

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 21, 2025
6:30 P.M.**



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

1. Welcome
2. Meeting Minutes from September 2, 16, 30, and October 7, 2025, are to be reviewed at a future meeting. Draft minutes are available online in accordance with State Code.
3. Architectural Site Plan Review for General Retail without Outside Storage at 358 West 500 South
Senior Planner Corbridge
 - Review
 - Recommendation
4. General Plan Update
Planning Director Astorga
 - Review
 - Public Hearing (initial public hearing date September 02, 2025)
 - Recommendation
5. Planning Director's report, update, and miscellaneous items
6. Adjourn

Planning Commission Staff Report

Subject: Final Architectural and Site Plan for General Retail without Outside Storage at 358 West 500 South

Author: Amber Corbridge, Senior Planner

Date: October 21, 2025



Background

The applicant, Garrett Goff with *KSG BOUNTIFUL LLC* (property owner) is requesting **Final Architectural Site Plan Approval** to operate general retail without outside storage at 358 West 500 South. The property is zoned C-G (General Commercial) where this proposed use, general retail without outside storage, is listed as permitted use ([§14-6-103](#)). Previously, the property was used for vehicle parts sales. This proposed use is considered a change of use, and requires Site Plan Approval (Land Use Code [§14-6-111](#)). There are no proposed changes to the site, as shown below in Figure 1. The applicant recently sealed and restriped the existing stalls, as well as added landscape materials in the existing landscape islands (See Attached Site Photos).



Figure 1. Aerial of 358 W 500 S, Nearmap, September 2025

Analysis

The Planning Commission shall determine if the proposed change of use and existing site 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 proposed use will occupy a vacant commercial building along 500 South and adding general retail to the site will benefit other surrounding businesses and meet the goals and objectives of the General Plan to attract commercial development.

Existing developments, such as this site, require a lesser review when the proposal meets the following ([14-2-304.B](#)):

1. The site is an existing development.
2. The change of use does not include significant work including additions, remodels, structure modifications, etc.
3. The intensity of the use is comparable or less to the former use in terms of parking, screening, utility capacity, etc.

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as the former use and does not impact the site's setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards. The existing structure is approximately 6,976 square feet (as shown in the Attached Floorplan) and requires 35 parking spaces for general business/retail. The existing site has a total of 21 parking spaces and is considered nonconforming and may continue if no additions or enlargements are made to the nonconformity. There are no proposed changes to the site.

Note: Proposed alterations, modifications, or changes may be approved by the Planning Commission only if the proposed alteration, modification or change reduces and mitigates the degree of the existing nonconformity, is in harmony with the surrounding neighborhood and is consistent with the General Plan. ([14-2-402.C](#))

UDOT Compliance

Because the site has frontage on the UDOT system and the proposal includes a site plan review by the local authority, the applicant must also comply with UDOT requirements.

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 no significant impacts.

Recommendation

Staff recommends that the Planning Commission review the Final Architectural and Site Plan application at 358 West 500 South and forward a positive recommendation to the City Council, subject to the following:

1. The applicant must comply with any requirements imposed by UDOT.
2. The applicant obtains necessary building permits for remodels and signage.

Attachments

1. Site Plan with Staff Review Comments
2. Floor Plan
3. Statement of Intent
4. Site Photos





PLAN REVIEW
09/24/2025 11:43:09 AM
Lloyd Cheney, Bountiful City Engineer

TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND



Reviewed by 09/22/2025
Building Department
Don Simons, Building Official

APPROVED, NO COMMENTS.

COMPLY WITH UDOT
REQUIREMENTS



Statement of Intent



We would like to change use to general retail as it is a permitted use in the zone we're in.

We are going to slurry seal and restripe the parking lot, and we're changing out the landscaping to xeriscape with drip line, rocks shrubs, and weed barrier. This was agreed to during lease negotiations.

Garrett Goff

VP of Development









Planning Commission Staff Report



Subject: General Plan Update – Bountiful by Design
Author: Francisco Astorga, AICP, Planning Director
Date: October 21, 2025

Background

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

Since spring 2022, the City has worked collaboratively to prepare *Bountiful by Design*. The process has included retaining a planning consultant, forming a dedicated Steering Committee, conducting joint work sessions with the Planning Commission and City Council, and hosting multiple public open houses, workshops, and outreach activities to engage the community throughout the process. The Council has been actively involved from the outset. The current draft reflects robust public engagement, technical analysis, and policy direction. The draft includes both the *Draft General Plan* and the *Draft Future Land Use Map* (Attachment 1).

At its September 2, 2025, Planning Commission meeting, Staff presented the draft vision, guiding principles, and overall plan framework. The Commission received public input as part of the duly noticed public hearing and directed Staff to proceed with a structured review of plan elements and sections at subsequent meetings. The Commission continued the general plan update to the next scheduled meeting.

At its September 16, 2025, Planning Commission meeting, the Commission reviewed the draft Land Use Element. The Commission re-opened the public hearing specifically to receive comments on this element, heard input from community members, deliberated, and continued the general plan update to the next scheduled meeting.

At its September 30, 2025, Planning Commission meeting, the Commission concluded its review and deliberation of the draft Land Use Element and directed Staff to make minor refinements to the draft Future Land Use Map and Place-Type narrative. The Commission then reviewed the draft Transportation Element, re-opened the public hearing specifically to receive comments on this element, heard input from community members, deliberated, and reached consensus on minor revisions to the draft Transportation Element. The Commission continued the general plan update to the next scheduled meeting.

At its October 7, 2025, Planning Commission meeting, the Commission reviewed the draft Moderate-Income Housing Element. The Commission re-opened the public hearing

specifically to receive comments on this element, heard input from community members, and discussed the previously adopted housing-related goals and strategies presented by Staff, as required by State Code. The Commission then reviewed the draft Water Element, re-opened the public hearing specifically to receive comments on this element, heard input from community members, deliberated, and reached consensus on the draft Water Element. The Commission continued the general plan update to the next scheduled meeting.

At the October 21, 2025, Planning Commission meeting, the Commission will be asked to review the draft Economic Development Element, the Existing Conditions Report, and the Guiding Principles, Goals, and Objectives section. These materials represent the final components of the draft general plan and will complete the Commission’s structured evaluation of the General Plan prior to forwarding it to the City Council for consideration.

Analysis

Process

Staff recommends continuing the structured review process with specific milestones to ensure steady progress through each element of the plan. As part of this phased review, the Planning Commission has considered the Land Use, Transportation, Housing, and Water elements. The next and final elements include the Economic Development Element, the Index: Guiding Principles, Goals, and Actions, and the Index: Existing Conditions. Earlier sections may be revisited as needed to maintain cross-element consistency prior to final recommendation.

Public Engagement

In addition to meeting State Code noticing requirements, the City has engaged the community through extensive outreach, including open houses, stakeholder meetings, interviews, surveys, and online engagement. The full draft *Bountiful by Design* General Plan was made publicly available on July 30, 2025, and has been continuously accessible through the City’s website and the dedicated “Bountiful by Design” webpage. Staff also provided updates through social media and other communication channels. All written public comments submitted to the Planning Department’s dedicated e-mail address (GeneralPlan@Bountiful.gov) by October 16, 2025, at 12:00 p.m. are included in this packet (Attachment 2).

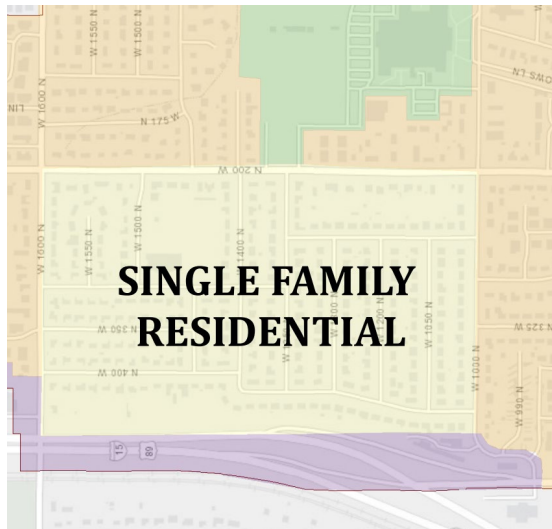
Planning Commission Direction

The draft *Bountiful by Design* General Plan represents the culmination of over two years of collaboration among City Staff, consultants, the Planning Commission, the City Council, and the community. The plan integrates technical data, policy guidance, and extensive public input to establish guiding principles, goals, and objectives that reflect the values of Bountiful residents.

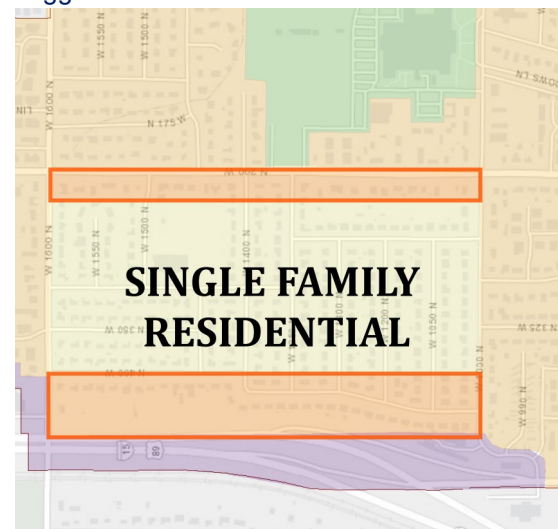
Throughout its review, the Planning Commission provided detailed comments and direction to refine the draft plan, ensuring consistency between text and maps and improving clarity and flexibility. The Commission’s input is summarized below:

1. Include nodes for Neighborhood Center place-type along Bountiful Boulevard (map and text).
2. For Foothill Residential place-type, describe where limited commercial areas should be (text).
3. Create a Neighborhood Center node at the intersection of Bountiful Boulevard and Mueller Park Road (map).
4. Expand Neighborhood Mix Residential place-type to the east side of Bountiful Boulevard (map).
5. Include nodes or areas (not corridor) for low-intensity commercial in the Parks and Open Space place-type near the Bountiful Ridge Golf Course, along Bountiful Boulevard (text and map).
6. Remove the suggested density range from the Single-Family Residential place-type (text).
7. Consider identifying the various overlays with a distinct designation name/label to further illustrate the intended flexibility of affected sites, clarifying that they have dual place-type designations without prioritization between them.
8. Include Neighborhood Mix Residential west of 200 West between 1600 North and 1000 North, and adjacent to I-15 west of 400 West, between 1600 North and 1000 North.

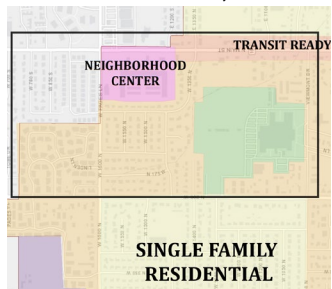
Drafted:



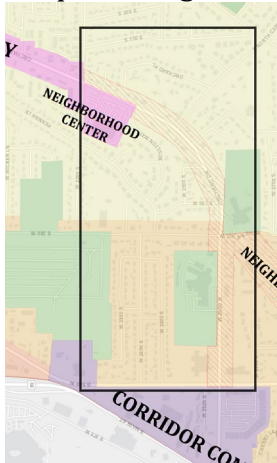
Suggested:



9. Keep the Neighborhood Mix Residential place-type designation between 200 West and Main Street, between 1600 North and the South Davis Recreation Center

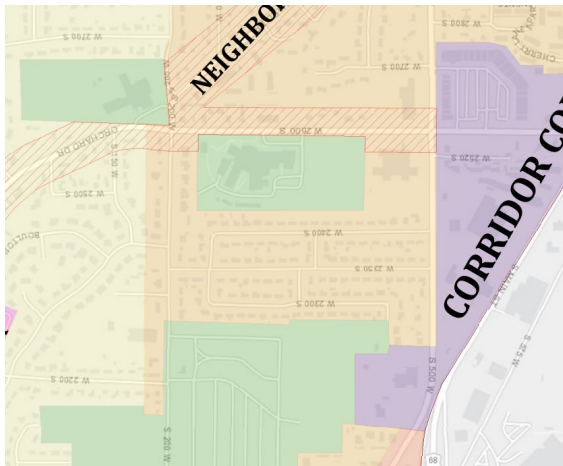


10. Keep the Neighborhood Corridor Overlay designation on Orchard Drive

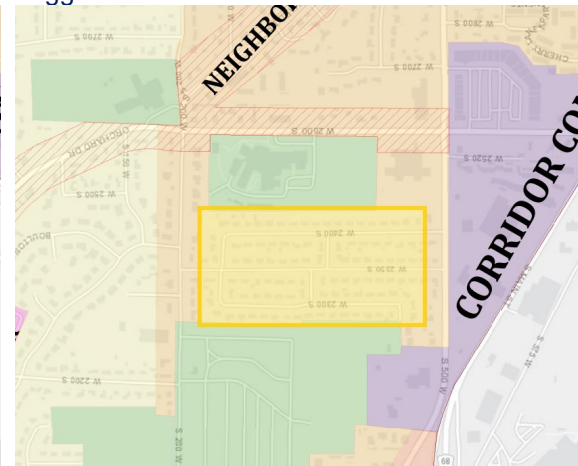


11. Amend the map to include Single Family Residential in the area between 200 West and 500 West, south of the cemetery and near 2600 South. Boundary to be drawn at Staff discretion to maintain single-family dwellings.

Drafted:



Suggested:



12. Add a bullet-point to the place-typing intro (Page 24 of GP) describing future flexibility for the *Neighborhood Mix Residential – Commercial Corridor* place types. This flexibility would be introduced through the legislative process (e.g., zone changes or Land Use Code text amendments) and would allow for controlled flexibility related to specific desired building materials and building orientation, and other design considerations in targeted areas. This approach may include the use of Planned Unit Developments (PUDs) or similar tools, structured around a “gives and gets” exercise, comparable to the flexibility currently available in the MXD Zone. Final language at staff discretion.
13. Incorporate the following into the strategy paragraph on Page 45 (Connected Community principle): *Not all roads need to be designed for all users, but the road network needs to accommodate all users.* Emphasize a layered networks approach over a strict “complete streets” priority. Related goal/action referenced on Page 77 (Connected Community).

14. In the future complete an Orchard Drive Corridor Study to establish a clear, specific vision for the corridor's future. Study and evaluate transportation flow, multimodal access, walkability, land use compatibility; corridor beautification opportunities, etc. Process to include robust public outreach modeled after the Main Street visioning process from the 2000s.
15. Under the guiding principle "*An Efficient and Resilient Community with Effective Utilities and Robust Service*", add an aspiration statement addressing the need to analyze the use of culinary water for irrigation.

Advisory Document

Under Utah State law, General Plans are advisory in nature and are intended to guide long-range policy and decision-making rather than function as prescriptive regulation. Staff does not recommend making the proposed update binding. As an aspirational framework, the plan should be understood as a flexible policy guide that can evolve as community needs, resources, and priorities change. Although there is no statutory requirement for periodic updates, planning best practices recommend reviewing and refreshing the plan every five to ten years for fast-growing communities to ensure continued relevance and alignment with local conditions.

Action

As the Planning Commission completes its review of the remaining elements, Staff will continue to document the Commission's feedback and recommendations. The Planning Commission may, at its discretion, consider whether to forward a formal recommendation to the City Council for its consideration of the updated General Plan, consistent with Utah Code §§10-9a-404 and 10-9a-405.

Significant Impacts

Adoption of the new *Bountiful by Design* General Plan will replace the City's 2009 Master Plan, ensuring that Bountiful's long-range goals align with current community needs, growth trends, resource management priorities, and state planning requirements. The updated plan will provide an integrated framework to guide future land use decisions, infrastructure planning, and policy development in a manner consistent with the community's vision and values.

Staff Recommendation

Staff recommends that the Planning Commission:

- Review and discuss the Economic Development Element, Existing Conditions Report, and Guiding Principles, Goals, and Objectives section;
- Provide feedback to Staff; and
- If the Commission determines it is ready, consider forwarding a formal recommendation to the City Council for its consideration of the *Bountiful by Design* General Plan.

Attachments

1. Draft Plan Sections

- Economic Development Element – [starts on GP pg. 59](#)
 - Guiding Principles, Goals, + Objectives – [starts on GP pg. 73](#)
 - Existing Conditions – [starts on GP pg. 81](#) (inc. Existing Economic Conditions)
2. All Written Public Comment

Note

All members of Planning Commission have previously received a printed copy of the complete *Bountiful by Design* draft General Plan and associated *Future Land Use Map* (distributed September 2025). For reference, these are the same materials being discussed in this and prior meetings. No additional printed copies have been provided for this agenda item; Commissioners are encouraged to bring or reference their existing documents.

The City has also printed and distributed a substantial number of draft General Plan copies for public review and study. These copies have been available for the public to take home or review during each Planning Commission since September 2, 2025. The full draft General Plan and *Future Land Use Map* have been publicly accessible online since late July at BountifulUtah.gov/BountifulByDesign.

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

Hi,

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

Commentary on proposals:

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

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

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

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

Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

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

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

A couple additional questions/typos:

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

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

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

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

Thanks again,

Scott Radmall

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

Hi,

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

Commentary on proposals:

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

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

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

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

Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

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

Hello,

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

Thank you for taking the time.

Best,

A.Griffin

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

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

One more comment.

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

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

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

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

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

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

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

Ross L. Youngberg

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

Dear Mayor and Council Members, and Planning Commission Members,

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

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

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

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

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

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

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

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

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

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

To whom it may concern,

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

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

Thanks,

Jonathan Parry, P.E.

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

CONFIDENTIALITY NOTICE – This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain information that is confidential or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Thank you.

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

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

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

Thank you ~

Bonnie Shaffer

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

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

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

From
Mark and Carrie Callister
801-597-6444

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

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

To Whom it may concern,

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

Cami Stapley

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

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

To Whom it may concern,

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

Ben Stapley

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

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

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

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

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

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

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

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

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

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

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

General Plan Feedback

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

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

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

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

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

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

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

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

Sincerely,

Layne Papenfuss

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

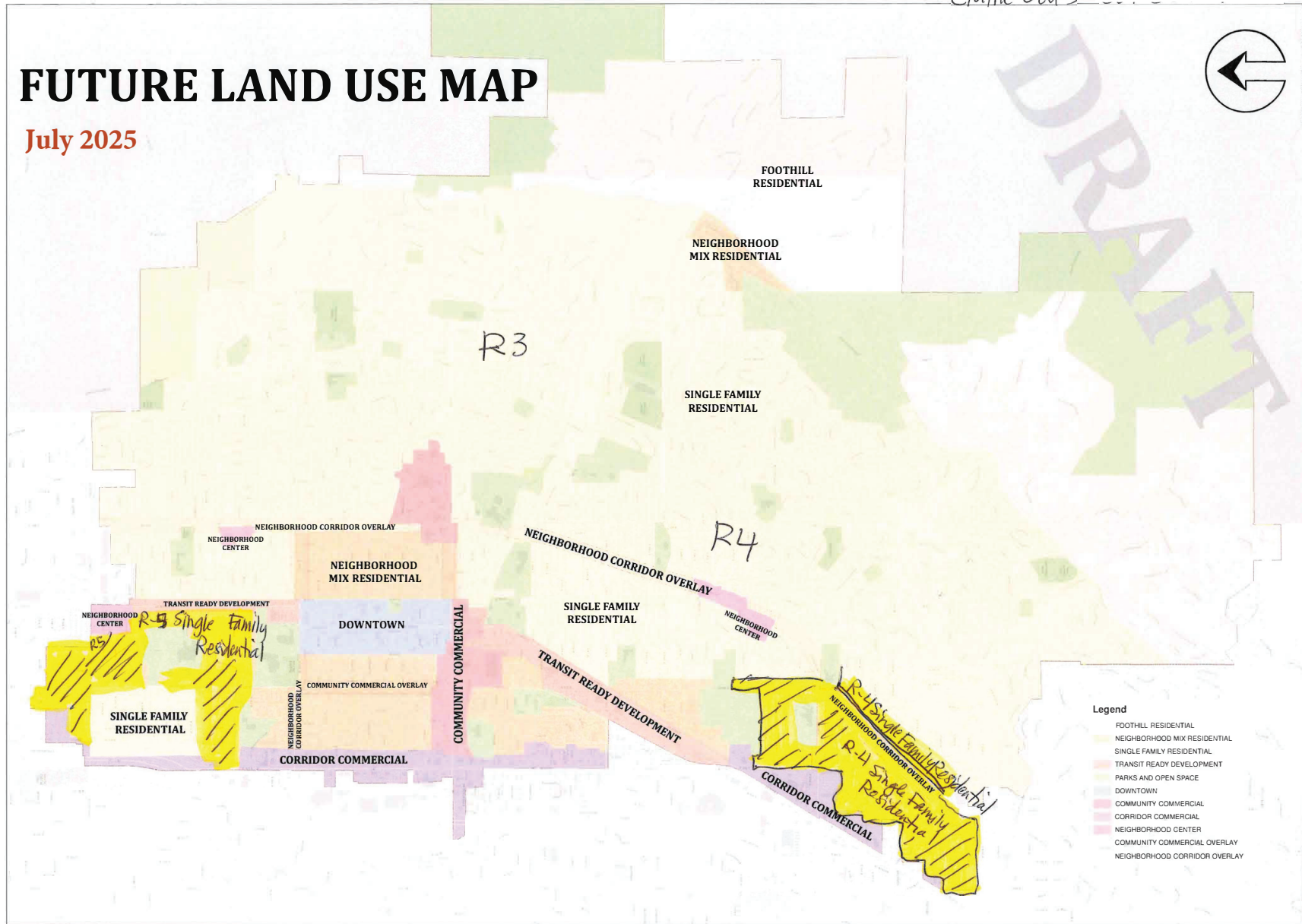
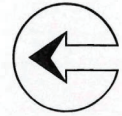
Sincerely,
Jill Longhurst

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

Elaine Oaks

FUTURE LAND USE MAP

July 2025



My name is Jim Killian, I've been running my design firm from Bountiful for the past 12 years. I've helped Main Street and the Joy Foundation with lots of projects. I'm glad to hear you are running for Mayor, I've always been impressed at how you're willing to put in the effort to listen to the community and work towards making Bountiful even better.

I just looked through the proposed general plan and I am very excited about the prospects it holds. The 6 guiding principles are spot on and I'd love to make them happen. I've lived in Bountiful for about 15 years and my wife grew up here so we are very invested in the city and would love to make it even more of a community welcoming everyone. America is plagued with sprawling cities that have been design solely around the automobile for the past hundred years. I love my cars, but it isolates us and forces us to use fuel when we could easily walk or bike to do the same tasks. I live on 1500 South just east of Orchard and my kids go to Millcreek Jr. High. The school is about two blocks away but crossing Orchard on foot is no easy feat. The crosswalks at 1500 S. and Orchard have been the location of many accidents involving pedestrians, bikes and cars. Even walking on the sidewalk on Orchard feels like you're walking on the side of the freeway. Orchard is seen as the north to south highway through Bountiful, its 4 lanes and 35 mph but most drive 40-45 if not faster. From 1800 S to 500 S there is only a single business. This is way too fast for a residential street. Take a day or two and watch the crossing guard for Millcreek deal with cars speeding through the school zone every day.

I would like to propose a safer more community centric approach. Drop Orchard drive to 1 lane from The light at North Canyon Rd to 500 South and add a protected bike lane and wider sidewalks to promote activity, community, and safety. I'd love for my kids to be able to ride bikes to school without having to worry about them getting hit by a car. I have been watching this road for years and during the summer there is hardly a time where the road isn't cut down to one lane because of construction, and traffic isn't effected at all.

We could then extend the bike/pedestrian lane west down 400 or 300 South all the way to Main Street encouraging community gathering without dumping hundreds of cars onto main where they don't fit. We could also extend the bike lane up 1800 S all the way up the canyon and around to Bountiful Blvd. We have the space, lots of people already use these roads in this exact manner despite the danger. The Bountiful mountain bike team rides up my street towards Mueller Park a few times a week, the cross country team runs on Orchard almost daily. A little planning and we could easily have a very connected city that is safe for everyone and would encourage business growth because of foot traffic.

This is a subject I'm very passionate about and have talked to quite a few people about. I am a skilled graphic designer and creative thinker, I'd love to be able to put these

skills to work to make these ideas happen, whether that is mocking up maps, flyers, websites ,sitting on a committee, or just talking through potential issues, I'd love to help.

Thanks for your time and efforts into making Bountiful a great place to live.

Jim Killian
Principal/Creative Director
Chop Shop
801.898.2491

Bountiful City General Plan - Water + Preservation

Proposed by Ronald Mortensen, Ph.D. *Last Updated 10-1-25*

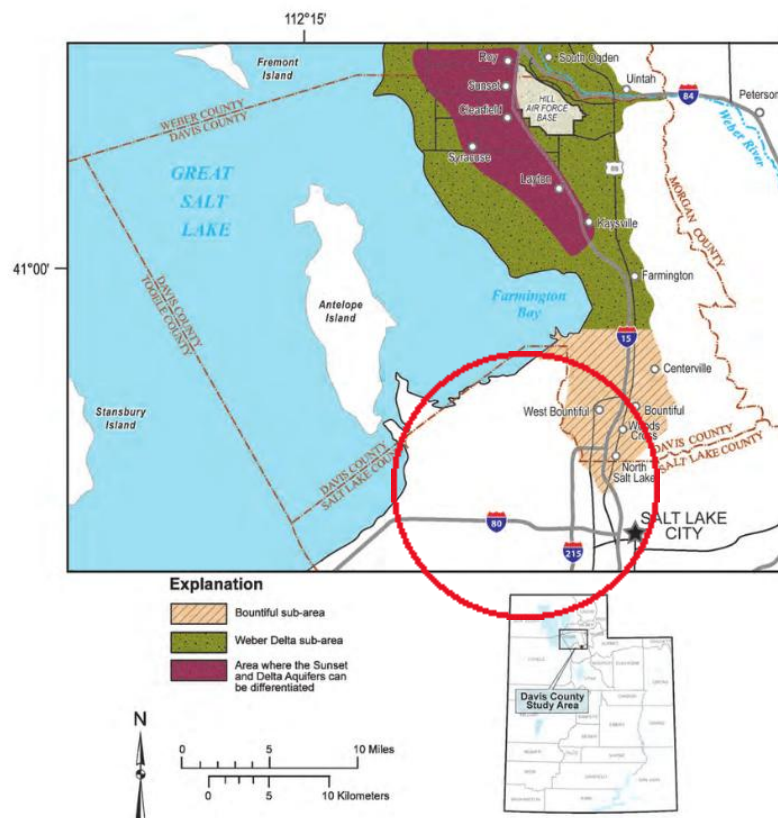
Introduction

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

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

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

In addition, the [2022 Bountiful City Water Conservation Plan](#) estimates that the City's current water infrastructure can “provide for the water needs of a growing City for the next 5-10 years.” After that, there will be a “need to increase water production or search for alternative water sources to continue to provide for the increase in the City's population.” Therefore, this General Plan must help preserve the aquifer while ensuring that the City's water infrastructure is able to meet the needs of future generations.



[Map – Bountiful sub-area](#)

Historical Overview of Water Development in Bountiful

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

1847 to 1954: Water Shortages and Water Rationing

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

Shortly after the initial family moved into the first [suburban development](#) in the Val Verda area in [1916](#), a [lack](#) of water sharply curtailed further growth. Over time, multiple small, independent water districts were established to furnish water to very limited geographical areas.

Irrigation water from the Jordan River was brought into the Bountiful area in 1921² through a gravity fed system and continued to be distributed by a system of canals until the Weber Basin project ultimately replaced it in the mid-1950s. While Jordan River water made a limited amount of agricultural land available, it did not provide culinary water. Therefore, according to a history of Val Verda:

As late as 1947, the Federal Housing Administrator for the state of Utah, while on an inspection tour of the Val Verda area, stated that no federally insured homes would be built in the area because there would never be an adequate supply of water and he advised developers to sell their land and obtain land where water was available. Land identified as dry acres was being sold for taxes.³

1954 to 2024: Well Purchases and Weber Basin Water Fuel Population Growth

During the 50 years from 1900 to 1950, Bountiful's population only increased by 4,600 people—from [1,400](#) in 1900 to [6,000](#) in 1950. In the mid-1950s⁴, Bountiful purchased the Calder Wells and Weber Basin water became available. Once water was available, the entire area blossomed with orchards, gardens and new housing developments with beautiful homes and gardens and today roughly [45,000](#) people call Bountiful home.

Added benefits of the imported irrigation and culinary water provided by the Weber Basin

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

² <https://archive.org/details/souveniropeningo00bonn/mode/1up>

³ Val Verda: 1848-1976 by Tamara Lasson Voorhees, p. 31 (unpublished).

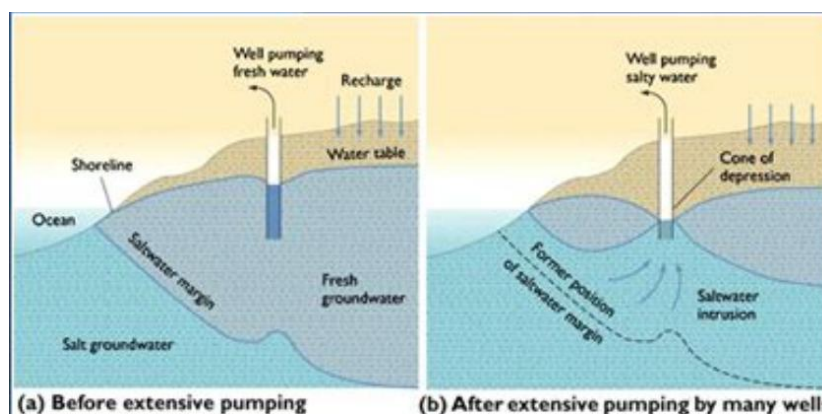
⁴ Leslie T. Foy, *The City of Bountiful: Utah's second settlement from pioneers to present* (1975), p. 260

Project are that, according to engineering studies, irrigation water accounts for around 40%⁵ of the aquifer's recharge. This is critical since the aquifer supports the many wells that provide culinary water for Bountiful and all other cities in South Davis County. In addition, the imported irrigation water sharply reduces the amount of water that would otherwise be withdrawn from the aquifer for outdoor use and Weber Basin provided culinary water reduces the amount of water drawn from the aquifer for household purposes.

2025 Onward: Preserving Bountiful's Water Supply

Over the years, population growth has increased the demand on the aquifer as more water is pumped out of the ground for both household and outdoor use throughout the South Davis area and regional population growth and development has put pressure on the Weber River which provides Bountiful with imported irrigation and culinary water. At the same time, there has been a significant reduction in the amount of imported irrigation water used for orchards, lawns and gardens and this has slowed aquifer recharge. Specifically, regional secondary water consumption has declined by 8,000 acre-feet annually (39.2% decrease) since 2000, resulting in a loss of 3,200 acre-feet of annual groundwater recharge. Current annual recharge is 18,300 acre-feet compared to the 1995 baseline of 26,000 acre-feet, representing a 30% reduction.⁶ This combination of greater groundwater use and slower recharge due to irrigation water conservation has led to the situation today where [more](#) water is being removed from the aquifer than is going back into it.

Excess groundwater withdrawal creates serious problems. It is blamed for the ground subsiding and damaging houses in Woods Cross. It can also lead to saltwater intrusion from the Great Salt Lake (diagrams below) as the aquifer drops (-25.5 feet between 2000 and 2024) and the saltwater margin pushes further inland. Current measurements show the regional groundwater table at 4,177 feet above sea level while Great Salt Lake elevation is 4,191.5 feet, creating a hydraulic head deficit of -14.5 feet. This negative hydraulic gradient indicates active landward flow from the lake toward the aquifer, threatening wells and water security for 110,000 residents across six municipalities.



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

⁶ This is just a calculation using the hydrogeological formula $\text{Gradient} = (h_2 - h_1) \div L$. This can be seen in the downward trend of the aquifer -- a 25.5 foot decline between 2000 and 2024. Statistical analysis demonstrates a -0.94 correlation coefficient between conservation policies and aquifer decline rates, indicating that 94% of the variance in water level decline is explained by reduced secondary water use.

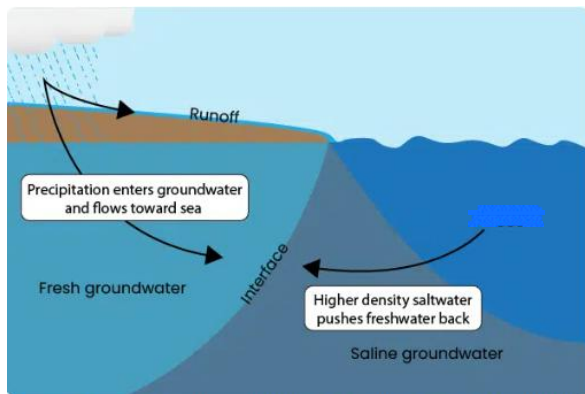


Image 1. Forces of Saltwater Intrusion – Arrows represent the natural flow of water without human intervention. A balance between freshwater and saltwater flow is found at the interface underground.

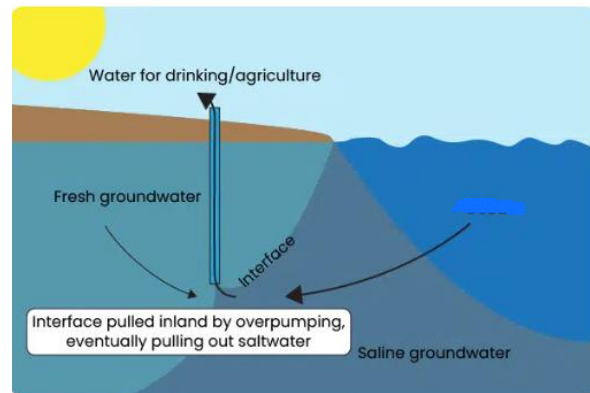


Image 2. Forces of Saltwater Intrusion with Human Interference – An imbalance is created in groundwater flow when humans pump out water, resulting in saltwater moving inland.

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

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

In addition to aquifer concerns, in the near future, Bountiful's current water infrastructure will no longer be able to meet the needs of a growing population. In fact, according to the [2022 Bountiful City Water Conservation Plan](#):

We estimate that we can provide for the water needs of the City for the next 5-10 years, even with the current projects including high occupancy housing, businesses, and new subdivisions in development at this time. Bountiful City has a few more opportunities to have building done in some of the areas in town that are undeveloped.

We will have the need to increase water production or search for alternative sources to continue to provide for the increase of the City's population.

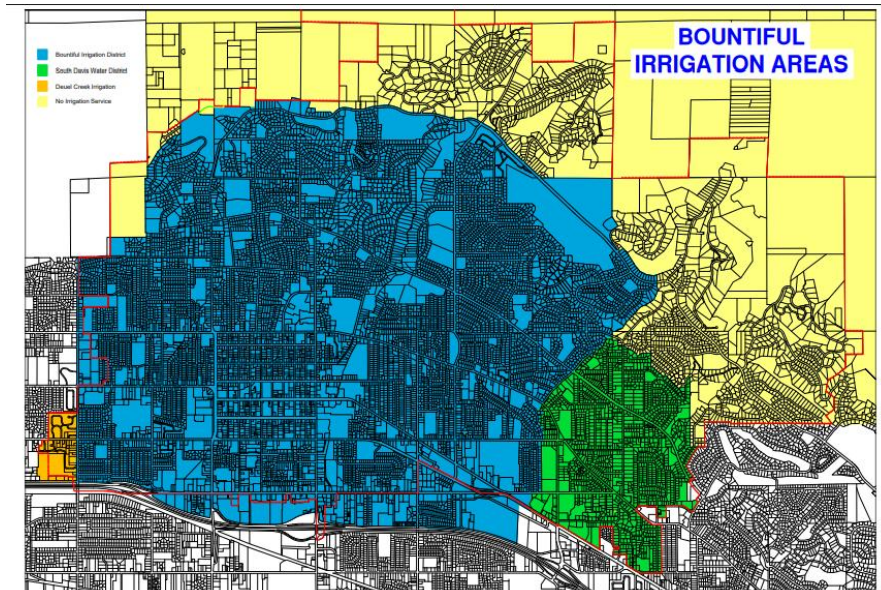
Once the City's system reaches its capacity, the City will have to purchase expensive water from Weber Basin, upgrade storage capacity, refurbish wells, and/or possibly drill more very costly wells if allowed to do so by the State Engineer given the 1995 Ground-Water Management Plan's restrictions. The South Davis Water District cannot be counted on to meet the City's increasing needs since it has recently struggled to maintain its own wells when additional demands are placed on them.

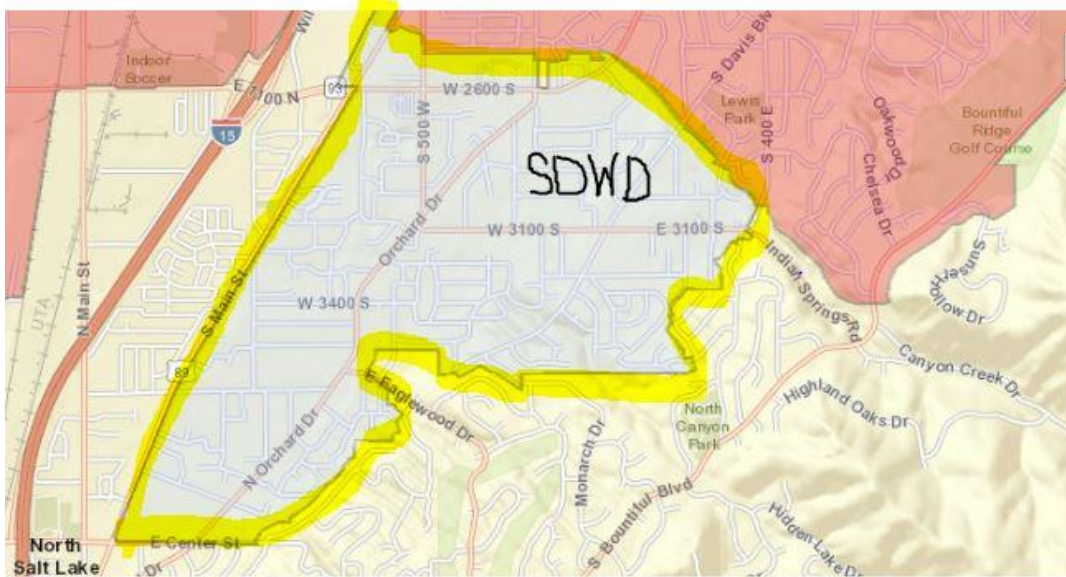
Taking the foregoing into consideration, this *Water + Preservation* element of the General Plan identifies the City's water resources and seeks to ensure that its future water needs will be met while respecting state and regional water conservation goals. Therefore, Bountiful will (1) work to improve the aquifer's resilience and long-term sustainability and (2) to develop programs that ensure that the City has adequate wells and other water resources to meet the needs of its residents as it develops and implements the densification and water preservation strategies in this plan .

Water Providers Serving Bountiful Residents

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

- **City of Bountiful**. The City of Bountiful has eight wells, a surface water treatment facility (Mueller Park) and an allocation of Weber Basin provided culinary water. The City provides culinary water to the vast majority of the City's residents; however, it does not provide any secondary (irrigation) water. Bountiful's water system is governed by the City Council. Note: Of the eight wells, two have experienced Radon issues; one is out of service because of Gross Alfa radiation and the 100 East well produces far below capacity. The City is currently covered by exemptions for both TDS and Sodium; however, future regulations on PFAS, etc. or a different interpretation of existing regulations could have drastic consequences for the City's water supply.
- **South Davis Water District**. The South Davis Water District serves the southwest (Val Verda) area of Bountiful along with portions of North Salt Lake. It has six wells, a spring, North Canyon Creek water and an allocation of Weber Basin provided culinary water. In addition, it provides Weber River irrigation water to those in its service area. The South Davis Water District is governed by a three-member board of trustees elected by the people it serves.
- **Bountiful Irrigation District**. The Bountiful Irrigation District provides Weber River irrigation water for outside use by the City of Bountiful and Bountiful residents in the lower lying areas of the City. Bountiful Irrigation is governed by a five-member board of trustees appointed by the Davis County Commission.
- **Weber Basin Conservancy District**. The Weber Basin Water Conservancy District sells culinary water to the City of Bountiful and to the South Davis Water District. The Weber Basin Conservancy District is governed by a nine-member board of trustees consisting of county elected officials and appointed members.
- **Deuel Creek Irrigation Company**. The Deuel Creek Irrigation Company serves a very limited area in Bountiful.





South Davis Water District Service Area.

Bountiful Controlled Water Resources and Aquifer Concerns

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

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

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

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

Weber River Basin Water

Bountiful is part of the Weber River water basin planning area. The Weber Basin Conservancy District provides culinary water directly to the City of Bountiful. This water covers [20%](#) of the

City's culinary water needs and may be used for both household and outdoor purposes. In addition, the Weber Basin Conservancy District delivers approximately 25,000 acre-feet annually of secondary irrigation water to the broader regional bountiful sub-aquifer.

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

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

Bountiful's Culinary and Irrigation Water Usage

Approximately 80% (1,759 acre feet) of the culinary water distributed by Bountiful is used for indoor use and 20% (440 acre feet) for outdoor use. All culinary water is metered and subject to the control of the City for conservation purposes. It is [estimated](#) that Bountiful's current water system and resources will be maxed out sometime between 2027 and 2032.

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

State Requirements for Water Conservation and Aquifer Preservation

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

- Analysis of the effect of existing and future development patterns on culinary water demand and culinary water infrastructure plus an analysis of the effect of existing and future development patterns on irrigation water obtained from the Bountiful Irrigation

District.

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

Water Conservation and Aquifer Preservation Approach

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

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

Balancing Development, Water Conservation, Aquifer Preservation and City Water Resources

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

Bountiful employs a tiered water pricing structure to encourage culinary water conservation. The rate is determined by elevation and the diameter of the water meter size. As Bountiful's water infrastructure continues to age, replacing water lines and [expanding water resources](#) will be required. This should be done while considering existing and future demands on the aquifer and the planned future land uses of the area to maximize efficiency.

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

Higher density use may result in land that originally allowed snow, rain and irrigation water to help replenish the aquifer being paved over and covered by housing units that direct any rain or other water into storm drains. While this may benefit the great Salt Lake, it further weakens the aquifer. In addition, high density units may result in greater demand for culinary water so that impact on the aquifer will have to be taken into consideration. Low-density housing developments on the easternmost side of the City that require extension of the City's culinary network should be discouraged since it will increase the use of culinary water drawn from the already over-extended aquifer for outdoor watering and other uses.

Already built-up areas with additional development capacity as outlined in the future land use map that do no harm to the aquifer should be considered in projected demands when replacing or upgrading existing water distribution and storage infrastructure. All requests for zoning changes and all new development proposals must be required to submit an aquifer and City water resources impact analysis that shows the net impact that the development will have on aquifer discharge/recharge balance given that current conditions show active saltwater intrusion with the regional groundwater table setting at 14.5 feet below the Great Salt Lake's elevation and the aquifer declining by 25.5 feet since 2000.

Finally, since the City's water system is rapidly approaching its full-capacity, continued growth will eventually require the City to find new, aquifer neutral, water resources that comply with the [1995 Ground-Water Management Plan for the Bountiful Sub-Area of the East Shore Area](#) and regional Weber Basin conservation efforts.

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

The consumption of culinary water that is drawn from the aquifer is exacerbated by its use for outdoor landscape purposes in areas that do not have secondary irrigation water. In addition, large

amounts of culinary water may be used to fill large swimming pools and other non-household purposes. This highlights the importance of aquifer and City water systems impact analyses, conservation efforts in landscaping and tiered water rates. The current landscaping code includes a number of conservation friendly elements including:

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

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

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

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

Other Conservation Measures

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

- Aquifer and City Water Resources Impact Analysis: All requests for zoning changes and all new development proposals shall be required to submit a groundwater and City water resources impact analysis that shows the net impact that the development will have on aquifer discharge/recharge and on the City's water system.
- Water Commission: Establish a Water Commission similar to the Power Commission to address matters pertaining to the general policy of the Water Department, potential impacts on the aquifer and on the City's water infrastructure and to provide advice, counsel, and recommendations to the Planning Commission and City Council.
- Landscaping Regulations: Regularly reassess landscaping regulations to encourage water-efficient landscaping.
- Watering Restrictions: Establish or revise watering restrictions to optimize water use efficiency, considering time of day and frequency of irrigation.

- Infrastructure Improvements: Invest in water infrastructure improvements to minimize leaks and losses in the City's culinary distribution system.
- Cooperation: Cooperate with appropriate local culinary and irrigation water providers, state agencies, and community organizations to exchange information, share best practices, stay informed about evolving water conservation strategies and develop comprehensive aquifer preservation plans.
- Policy Updates: Regularly review and update local policies based on changes in state guidelines, technological advancements, and an evolving understanding of efficient water use practices in areas similar to Bountiful that rely on imported water to help maintain the aquifer.
- Continue Conservation Initiatives. Continue Bountiful specific water conservation initiatives and education along with a new emphasis on aquifer education and preservation through the City's website including, but not limited to, information on programs such as flip the strip, water wise, water district guidelines, and general tips on water conservation and aquifer preservation.

Conclusion

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



Darfur, Sudan (NGO Photo)



Rural Mauritania (Photo by Ronald Mortensen)

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

Amend Guiding Principles as follows:

p. 75 A Welcoming Community for Everyone

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

p. 78 An Active Community

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

Page 79 An Efficient and Resilient Community

- Goal 1. Amend Action 1 to read: Discourage high intensity development to minimize **the impact on the aquifer, the** cost of utility installation, maintenance and other City services.
- Goal 1. Amend Action 2 to read: Analyze utility capacity **including aquifer and City water infrastructure impact when determining** areas better suited for redevelopment and infill.
- Goal 2. Rewrite Action 3 to read: **Analyze irrigation water use on City properties to determine best way to reduce usage while still preserving the aquifer.**
- Goal 2. Add Action 4 to read: **Consider the impact on the aquifer and City water infrastructure when adding new services.**
- Goal 3. Add Action 3 to read: **Consider the impact that efficient design of public facilities, utilities, and infrastructure will have on aquifer resilience and City water infrastructure.**
- Goal 4. Amend Action 1 to read: Partner with educational institutions, non-profits, and other community-based organizations to provide educational opportunities and services related to sustainability resources and initiatives **that include sustainability of the aquifer and of the City's water infrastructure.**
- Goal 4. Amend Action 2 to read: Evaluate the landscaping code to promote **aquifer preservation and City water infrastructure resilience by reducing the use of culinary water from Bountiful's wells for irrigation purposes including the** use of appropriate drought tolerant tree species, and continue partnering with Weber Basin **on both water conservation and aquifer preservation.**

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

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

Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight (8) wells throughout the City. The City also operates a water treatment plant in Muller Park and obtains culinary water from the Weber Basin Conservancy District. Due to the urban areas being so close to the City’s water source, the Bountiful City Water Department has developed a water source protection plan to ensure that water quality remains high. Current estimates are that Bountiful’s current water system can meet the demands imposed by population growth for the next 5-10 years before requiring additional resources.

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

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

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