 358 359 360

361 362 363 364 365

366 367 368 369 370

371 372 373 374 375

376 377 378 379 380

381 382 383 384 385

386 387 388 389 390

391 392 393 394 395

396 397 398 399 400

401 402 403 404 405

406 407 408 409 410

411 412 413 414 415

416 417 418 419 420

421 422 423 424 425

426 427 428 429 430

431 432 433 434 435

436 437 438 439 440

441 442 443 444 445

446 447 448 449 450

451 452 453 454 455

456 457 458 459 460

461 462 463 464 465

466 467 468 469 470

471 472 473 474 475

476 477 478 479 480

481 482 483 484 485

486 487 488 489 490

491 492 493 494 495

496 497 498 499 500

501 502 503 504 505

506 507 508 509 510

511 512 513 514 515

516 517 518 519 520

521 522 523 524 525

526 527 528 529 530

531 532 533 534 535

536 537 538 539 540

541 542 543 544 545

546 547 548 549 550

551 552 553 554 555

556 557 558 559 560

561 562 563 564 565

566 567 568 569 570

571 572 573 574 575

576 577 578 579 580

581 582 583 584 585

586 587 588 589 590

591 592 593 594 595

596 597 598 599 600

601 602 603 604 605

606 607 608 609 610

611 612 613 614 615

616 617 618 619 620

621 622 623 624 625

626 627 628 629 630

631 632 633 634 635

636 637 638 639 640

641 642 643 644 645

646 647 648 649 650

651 652 653 654 655

656 657 658 659 660

661 662 663 664 665

666 667 668 669 670

671 672 673 674 675

676 677 678 679 680

681 682 683 684 685

686 687 688 689 690

691 692 693 694 695

696 697 698 699 700

701 702 703 704 705

706 707 708 709 710

711 712 713 714 715

716 717 718 719 720

721 722 723 724 725

726 727 728 729 730

731 732 733 734 735

736 737 738 739 740

741 742 743 744 745

746 747 748 749 750

751 752 753 754 755

756 757 758 759 760

761 762 763 764 765

766 767 768 769 770

771 772 773 774 775

776 777 778 779 780

781 782 783 784 785

786 787 788 789 790

791 792 793 794 795

796 797 798 799 800

801 802 803 804 805

806 807 808 809 810

811 812 813 814 815

816 817 818 819 820

821 822 823 824 825

826 827 828 829 830

831 832 833 834 835

836 837 838 839 840

841 842 843 844 845

846 847 848 849 850

851 852 853 854 855

856 857 858 859 860

861 862 863 864 865

866 867 868 869 870

871 872 873 874 875

876 877 878 879 880

881 882 883 884 885

886 887 888 889 890

891 892 893 894 895

896 897 898 899 900

901 902 903 904 905

906 907 908 909 910

911 912 913 914 915

916 917 918 919 920

921 922 923 924 925

926 927 928 929 930

931 932 933 934 935

936 937 938 939 940

941 942 943 944 945

946 947 948 949 950

951 952 953 954 955

956 957 958 959 960

961 962 963 964 965

966 967 968 969 970

971 972 973 974 975

976 977 978 979 980

981 982 983 984 985

986 987 988 989 990

991 992 993 994 995

996 997 998 999 1000

1001 1002 1003 1004 1005

1006 1007 1008 1009 1010

1011 1012 1013 1014 1015

1016 1017 1018 1019 1020

1021 1022 1023 1024 1025

1026 1027 1028 1029 1030

1031 1032 1033 1034 1035

1036 1037 1038 1039 1040

1041 1042 1043 1044 1045

1046 1047 1048 1049 1050

1051 1052 1053 1054 1055

1056 1057 1058 1059 1060

1061 1062 1063 1064 1065

1066 1067 1068 1069 1070

1071 1072 1073 1074 1075

1076 1077 1078 1079 1080

1081 1082 1083 1084 1085

1086 1087 1088 1089 1090

1091 1092 1093 1094 1095

1096 1097 1098 1099 1100

1101 1102 1103 1104 1105

1106 1107 1108 1109 1110

1111 1112 1113 1114 1115

1116 1117 1118 1119 1120

1121 1122 1123 1124 1125

1126 1127 1128 1129 1130

1131 1132 1133 1134 1135

1136 1137 1138 1139 1140

1141 1142 1143 1144 1145

1146 1147 1148 1149 1150

1151 1152 1153 1154 1155

1156 1157 1158 1159 1160

1161 1162 1163 1164 1165

1166 1167 1168 1169 1170

1171 1172 1173 1174 1175

1176 1177 1178 1179 1180

1181 1182 1183 1184 1185

1186 1187 1188 1189 1190























GENERAL NOTES:

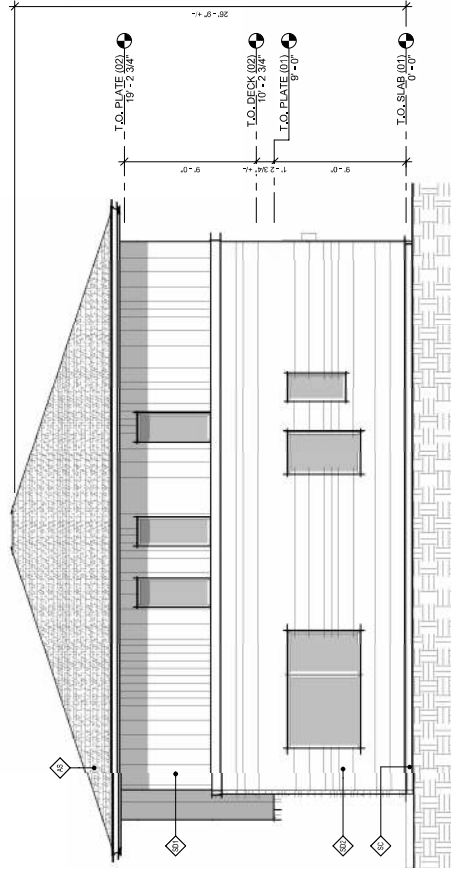
MATERIAL LEGEND:

- AS ASPHALT SHINGLES, COLOR TBD.
- BR BRICK VENEER, COLOR TBD.
- CC COMPOSITE CONCRETE.
- CV COMPOSITE VENEER (VERTICAL), COLOR TBD.
- CH COMPOSITE HING (HORIZONTAL), COLOR TBD.

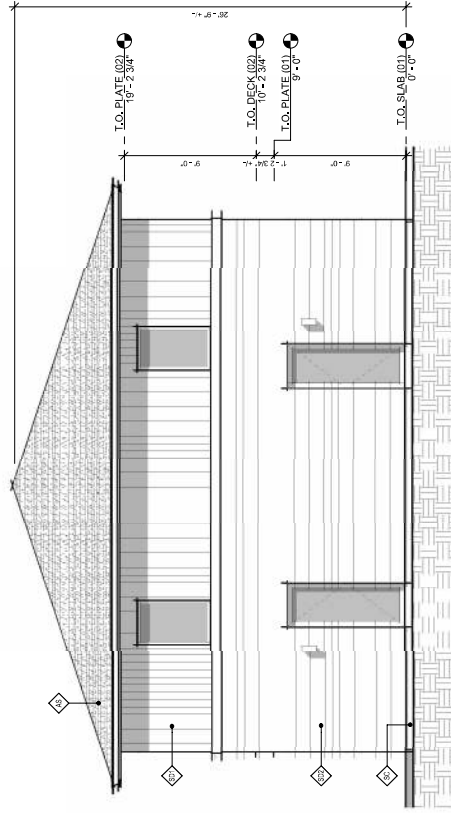
MATERIAL LEGEND:

KEYED NOTES:

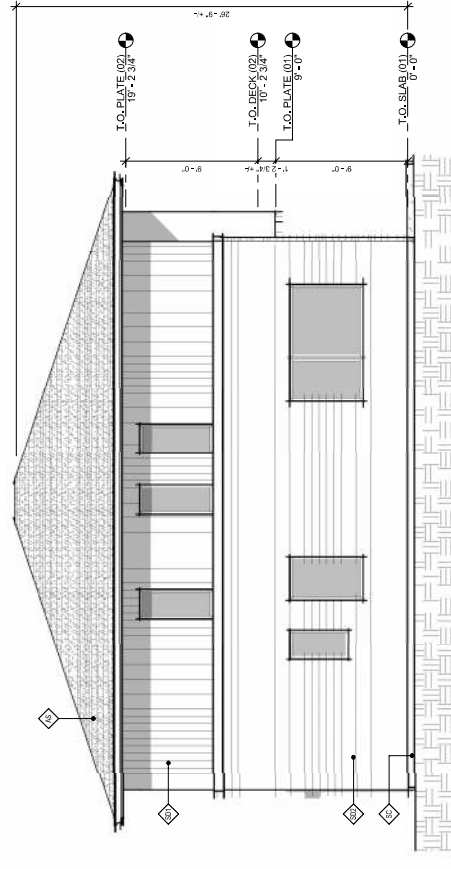
KEYED NOTES:



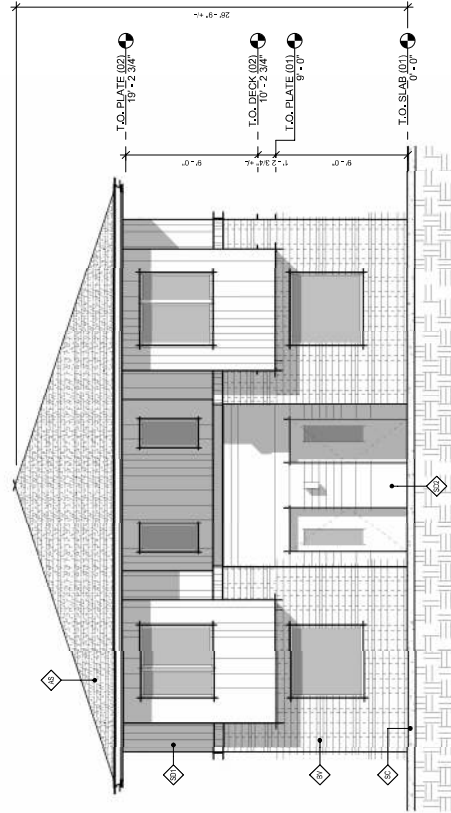
NORTH (SIDE) ELEVATION (C3)  
1/4" = 1'-0" NE2016



WEST (REAR) ELEVATION (C5)  
1/4" = 1'-0" NE2016



SOUTH (SIDE) ELEVATION (A3)  
1/4" = 1'-0" NE2016



EAST (COURTYARD) ELEVATION (A5)  
1/4" = 1'-0" NE2016

**P · R · O · J · E · C · T · S**

3055 S. GARDEN STREET  
SUITE 100  
PHOENIX, AZ 85018  
PHONE: 602.944.0000  
WWW.PROJECTS.COM

**GENERAL CONTRACTOR**  
TOMMY L. GARDEN  
3055 S. GARDEN STREET, SUITE 100  
PHOENIX, AZ 85018  
PHONE: 602.944.0000  
CONTACT: TOMMY GARDEN  
EMAIL: TOMMY@PROJECTS.COM

**1**

**2**

**3**

**4**

**5**

**6**

**7**

**8**

**9**

**10**

**11**

**12**

**13**

**14**

**15**

**16**

**17**

**18**

**19**

**20**

**21**

**22**

**23**

**24**

**25**

**26**

**27**

**28**

**29**

**30**

**31**

**32**

**33**

**34**

**35**

**36**

**37**

**38**

**39**

**40**

**41**

**42**

**43**

**44**

**45**

**46**

**47**

**48**

**49**

**50**

**51**

**52**

**53**

**54**

**55**

**56**

**57**

**58**

**59**

**60**

**61**

**62**

**63**

**64**

**65**

**66**

**67**

**68**

**69**

**70**

**71**

**72**

**73**

**74**

**75**

**76**

**77**

**78**

**79**

**80**

**81**

**82**

**83**

**84**

**85**

**86**

**87**

**88**

**89**

**90**

**91**

**92**

**93**

**94**

**95**

**96**

**97**

**98**

**99**

**100**

**101**

**102**

**103**

**104**

**105**

**106**

**107**

**108**

**109**

**110**

**111**

**112**

**113**

**114**

**115**

**116**

**117**

**118**

**119**

**120**

**121**

**122**

**123**

**124**

**125**

**126**

**127**

**128**

**129**

**130**

**131**

**132**

**133**

**134**

**135**

**136**

**137**

**138**

**139**

**140**

**141**

**142**

**143**

**144**

**145**

**146**

**147**

**148**

**149**

**150**

**151**

**152**

**153**

**154**

**155**

**156**

**157**

**158**

**159**

**160**

**161**

**162**

**163**

**164**

**165**

**166**

**167**

**168**

**169**

**170**

**171**

**172**

**173**

**174**

**175**

**176**

**177**

**178**

**179**

**180**

**181**

**182**

**183**

**184**

**185**

**186**

**187**

**188**

**189**

**190**

**191**

**192**

**193**

**194**

**195**

**196**

**197**

**198**

**199**

**200**

**201**

**202**

**203**

**204**

**205**

**206**

**207**

**208**

**209**

**210**

**211**

**212**

**213**

**214**

**215**

**216**

**217**

**218**

**219**

**220**

**221**

**222**

**223**

**224**

**225**

**226**

**227**

**228**

**229**

**230**

**231**

**232**

**233**

**234**

**235**

**236**

**237**

**238**

**239**

**240**

**241**

**242**

**243**

**244**

**245**

**246**

**247**

**248**

**249**

**250**

**251**

**252**

**253**

**254**

**255**

**256**

**257**

**258**

**259**

**260**

**261**

**262**

**263**

**264**

**265**

**266**

**267**

**268**

**269**

**270**

**271**

**272**

**273**

**274**

**275**

**276**

**277**

**278**

**279**

**280**

**281**

**282**

**283**

**284**

**285**

**286**

**287**

**288**

**289**

**290**

**291**

**292**

**293**

**294**

**295**

**296**

**297**

**298**

**299**

**300**

**301**

**302**

**303**

**304**

**305**

**306**

**307**

**308**

**309**

**310**

**311**

**312**

**313**

**314**

**315**

**316**

**317**

**318**

**319**

**320**

**321**

**322**

**323**

**324**

**325**

**326**

**327**

**328**

**329**

**330**

**331**

**332**

**333**

**334**

**335**

**336**

**337**

**338**

**339**

**340**

**341**

**342**

**343**

**344**

**345**

**346**

**347**

**348**

**349**

**350**

**351**

**352**

**353**

**354**

**355**

**356**

**357**

**358**

**359**

**360**

**361**

**362**

**363**

**364**

**365**

**366**

**367**

**368**

**369**

**370**

**371**

**372**

**373**

**374**

**375**

**376**

**377**

**378**

**379**

**380**

**381**

**382**

**383**

**384**

**385**

**386**

**387**

**388**

**389**

**390**

**391**

**392**

**393**

**394**

**395**

**396**

**397**

**398**

**399**

**400**

**401**

**402**

**403**

**404**

**405**

**406**

**407**

**408**

**409**

**410**

**411**

**412**

**413**

**414**

**415**

**416**

**417**

**418**

**419**

**420**

**421**

**422**

**423**

**424**

**425**

**426**

**427**

**428**

**429**

**430**

**431**

**432**

**433**

**434**

**435**

**436**

**437**

**438**

**439**

**440**

**441**

**442**

**443**

**444**

**445**

**446**

**447**

**448**

**449**

**450**

**451**

**452**

**453**

**454**

**455**

**456**

**457**

**458**

**459**

**460**

**461**

**462**

**463**

**464**

**465**

**466**

**467**

**468**

**469**

**470**

**471**

**472**

**473**

**474**

**475**

**476**

**477**

**478**

**479**

**480**

**481**

**482**

**483**

**484**

**485**

**486**

**487**

**488**

**489**

**490**

**491**

**492**

**493**

**494**

**495**

**496**

**497**

**498**

**499**

**500**

**501**

**502**

**503**

**504**

**505**

**506**

**507**

**508**

**509**

**510**

**511**

**512**

**513**

**514**

**515**

**516**

**517**

**518**

**519**

**520**

**521**

**522**

**523**

**524**

**525**

**526**

**527**

**528**

**529**

**530**

**531**

**532**

**533**

**534**

**535**

**536**

**537**

**538**

**539**

**540**

**541**

**542**

**543**

**544**

**545**

**546**

**547**

**548**

**549**

**550**

**551**

**552**

**553**

**554**

**555**

**556**

**557**

**558**

**559**

**560**

**561**

**562**

**563**

**564**

**565**

**566**

**567**

**568**

**569**

**570**

**571**

**572**

**573**

**574**

**575**

**576**

**577**

**578**

**579**

**580**

**581**

**582**

**583**

**584**

**585**

**586**

**587**

**588**

**589**

**590**

**591**

**592**

**593**

**594**

**595**

**596**

**597**

**598**

**599**

**600**

**601**

**602**

**603**

**604**

**605**

**606**

**607**

**608**

**609**

**610**

**611**

**612**

**613**

**614**

**615**

**616**

**617**

**618**

**619**

**620**

**621**

**622**

**623**

**624**

**625**

**626**

**627**

**628**

**629**

**630**

**631**

**632**

**633**

**634**

**635**

**636**

**637**

**638**

**639**

**640**

**641**

**642**

**643**

**644**

**645**

**646**

**647**

**648**

**649**

**650**

**651**

**652**

**653**

**654**

**655**

**656**

**657**

**658**

**659**

**660**

**661**

**662**

**663**

**664**

**665**

**666**

**667**

**668**

**669**

**670**

**671**

**672**

**673**

**674**

**675**

**676**

**677**

**678**

**679**

**680**

**681**

**682**

**683**

**684**

**685**

**686**

**687**

**688**

**689**</











To: Bountiful City From: Jason Watson, PE, PTOE  
File: Hidden Gardens Expansion Date: August 5, 2024  
FOCUS Engineering & Surveying, LLC

## Reference: Hidden Gardens Apartments Expansion Parking Generation Statement

### INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Statement for the expansion of the Hidden Gardens Apartments located at 2122 Orchard Drive in Bountiful, Utah. The purpose of this Parking Generation Statement is to project the number of parking stalls that will be needed on the proposed site with the planned land uses. This statement will also compare the parking demand percentages between the residential land uses and the office land uses. This will help determine the peak time periods for parking on site and how the parking stalls can be shared between the two land uses.

The proposed development will maintain the existing access onto Orchard Drive. Exhibit 1 illustrates the vicinity map of the proposed project site.

*Exhibit 1 – Project Vicinity Map*



---

## EXISTING CONDITIONS

### *Surrounding Land Uses and Roadways*

This proposed development is an expansion of the current Hidden Gardens Apartments. The property is bordered to the east by Orchard Drive. To the north and south of the property is multifamily housing. To the west of the property is single family homes. The property currently consists of 17 apartment units and two retail buildings. The existing 17 apartment units will remain and the two retail buildings will be removed with the proposed expansion.

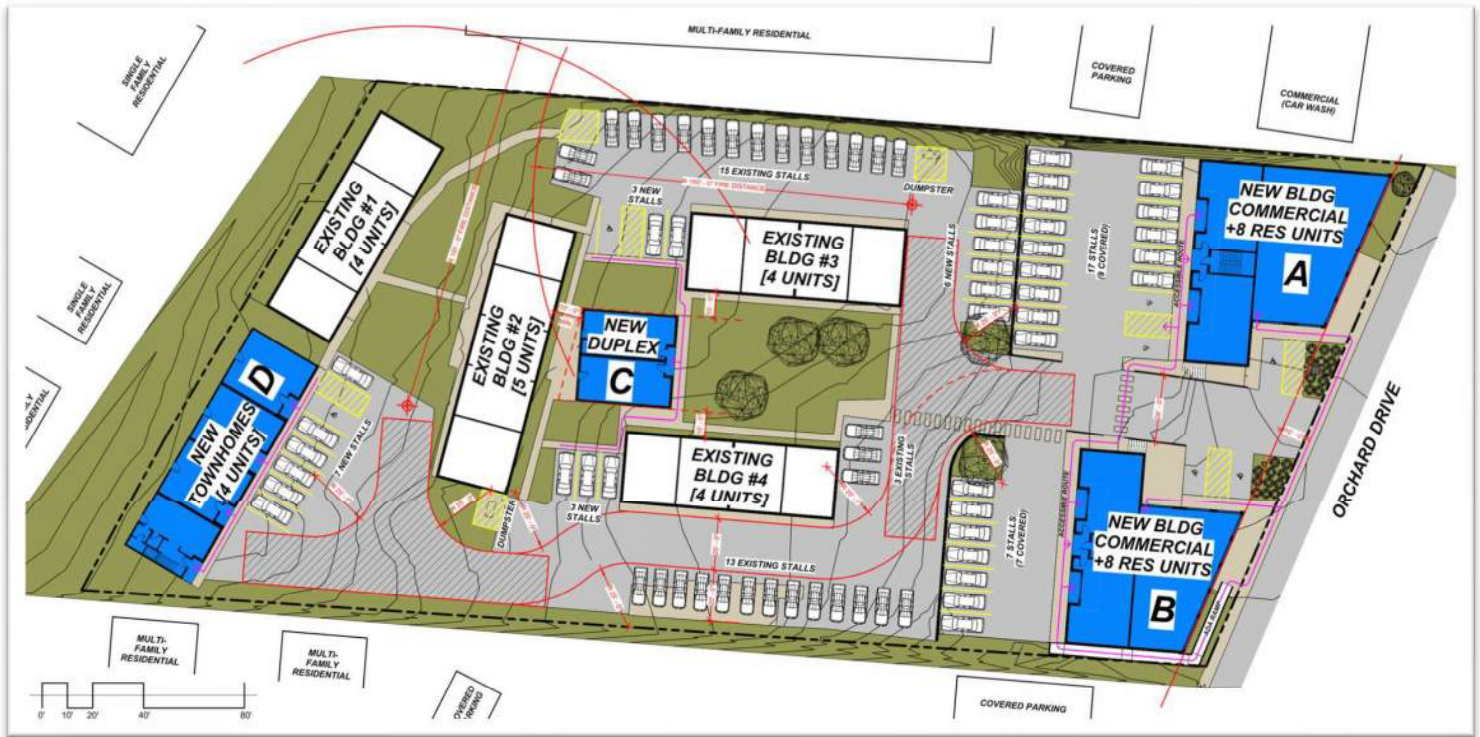
### *Roadways*

Orchard Drive: Orchard Drive is a major arterial roadway that provides connectivity throughout Bountiful and is located along the east frontage of this proposed development. Orchard Drive currently consists of two lanes in each direction without on-street parking. Currently along Orchard Drive there is a two-way left turn lane for vehicles to access the many developments along this roadway. The posted speed limit is 35 mph.

## PROPOSED SITE CONDITIONS

The proposed Hidden Gardens Apartments expansion will consist of adding 4,309 SF of office space and adding 22 additional multifamily housing units. This would bring the total number of multifamily units for the site to 38, 22 new units with 16 existing units. The proposed site plan, as illustrated in Exhibit 2, will continue to use the existing access onto Orchard Drive. Note that the proposed site plan does show 17 existing units, however from discussions with the property owner, there are only 16 units as the existing site skipped unit number 13. The proposed site plan has been designed to provide 77 parking stalls. Refer to Exhibit 2 for the proposed site plan of this Hidden Gardens Apartments expansion.

Exhibit 2 – Hidden Gardens Apartments Expansion Site Plan



## PARKING GENERATION

In order to generate the anticipated number of parking stalls needed for the Hidden Gardens Apartments expansion, the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5<sup>th</sup> Edition* was used. Land Use Code 220 – Multifamily (Low-Rise), Land Use Code 221 – Multifamily (Mid-Rise) and Land Use Code 712 – Small Office Building were used to generate the number of parking stalls. The description of Land Use Code 220 – Multifamily (Low-Rise) states "multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence". The existing apartments as well as the 4 townhomes units (BLDG D) and duplex (BLDG C) of the Hidden Gardens Apartments will have one to two levels of residential units. The description of Land Use Code 221 – Multifamily (Mid-Rise) states "multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and between the and ten levels (floors) of residence". The proposed mixed-use buildings (Building A and Building B) will have three levels of residential units. The description of Land Use Code 712 – Small Office Building states, "A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size." The office



space associated with this expansion will be a total of 4,309 SF and is split between Building A (2,524 SF) and Building B (1,785 SF). Within the Land Uses in the *Parking Generation Manual*, there are also different settings/locations depending on where the development is located. There are urban/suburban settings to dense multi-use urban settings. Depending if the development is located near rail transit or not, there are also different calculations. For purposes of this Hidden Gardens Apartments expansion, the General Urban/Suburban settings and not near rail transit were used. The *ITE Manual* uses an average rate over all the parking studies that were analyzed and also generates an 85<sup>th</sup> percentile rate for some land uses. For purposes of this study, the parking numbers were generated using this 85<sup>th</sup> percentile rate for land uses where it was available. Refer to the appendix of this statement for the full description and parking generation research from the *ITE Parking Generation Manual*. Table 1 illustrates the number of parking stalls needed for this development using the average rates available from the manual.

*Table 1 – Parking Generation for Hidden Gardens Apartments Expansion*

ITE Land Use Code	Land Use Description	Size	Weekday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Saturday 85 <sup>th</sup> Percentile Rate	Parking Stalls	Sunday 85 <sup>th</sup> Percentile Rate	Parking Stalls
220	Multifamily Housing (Low Rise)	22 Units	1.52	<b>34</b>	1.59	<b>35</b>	1.66	<b>37</b>
221	Multifamily Housing (Mid Rise)	16 Units	1.47	<b>24</b>	1.33	<b>21</b>	2.05	<b>33</b>
712	Small Office	4,309 SF	4.17	<b>18</b>	*	*	*	*
<b>TOTAL</b>				<b>76</b>		<b>56</b>		<b>70</b>

**\* = 85<sup>th</sup> Percentile Rate not available in the ITE Parking Generation Manuals**

As seen in Table 1, the number of parking stalls needed for the Hidden Gardens Apartments expansion varies from a typical weekday to a typical weekend. The proposed Hidden Gardens Apartments expansion will need 76 parking stalls during a typical weekday, 56 stalls on a typical Saturday and 70 stalls on a typical Sunday. These calculations are assuming full occupancy of both the office and the residential units and using the 85<sup>th</sup> percentile rates from the *ITE Manuals*. The proposed site plan provides a total of 77 parking stalls for this development. This is one parking stall more than the calculated number of occupied stalls per the *ITE Parking Generation Manual* under the worst-case scenario, which would be on a weekday with 76 parking stalls. This also

assumes the maximum amount of parking stalls are needed for both multifamily and office at the same time.

The *ITE Parking Generation Manual* also provides the "Percent of Weekday Peak Parking Demand" tables. These table provide an average percentage of the number of stalls that are needed throughout the day based on the land use and the time of day. These tables can be found in the appendix of this statement. The peak demand for parking for a Small Office land use is typically between the 8:00 a.m. to 5:00 p.m. hours. Where the peak demand for parking for a Multifamily Housing (Low-Rise) is between 11:00 p.m. to 6:00 a.m. and Multifamily Housing (Mid-Rise) is 10:00 p.m. to 6:00 a.m. This illustrates that many of the parking stalls within the proposed development can be shared between the two land uses, even though there are sufficient stalls provided if they were on the same peak times. Table 2 illustrates the parking demand percentages and number of stalls needed for different times of the day based on the parking generation numbers from the *ITE Parking Generation Manual* listed in Table 1.

*Table 2 – Weekday Parking Demand Percentages based on ITE*

Hour Beginning	ITE Land use: 220: (%)	Parking Stalls	ITE Land use: 221: (%)	Parking Stalls	ITE Land Use 712: (%)	Parking Stalls	Total Parking Stalls
12:00-4:00 a.m.	100%	34	100%	24	0%	0	<b>58</b>
5:00 a.m.	97%	33	94%	23	0%	0	<b>56</b>
6:00 a.m.	90%	31	83%	20	0%	0	<b>51</b>
7:00 a.m.	77%	26	71%	17	0%	0	<b>43</b>
8:00 a.m.	56%	19	61%	15	27%	5	<b>39</b>
9:00 a.m.	45%	15	55%	13	69%	12	<b>40</b>
10:00 a.m.	40%	14	54%	13	88%	16	<b>43</b>
11:00 a.m.	37%	13	53%	13	100%	18	<b>44</b>
12:00 p.m.	36%	12	50%	12	81%	15	<b>39</b>
1:00 p.m.	36%	12	49%	12	81%	15	<b>39</b>
2:00 p.m.	37%	13	49%	12	84%	15	<b>40</b>
3:00 p.m.	43%	15	50%	12	86%	15	<b>42</b>
4:00 p.m.	45%	15	58%	14	92%	17	<b>46</b>
5:00 p.m.	55%	19	64%	15	85%	15	<b>49</b>
6:00 p.m.	66%	22	67%	16	4%	1	<b>39</b>
7:00 p.m.	73%	25	70%	17	0%	0	<b>42</b>
8:00 p.m.	77%	26	76%	18	0%	0	<b>44</b>
9:00 p.m.	86%	29	83%	20	0%	0	<b>49</b>
10:00 p.m.	92%	31	90%	22	0%	0	<b>53</b>
11:00 p.m.	97%	33	93%	22	0%	0	<b>55</b>

When using the weekday parking demand percentages as outlined in the ITE Parking Generation Manuals for these land uses, the peak number of parking stalls that would be needed is 58 with the shared parking.

## CONCLUSION

Based on the provided site plan, the Hidden Gardens Apartments expansion will consist of 38 multifamily residential units (apartments/townhomes) and 4,309 SF of office space. The proposed layout of the development will provide for 77 parking stalls on site. Using the *ITE Parking Generation Manual*, the calculated number of parking stalls will range from 76 parking stalls during a typical weekday, 56 parking stalls on a typical Saturday and 70 parking stalls on a typical Sunday. The proposed site plan will provide enough parking stalls as is recommended by the *ITE Parking Generation Manual*. These calculated numbers are assuming both land uses, are using 100% of the required number of parking stalls at the same time, which is a scenario that will not happen as Office Space is occupied during the hours of 8 a.m. to 5 p.m. typically and apartments/townhomes utilize the parking spaces during the night time hours as people are off work and at home.

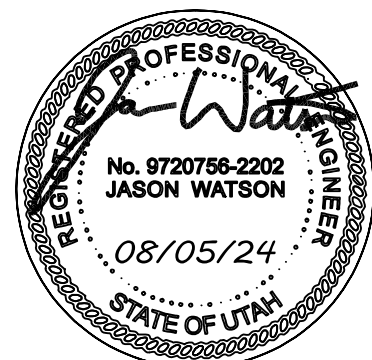
Using the *Percent of Peak Parking Demand Tables* from the *ITE Parking Generation Manual*, these land uses will not overlap with their peak demands for parking on a typical weekday. Using these percentages between the two different land uses, the peak number of parking stalls needed for this site is 58 stalls which is significantly less than the 77 parking stalls designed. Therefore, using the ITE Parking Generation for these proposed improvements to the Hidden Gardens, there would be adequate parking as designed per the provided site plan.

Please feel free to contact me with any questions or comments.

Sincerely,

**FOCUS ENGINEERING & SURVEYING, LLC**

  
Jason Watson, PE, PTOE  
[jwatson@focusutah.com](mailto:jwatson@focusutah.com)





# City Council Staff Report



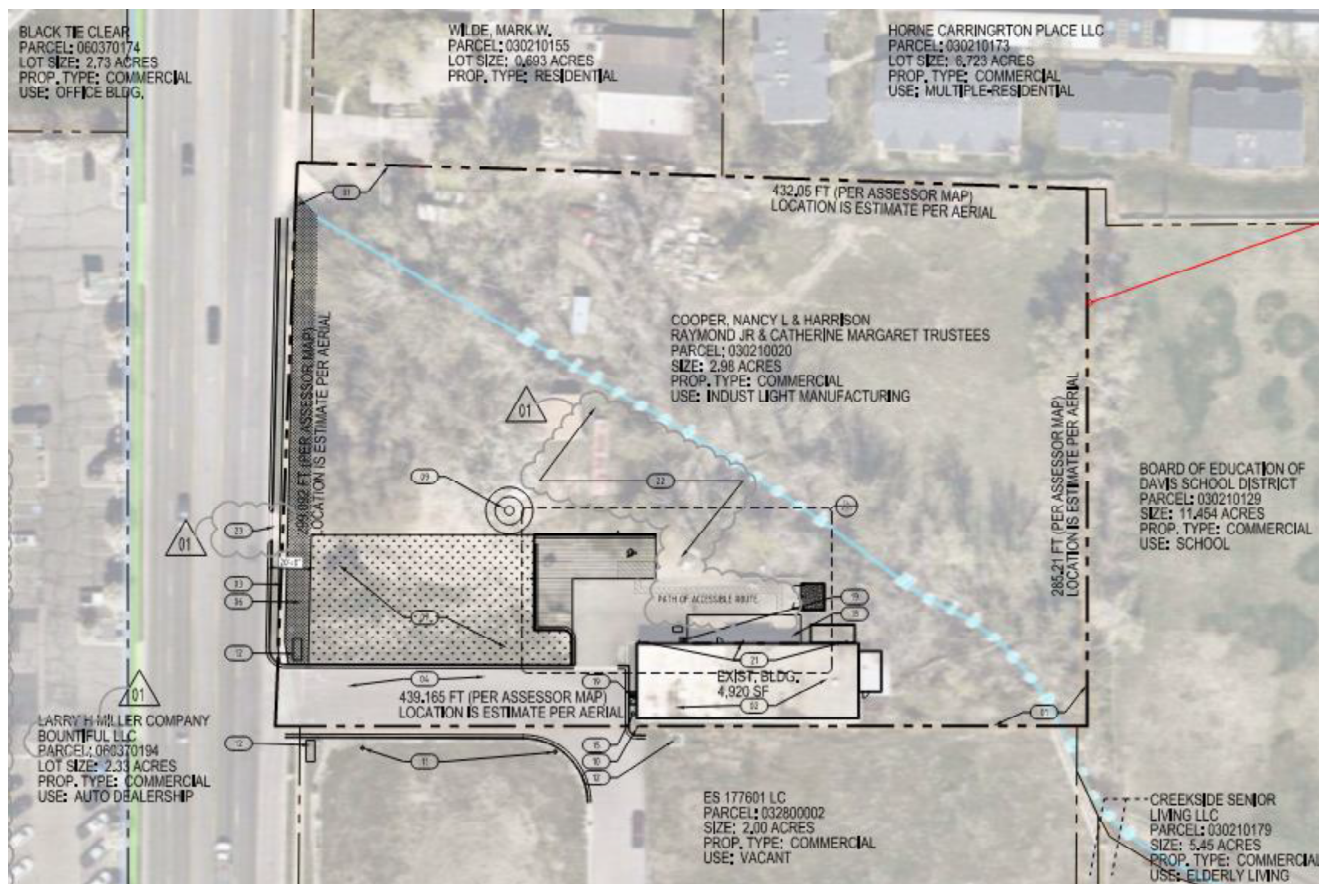
**Subject:** Final Architectural and Site Plan for  
Construction Services without Outdoor  
Storage at 710 North 500 West

**Author:** Amber Corbridge, Senior Planner

**Date:** December 10, 2024

## **Background**

The applicant and business owner of *XCEL Contracting*, Jim Redmond, is requesting Preliminary/Final Architectural Site Plan Approval to operate construction services without outdoor storage at 710 North 500 West. The property is located in the Heavy Commercial (C-H) subzone where this proposed use is listed as a permitted use. The existing site and building were previously used for a manufacturing use, and now the applicant is proposing to reuse the existing structure on site and improve parking, lighting, and landscaping, as shown on the following site plan (also attached in the Design Plan Set):



The Planning Commission reviewed this application on Tuesday, December 3, 2024. After debating if the existing vegetation meets the solid screening device requirement stated below, the Planning Commission forwarded a positive recommendation (4-2) to the City Council to approve the site plan with the conditions noted below.

### **Analysis**

Bountiful City Land Use Code 14-6-111 requires site plan approval for any new construction or change in use in the (C) Zone.

### ***Architectural and Site Plan Review***

The City Council shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The architectural and site plans have been reviewed by Staff, where setbacks, height, landscaping, parking, loading, lighting, screening, and all other applicable standards are reviewed for compliance. The applicant is proposing to maintain the existing structure, which currently does not meet setbacks (See attached Photos of Existing Site and Structure). This proposal does not include a building expansion and would not increase any noncomplying conditions. The existing unused drive approach along 500 West would be removed and improved per UDOT standards and regulations.

The plans for the proposed use and development meet department review comments. There is existing vegetation along the rear property line adjacent to the residential zone (as shown in Figure 1 and 2 below), which sufficiently screens the property and meets the following Land Use Code 14-16-111 (E):

*A solid screening device or wall of masonry, wood, vinyl or similar material shall be constructed along property lines which are located within twenty (20) feet of a residential dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas within twenty (20) feet of a public street property line, where it shall be the maximum height allowed in a single-family residential zone.*

Staff considers the heavy vegetation located on site adjacent to Meadowbrook Elementary School as a sufficient “solid screening device”. Staff recommends that if substantial removal of this vegetated screening occurs, the property would need to meet the code above. Additionally, the property has existing junk and debris which would need to be removed and/or stored indoors prior to issuing building permits and business license approval.

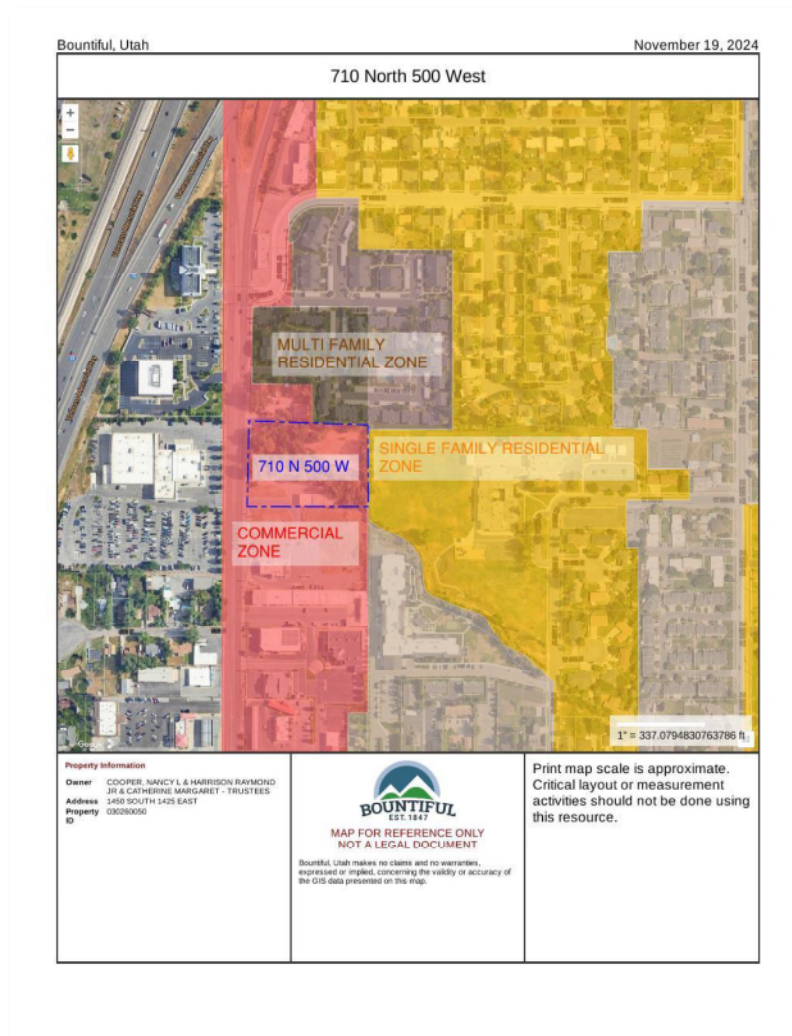


Figure 1. Bountiful Zoning Map of 710 North 500 West, 2024

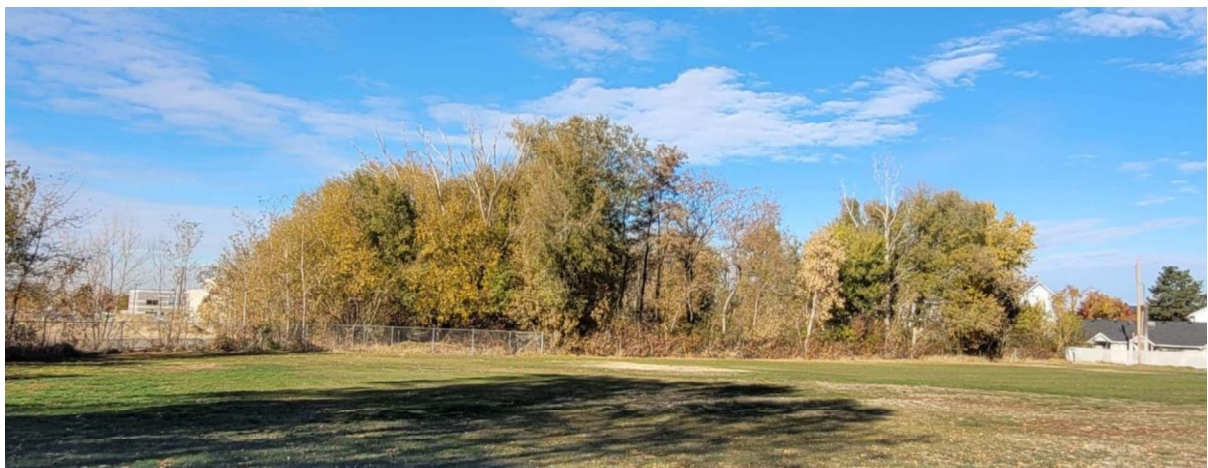


Figure 2. View of the proposed property from the east property (Meadowbrook Elementary School playground) showing vegetation screening. Photo provided by owner of the property

The updated parking and landscaping are improvements to the site and surrounding area. This proposal meets the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2).

### **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**

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an upgrade of the existing land use and building. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

### **Recommendation**

Planning Commission and Staff recommends that the City Council review the Preliminary/Final Architectural and Site Plan application for the new construction office and services, and approve, subject to the following:

1. Maintain the existing vegetated screening along the east property line.
2. Remove all junk and debris from the property.
3. Meet all staff review comments.

*Note: Final approval and building permits will be granted when all conditions are met and satisfied.*

### **Attachments**

1. Design Plan Set
2. Photos of the Existing Site and Structure





# XCEL GENERAL CONTRACTING

GEN. CONTRACTOR	ELECTRICAL	MECHANICAL	STRUCTURAL	LANDSCAPE	CIVIL ENG.	TENANT	ARCHITECT
XCEL GEN. CONTRACTING Jim Redmond 1106 E. 2700 S S.L.C. UT 84106 Ph. 801557 7199 Em. jim.redmond@xcelgcn.com	EDG ENGINEERING Joe Hancock 3580 South 6000 West WVC UT Ph. 801604 0928 Em. joehancock@edg-engineering.com	NA	NA	NA	NA	XCEL GEN. CONTRACTING Jim Redmond 1106 E. 2700 S S.L.C. UT 84106 Ph. 801557 7199 Em. jim.redmond@xcelgcn.com	RANGE ARCHITECTURE Derek Wilson 1068 E. 2700 S S.L.C. UT 84106 Ph. 801694 9150 Em. dwilson@rangearchitecture.com

PERMIT SET  
10.07.2024

## VICINITY MAP



## NOTICE TO ALL

IT IS THE RESPONSIBILITY OF EACH AND EVERY CONTRACTOR, SUBCONTRACTOR, AND/OR TRADE TO VERIFY ALL ASPECTS OF THESE DRAWINGS AND TO MAKE ANY AND ALL CORRECTIONS, ALTERATIONS, AND/OR CHANGES NECESSARY TO COMPLY WITH ALL CODE REQUIREMENTS, LOCAL REGULATIONS, AND PROPER DESIGN CRITERIA. UPON NOTIFICATION OF THE GENERAL CONTRACTOR & DESIGNER AND TO ASSURE THE FUNCTION AND/OR OPERATION OF THE SAME, TO A REASONABLE STANDARD, AS REQUIRED BY LAW.

## PROJECT INFORMATION

PROJECT ADDRESS: 710 N. 500 W.  
BOUNTIFUL, UT 84010

PARCEL #: 030210020  
LOT #: A-E  
ZONING: A-E  
PROPERTY TYPE: 2.98  
TOTAL ACREAGE: 2.98  
ABOVE GROUND SQ. FT.  
OWNER: COOPER, NANCY L & HARRISON  
RAYMOND JR & CATHERINE MARGARET - TRUSTEES



## DRAWING INDEX

- G1001 COVER SHEET
- G1002 GENERAL NOTES, LEGENDS, ABBREVIATIONS
- G1003 ACCESSIBILITY REQUIREMENTS
- G1004 ACCESSIBILITY REQUIREMENTS
- AS101 SITE PLAN
- E101 SITE LIGHTING PLAN

## PROJECT DESCRIPTION

THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW PARKING AREA & DUMPSTER ENCLOSURE AT AN EXISTING STORAGE SPACE.  
WORK INCLUDES ADDING PAVED PARKING, A DUMPTER ENCLOSURE, SITE LIGHTING, LANDSCAPING.

## BID ALTERNATIVES

N.A.

## DEFERRED SUBMITTALS

N.A.

COVER  
SHEET

G1001

XCEL GENERAL CONTRACTING  
710 NORTH 500 WEST  
BOUNTIFUL, UTAH 84010

REVISION	DATE	BY
REVISION 01	10.05.2024	
REVISION 02		
REVISION 03		
REVISION 04		
REVISION 05		
REVISION 06		
REVISION 07		
REVISION 08		
REVISION 09		
REVISION 10		
REVISION 11		
REVISION 12		
REVISION 13		
REVISION 14		
REVISION 15		
REVISION 16		
REVISION 17		
REVISION 18		
REVISION 19		
REVISION 20		
REVISION 21		
REVISION 22		
REVISION 23		
REVISION 24		
REVISION 25		
REVISION 26		
REVISION 27		
REVISION 28		
REVISION 29		
REVISION 30		
REVISION 31		
REVISION 32		
REVISION 33		
REVISION 34		
REVISION 35		
REVISION 36		
REVISION 37		
REVISION 38		
REVISION 39		
REVISION 40		
REVISION 41		
REVISION 42		
REVISION 43		
REVISION 44		
REVISION 45		
REVISION 46		
REVISION 47		
REVISION 48		
REVISION 49		
REVISION 50		
REVISION 51		
REVISION 52		
REVISION 53		
REVISION 54		
REVISION 55		
REVISION 56		
REVISION 57		
REVISION 58		
REVISION 59		
REVISION 60		
REVISION 61		
REVISION 62		
REVISION 63		
REVISION 64		
REVISION 65		
REVISION 66		
REVISION 67		
REVISION 68		
REVISION 69		
REVISION 70		
REVISION 71		
REVISION 72		
REVISION 73		
REVISION 74		
REVISION 75		
REVISION 76		
REVISION 77		
REVISION 78		
REVISION 79		
REVISION 80		
REVISION 81		
REVISION 82		
REVISION 83		
REVISION 84		
REVISION 85		
REVISION 86		
REVISION 87		
REVISION 88		
REVISION 89		
REVISION 90		
REVISION 91		
REVISION 92		
REVISION 93		
REVISION 94		
REVISION 95		
REVISION 96		
REVISION 97		
REVISION 98		
REVISION 99		
REVISION 100		



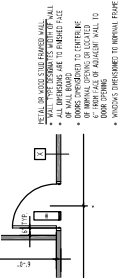
[illegible]

## ABBREVIATIONS

## MATERIALS LEGEND

## NEW CONSTRUCTION

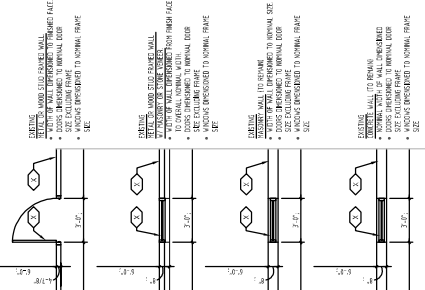
ALL NEW CONSTRUCTION IS SHOWN HATCHED & SHADED AS ILLUSTRATED BELOW  
ALL NEW CONSTRUCTION IS FULLY NOTED AS SHOWN BELOW  
ALL WORK IS NEW UNLESS LABELED "EXISTING"



- METAL OR WOOD STUD FRAMED WALL
- WALL TYPE DETERMINES WIDTH OF WALL
- ALL OPENINGS ARE TO FINISHED FACE OF WALL BOARD
- DOORS DIMENSIONED TO CENTERLINE OF NOMINAL OPENING OR LOCATED 6" FROM FACE OF ADJACENT WALL TO DOOR OPENING
- WINDOWS DIMENSIONED TO NOMINAL FRAME

## EXISTING CONDITIONS

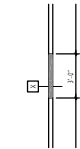
ALL EXISTING CONSTRUCTION IS SHOWN WITHOUT MATCH AS ILLUSTRATED BELOW  
ALL EXISTING CONSTRUCTION IS LABELLED "EXISTING" BY KEYNOTE OR OTHERWISE  
ALL DIMENSIONS TO EXISTING ARE APPROXIMATE ONLY AND ARE TO  
BE FIELD VERIFIED BY THE CONTRACTOR



CONCRETE WALL (TO REMAIN)  
NOMINAL WIDTH OF WALL DIMENSIONED  
DOORS DIMENSIONED TO NOMINAL DOOR  
SIZE EXCLUDING FRAME  
WINDOWS DIMENSIONED TO NOMINAL FRAME

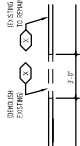
NEW CONSTRUCTION  
AT EXISTING

NEW CONSTRUCTION SHOWN HATCHED W/ THICKER LINE  
ALL EXISTING COMPONENTS SHOWN THIN LINE SOLID, NO HATCH.



## DEMOLITION AT EXISTING CONDITIONS

ALL EXISTING COMPONENTS SHOWN **THIN LINE** SOLID, NO HATCH.  
ALL COMPONENTS TO BE DEMOLISHED ARE SHOWN **DASHED**, THICK LINE.

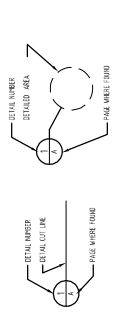


EXISTING	EXISTING	TO BE BUILT	EXISTING
EXISTING	EXISTING	TO BE BUILT	EXISTING

## SYMBOLS

<p>ABLE</p> <p>ANGLE</p> <p>APPLY</p> <p>CHARTER LINE</p>	<p>~</p> <p>SQUARE</p> <p>WORM EARTH DR</p> <p>FLY BOMB MARK</p> <p>WINGS</p>	<p>AND</p> <p>AT</p> <p>BETA</p> <p>PI</p>	<p>CHARACTER BOMB</p> <p>CHARACTER</p> <p>CHARACTER BOMB</p> <p>CHARACTER BOMB</p>
<p>DETAIL TAGS</p>	<p>DETAIL TAGS</p>	<p>DETAIL TAGS</p>	<p>DETAIL TAGS</p>

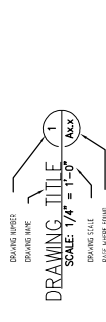
DETA



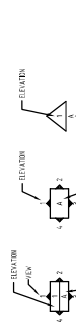
DETA



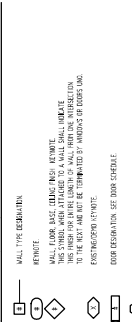
BUILDING SECTION TAG



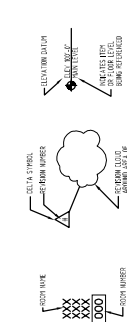
DRAWING TITLE



## INTERIOR ELEVATION TAGS



**MISCELLANEOUS KEYED NOTE SYMBOLS**















ROOM	NAME TAG	REVISION	CLOUD	DATUM TAG

GENERAL NOTES:

[illegible]

### NEW MATERIALS LEGEND (TYPICAL SECTION VIEWS)

	STIPPLE		FINISHED WOOD TRIMMER		CONTRASTING WOOD FINISH
	LAPIN		PLYWOOD		WOOD BLOCKING
	CONCRETE		BATT INSULATION		PLASTER OR STUCCO
	CONCRETE EXPOSED AGG		CFR BOARD		ROCK INSULATION

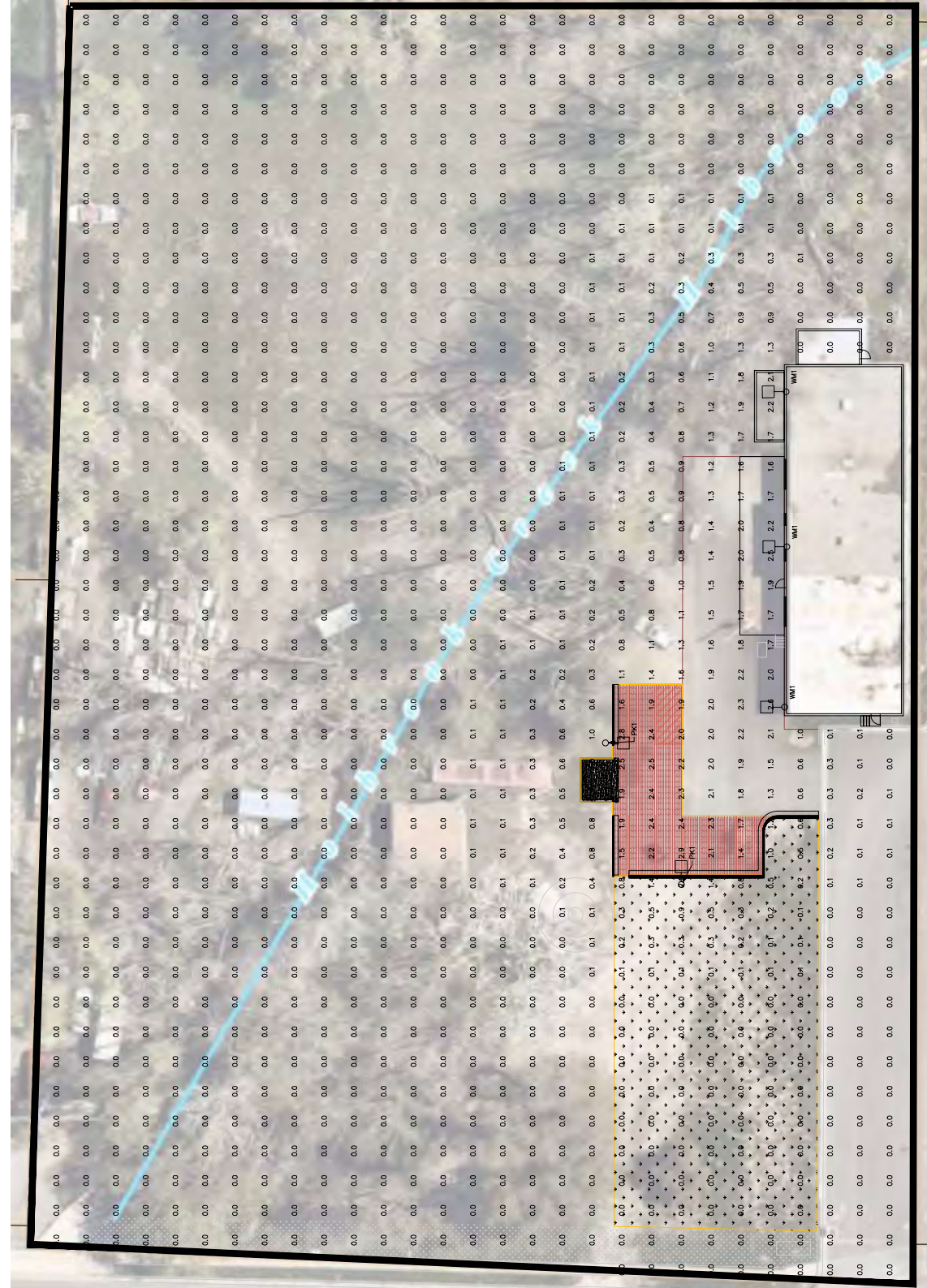








THE DESIGN AND DETAILS SHOWN AND HEREIN DESCRIBED, THE TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND NOTATION, HEREIN HAVE BEEN PREPARED BY OR FOR THE ARCHITECT OR ENGINEER, AND SHALL REMAIN THE SOLE PROPERTY OF ARCHITECT AND ENGINEER. NO PART OF THESE DRAWINGS OR DETAILS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THEM BY THE CLIENT AND FOR THE COMPLETION OF THE DESIGN AND DETAILS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE DESIGN AND DETAILS. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE COMPLETION OF THE DESIGN AND DETAILS.



SITE LIGHTING PLAN

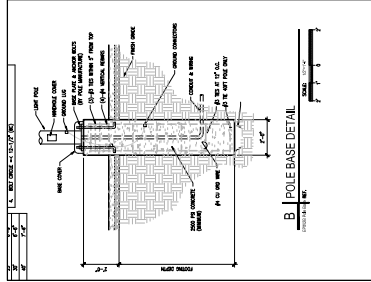
SCALE: 1" = 16'

REF.

LUMINAIRE SCHEDULE

CLASS	SYMBOL	TYPE	WATTAGE	DESCRIPTION	REMARKS	QUANTITY	UNIT
F1	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F2	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F3	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F4	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F5	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F6	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F7	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F8	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F9	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F10	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F11	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F12	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F13	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F14	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F15	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F16	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F17	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F18	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F19	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F20	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F21	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F22	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F23	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F24	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F25	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F26	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F27	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F28	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F29	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F30	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F31	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F32	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F33	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F34	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F35	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F36	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F37	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F38	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F39	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F40	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F41	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F42	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F43	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F44	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F45	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F46	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F47	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F48	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F49	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F50	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F51	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F52	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F53	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F54	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F55	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F56	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F57	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F58	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F59	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F60	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F61	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F62	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F63	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F64	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F65	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F66	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F67	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F68	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F69	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F70	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F71	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F72	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F73	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F74	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F75	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F76	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F77	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F78	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F79	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F80	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F81	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F82	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F83	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F84	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F85	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F86	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F87	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F88	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F89	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F90	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F91	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F92	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F93	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F94	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F95	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F96	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F97	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F98	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F99	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA
F100	○	LED	100	LED 100 WATT	LED 100 WATT	1	EA

PROJECT	EDG ENGINEERING
CLIENT	EDG ENGINEERING
DATE	08/08/2024
PROJECT NO.	24-000000-000
PROJECT NAME	EDG ENGINEERING
PROJECT ADDRESS	EDG ENGINEERING
PROJECT CITY	EDG ENGINEERING
PROJECT STATE	EDG ENGINEERING
PROJECT ZIP	EDG ENGINEERING
PROJECT PHONE	EDG ENGINEERING
PROJECT FAX	EDG ENGINEERING
PROJECT EMAIL	EDG ENGINEERING
PROJECT WEBSITE	EDG ENGINEERING
PROJECT SOCIAL MEDIA	EDG ENGINEERING
PROJECT VIDEO	EDG ENGINEERING
PROJECT AUDIO	EDG ENGINEERING
PROJECT TEXT	EDG ENGINEERING
PROJECT IMAGE	EDG ENGINEERING
PROJECT OTHER	EDG ENGINEERING



XCEL GENERAL CONTRACTING  
CENTERVILLE, UTAH

PROJECT NO.	24-000000-000
PROJECT NAME	EDG ENGINEERING
PROJECT ADDRESS	EDG ENGINEERING
PROJECT CITY	EDG ENGINEERING
PROJECT STATE	EDG ENGINEERING
PROJECT ZIP	EDG ENGINEERING
PROJECT PHONE	EDG ENGINEERING
PROJECT FAX	EDG ENGINEERING
PROJECT EMAIL	EDG ENGINEERING
PROJECT WEBSITE	EDG ENGINEERING
PROJECT SOCIAL MEDIA	EDG ENGINEERING
PROJECT VIDEO	EDG ENGINEERING
PROJECT AUDIO	EDG ENGINEERING
PROJECT TEXT	EDG ENGINEERING
PROJECT IMAGE	EDG ENGINEERING
PROJECT OTHER	EDG ENGINEERING

SITE LIGHTING PLAN  
E101

LIGHTING FIXTURES TO BE SOLAR POWERED









# City Council Staff Report

**Subject:** Truck Purchases  
**Author:** Kraig Christensen  
**Department:** Water  
**Date:** December 10, 2024



---

## **Background**

Part of our 10-year budgeting and planning for this budget year includes replacing two staff trucks and one crew truck in our fleet. We replace staff trucks in a five-year rotation and crew trucks every eight years.

## **Analysis**

The staff trucks needing replacement this year need to tow our vacuum trailer around the city to various job sites and require a gas engine ¾ ton truck. These trucks also need long beds to hold full length valve keys and other items needed for various job tasks.

We require our crew trucks to be heavy duty diesel engines for towing pipes and various equipment to the job site around the city. They also need to have utility beds to hold all the necessary equipment, parts, and tools.

We reached out to various dealers for bids and received two bids for both purchases.

Two Staff Truck bids are as follows.

- Salt Lake Valley Ram \$48,684 per truck. \$97,368 for two.
- Young Ford of Ogden \$52,787 per truck. \$105,574 for two.

Crew truck bids are as follows. Truck with utility bed installed at dealer.

- Salt Lake Valley Ram \$112,640
- Young Ford of Ogden \$110,864

## **Department Review**

The City Manager and Public Works Director have reviewed this purchase.

## **Significant Impacts**

In FY24-25 we have a budget of \$100,000 for two staff truck replacements in our 10-year capital plan and \$100,000 for the replacement of a crew truck. There is sufficient funding in the capital budget to offset the cost of this purchase.

**Recommendation**

It is staff recommendation that the City Council approve the two staff truck purchases from Salt Lake Valley Ram in the amount of \$97,368 and crew truck with utility bed purchase from Young Ford of Ogden in the amount of \$110,864.

**Attachments**

None

# City Council Staff Report



**Subject:** S&C Circuit Switcher from Irby purchase approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** December 10, 2024

---

## **Background**

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will include one Circuit Switcher that is rated at 46,000 volts and is used to protect the power transformer.

## **Analysis**

We contacted two manufacturers of this equipment and received the following quotes.

Local Sales Rep.	Manufacturer	Total Price	Delivery
Irby	S&C Electric Company	\$151,078	74-76 wks
Southern States	Southern States	\$192,878	50-52 wks

## **Department Review**

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

## **Significant Impacts**

The Circuit Switcher will be purchased from the Capital account for the NW Substation 535300-474790.



**Recommendation**

Staff recommends approval of the low bid from Irby for the S&C Electric Circuit Switcher for the sum of \$151,078.

We will contact the Power Commission members individually and we will bring their recommendation to the City Council meeting that night.

**Attachments**

None

# City Council Staff Report



**Subject: Public Notice of City Council's Meeting Schedule**  
**Author: Sophia Ward, City Recorder**  
**Date: 10 December 2024**

---

## **Background**

Under Utah Code Section 52-4-202 (2) of the Utah Code (the Utah Open & Public Meetings Act), the City Council "shall give public notice at least once each year of its annual meeting schedule," and "shall specify the date, time, and place of the scheduled meetings."

## **Analysis**

The City Council can meet when it wants to. In the 1980s and 1990s it met every Wednesday. For the last 20 years or so it has met on the second and fourth Tuesdays, which can be changed at the Council's discretion.

The Public Notice given here announces that Bountiful City Council meetings "shall take place the second and fourth Tuesdays of each month."

## **Department Review**

This Public Notice has been reviewed by the City Manager and the City Attorney.

## **Significant Impacts**

There are no significant impacts from this action.

## **Recommendation**

It is recommended that the City Council approve the 2025 Meeting Schedule to meet on the second and fourth Tuesdays of each month.

## **Attachments**

The Public Notice of Bountiful City Council Meetings in 2025.

## **PUBLIC NOTICE**

Pursuant to UCA 52-4-202(2), the City of Bountiful hereby gives public notice of its annual meeting schedule for 2025. Regular meetings of the City Council shall take place the second and fourth Tuesdays of each month, unless otherwise advertised. City Council meetings shall be held at the Bountiful City Hall, unless otherwise advertised. The meetings will begin promptly at 7:00 p.m.

Some meetings will have a work session that will proceed the regular meeting. The work session is also open to the public.

The City Council may meet as a Redevelopment Agency Board of Directors. These meetings shall take place in the City Council Chambers at City Hall, and shall begin after City Council meeting as needed, unless otherwise advertised.

All meetings of the City Council shall be open to the public, and the public is invited to attend the meetings of the City Council and the Redevelopment Agency, except where the City Council or Redevelopment Agency Board meet in Closed Session upon proper public notice and for the purposes outlined in UCA 52-4-205.

In addition to the above scheduled regular meetings, the City Council may, from time to time, meet in special session as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-202.

Dated this 10<sup>th</sup> day of December, 2024.

---

Gary R. Hill  
City Manager