

# BOUNTIFUL CITY COUNCIL

TUESDAY, January 23, 2024

**6:00 p.m. – Work Session**

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

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

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

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

## AGENDA

### **6:00 p.m. – Work Session**

1. Review of General Plan land use element – Mr. Francisco Astorga p. 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. Consider approval of minutes of previous meetings held on January 5 & 9, 2024 p. 21
4. Council reports
5. Consider approval of expenditures greater than \$1,000 paid January 3 & 10, 2024 p. 29
6. Open Meetings Training – Mr. Bradley Jeppsen p. 33
7. Consider granting final approval for the Eagle Ridge Drive Dedication plat and authorize the Mayor to sign the plat on behalf of the Council – Mr. Lloyd Cheney p. 35
8. Consider approval of the final acceptance of Stone Creek Estates subdivision Phases 2 and 3, the release of the balance of the bond funds, and relieving the developer of any further obligation – Mr. Lloyd Cheney p. 39
9. Adjourn

  
City Recorder



# City Council Staff Report



**Subject:** Work Session General Plan Input:  
Bountiful By Design Land Use Element  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** January 23, 2024

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## Background

The City has been working on updating the comprehensive general plan. The updated general plan, Bountiful by Design, is intended to provide decision makers guidance in decision-making over the next 20 years. The following represent the various public meetings, sessions, outreach events, etc., up to date:

- Steering Committee meetings: July 2022, August 2022, October 2022, January 2023, March 2023, April 2023, and October 2023.
- Joint Sessions Planning Commission and City Council meetings: July 2022, October 2022, March 2023, September 2023, and November 2023.
- Community Interviews: Council, Commission, Steering Committee & others (July 2022, 4 full days).
- Popup outreach events: Handcart Days (July 2022), Farmers Market (July – August 2022, 3x), Food Truck Friday (October 2022), Main Street Trick-or-Treat (October 2022), Chalk Art Festival (June 2023), BDAC Summerfest (June 2023), and Rotary Car Show (June 2023).
- Public open houses & roundtable meeting: Open houses (April 2023, 3x) and Downtown Roundtable meeting (September 2023).
- City Council work sessions: May 2023, December 2023, and January 2023.

During the December 12, 2023, and the January 09, 2024, City Council work sessions, the Council provided feedback and direction regarding the prepared Goals drafted by Logan Simpson Design and edited by Staff. The purpose of this work session is for Council to provide direction regarding the drafted Land Use Element.

## Analysis

As required by State Code, “a municipality shall prepare and adopt a comprehensive, long-range general plan for: a) present and future needs of the municipality; and b) growth and development of all or any part of the land within the municipality.” State Code currently indicates that the general plan is an advisory guide for land use decisions. The purpose of this work session is for the Council to discuss and find consensus regarding the drafted Land Use Element.

Council has reviewed in work session the drafted Community Vision Statement, Guiding Principles, and Goals:

Drafted Community Vision Statement:

*Bountiful provides a high quality of life for residents with a vibrant Main Street, abundant recreation opportunities, an array of housing options, and locally focused retail. Bountiful is a safe, family-friendly, and welcoming community that is the anchor of South Davis County.*

Drafted Guiding Principles:

***Bountiful is...***

- ***a welcoming community*** built for everyone regardless of age or income.
- ***a business-friendly community*** that serves the community with a variety of locally focused services, shopping, and entertainment options.
- ***a connected community*** with complete networks for pedestrians, bicycles, transit, and vehicles.
- ***an active community*** with diverse outdoor recreational opportunities and access to our mountain backyard.
- ***an efficient and resilient community*** with effective utilities and robust services.
- ***a friendly community*** with lively community events, and neighborly connections.

Drafted Goals:

*A Welcoming Community-*

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

*A Business-Friendly Community-*

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

*A Connected Community-*

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

*An Active Community-*

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

*An Efficient and Resilient Community-*

*Goal 1. Maximize the resiliency and fiscal sustainability of community services and utilities.*

*Goal 2. Maintain existing infrastructure and carefully consider benefits vs. costs when adding new services.*

*Goal 3. Serve as a leader in reliability by prioritizing efficient design of public facilities, utilities, and infrastructure.*

*Goal 4. Protect the future of Bountiful through wise stewardship of natural resources.*

*A Friendly Community-*

*Goal 1. Invest in public spaces such as Main Street and city parks where the community can gather.*

*Goal 2. Enhance community identity by improving the appeal of key urban spaces.*

*Goal 3. Support events that bolster community identity, belonging, and build social capital.*

The City's consultants, Logan Simpson Design, provided a draft of the Land Use Element. Staff recommends that Council review the Land Use Element as edited by staff, see Attachment 1.

**Department Review**

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

**Significant Impacts**

None.

**Recommendation**

Staff requests that the Council provide input regarding the remaining drafted General Plan Land Use Element.

**Attachments**

1. Logan Simpson's original draft of general plan goals with staff's redline changes

# ATTACHMENT 1

## LAND USE STRATEGY OVERVIEW

### *Introduction*

Bountiful by Design utilizes place types (future land uses) and character areas to provide direction on desired development patterns throughout the City. This strategy creates a series of unique community regions, each with a distinct purpose and function in the City. Each character area consists of a series of place types. The place types identify primary and supporting land uses which allows for flexibility in the zoning process but remains consistent and compatible within the place type and the surrounding character area.

### *Character Areas*

Bountiful has been organized into five (5) character areas~~5 Character Areas~~ in order to provide direction related to the desired development strategy for the various regions of the City. Each character area serves a unique function in the City and contains similar development patterns with similar future development needs. This allows the Plan to speak to the different regions of the ~~city~~ City with specificity; however, the boundaries represented are intended to be general in nature and locations near boundaries should also consider neighboring character areas to ensure appropriate transitions and compatibility.

Each character area describes the intent, assets, and the focal points. It also contains a land use strategy with a future land use map, defining and supporting place types, along with the general development pattern including specific guidance on major features such as corridors or transitions within the character area.

The development pattern combined with the intent statement ~~helps to~~ illustrates the types of built environments, amenities, public spaces, and mobility options ~~are~~ found in each character area. Along with the ~~strategie~~ considered direction, decision making criteria ~~is~~ was established to help provide direction related to development within each character area. This approach provides flexibility to changing market demands while still providing clear direction that furthers the purpose and intent of each character area.

### *Place Types*

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

- Example photographs.
- Description narrative of the place type.
- Key attributes to summarize the place type.
- Generalized Land Use Mix Diagram
- Suggested residential density range that outlines density patterns.

### *Decision Making CriteriaGuidance*

In evaluating a proposed land use for compliance with the General Plan, development proposals, capital investments and requests for financial participation in projects, the City should determine if ~~a~~the proposed land use meets the majority of the following criteria in order for it to be considered compatible with the Future Land Use Map.

A ~~proposed project~~proposed land use should:

1. Help Bountiful achieve the General Plan's Vision and Guiding Principles;
2. Be consistent with the General Plan's Goals and Actions
- ~~2.3.~~Advance the character area's intent;
- ~~3.4.~~Include usesBe compatible with the Future Land Use Map;
- ~~4.5.~~Enhance and protect natural and built amenities and infrastructure;
- ~~5.6.~~Strengthen or create connections to activity centers within and beyond the character area;
- ~~6.7.~~Demonstrate that the project's demand on other public infrastructure, including the transportation network, can be accommodated by planned facilities;
- ~~7.8.~~Demonstrate that the life-cycle costs to the public of constructing, maintaining and operating infrastructure included in the project will create a positive fiscal impact for the City in the short and long term.

Projects proposing place types other than those shown in the Future Land Use Map may be deemed consistent with this plan if they meet a majority of the decision-making criteria identified above.

## PARKS, OPEN SPACE AND CIVIC



### Description

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

### Key Attributes

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

### Suggested Residential Density Range:

- N/A

## FOOTHILL RESIDENTIAL



### *Description*

Foothill Residential is characterized primarily by single-single-family dwellings on large lots with steep topography creating a high degree of separation from each other. This development pattern nestles into the foothills adjacent to open space and natural areas and is the wildland urban interface in Bountiful. It has very limited non-residential areas but is well connected to the many trails in the area.

### *Key Attributes*

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

### *Suggested Residential Density Range:*

- >1 dwelling units per acre
- Based on existing slope.

## NEIGHBORHOOD RESIDENTIAL



### Description

Neighborhood Residential is primarily comprised of detached single-family dwellings ~~residential detached dwellings~~. Such neighborhoods may feature accessory dwelling units (ADU) and duplexes ~~dwellings~~ that match the scale of surrounding residential uses. While much less ubiquitous in the place type, other typologies such as townhomes, cottage courts, triplexes, and fourplexes might be found and are generally limited to areas with good direct access ~~such as to~~ major roadways and/or where ~~providing a~~ transition from more intense uses. These more intense residential uses should match the scale of surrounding residential uses and be designed and planned to blend into the surrounding neighborhood context. Residential use structures in this place type are generally one to three (1-3) ~~1-2~~ stories and on lots that are generally less than  $\frac{1}{4}$   $\frac{1}{2}$  acre. This development pattern often includes places of worship and schools ~~dispersed throughout the neighborhoods~~. Few limited scale commercial services may be present at prominent intersections but are of low intensity and designed in a way that compliments any surrounding residential uses.

### Key Attributes

- Primarily detached residential dwellings on mid-size lots
- Other neighborhood scale residential typologies limited to major roadways and transition areas
- Interspersed with schools, places of worship and parks
- Few and low intensity commercial services

***Suggested Residential Density Range:***

- 1-10 dwelling units per acre
- 5-7 dwelling units per acre

## NEIGHBORHOOD MIX RESIDENTIAL



### Description

Neighborhood Mix Residential is ~~made up~~ primarily of residential dwellings of a variety of types including ~~single-family detached~~ dwellings, ~~accessory dwelling units (ADUs)~~ townhomes, duplexes, triplexes, ~~and~~ fourplexes, cottage courts, mansion house apartments, and other ~~scale appropriate~~ multiple-unit buildings. The intensity of the residential uses varies by location ~~in~~ ~~order to~~ ~~which~~ provides an appropriate transition between areas of less intensity to areas of more intensity.

Residential use structures are generally one to three (1-3) stories, ~~(including basements) in most areas with up to four stories only in areas of high intensity such as at major intersections or where in transition from higher intensity development.~~ Lots are generally less than ¼ acre for ~~single-family dwellings and duplexes; however, appropriate minim lot areas should be based upon the intensity of the residential use.~~ ~~detached dwellings and duplex with larger lots up to an acre for residential buildings with more units.~~ Residential dwellings are integrated into the surrounding streetscapes, ~~and do not feature closed off campus style layouts. This development pattern may include small scale mixed use at prominent intersections of major roadways along with lower intensity neighborhood commercial services to create walkable destinations for surrounding residents.~~ This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roadways, that creates walkable destinations for surrounding residents.

### Key Attributes

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

***Suggested Residential Density Range:***

- ~~10-20 dwelling units per acre~~
- 8-10 dwelling units per acre

## TRANSIENT READY DEVELOPMENT



### ***Description***

Transit Ready Development is focused on providing a high-quality, walkable, and inviting streetscape within close proximity to future bus rapid transit (BRT) lines. This place type features a diverse and dense mixture of residential housing options such as townhouses, multiple-unit buildings (apartments), and live-work units. Buildings are a minimum of two (2) stories and generally up to three (3) five stories in more intense areas such as at transit stops and major intersections. Active commercial uses such as restaurants, retail, and services fill the ground level along major roadways providing walkable destinations for residents. Upper floors of buildings may also be utilized for office or other commercial spaces in addition to residential uses. Buildings meet the street and create a unified streetscape, especially along major roadways, planned or existing transit stop areas, and major intersections.

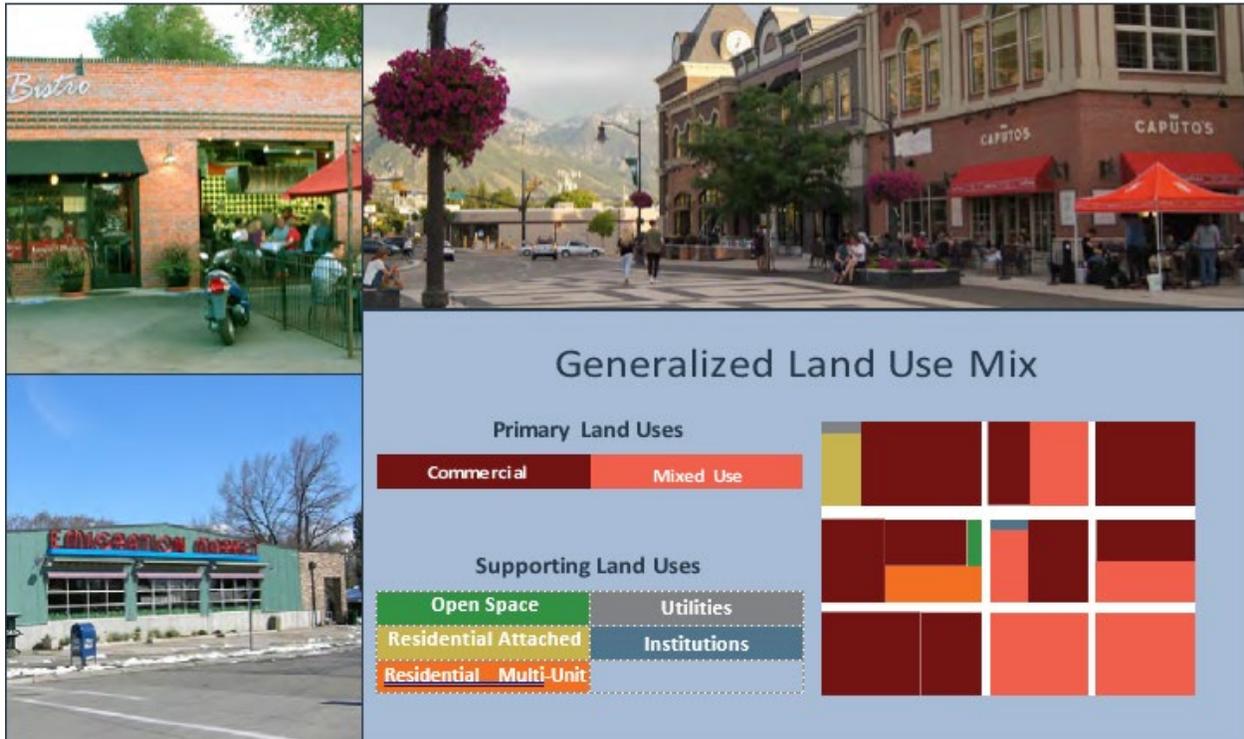
### ***Key Attributes***

Walkable streetscapes providing excellent access to future transit infrastructure.  
Dense mixture of housing options  
Multi story buildings meet the street to create a unified streetscape  
Active commercial uses on ground floors, upper floors used for residential or commercial uses

### ***Suggested Residential Density Range:***

- 20+ dwelling units per acre
- Based on development parameters, such as height, setbacks, parking, etc.

## NEIGHBORHOOD CENTER



### *Description*

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

### *Key Attributes*

- Low intensity commercial uses with some mixed-use
- Smaller scale structures to match scale of surrounding areas
- Creates inviting walkable destination for nearby residents with non-auto focused site design

### *Suggested Residential Density Range:*

- 15-25 dwelling units per acre
- Based on development parameters, such as height, setbacks, parking, etc.

## COMMUNITY COMMERCIAL



### *Description*

Community Commercial is a mid-level intensity predominantly commercial place type that provides a wide range of commercial uses which serve to serve Bountiful residents including office, retail, medical, restaurants, and services, and. ~~Development is characterized by a mixture of more urban and suburban styles of development, however suburban style commercial centers and offices should generally be located behind more urban street facing buildings along prominent roadways. While largely commercial in uses, denser residential uses may be present either above commercial uses in mixed-use developments or behind commercial uses that preserve commercial street frontage along major roadways. Commercial street frontage along major roadways is mitigated by careful placement of big box development focusing on pedestrian friendly experience, such as placing big box development behind and/or incorporated in urban style development.~~

### *Key Attributes*

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

### *Suggested Residential Density Range:*

- 20-30 dwelling units per acre
- Based on development parameters, such as height, setbacks, parking, etc.

## COMMERCIAL CORRIDOR



### *Description*

Commercial Corridors are the most intense commercial category within the City. They feature predominantly commercial uses more suburban in nature and are centered around major arterial roadways. These commercial areas attract residents in Bountiful and the surrounding areas.

~~While some denser residential uses may be present they are located behind or above the primary commercial uses. Limited industrial uses are present in this place type and are generally present in the form of flex office/warehouse style development.~~

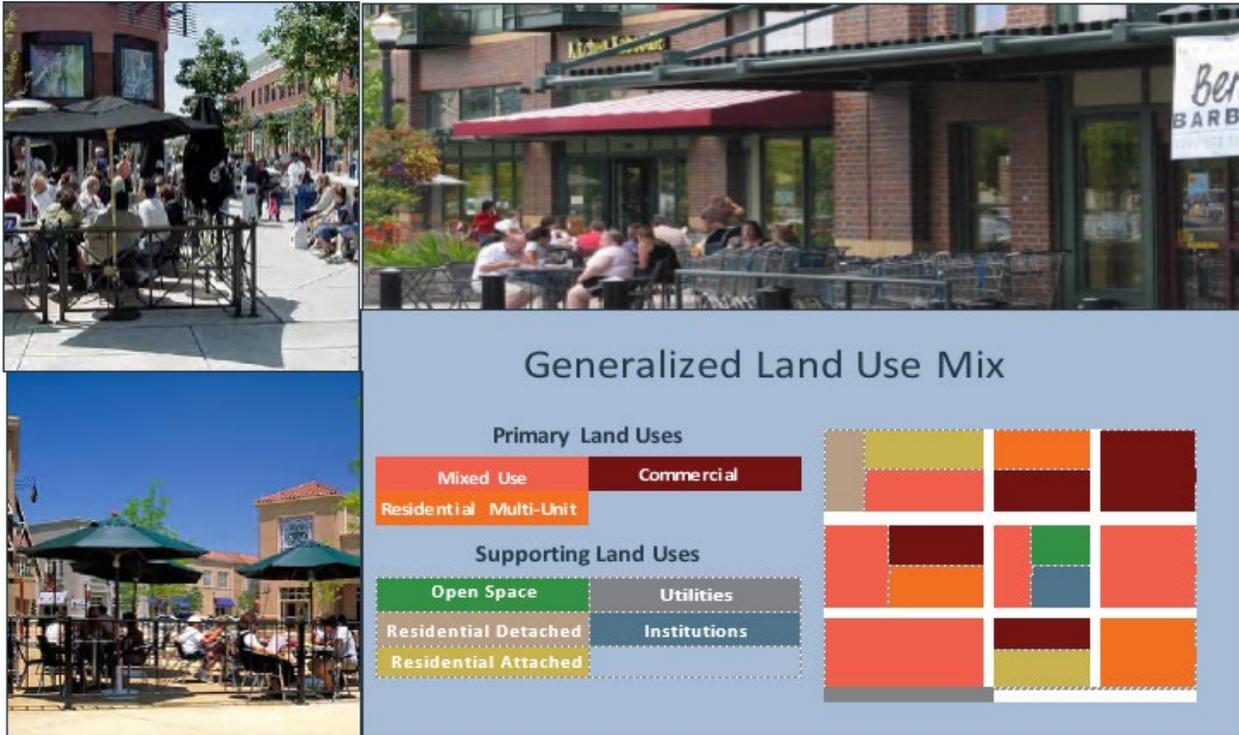
### *Key Attributes*

- High intensity commercial uses
- Suburban style retail centers located on major arterials.
- Limited residential uses integrated above or behind commercial uses
- Limited industrial and flex office/ warehouse present

### *Suggested Residential Density Range:*

- 20-30 dwelling units per acre
- Based on development parameters, such as height, setbacks, parking, etc.

## DOWNTOWN



### Description

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

~~Parking is either located on the street or~~ Onsite parking is located behind buildings and driveways onto Main Street are discouraged to be avoided.

~~Main Street frontage provides the majority of commercial uses in this place type and with the other streets generally~~ Supporting areas off Main Street provide a range of denser housing types including multi-unit and attached dwellings, but may include some historic detached residential structures which may accommodate adaptive reuse supporting residential and/or commercial uses. ~~be residential or commercial uses. These areas provide a transition onto east/west areas~~ These areas off Main Street should provide a transition to the surrounding neighborhoods and generally step down in scale and intensity the further off Main Street, with the exception of areas around Bountiful Town Square which may be of similar intensity and scale to buildings on Main Street. Down-town streets feature high quality streetscapes with lighting, landscaping,

street furniture, etc., and safe frequent pedestrian crossings which creates a walkable experience.~~to create a walkable experience.~~

***Key Attributes***

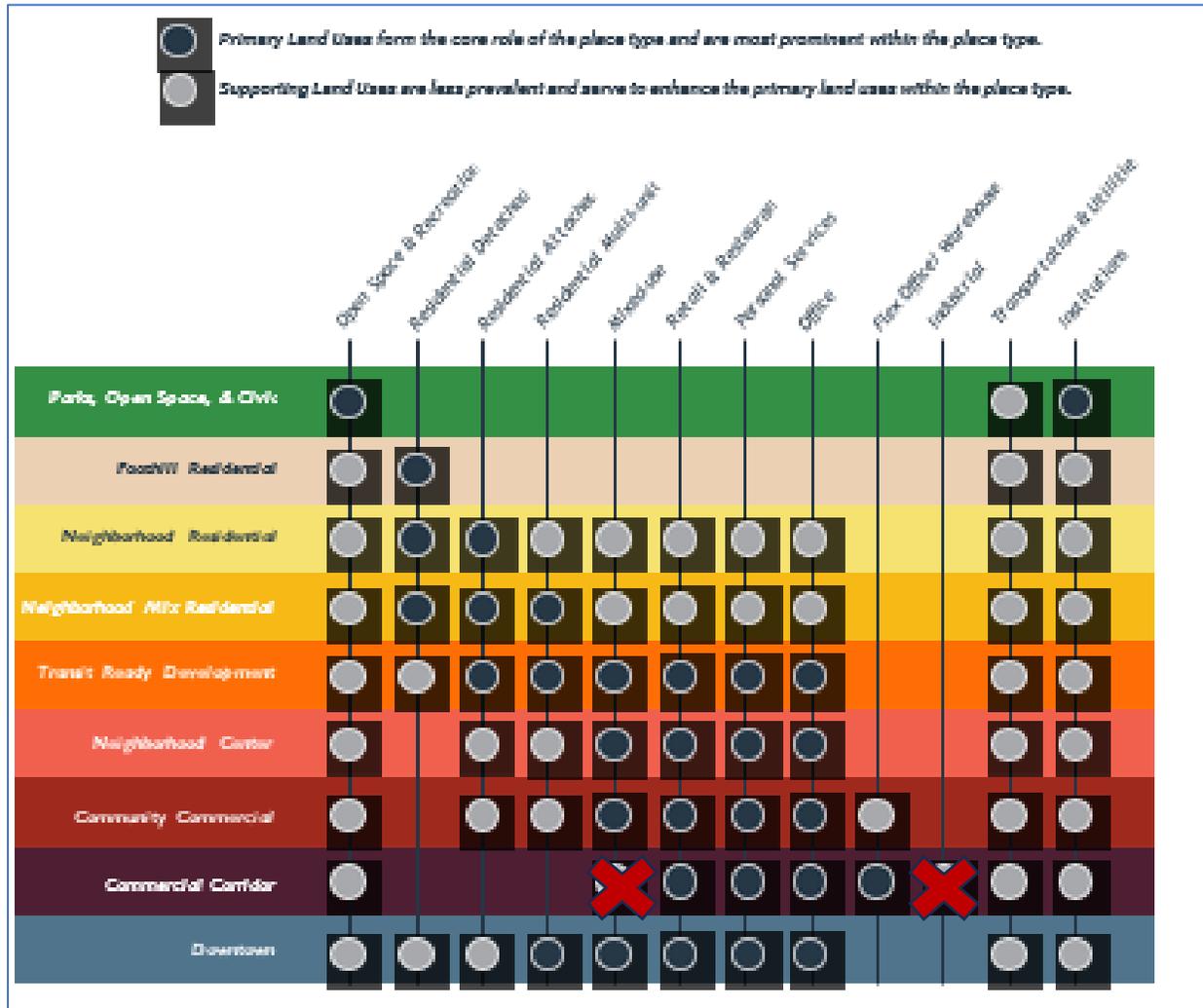
- High quality walkable streetscapes lined with urban form buildings
- Moderate to high intensity uses
- Active uses such as restaurant, retail, and entertainment uses on ground floors along Main Street and Town Square areas.
- A dense mixture of housing types proving a transition to surrounding areas

***Suggested Residential Density Range:***

- 20-30 dwelling units per acre
- Based on development parameters, such as height, setbacks, parking, etc.

## Future Land Use Matrix

The future land use matrix indicates what sorts of uses could be present within a place type. Primary land uses are those that are most prominent and ubiquitous within a place type. Supporting uses are not the general focus of the place type, but are compatible and enhance the primary uses. *This matrix should be used in tandem with the generalized land use mix diagrams found in the place types to determine how much of a given use is expected within a place type.*



Minutes of the  
BOUNTIFUL CITY COUNCIL  
January 5, 2024 – 2:15 p.m.

Official notice of the City Council Meeting was given by posting an agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website. The meeting was held in the Bountiful City Planning Conference Room

**Meeting between Bountiful City Council and Congresswoman Celeste Maloy**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Congresswoman	Celeste Maloy
	Ms. Maloy’s Chief of Staff	Bryan Wheat
Excused:	Councilmember	Jesse Bell

Mayor Harris called the meeting to order and welcomed those in attendance.

**DISCUSSION WITH CONGRESSWOMAN MALOY**

Mayor Harris welcomed Congresswoman Maloy and her Chief of Staff Bryan Wheat. The Congresswoman expressed her appreciation to the City Council members and public for their attendance and shared ways the City and public could connect with her staff. A brief discussion of topics of interest followed which included management of Mueller Park Recreation Area, enforcement of Forest Service property between the Bountiful B and Farmington, and funding to help replace the Bamberger Bridge overpass.

The discussion concluded at 3:15 p.m.

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*Mayor Kendalyn Harris*

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*City Recorder*

Minutes of the  
BOUNTIFUL CITY COUNCIL  
January 9, 2024 – 6:00 p.m.

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

**Swearing in – 6:00 p.m.**  
**City Council Chambers**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Attorney	Bradley Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	IT Director	Greg Martin
	Police Chief	Ed Biehler
	Police Lieutenant	David Gill
	Assistant Planner	Amber Corbridge
	Parks Director	Brock Hill
	City Recorder	Shawna Andrus
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:00 p.m. and welcomed those in attendance. Bountiful Philharmonia played the National Anthem.

**SWEARING IN OF NEWLY ELECTED COUNCILMEMBERS**

Mayor Harris invited Councilmembers Bradshaw, Higginson and Murri to be sworn in by City Recorder, Ms. Shawna Andrus. Ms. Andrus performed the swearing-in.

Mayor Harris invited them each to say a few words.

Councilmember Bradshaw explained that serving in local government is not for the faint of heart nor for the cold of heart. She expressed her desire to always give the residents her best judgement and her industry, because local government touches everyone on a personal level. She thanked her husband and her family for their unfailing support, her campaign supporters, and her colleagues at the City.

Councilmember Higginson thanked his family, the people who encouraged him to run for the Council again, and City staff. He explained that his job as a councilmember is partly to take residents’ concerns to the Council and staff, and partly to explain to residents that certain policies have been thoroughly discussed and they are there for a good reason. He added that he hoped people will always bring concerns to him and give the Council an opportunity to revisit issues as they arise.

1 He said the people working for the City are great people who have the residents’ best interests at  
2 heart.

3 Councilmember Murri said he is humbled and still in shock to be seated at the dais, and  
4 expressed his gratitude for the people who saw something in him and encouraged him to run. He said  
5 he appreciated being able to meet so many people and hear their stories and their opinions as he  
6 campaigned. He thanked his family for their help and support and patience. He also expressed his  
7 respect for each of his colleagues on the Council and his appreciation to be able to serve alongside  
8 them.  
9

10 Mayor Harris thanked them and expressed her excitement for this day. She introduced  
11 Bountiful Philharmonia, a local chamber orchestra led by Mr. Darrin Thiriot, who provided the music  
12 for the meeting.

13 Bountiful Philharmonia played “America the Beautiful” to close the meeting.  
14

15 The meeting ended at 6:25 p.m.  
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19 **Work Session – 6:30 p.m.**  
20 **City Council Chambers**  
21

22 Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Bradley Jeppsen
	Asst City Manager	Galen Rasmussen
	City Engineer	Lloyd Cheney
	IT Director	Greg Martin
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Planning Admin. Assistant	Samantha Harris
	Recording Secretary	Maranda Hilton

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35 Mayor Harris called the meeting to order at 6:34 p.m. and welcomed those in attendance.  
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37 **REVIEW OF GENERAL PLAN GOALS CONTINUED – MR. FRANCISCO ASTORGA**

38 Mr. Francisco Astorga went through the remaining Guiding Principles of the General Plan  
39 document update, as continued from the work session held on December 12, 2023. The Council  
40 discussed each one and had staff make a few small changes.  
41

42 The work session ended at 6:53 p.m.  
43  
44

45 **Regular Meeting – 7:00 p.m.**

**City Council Chambers**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Attorney	Bradley Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	IT Director	Greg Martin
	Parks Director	Brock Hill
	Senior Planner	Amber Corbridge
	Planning Admin Assistant	Samantha Harris
	Recording Secretary	Maranda Hilton

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

Mayor Harris called the meeting to order at 7:00 p.m. and welcomed those in attendance. Mr. Dave Higginson led the Pledge of Allegiance and Mayor Harris offered a prayer.

**PUBLIC COMMENT**

The public comment section was opened at 7:02 p.m.

No comments were made.

The public comment section was closed at 7:02 p.m.

**CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD DECEMBER 6 & 12, 2023**

Councilmember Price-Huish made a motion to approve the minutes from December 6 & 12, 2023, and Councilmember Higginson seconded the motion. The motion was approved with Councilmembers Bell, Bradshaw, Higginson Murri, and Price-Huish voting “aye.”

**BCYC REPORT**

No report was given.

**COUNCIL REPORTS**

Councilmember Price-Huish did not have a report but stated her excitement to be assigned to the Power Commission and to be working with Mr. Dave Irvine there.

Councilmember Bell did not have a report but said how wonderful it was to have the orchestra here tonight and thanked his colleagues for their hard work and sacrifices.

Councilmember Bradshaw reported that it is National Law Enforcement Appreciation Day and expressed her appreciation for Bountiful’s officers, dispatchers and fire fighters and all they do in the community. She also reported that the SDRD Board is currently working through the process of

1 adopting new policies that would allow figure skating to return to the recreation center. They hope to  
2 adopt the new policies at their meeting on February 12.

3 Councilmember Higginson did not have a report.

4 Councilmember Murri did not have a report.

5  
6 **CONSIDER APPROVAL OF:**

7 **A. EXPENDITURES GREATER THAN \$1,000 PAID DECEMBER 6, 13, 20 & 27, 2023**

8 **B. NOVEMBER 2023 FINANCIAL REPORT**

9 Councilmember Bell made a motion to approve the expenditures paid December 6, 13, 20 &  
10 27, 2023, and the November Financial Report and Councilmember Higginson seconded the motion,  
11 which passed with Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish voting “aye.”  
12

13 **CONSIDER APPROVAL OF THE REAPPOINTMENT OF MR. DAVE IRVINE TO THE**  
14 **BOUNTIFUL CITY POWER COMMISSION FOR A FOUR-YEAR TERM – MR. GARY**  
15 **HILL**

16 Mr. Gary Hill explained that Mr. Dave Irvine has been recommended to serve another four-  
17 year term on the Power Commission. He said that Mr. Irvine has been an instrumental part of the  
18 Power Commission for a number of years and the City has benefitted from his wealth of experience  
19 and knowledge.

20 Councilmember Higginson made a motion to approve the reappointment of Mr. Dave Irvine  
21 to the Power Commission and Councilmember Bradshaw seconded the motion. The motion passed  
22 with Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish voting “aye.”  
23

24 **CONSIDER APPROVAL OF ORDINANCE 2024-01 AMENDING THE ZONING MAP FOR**  
25 **FOUR PARCELS ON 100 WEST BETWEEN CENTER STREET AND 100 NORTH – MS.**  
26 **AMBER CORBRIDGE**

27 Ms. Amber Corbridge explained that Ordinance 2024-01 proposes to change four parcels on  
28 100 West to a Downtown Mixed-Use zone. One of them is zoned Single Family Residential (R-4)  
29 and the other three are zoned Professional Office (P-O) currently. The Planning Commission  
30 reviewed this item on December 19, held a public hearing, and forwarded a positive recommendation  
31 with a 7-0 vote. She asked the Council to consider if the proposed rezoning is necessary, if it is in the  
32 interest of the public, and if it is in harmony with the objectives and purposes of the Bountiful  
33 General Plan. She explained that this area historically was part of the downtown area, so there is  
34 support in the General Plan for this to be rezoned to Downtown again. There is also a lot of support  
35 for Mixed-Use zoning.

36 **a. PUBLIC HEARING**

37 The public hearing was opened at 7:16 p.m.

38  
39 No comments were made.

40  
41 The public hearing was closed at 7:16 p.m.

42  
43 **b. ACTION**

44 Councilmember Higginson explained that the applicant for this rezoning is his son, Mr. Dave  
45 Higginson, so he has an interest in one of the four properties. He also explained some of the history

1 of the other properties and why this rezoning might be the best way to help these historic homes be  
2 protected and preserved.

3 Councilmember Murri made a motion to approve Ordinance 2024-01 and Councilmember  
4 Price-Huish seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,  
5 Higginson, Murri and Price-Huish voting “aye.”

6  
7 **“WHERE DO WE GO FROM HERE” AND “FREEDOM OF RELIGION” SPEECHES BY**  
8 **LUCA BAILEY**

9 Mr. Luca Bailey, 4<sup>th</sup> grader at Muir Elementary, gave two speeches.

10  
11 **CONSIDER APPROVAL OF THE RENEWAL OF THE TYLER TECHNOLOGIES**  
12 **SOFTWARE MAINTENANCE CONTRACT IN THE TOTAL AMOUNT OF \$82,617 – MR.**  
13 **GREG MARTIN**

14 Mr. Greg Martin explained that the City uses Tyler MUNIS software for City financials, and  
15 this contract renewal includes maintenance, software updates and tech support as needed. The City  
16 removed a couple modules that were no longer used, so the overall contract cost is lower than last  
17 year.

18 Councilmember Murri made a motion to approve the renewal of the software contract with  
19 Tyler Technologies and Councilmember Price-Huish seconded the motion. The motion passed with  
20 Councilmember Bell, Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

21  
22 **CONSIDER APPROVAL OF CONTRACTS WITH RANDALL BROTHERS, REDLINE**  
23 **ROOFING AND RESIDENTIAL GLASS WORKS FOR THE BOUNTIFUL RIDGE PRO**  
24 **SHOP REMODEL IN THE TOTAL AMOUNT OF \$204,591 – MR. BROCK HILL**

25 Mr. Brock Hill explained that it is time to remodel the pro shop side of the clubhouse at  
26 Bountiful Ridge Golf Course. The building will be taken down to bare wood and flooring and some  
27 of the HVAC system will also be impacted. They are planning on replacing the roof and replacing the  
28 windows to bring everything up to date. After talking to contractors and getting bids, staff  
29 recommends contracting with Randall Brothers for the remodel, with Redline Roofing for the roof  
30 replacement and with Residential Glass Works for the window replacement.

31 Mayor Harris asked if this project will complete the clubhouse renovation project. Mr. Brock  
32 Hill answered that no other major renovations are planned after this.

33 Councilmember Price-Huish made a motion to approve the contracts for the Bountiful Ridge  
34 pro shop remodel and Councilmember Bell seconded the motion. The motion passed with  
35 Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

36  
37 **CONSIDER AUTHORIZATION OF THE ADDITIONAL EXPENDITURE OF \$179,781 FOR**  
38 **THE RECONSTRUCTION OF 300 SOUTH AND 400 SOUTH – MR. LLOYD CHENEY**

39 Mr. Lloyd Cheney explained that the Engineering and Streets Departments undertake several  
40 small reconstruction projects around the City each year, and they usually are able to process the  
41 existing asphalt and other materials and utilize it for the structure of the new road. This process saves  
42 money and creates less waste. However, on this project, the soil conditions were too poor and there  
43 was too much settling to use only the existing materials, so staff is asking for additional funds to  
44 complete the project. There is enough money in the budget to cover the extra expense.

45 Councilmember Price-Huish asked if the City will likely run into this issue again in that part  
46 of town, and if soil testing needed to be more robust in the future. Mr. Cheney answered that staff can

1 definitely do more soil testing in the future. They also try to do their projects concurrently when  
2 water lines and irrigation lines are being replaced which helps minimize that risk.

3 Councilmember Higginson made a motion to approve the additional expenditure for the 300  
4 South/400 South reconstruction as presented and Councilmember Murri seconded the motion. The  
5 motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish voting  
6 “aye.”  
7

8 **CONSIDER APPROVAL OF THE FINAL ACCEPTANCE OF CREEK SIDE VIEWS**  
9 **SUBDIVISION – MR. LLOYD CHENEY**

10 Mr. Cheney explained that it is time for the City to accept the improvements for the Creek  
11 Side Views subdivision off Davis Blvd. There is one small issue of some damage to a portion of the  
12 curb and gutter, but Mr. Crane has agreed to work with the City and the owners to split the cost of  
13 that repair. All other items meet City standards and staff recommends approval of the acceptance.

14 Councilmember Higginson made a motion to approve the final acceptance of Creek Side  
15 Views subdivision as presented and Councilmember Price-Huish seconded the motion. The motion  
16 passed with Councilmembers Bell, Bradshaw, Higginson, Murri and Price-Huish voting “aye.”  
17

18 **ADJOURN**

19 Councilmember Murri made a motion to adjourn the meeting and Councilmember Bradshaw  
20 seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri  
21 and Price-Huish voting “aye.”  
22

23 The regular session was adjourned at 7:45 p.m.  
24

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*Mayor Kendalyn Harris*

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*City Recorder*



# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
January 3 & 10, 2024

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** January 23, 2024

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid January 3 & 10, 2024.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid January 3, 2024**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,130.00	237471	5854960-01	Misc. Parts/Supplies - Cust #6000052
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	25,230.25	237474	102	Tubgrinding from 11/3-12/10/2023 Bountiful City
11488	CENTRAL SQUARE	Police	104210 428000	Telephone Expense	8,760.84	237479	399451	Annual Maintenance - Customer # 16803
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,864.80	237486	76457	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,060.00	237486	76456	Tree Trimming
2896	LARRY H. MILLER	Streets	104410 425000	Equip Supplies & Maint	1,308.20	237506	242016	Misc. Parts/ Supplies - Acct #A1069
14745	MCT	Police	104210 425500	Terminal Maint & Queries	2,120.00	237513	76772	Printer & Software - Cust # C36721
3193	MOUNTAIN STATES INDU	Streets	104410 425000	Equip Supplies & Maint	1,916.87	237521	30717	Cylinder for Backhoe
14511	ONWARD TECHNOLOGY	Information Technology	104136 425000	Equip Supplies & Maint	8,542.89	237528	80726	Ruckus Licensing & Support/ Watchdog & ICX
15056	RDO EQUIPMENT CO.	Streets	104410 425000	Equip Supplies & Maint	5,004.70	237536	P00409R2	Misc. Parts/ Supplies - Acct #61110002
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	3,354.50	237540	187876	Misc. Parts/ Supplies - Cust ID 00330
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,603.42	237554	0373613	Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	21,702.81	237554	0373430	Fuel - Acct # 000275
4285	TYLER TECHNOLOGIES,	Finance	104140 429200	Computer Software	1,788.15	237557	045-449471	PACE Training Annual Subscription
4285	TYLER TECHNOLOGIES,	Treasury	104143 429200	Computer Software	2,222.87	237557	045-449471	PACE Training Annual Subscription
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,186,921.39	237559	12202023	Nov. 2023 payment for Power Resources
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	1,038,991.60	237563	12122023	Bountiful Construction Project bill for Nov. 2023
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,295.00	237569	112991	Janitorial Services for December 2023
TOTAL:					<u>2,336,818.29</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid January 10, 2024**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1078	ALL STAR STRIPING, L	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,852.00	237574	6087	Repaint all stalls at Bountiful City Parks
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,598.10	237578	1277105	Patching - Customer # 5628
1220	AT&T MOBILITY	Streets	104410 428000	Telephone Expense	1,039.32	237579	X12282023	Account # 287314361186
5587	BRADSHAW, KATE	Legislative	104110 423000	Travel & Training	1,226.20	237585	01072024	Reimbursed for NLC DC Confreence
4986	CRANE, DAN	Engineering	104450 453100	Interest Expense	2,014.09	237593	011020204	Release of Bond Funds for Creek Side Views Sub.
1889	DAVIS COUNTY GOVERNMENT	Legislative	104110 461000	Miscellaneous Expense	1,800.77	237595	01102024	Property Taxes for 2022 for closing
9982	DIAMOND TREE EXPERTS	Legislative	104110 461000	Miscellaneous Expense	2,450.00	237597	184649	Bountiful City Museum Tree Trimming
11484	EAST PENN MANUFAC	Streets	104410 425000	Equip Supplies & Maint	1,158.80	237598	240009584	Misc. Supplies - Customer #570600167
14256	GOLF GENIUS	Golf Course	555500 422100	Advertising & Marketing	3,500.00	237602	140466	Golf Tournament Software/Marketing- Cust id 10691
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	14,498.80	237611	01042024	Work Completed through Dec. 2023
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	45,019.05	237611	01042024	Work Completed through Dec. 2023
10962	MILLER INSULATION	Light & Power	535300 448614	Power Plant Equipment Repairs	6,500.00	237622	303739	Exhaust Blankets
14853	MILLER PAVING, INC.	Streets	454410 473500	Road Reconstruction	74,910.00	237623	01102024	Work Complete 300 S & 400 S in Bountiful City
15061	MIWALL CORPORATION	Police	104210 445100	Public Safety Supplies	1,633.60	237624	1012548	Misc. Parts & Supplies
3649	RASMUSSEN EQUIPMENT	Water	515100 448000	Operating Supplies	2,610.00	237635	10173464	Misc. Parts - Acct # 09503
3649	RASMUSSEN EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	4,917.00	237635	10173333	Misc. Parts - Acct #09503
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	5,145.00	237639	10246	December Recycling Fee for Bountiful City
10586	ROCKY MOUNTAIN RECYC	Recycle Collection Operations	585810 431550	Recycling Processing Fees	9,838.16	237642	NP-143440	Recycling Fees for December 2023
3832	SALT LAKE MAILING &	Finance	104140 429050	Utility Billing Supplies	50,000.00	237644	01082024	Mailing& Printing Utility Bills for Bountiful City
3886	SESAC, INC.	Legislative	104110 461000	Miscellaneous Expense	1,159.00	237645	12312024	Music Licensing for Hold Music - Acct # 308754
3968	SNOW, CHRISTENSEN &	Legal	104120 431100	Legal And Auditing Fees	1,543.50	237648	524577	Matter # 15087.9 Jensen v. Bountiful
4051	STATE OF UTAH	Landfill Operations	585820 431300	Environmental Monitoring	5,559.29	237650	01092024	Landfill Solid Waste Fees - 4Q2023
10571	STRUCTURAL STEEL & P	Streets	104410 425000	Equip Supplies & Maint	3,900.00	237653	230825	Spill Guards for Bountiful City
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,716.72	237659	0373895	Bulk Oil and DEF - Acct #000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	19,653.37	237659	0373931	Fuel - Acct # 000275
9280	TURF-IT / AMERICAN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,400.00	237660	711889	Lawn Fertilizer
4285	TYLER TECHNOLOGIES,	Human Resources	104134 429200	Computer Software	10,781.07	237661	045-429994a	Support & Licensing - Cust #41630
4285	TYLER TECHNOLOGIES,	Finance	104140 429200	Computer Software	37,108.96	237661	045-429994a	Support & Licensing - Cust #41630
4285	TYLER TECHNOLOGIES,	Streets	104410 424000	Office Supplies	5,177.81	237661	045-429994a	Support & Licensing - Cust #41630
4285	TYLER TECHNOLOGIES,	Engineering	104450 429300	Computer Hardware	10,575.53	237661	045-429994a	Support & Licensing - Cust #41630
4285	TYLER TECHNOLOGIES,	Planning	104610 425000	Equip Supplies & Maint	9,686.11	237661	045-429994a	Support & Licensing - Cust #41630
4285	TYLER TECHNOLOGIES,	Light & Power	535300 429300	Computer Hardware	9,286.91	237661	045-429994a	Support & Licensing - Cust #41630
4448	VEOLIA ENVIRONMENTAL	Refuse Collection Operations	585800 448000	Operating Supplies	95,161.58	237667	INV-314529	HHW Collection Day for Bountiful City
4536	WEBER-BOX ELDER	Light & Power	535300 448628	Pineview Hydro Operating Costs	8,902.31	237669	01082024	4Q 2023 Generation
4574	WHEELER MACHINERY CO	Streets	104410 429200	Computer Software	1,080.00	237671	EM12770	Caterpillar Software - Cust #009503
TOTAL:					<u>454,403.05</u>			



# City Council Staff Report

**Subject:** Annual Open Meetings Training  
**Author:** Bradley A. Jeppsen  
**Department:** Legal  
**Date:** 01/23/24



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## **Background**

State Law Mandates that Council Members be trained in open meetings once per Year. In addition to the open records training, the Council will also receive brief training on records and ethics.

## **Analysis**

Council Members should be trained and reminded of state codes that are applicable to them in their official roles. These include compliance with the open meetings act, being aware of what records are public, and potential ethics violations. Local examples of violations are included in the training.

## **Department Review**

Legal

## **Significant Impacts**

NA

## **Recommendation**

No formal action is required. This item is for information only.

## **Attachments**

None



# City Council Staff Report

**Subject:** Eagle Ridge Drive Roadway  
Dedication Plat  
**Author:** Lloyd Cheney, City Engineer  
**Departments:** Engineering  
**Date:** January 23, 2024



## Background

The City, with cooperation from Rainey Homes has constructed the roadway which will serve as the public street to be included in the last phase (Phase 4) of the Stone Creek Estates Subdivision. The new roadway extends from the south end of Eagle Ridge Drive (below the “B”) to the County-owned debris basin embankment and along the crest of the basin as it crosses Stone Creek, running south to the intersection of Bountiful Blvd and 50 North Street. The new road provides a critical access for emergency response to the parking lot at the “B”, and a second access to the residential neighborhood on the North side of Stone Creek. This item was reviewed by the Planning Commission on January 16, 2023. The Planning Commission has forwarded a recommendation for approval to the City Council.

## Analysis

The City’s Master Street Plan was amended in January, 2022 to specify the general configuration and specifications for the widths of roads in this area. The Master Street Plan identifies a width of 60 feet from the intersection at 50 N and Bountiful Blvd across the debris basin embankment where the right of way would be reduced to 54 feet to match the road right of way for the Eagle Ridge Subdivision near the “B”.

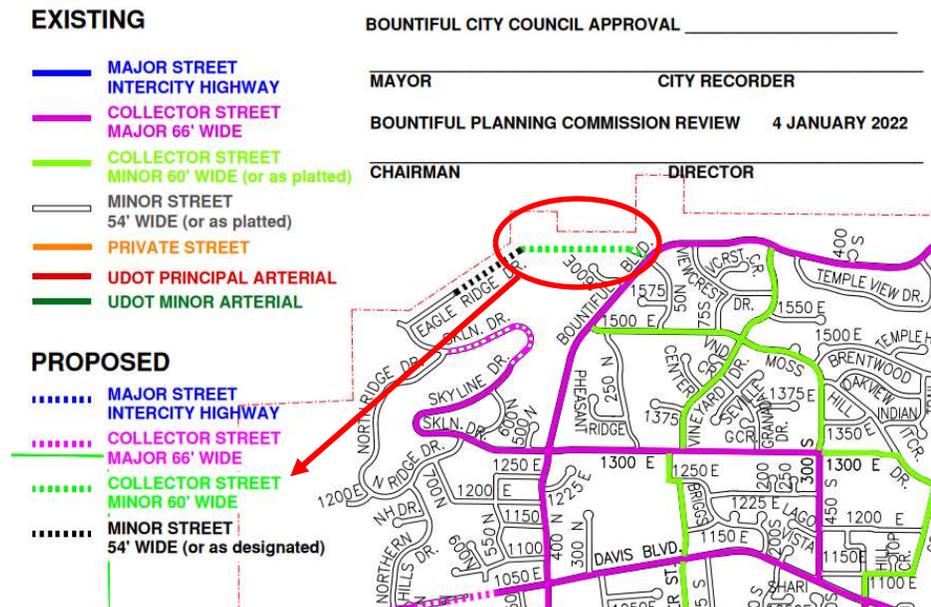


Figure 1 Bountiful Master Street Plan as adopted January 2022

As a means of facilitating construction of the roadway in advance of the development of the adjacent property, the City entered into an agreement with Rainey Homes to construct the new road from the south side of the debris basin to Bountiful Blvd. This agreement included the transfer of ownership of the property for road construction. Although the ownership changed hands between Rainey and the City, a roadway dedication plat is required to specify the exact location and geometric configuration of the roadway, to define its function as a right of way for a public street, and to establish rights for utilities which have been or which may yet be constructed in the right of way.

As prepared, the Road Dedication Plat only includes the portion of the roadway through the Rainey-owned property to the south boundary of the Davis County-owned debris basin. As the property on the north side of the debris basin develops, that portion of the roadway will be identified and dedicated. Davis County will need to prepare a similar dedication plat for the roadway across the debris basin, since they are the property owner.



*Figure 2 Eagle Ridge Drive Prior to the Completion of Construction*

### **Department Review**

This item has been reviewed by the City Planner and City Attorney.

### **Significant Impacts**

No significant impacts have been identified.

**Recommendation:**

Staff recommends the City Council grant Final Approval for the Eagle Ridge Drive Road Dedication Plat and authorize the Mayor to sign the plat on behalf of the Council.

**Attachments**

1. Eagle Ridge Dr Roadway Dedication Plat

**EAGLE RIDGE DRIVE ROAD DEDICATION**

LOCATED IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 21,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
DECEMBER 2023

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
RECORD CALLS ( )	
SET 5/8" REBAR WITH "ENTELLUS" CAP AT CORNER (UNLESS OTHERWISE NOTED)	●

**SURVEYOR'S CERTIFICATE**

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 9897117-2201 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT HEREAFTER TO BE KNOWN AS EAGLE RIDGE DRIVE ROAD DEDICATION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

*Aaron Inabnit*  
AARON L. INABNIT, P.L.S. UT #9897117-2201



**DEDICATION DESCRIPTION**

BEGINNING AT A POINT ON THE NORTHERLY LINE OF BOUNTIFUL BOULEVARD, SAID POINT IS SOUTH 00°55'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1992.86 FEET TO SAID NORTHERLY LINE AND TO THE SOUTHERNMOST CORNER OF LOT 301, STONE CREEK ESTATES PHASE 3 SUBDIVISION, AND SOUTH 48°52'40" EAST 155.16 FEET ALONG SAID NORTHERLY LINE FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE EASTERLY 31.83 FEET ALONG A TANGENT, 20.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°11'23", CHORD BEARS NORTH 85°31'38" EAST 28.58 FEET, TO A POINT OF COMPOUND CURVATURE WITH A 303.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHEASTERLY 206.74 FEET ALONG SAID CURVE THROUGH AN CENTRAL ANGLE OF 39°05'39", CHORD BEARS NORTH 20°23'07" EAST 202.76 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00°50'18" EAST 315.47 FEET TO A POINT OF TANGENCY WITH A 530.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 215.65 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'45", CHORD BEARS NORTH 12°29'40" EAST 214.16 FEET, TO A POINT OF TANGENCY; THENCE NORTH 24°09'03" EAST 77.42 FEET TO A POINT OF CURVATURE WITH A 270.00-FOOT RADIUS CURVE TO THE LEFT; THENCE NORTHERLY 78.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°36'39", CHORD BEARS NORTH 15°50'44" EAST 78.00 FEET, TO A POINT OF REVERSE CURVATURE WITH A 330.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 102.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°44'25", CHORD BEARS NORTH 16°24'36" EAST 101.77 FEET, TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY #693041 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 89°58'27" EAST 67.91 FEET ALONG SAID SOUTHERLY LINE TO A 330.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 7.13 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'16", CHORD BEARS SOUTH 29°19'03" WEST 7.13 FEET TO A POINT OF REVERSE CURVATURE WITH A 270.00-FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHWESTERLY 105.54 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°23'47", CHORD BEARS SOUTH 18°44'17" WEST 104.87 FEET, TO A POINT OF REVERSE CURVATURE WITH 330.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 95.67 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°36'39", CHORD BEARS SOUTH 15°50'44" WEST 95.34 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 24°09'03" WEST 77.42 FEET TO A POINT OF CURVATURE WITH A 470.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 191.23 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'45", CHORD BEARS SOUTH 12°29'40" WEST 189.92 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 00°50'18" WEST 315.47 FEET TO A POINT OF TANGENCY WITH A 363.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 251.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°44'36", CHORD BEARS SOUTH 20°42'36" WEST 246.78 FEET, TO A POINT OF REVERSE CURVATURE WITH A 20.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 29.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°16'27", CHORD BEARS SOUTH 01°33'19" EAST 26.84 FEET, TO A POINT ON THE NORTHERLY LINE OF BOUNTIFUL BOULEVARD AND A NON-TANGENT, 533.00-FOOT-RADIUS CURVE TO THE LEFT; THENCE NORTHWESTERLY 48.31 FEET ALONG SAID NORTH LINE AND CURVE THROUGH A CENTRAL ANGLE OF 05°11'37", CHORD BEARS NORTH 46°17'21" WEST 48.30 FEET, TO A POINT OF TANGENCY; THENCE NORTH 48°52'40" WEST 49.99 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CONTAINS 1.435 ACRES.

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A STREET TO BE KNOWN AS EAGLE RIDGE DRIVE ROAD DEDICATION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

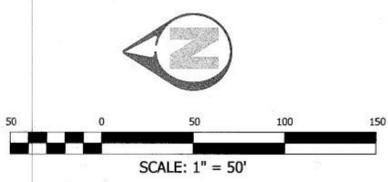
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KENDALYN HARRIS \_\_\_\_\_ CITY RECORDER, ATTEST  
MAYOR: BOUNTIFUL CITY

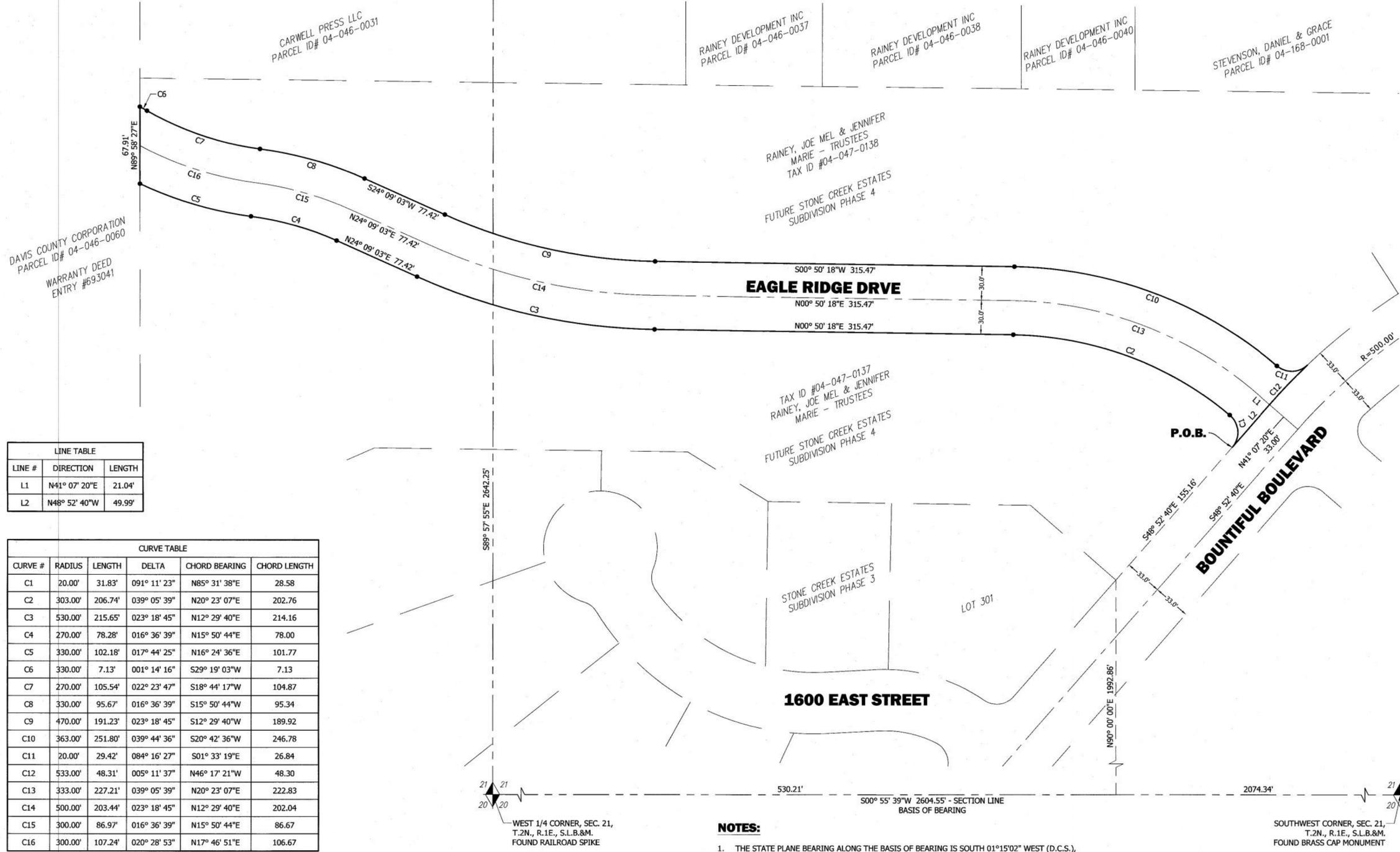
**CORPORATE ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THERE PERSONALLY APPEARED BEFORE ME, KENDALYN HARRIS, MAYOR OF BOUNTIFUL CITY, WHOM, BEING BY ME DULY SWORN, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME SAID INSTRUMENT WAS SIGNED BY HER IN HER AUTHORIZED CAPACITY IN BEHALF OF SAID BOUNTIFUL CITY.

NOTARY PUBLIC: \_\_\_\_\_  
RESIDENCE: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_



CENTER QUARTER 21, T.2N., R.1E., S.L.B.&M.  
FOUND D.C.S. MONUMENT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N41° 07' 20"E	21.04'
L2	N48° 52' 40"W	49.99'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.83'	091° 11' 23"	N85° 31' 38"E	28.58
C2	303.00'	206.74'	039° 05' 39"	N20° 23' 07"E	202.76
C3	530.00'	215.65'	023° 18' 45"	N12° 29' 40"E	214.16
C4	270.00'	78.28'	016° 36' 39"	N15° 50' 44"E	78.00
C5	330.00'	102.18'	017° 44' 25"	N16° 24' 36"E	101.77
C6	330.00'	7.13'	001° 14' 16"	S29° 19' 03"W	7.13
C7	270.00'	105.54'	022° 23' 47"	S18° 44' 17"W	104.87
C8	330.00'	95.67'	016° 36' 39"	S15° 50' 44"W	95.34
C9	470.00'	191.23'	023° 18' 45"	S12° 29' 40"W	189.92
C10	363.00'	251.80'	039° 44' 36"	S20° 42' 36"W	246.78
C11	20.00'	29.42'	084° 16' 27"	S01° 33' 19"E	26.84
C12	533.00'	48.31'	005° 11' 37"	N46° 17' 21"W	48.30
C13	333.00'	227.21'	039° 05' 39"	N20° 23' 07"E	222.83
C14	500.00'	203.44'	023° 18' 45"	N12° 29' 40"E	202.04
C15	300.00'	86.97'	016° 36' 39"	N15° 50' 44"E	86.67
C16	300.00'	107.24'	020° 28' 53"	N17° 46' 51"E	106.67

**NOTES:**  
1. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS SOUTH 01°15'02" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com  
PROJECT #1190019 2023/06/22 JJS  
2023/10/02 JJS

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY RECORDER ATTEST: \_\_\_\_\_  
MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**  
APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BOUNTIFUL CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
PLANNING DIRECTOR \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**  
APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BOUNTIFUL CITY ATTORNEY \_\_\_\_\_

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
COUNTY RECORDER: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY

# City Council Staff Report

**Subject:** Final Acceptance of Phases 2 and 3 of the Stone Creek Estates Subdivision  
**Authors:** Lloyd Cheney, City Engineer  
**Date:** January 23, 2024



## **Background**

Phases 1 and 2 of the Stone Creek Estates Subdivision were given final approval by the City Council in May, 2018. Phase 3 was given final approval two years later in June of 2020. Construction of Phase 2 included the installation of utilities and a new pavement section in the section of Bountiful Blvd from 1500 E to the intersection of Bountiful Blvd and 50 N. This work was completed late in the summer of 2019. Construction of the cul-de-sac on the north side of Bountiful Blvd (Phase 3) was completed in the summer of 2021.

## **Analysis**

Public improvements constructed under this phase included installation of the culinary water, storm drain, sewer, irrigation, and power systems in addition to the roadway improvements. Engineering Dept. staff have inspected the condition of both phases and finds the improvements acceptable.

## **Department Review**

This memo has been reviewed by the City Manager.

## **Significant Impacts**

The City will now assume all responsibility for the maintenance of the public streets, and associated improvements.

## **Recommendation**

Staff recommends the City Council accept the public improvements constructed in Phases 2 and 3 of the Stone Creek Estates Subdivision, authorize the release of the balance of the bond funds, and relieve the developer of any further obligation.



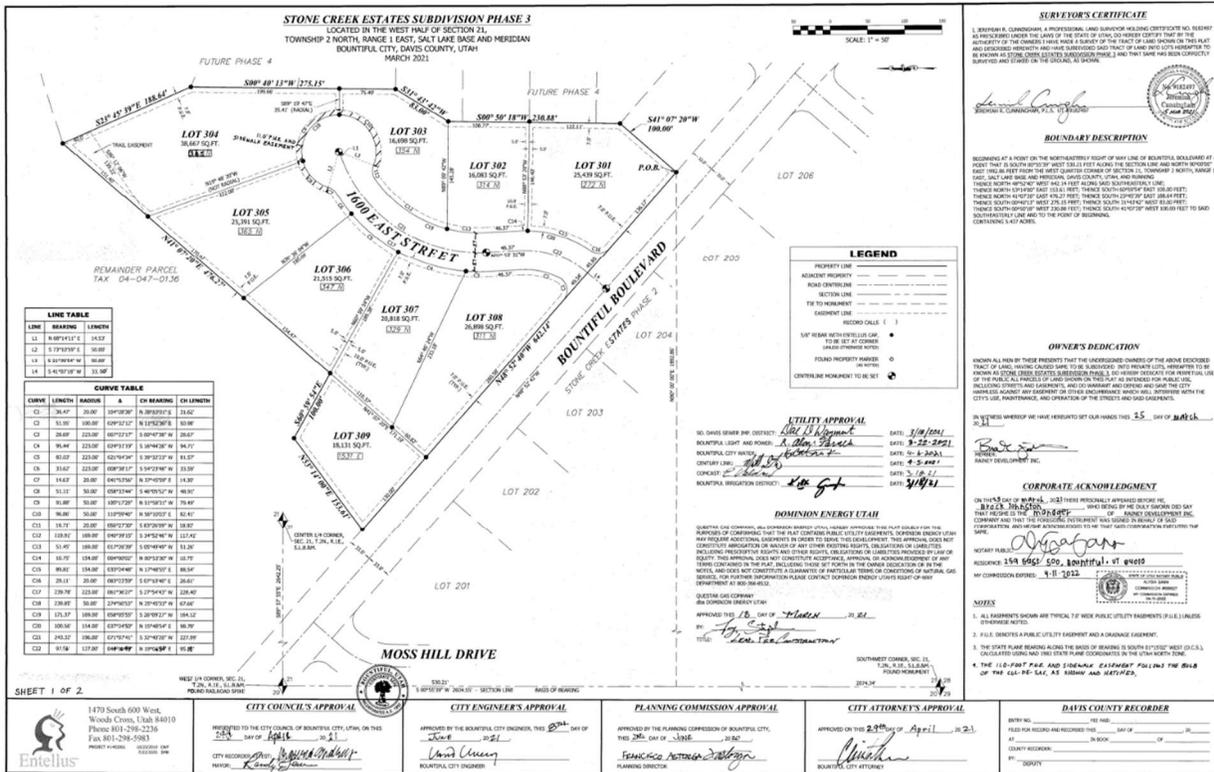


Figure 2 Phase 3 Stone Creek Estates Subdivision