

BOUNTIFUL CITY COUNCIL

Tuesday, August 26th, 2025

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 open 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) approximately one hour prior to the start of the meeting.

AGENDA

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 city of residency, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Council reports
4. Consider approval of the preliminary June Financial Report pg. 3
5. Consider approval of Ordinance No. 2025-13, a land use text amendment addressing building height for accessory structures in single-family residential zones – Mr. Francisco Astorga pg. 18
6. Consider approval of a proposal from SWCA to perform Cultural and Wildlife Resource survey work, in the total amount of \$21,712 – Mr. Todd Christensen pg. 35
7. Consider approval of the rebuild of the small pavilion at Bountiful Park by Launch Construction, in the total amount of \$34,712 – Mr. Brock Hill pg. 39
8. Consider approval of the Echo transmission line Phase One insulator and crossarm change-out by Wasatch Electric, in the total amount of \$179,138 – Mr. Allen Johnson pg. 41
9. Consider approval of a proposal from ECI for the Pineview Hydroelectric Control System replacement, in the total amount of \$953,915 – Mr. Allen Johnson pg. 45
10. Consider approval of the purchase of a battery system for the NW Substation from Exponential, in the total amount of \$42,422 – Mr. Allen Johnson pg. 47
11. Consider approval of the construction of the retaining wall and roadway improvements on Mueller Park Road by Taylor Electric in the total amount of \$54,552 – Mr. Lloyd Cheney pg. 49
12. Adjourn


City Recorder

City Council Staff Report

Subject: Preliminary June 2025 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: August 26, 2025



Background

These reports include summary revenue, expense, and budget information for all of the City's funds. Both revenues and expenses, including capital outlay, have been included. These reports are only preliminary numbers as there will be some additional revenue & expense changes associated with the final fiscal yearend adjustments. The final numbers for fiscal 2025 will be presented to the Council in November 2025 when the Annual Comprehensive Financial Report (ACFR) is complete and audited. These preliminary financials are presented to the City Council to provide some information on the general financial results of fiscal year 2025.

Analysis

Data within the reports and graphs presented provide detail of preliminary revenue, expense, and budget results for the associated period.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

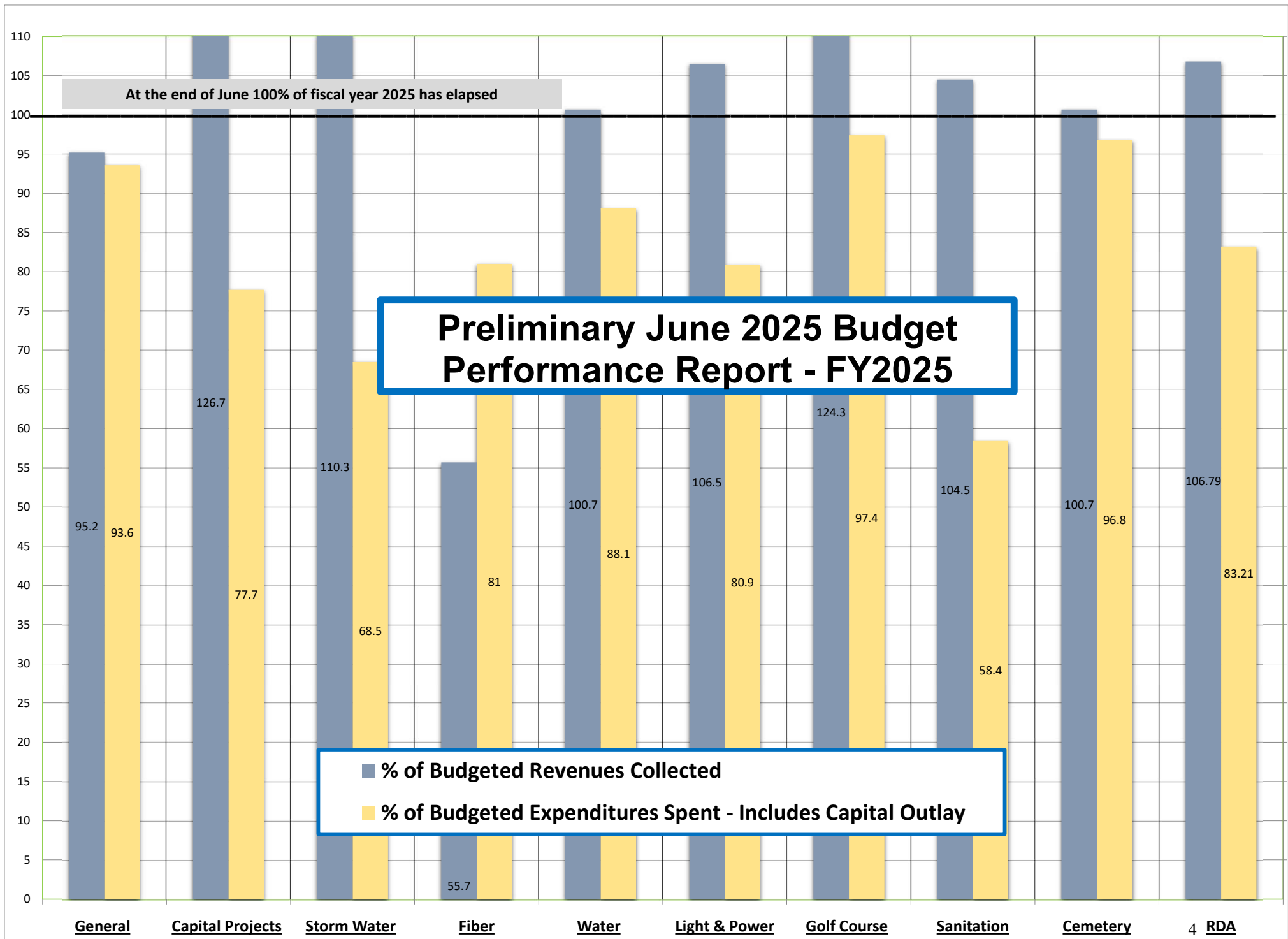
The FY2025 budget portion of these reports is the amended FY2025 budget, approved by the City Council in June of 2025.

Recommendation

Council should review the attached revenue, expense, and budget reports.

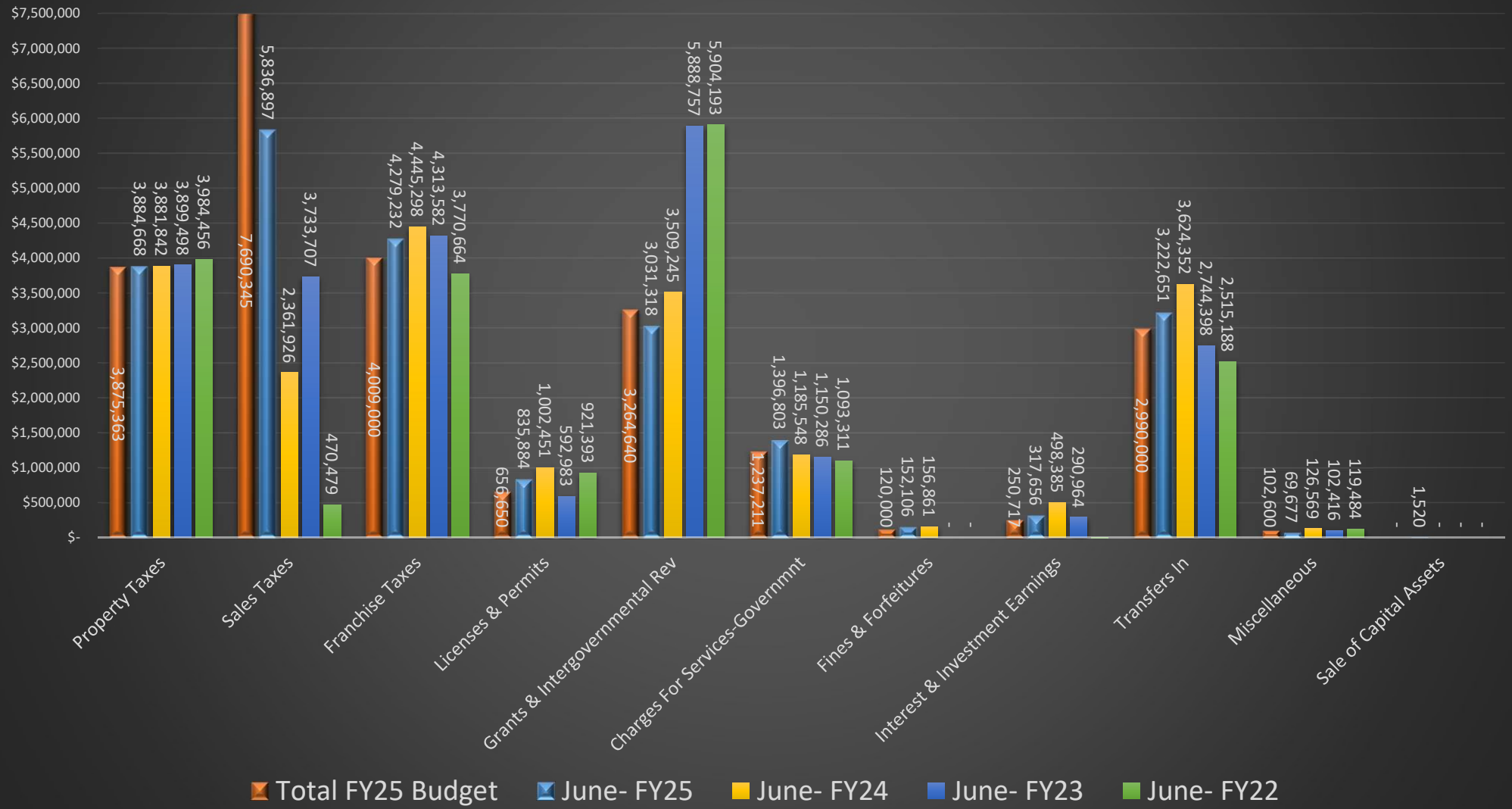
Attachments

- Preliminary June 2025 Revenue & Expense Reports – Fiscal 2025 YTD

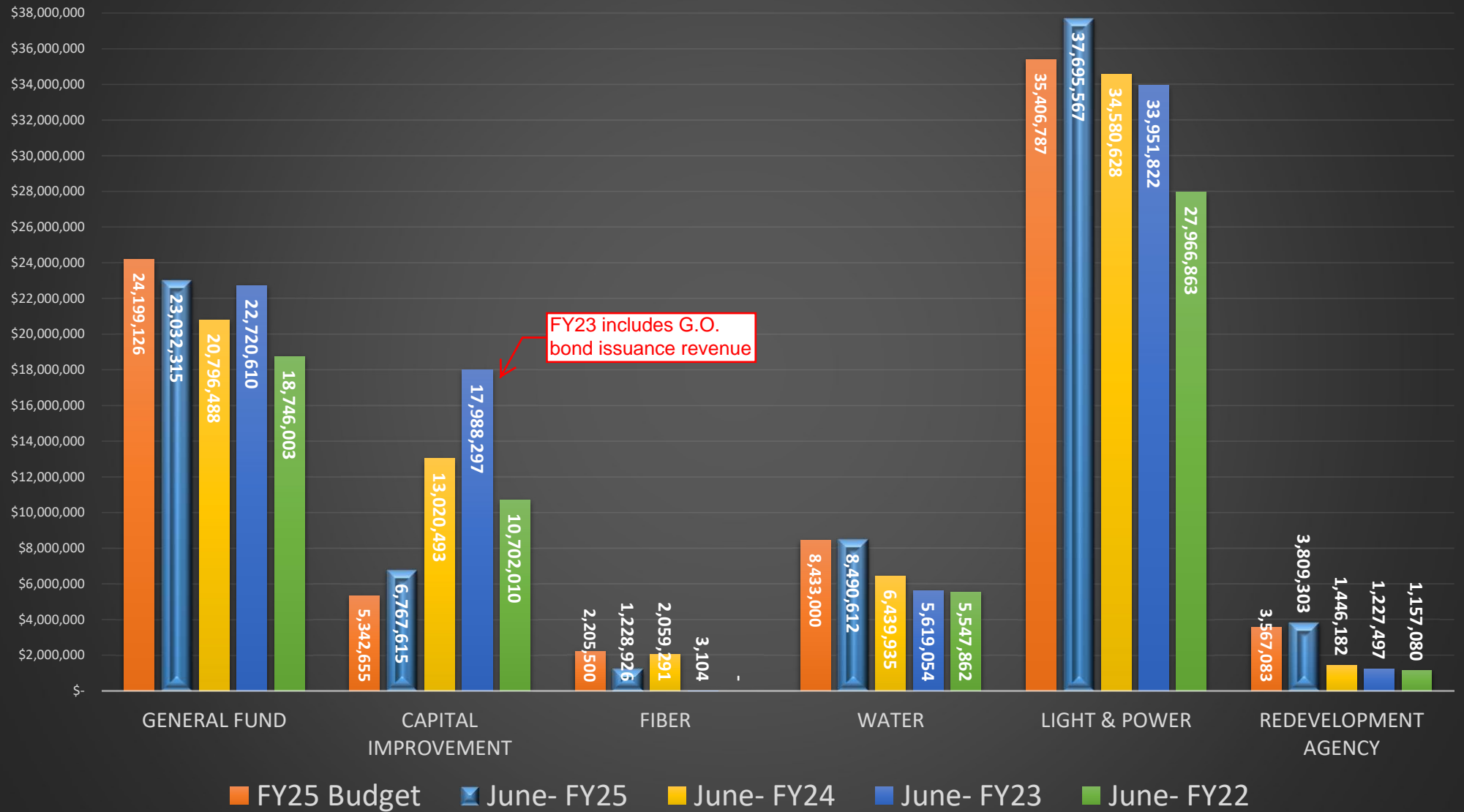


General Fund Detailed Revenues - Preliminary June 2025

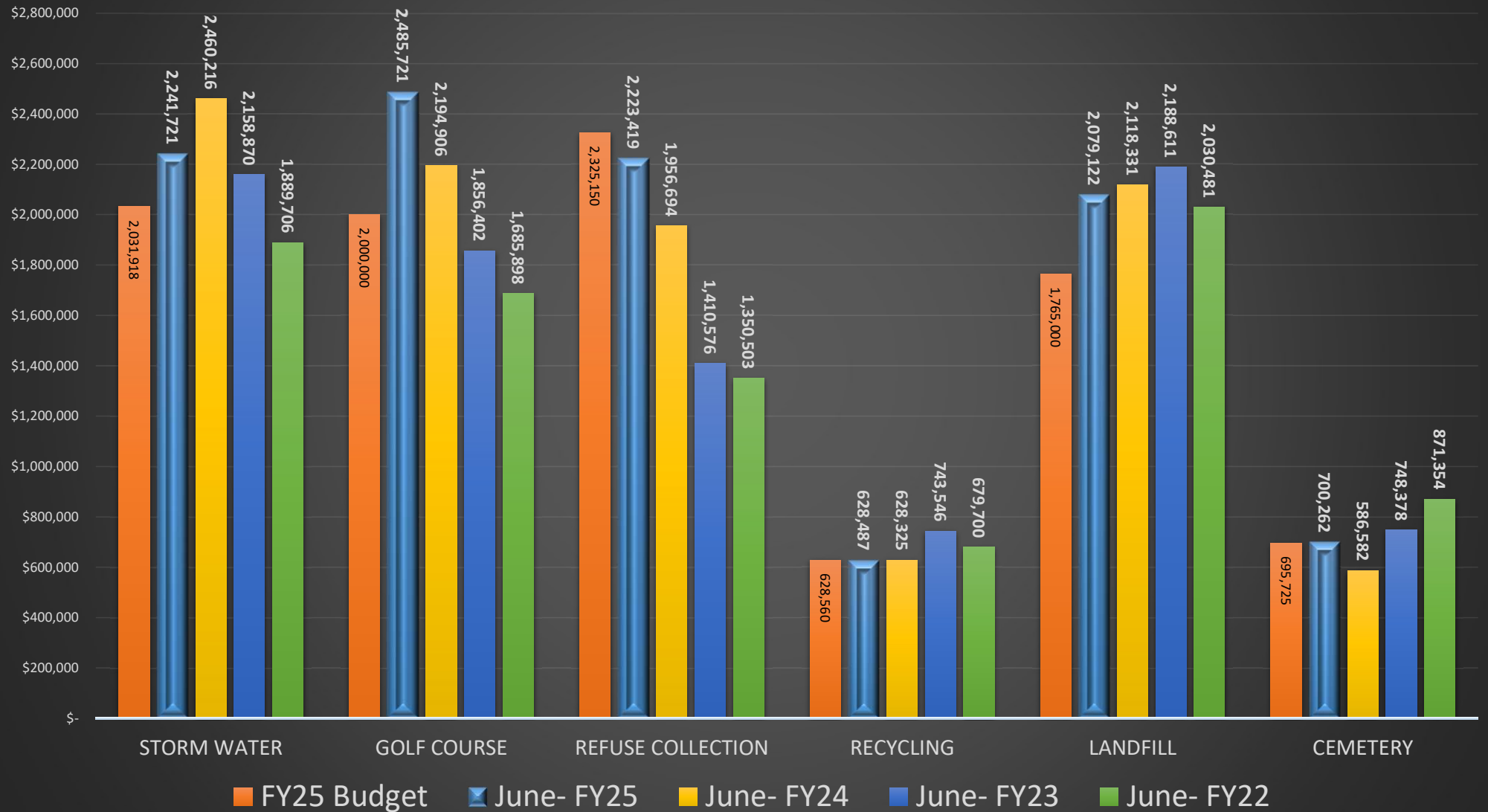
YTD Revenues (Fiscal Year 2025) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

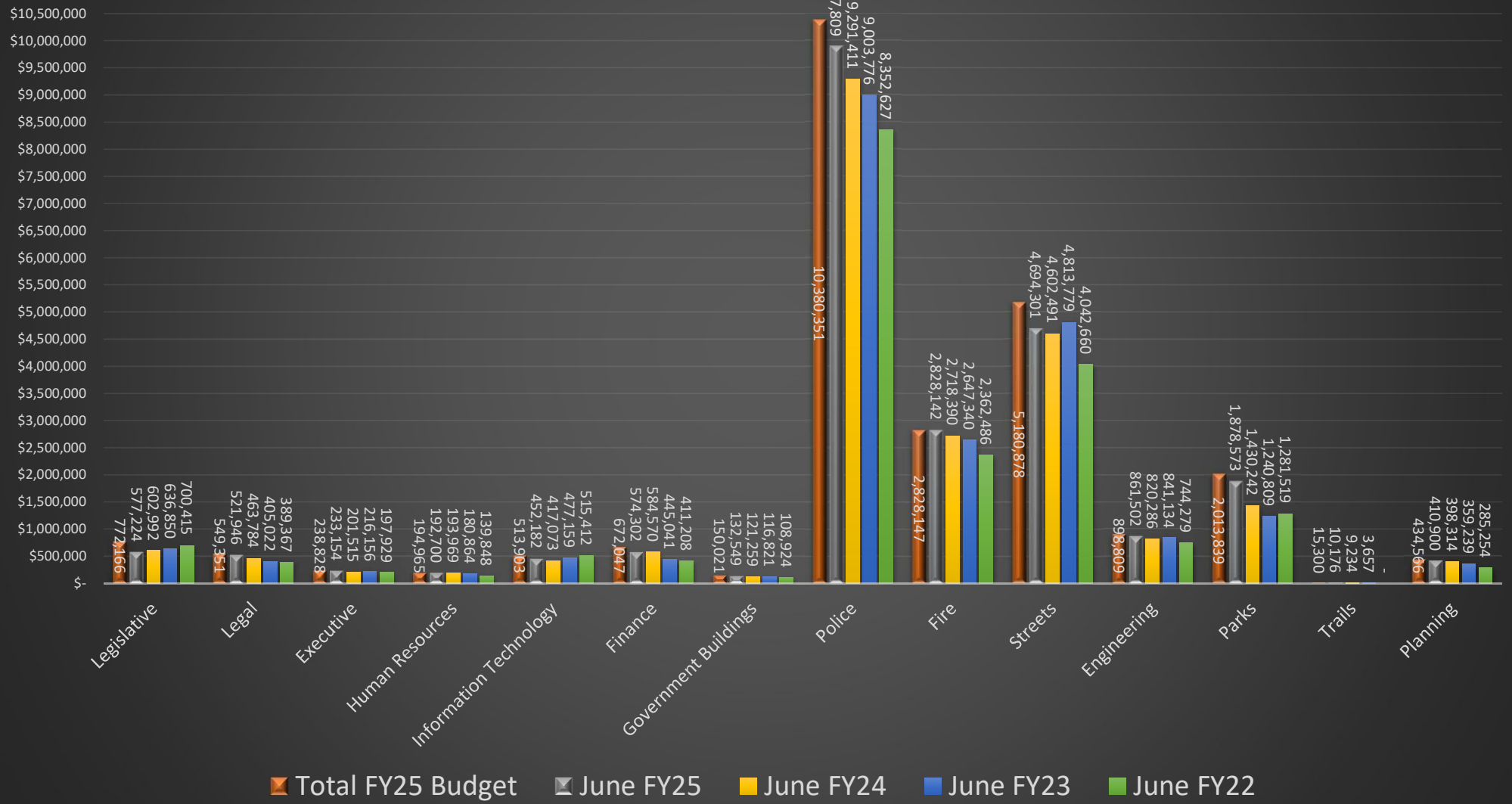


Preliminary June 2025 (Fiscal 2025) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

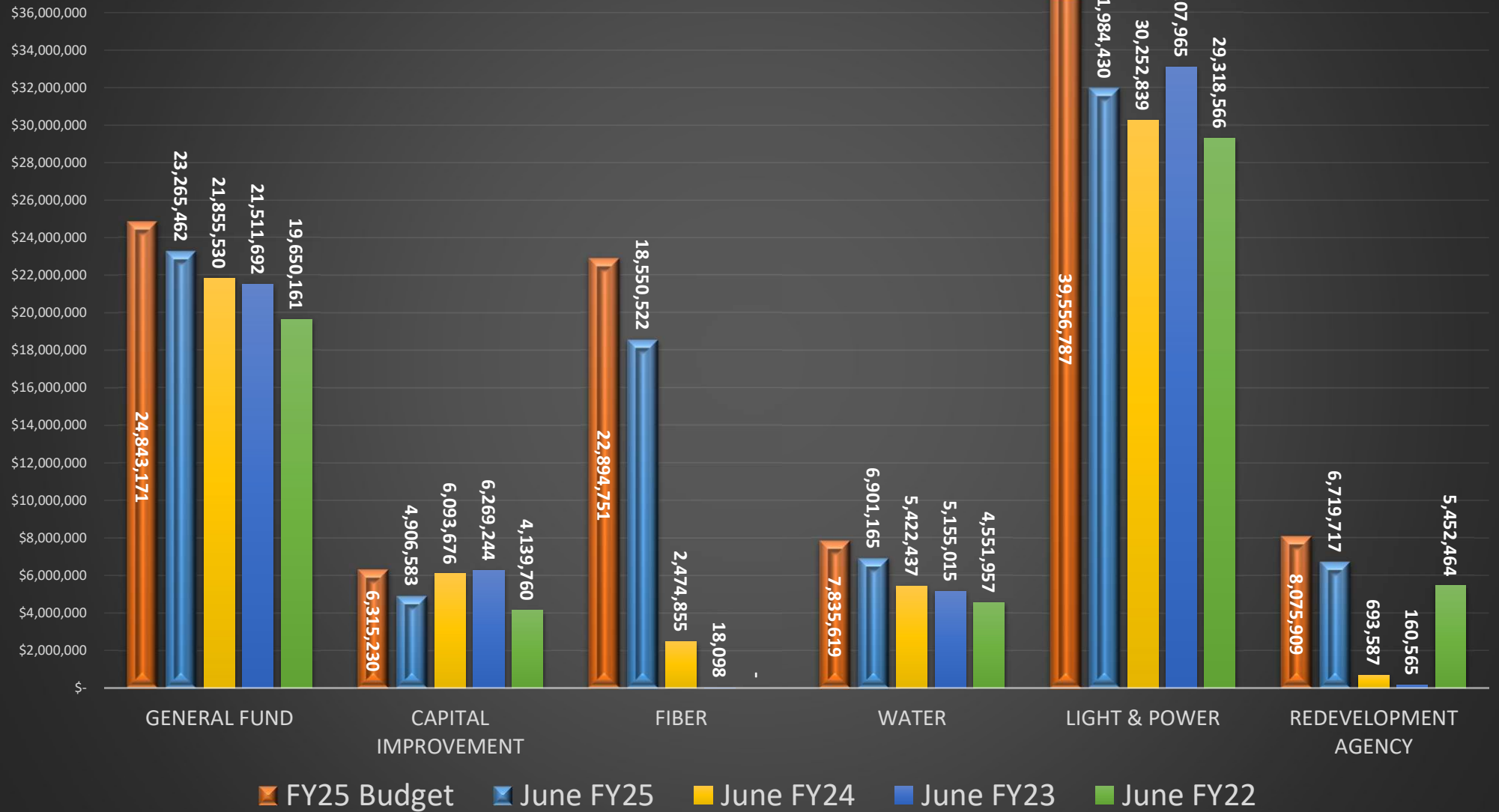


General Fund Detailed Expenditures - Preliminary June 2025

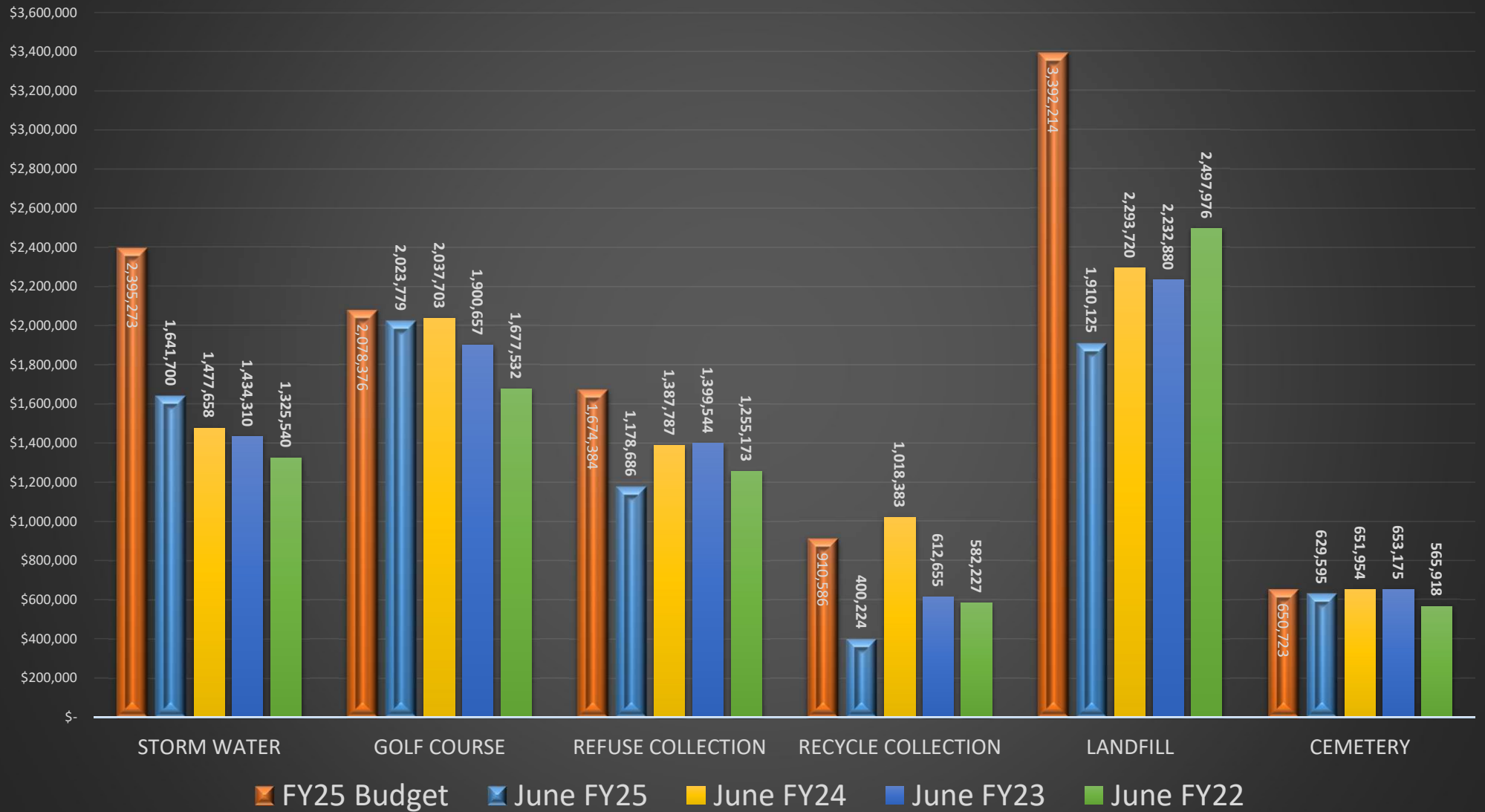
Fiscal 2025 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



Preliminary June 2025 YTD (Fiscal 2025) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Tax Revenues	-3,875,363	-3,875,363	-3,884,668.40	-68,934.42	.00	9,305.40	100.2%
1020 Sales Tax Revenues	-7,690,345	-7,690,345	-5,836,896.99	-18,145.35	.00	-1,853,448.01	75.9%
1030 Franchise Tax Revenues	-4,009,000	-4,009,000	-4,279,232.00	-549,990.52	.00	270,232.00	106.7%
1040 Property Tax Increment Re	-2,600	-2,600	-3,901.73	.00	.00	1,301.73	150.1%
2000 License & Permit Revenues	-656,650	-656,650	-835,883.73	-65,982.62	.00	179,233.73	127.3%
3000 Grants & Intergovernmental Re	-3,264,640	-3,264,640	-3,031,318.08	-175,870.88	.00	-233,321.92	92.9%
3100 Fine & Forfeiture Revenue	-120,000	-120,000	-152,106.30	-33,608.26	.00	32,106.30	126.8%
4000 Charges For ServicesRev-Gover	-1,237,211	-1,237,211	-1,396,803.42	-72,130.86	.00	159,592.42	112.9%
4110 Legislative Expenditures	772,166	772,166	577,224.17	77,869.46	.00	194,941.83	74.8%
4120 Legal Expenditures	549,351	549,351	521,946.14	49,429.70	.00	27,404.86	95.0%
4130 Executive Expenditures	220,728	238,828	233,153.94	24,307.14	.00	5,674.06	97.6%
4134 Human Resources Expenditures	189,809	194,965	192,699.73	21,000.09	.00	2,265.27	98.8%
4136 Information Technology Expend	513,903	513,903	452,182.31	53,133.77	.00	61,720.69	88.0%
4140 Finance Expenditures	672,047	672,047	574,302.47	59,283.23	.00	97,744.53	85.5%
4160 Government Buildings Expendit	150,021	150,021	132,548.54	12,257.56	.00	17,472.46	88.4%
4210 Police Expenditures	7,661,433	7,661,433	7,457,159.54	839,904.55	.00	204,273.46	97.3%
4215 Reserve Officers Expenditures	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards Expenditures	163,386	163,386	178,123.05	1,483.95	.00	-14,737.05	109.0%
4217 School Resource Officer Expen	508,324	508,324	356,799.46	27,640.38	.00	151,524.54	70.2%
4218 Liquor Control Expenditures	44,001	44,001	44,000.01	7,888.62	.00	.99	100.0%
4219 PSAP - E911 Expenditures	1,818,207	1,993,207	1,861,727.43	208,330.38	.00	131,479.57	93.4%
4220 Fire/EMS Expenditures	2,774,537	2,828,147	2,828,142.00	.00	.00	5.00	100.0%
4410 Streets Expenditures	5,180,878	5,180,878	4,694,301.32	1,232,009.44	.00	486,576.68	90.6%
4450 Engineering Expenditures	863,938	898,809	861,502.28	93,361.87	.00	37,306.72	95.8%
4510 Parks Expenditures	1,666,839	2,013,839	1,878,573.11	327,800.32	.00	135,265.89	93.3%
4550 Trails Expenditures	3,000	15,300	10,176.47	4,440.70	.00	5,123.53	66.5%
4610 Planning Expenditures	434,566	434,566	410,899.53	58,015.28	.00	23,666.47	94.6%
6000 Miscellaneous	-102,600	-102,600	-69,677.44	-4,580.90	.00	-32,922.56	67.9%
6010 Interest & Investment Earning	-250,717	-250,717	-317,655.91	-7,037.37	.00	66,938.91	126.7%
6020 Sale of Capital Assets	0	0	-1,520.00	.00	.00	1,520.00	100.0%
8010 Transfers In	-2,990,000	-2,990,000	-3,222,651.00	-365,829.79	.00	232,651.00	107.8%
TOTAL GENERAL FUND	-1,992	644,045	233,146.50	1,736,045.47	.00	410,898.50	36.2%
TOTAL REVENUES	-24,199,126	-24,199,126	-23,032,315.00	-1,362,110.97	.00	-1,166,811.00	
TOTAL EXPENSES	24,197,134	24,843,171	23,265,461.50	3,098,156.44	.00	1,577,709.50	

30 DEBT SERVICE

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

30	DEBT SERVICE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Tax Revenues	-541,950	-541,950	-524,412.86	-10,077.71	.00	-17,537.14	96.8%
4710	Debt Service	559,596	565,896	565,874.96	.00	.00	21.04	100.0%
6010	Interest & Investment Earning	-600	-5,900	-6,864.36	.00	.00	964.36	116.3%
	TOTAL DEBT SERVICE	17,046	18,046	34,597.74	-10,077.71	.00	-16,551.74	191.7%
	TOTAL REVENUES	-542,550	-547,850	-531,277.22	-10,077.71	.00	-16,572.78	
	TOTAL EXPENSES	559,596	565,896	565,874.96	.00	.00	21.04	
45 CAPITAL IMPROVEMENT								
1020	Sales Tax Revenues	-3,629,655	-3,629,655	-4,411,428.96	-1,681,445.31	.00	781,773.96	121.5%
3000	Grants & Intergovernmental Re	-125,000	-125,000	-40,000.00	-40,000.00	.00	-85,000.00	32.0%
4110	Legislative Expenditures	2,290,000	2,290,000	2,001,200.00	.00	.00	288,800.00	87.4%
4136	Information Technology Expend	0	220,000	186,373.69	.00	.00	33,626.31	84.7%
4140	Finance Expenditures	0	11,000	12,994.07	.00	.00	-1,994.07	118.1%
4160	Government Buildings Expendit	0	70,000	.00	.00	.00	70,000.00	.0%
4210	Police Expenditures	792,230	882,230	874,714.13	108,966.00	.00	7,515.87	99.1%
4410	Streets Expenditures	2,176,000	2,176,000	1,223,996.74	5.00	.00	952,003.26	56.2%
4510	Parks Expenditures	70,000	70,000	67,849.00	.00	.00	2,151.00	96.9%
4550	Trails Expenditures	545,000	596,000	539,455.07	19,764.95	.00	56,544.93	90.5%
6000	Miscellaneous	0	0	-33,719.73	.00	.00	33,719.73	100.0%
6010	Interest & Investment Earning	-922,000	-933,000	-1,565,503.30	-10,184.60	.00	632,503.30	167.8%
6020	Sale of Capital Assets	-50,000	-50,000	-74,798.00	-22,800.00	.00	24,798.00	149.6%
8000	Contribution Revenue	-5,000	-5,000	-28,410.55	-320.00	.00	23,410.55	568.2%
8010	Transfers In	-600,000	-600,000	-613,754.50	-224,154.50	.00	13,754.50	102.3%
	TOTAL CAPITAL IMPROVEMENT	541,575	972,575	-1,861,032.34	-1,850,168.46	.00	2,833,607.34	-191.4%
	TOTAL REVENUES	-5,331,655	-5,342,655	-6,767,615.04	-1,978,904.41	.00	1,424,960.04	
	TOTAL EXPENSES	5,873,230	6,315,230	4,906,582.70	128,735.95	.00	1,408,647.30	
49 STORM WATER								
4900	Storm Water Expenses	2,395,273	2,395,273	1,641,699.72	101,563.41	.00	753,573.28	68.5%
6000	Miscellaneous	-5,800	-5,800	-7,188.00	-1,198.00	.00	1,388.00	123.9%
6010	Interest & Investment Earning	-15,000	-15,000	-164,938.19	.00	.00	149,938.19	1099.6%
7000	Charge For Services Rev.-Prop	-2,011,118	-2,011,118	-2,064,194.40	-221,458.83	.00	53,076.40	102.6%
8020	Impact Fee Revenue	0	0	-5,400.00	.00	.00	5,400.00	100.0%
	TOTAL STORM WATER	363,355	363,355	-600,020.87	-121,093.42	.00	963,375.87	-165.1%
	TOTAL REVENUES	-2,031,918	-2,031,918	-2,241,720.59	-222,656.83	.00	209,802.59	
	TOTAL EXPENSES	2,395,273	2,395,273	1,641,699.72	101,563.41	.00	753,573.28	

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

50	FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
50 FIBER								
5000	Fiber Expenses	22,894,751	22,894,751	18,550,521.67	5,866,565.88	.00	4,344,229.33	81.0%
6010	Interest & Investment Earning	-1,800,000	-1,800,000	-970,420.32	-63,541.80	.00	-829,579.68	53.9%
7000	Charge For Services Rev.-Prop	-405,500	-405,500	-258,505.96	-58,271.16	.00	-146,994.04	63.7%
	TOTAL FIBER	20,689,251	20,689,251	17,321,595.39	5,744,752.92	.00	3,367,655.61	83.7%
	TOTAL REVENUES	-2,205,500	-2,205,500	-1,228,926.28	-121,812.96	.00	-976,573.72	
	TOTAL EXPENSES	22,894,751	22,894,751	18,550,521.67	5,866,565.88	.00	4,344,229.33	
51 WATER								
5100	Water Expenses	7,275,619	7,835,619	6,901,164.78	1,679,325.55	.00	934,454.22	88.1%
6000	Miscellaneous	-2,000	-2,000	-1,075.93	1,245.00	.00	-924.07	53.8%
6010	Interest & Investment Earning	-60,000	-60,000	-205,455.28	.00	.00	145,455.28	342.4%
6020	Sale of Capital Assets	-20,000	-20,000	-29,165.00	.00	.00	9,165.00	145.8%
7000	Charge For Services Rev.-Prop	-6,201,000	-6,201,000	-5,966,884.03	-882,020.85	.00	-234,115.97	96.2%
7010	Connection & Servicing Revenue	-40,000	-40,000	-19,957.37	-2,585.71	.00	-20,042.63	49.9%
8010	Transfers In	-2,000,000	-2,000,000	-2,000,000.00	.00	.00	.00	100.0%
8020	Impact Fee Revenue	-60,000	-60,000	-54,494.00	-1,838.00	.00	-5,506.00	90.8%
8030	Capital Contributions/Donatio	-50,000	-50,000	-213,580.61	.00	.00	163,580.61	427.2%
	TOTAL WATER	-1,157,381	-597,381	-1,589,447.44	794,125.99	.00	992,066.44	266.1%
	TOTAL REVENUES	-8,433,000	-8,433,000	-8,490,612.22	-885,199.56	.00	57,612.22	
	TOTAL EXPENSES	7,275,619	7,835,619	6,901,164.78	1,679,325.55	.00	934,454.22	
53 LIGHT & POWER								
5300	Light & Power Expenses	39,556,787	39,556,787	31,984,430.10	3,243,590.53	.00	7,572,356.90	80.9%
6000	Miscellaneous	-122,000	-122,000	-292,127.32	-24,102.40	.00	170,127.32	239.4%
6010	Interest & Investment Earning	-559,005	-559,005	-878,422.13	-1,629.91	.00	319,417.13	157.1%
6020	Sale of Capital Assets	-15,000	-15,000	-11,875.00	.00	.00	-3,125.00	79.2%
7000	Charge For Services Rev.-Prop	-33,977,804	-33,977,804	-35,888,504.96	-4,274,972.89	.00	1,910,700.96	105.6%
7010	Connection & Servicing Revenue	-100,000	-100,000	-91,941.20	-10,624.94	.00	-8,058.80	91.9%
7030	Equipment & Facility Rent Rev	-82,978	-82,978	-81,797.00	.00	.00	-1,181.00	98.6%
8030	Capital Contributions/Donatio	-550,000	-550,000	-450,899.55	-9,577.00	.00	-99,100.45	82.0%
	TOTAL LIGHT & POWER	4,150,000	4,150,000	-5,711,137.06	-1,077,316.61	.00	9,861,137.06	-137.6%
	TOTAL REVENUES	-35,406,787	-35,406,787	-37,695,567.16	-4,320,907.14	.00	2,288,780.16	
	TOTAL EXPENSES	39,556,787	39,556,787	31,984,430.10	3,243,590.53	.00	7,572,356.90	

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
55 GOLF COURSE								
5500	Golf Course Expenses	2,044,376	2,078,376	2,023,778.67	196,048.21	.00	54,597.33	97.4%
6000	Miscellaneous	-3,000	-3,000	-5,347.55	-330.16	.00	2,347.55	178.3%
6010	Interest & Investment Earning	-8,000	-8,000	-41,164.28	.00	.00	33,164.28	514.6%
6020	Sale of Capital Assets	0	0	-6,000.00	.00	.00	6,000.00	100.0%
7020	Admission & Lesson Fee Revenue	-1,136,000	-1,136,000	-1,415,880.08	-271,486.64	.00	279,880.08	124.6%
7030	Equipment & Facility Rent Rev	-555,000	-555,000	-673,035.40	-124,898.30	.00	118,035.40	121.3%
7040	Concession & Merchandise Sale	-298,000	-298,000	-344,293.55	-42,391.31	.00	46,293.55	115.5%
	TOTAL GOLF COURSE	44,376	78,376	-461,942.19	-243,058.20	.00	540,318.19	-589.4%
	TOTAL REVENUES	-2,000,000	-2,000,000	-2,485,720.86	-439,106.41	.00	485,720.86	
	TOTAL EXPENSES	2,044,376	2,078,376	2,023,778.67	196,048.21	.00	54,597.33	
57 LANDFILL								
6010	Interest & Investment Earning	-288,758	0	.00	.00	.00	.00	.0%
	TOTAL LANDFILL	-288,758	0	.00	.00	.00	.00	.0%
	TOTAL REVENUES	-288,758	0	.00	.00	.00	.00	
58 SANITATION								
5800	Refuse Collection OperationsE	1,674,384	1,674,384	1,178,685.71	93,168.74	.00	495,698.29	70.4%
5810	Recycle CollectionOperationsE	910,586	910,586	400,223.63	-161,729.98	.00	510,362.37	44.0%
5820	Landfill Operations Expenses	3,392,214	3,392,214	1,910,124.97	179,656.50	.00	1,482,089.03	56.3%
6002	Miscellaneous - Landfill	-30,000	-30,000	-28,562.74	-3,352.11	.00	-1,437.26	95.2%
6010	Interest & Investment Earning	-8,000	-296,758	-272,367.78	.00	.00	-24,390.22	91.8%
6012	Interest Earnings - Landfill	0	0	-180,418.11	-14,094.77	.00	180,418.11	100.0%
7000	Charge For Services Rev.-Prop	-2,028,392	-2,028,392	-1,951,050.82	-217,138.22	.00	-77,341.18	96.2%
7001	Charge For ServicesRev-Recycl	-628,560	-628,560	-628,487.31	-69,996.32	.00	-72.69	100.0%
7002	Charge For ServicesRev-Landfi	-1,735,000	-1,735,000	-1,870,141.34	-205,284.72	.00	135,141.34	107.8%
	TOTAL SANITATION	1,547,232	1,258,474	-1,441,993.79	-398,770.88	.00	2,700,467.79	-114.6%
	TOTAL REVENUES	-4,429,952	-4,718,710	-4,931,028.10	-509,866.14	.00	212,318.10	
	TOTAL EXPENSES	5,977,184	5,977,184	3,489,034.31	111,095.26	.00	2,488,149.69	
59 CEMETERY								

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

59	CEMETERY	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5900	Cemetery Expenses	650,723	650,723	629,594.92	82,241.27	.00	21,128.08	96.8%
6010	Interest & Investment Earning	-11,000	-11,000	-35,791.93	.00	.00	24,791.93	325.4%
7000	Charge For Services Rev.-Prop	-576,100	-576,100	-554,620.00	-30,200.00	.00	-21,480.00	96.3%
7050	Cemetery Burial Plot Sale Rev	-108,625	-108,625	-109,850.00	-8,900.00	.00	1,225.00	101.1%
	TOTAL CEMETERY	-45,002	-45,002	-70,667.01	43,141.27	.00	25,665.01	157.0%
	TOTAL REVENUES	-695,725	-695,725	-700,261.93	-39,100.00	.00	4,536.93	
	TOTAL EXPENSES	650,723	650,723	629,594.92	82,241.27	.00	21,128.08	
61 COMPUTER MAINTENANCE								
4000	Charges For ServicesRev-Gover	-205,000	-205,000	-131,000.00	.00	.00	-74,000.00	63.9%
6000	Miscellaneous	0	0	-1,740.00	.00	.00	1,740.00	100.0%
6010	Interest & Investment Earning	-1,500	-1,500	308.03	.00	.00	-1,808.03	-20.5%
6020	Sale of Capital Assets	0	0	-360.00	.00	.00	360.00	100.0%
6100	Computer Maintenance Expendit	203,350	203,350	130,888.49	3,093.14	.00	72,461.51	64.4%
	TOTAL COMPUTER MAINTENANCE	-3,150	-3,150	-1,903.48	3,093.14	.00	-1,246.52	60.4%
	TOTAL REVENUES	-206,500	-206,500	-132,791.97	.00	.00	-73,708.03	
	TOTAL EXPENSES	203,350	203,350	130,888.49	3,093.14	.00	72,461.51	
63 LIABILITY INSURANCE								
6010	Interest & Investment Earning	-32,550	-32,550	-27,077.37	-371.14	.00	-5,472.63	83.2%
6300	Liability Insurance	1,054,165	1,319,165	1,252,670.32	99,851.79	.00	66,494.68	95.0%
7000	Charge For Services Rev.-Prop	-656,561	-656,561	-651,266.34	.00	.00	-5,294.66	99.2%
	TOTAL LIABILITY INSURANCE	365,054	630,054	574,326.61	99,480.65	.00	55,727.39	91.2%
	TOTAL REVENUES	-689,111	-689,111	-678,343.71	-371.14	.00	-10,767.29	
	TOTAL EXPENSES	1,054,165	1,319,165	1,252,670.32	99,851.79	.00	66,494.68	
64 WORKERS' COMP INSURANCE								
6000	Miscellaneous	0	0	-61,908.36	-61,908.36	.00	61,908.36	100.0%
6010	Interest & Investment Earning	-22,500	-22,500	-35,948.15	.00	.00	13,448.15	159.8%
6400	Workers' Comp Insurance	514,814	514,814	188,047.60	-89,961.31	.00	326,766.40	36.5%
7000	Charge For Services Rev.-Prop	-368,522	-368,522	-369,920.78	-38,720.95	.00	1,398.78	100.4%
	TOTAL WORKERS' COMP INSURANCE	123,792	123,792	-279,729.69	-190,590.62	.00	403,521.69	-226.0%
	TOTAL REVENUES	-391,022	-391,022	-467,777.29	-100,629.31	.00	76,755.29	
	TOTAL EXPENSES	514,814	514,814	188,047.60	-89,961.31	.00	326,766.40	

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
72 RDA REVOLVING LOAN FUND								
6000	Miscellaneous	-149,713	-149,713	-211,463.87	-15,450.09	.00	61,750.87	141.2%
6010	Interest & Investment Earning	-149,423	-149,423	-92,611.56	-5,413.81	.00	-56,811.44	62.0%
7200	RDA Revolving Loans Expenditu	1,500,480	3,900,480	3,740,178.02	.00	.00	160,301.98	95.9%
	TOTAL RDA REVOLVING LOAN FUND	1,201,344	3,601,344	3,436,102.59	-20,863.90	.00	165,241.41	95.4%
	TOTAL REVENUES	-299,136	-299,136	-304,075.43	-20,863.90	.00	4,939.43	
	TOTAL EXPENSES	1,500,480	3,900,480	3,740,178.02	.00	.00	160,301.98	
73 REDEVELOPMENT AGENCY								
1010	Property Tax Revenues	-79,000	-79,000	-71,500.00	.00	.00	-7,500.00	90.5%
1040	Property Tax Increment Revenue	-764,947	-764,947	-911,449.00	.00	.00	146,502.00	119.2%
4000	Charges For ServicesRev-Gover	0	0	-60,000.00	-6,000.00	.00	60,000.00	100.0%
6010	Interest & Investment Earning	-24,000	-24,000	-62,278.08	.00	.00	38,278.08	259.5%
7300	Redevelopment Agency Expendit	1,763,929	4,175,429	2,979,539.40	389,011.52	.00	1,195,889.60	71.4%
8010	Transfers In	0	-2,400,000	-2,400,000.00	.00	.00	.00	100.0%
	TOTAL REDEVELOPMENT AGENCY	895,982	907,482	-525,687.68	383,011.52	.00	1,433,169.68	-57.9%
	TOTAL REVENUES	-867,947	-3,267,947	-3,505,227.08	-6,000.00	.00	237,280.08	
	TOTAL EXPENSES	1,763,929	4,175,429	2,979,539.40	389,011.52	.00	1,195,889.60	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-72,000	-72,500	-95,209.69	.00	.00	22,709.69	131.3%
7050	Cemetery Burial Plot Sale Rev	-43,000	-43,000	-72,800.00	-4,700.00	.00	29,800.00	169.3%
7400	Cemetery Perpetual Care Expen	451	951	797.31	.00	.00	153.69	83.8%
	TOTAL CEMETERY PERPETUAL CARE	-114,549	-114,549	-167,212.38	-4,700.00	.00	52,663.38	146.0%
	TOTAL REVENUES	-115,000	-115,500	-168,009.69	-4,700.00	.00	52,509.69	
	TOTAL EXPENSES	451	951	797.31	.00	.00	153.69	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-45,600	-45,600	-48,225.69	-3,767.52	.00	2,625.69	105.8%

PRELIM. JUNE 2025-FY25 REVENUE & EXPENSE

FOR 2025 12

78	LANDFILL CLOSURE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
	TOTAL LANDFILL CLOSURE	-45,600	-45,600	-48,225.69	-3,767.52	.00	2,625.69	105.8%
	TOTAL REVENUES	-45,600	-45,600	-48,225.69	-3,767.52	.00	2,625.69	
83 RAP TAX								
1050	RAP Tax Revenues	-750,000	-750,000	-748,403.23	-132,153.24	.00	-1,596.77	99.8%
6010	Interest & Investment Earning	-8,000	-8,000	-14,098.47	.00	.00	6,098.47	176.2%
8300	RAP Tax Expenditures	928,800	928,800	697,082.58	224,154.50	.00	231,717.42	75.1%
	TOTAL RAP TAX	170,800	170,800	-65,419.12	92,001.26	.00	236,219.12	-38.3%
	TOTAL REVENUES	-758,000	-758,000	-762,501.70	-132,153.24	.00	4,501.70	
	TOTAL EXPENSES	928,800	928,800	697,082.58	224,154.50	.00	231,717.42	
91 GFAAG								
4210	Police Expenditures	0	0	12,198.50	.00	.00	-12,198.50	100.0%
8030	Capital Contributions/Donatio	0	0	-802,270.17	.00	.00	802,270.17	100.0%
	TOTAL GFAAG	0	0	-790,071.67	.00	.00	790,071.67	100.0%
	TOTAL REVENUES	0	0	-802,270.17	.00	.00	802,270.17	
	TOTAL EXPENSES	0	0	12,198.50	.00	.00	-12,198.50	
99 INVESTMENT								
4100	Non-Departmental	0	0	3,200.09	3,200.09	.00	-3,200.09	100.0%
6010	Interest & Investment Earning	0	0	-1,476,710.10	-599,740.69	.00	1,476,710.10	100.0%
	TOTAL INVESTMENT	0	0	-1,473,510.01	-596,540.60	.00	1,473,510.01	100.0%
	TOTAL REVENUES	0	0	-1,476,710.10	-599,740.69	.00	1,476,710.10	
	TOTAL EXPENSES	0	0	3,200.09	3,200.09	.00	-3,200.09	
	GRAND TOTAL	28,453,375	32,801,912	6,511,768.41	4,378,704.30	.00	26,290,143.59	19.9%

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

City Council Staff Report

Subject: Land Use Code Text Amendment - Building Height of Single-Family Residential Accessory Structures
Author: Francisco Astorga, AICP, Planning Director
Date: August 26, 2025



Background

The applicant, Lisa Hicks, submitted a Land Use Code Text Amendment application to modify Chapter 4 of the Bountiful Land Use Code [§14-4-105\(J\)\(1\)\(i\) and \(j\)](#) to increase the maximum height of accessory structures within the Single-Family Residential Zone (R-4, R-3, R-1, & R-F), affecting. The intent of the amendment is to provide greater design flexibility for constructing two-story accessory structures, including accessory dwelling units (ADUs), in order to reduce building footprints and minimize lot coverage while still accommodating functional space. Approval of this amendment could result in an increase in ADU applications, as the proposed height regulations would expand the range of feasible design options. The applicant has proposed the following revisions:

- i. The sidewall of an accessory structure shall not exceed **twenty (20)** ~~fifteen (15)~~ feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.
- j. The height of an accessory structure shall not exceed **twenty-five (25)** ~~twenty (20)~~ feet.

On June 17, 2025, the Planning Commission reviewed the proposal, held a public hearing, and voted 4-0 to forward a positive recommendation to the City Council (see Commission staff report [link](#), draft meeting minutes [link](#)). The Commission's recommendation included increasing the overall height limit to 28 feet and the sidewall height to 25 feet, along with the enhanced setbacks recommended by staff to mitigate potential impacts of taller structures. Commissioners Jacobs, Bott, Arbuckle, and Gilmore voted in favor; Commissioners Monson, Clark, and Higginson were absent and excused. The applicant expressed support for the Commission's recommendation.

On July 8, 2025, Council considered the proposed amendment and discussed issues related to height measurement, aesthetics, and parking impacts. Following deliberation, Council directed staff to prepare revised language for a future work session that would establish a maximum overall height of 25 feet measured to the peak, without a separate sidewall height restriction (see Council staff report [link](#), meeting minutes [link](#)). The enhanced setback requirement recommended by the Planning Commission was also retained.

On August 12, 2025, Council held a work session where the Planning Director presented a graphical analysis comparing the current code (see language above), the Council's exploratory direction for ADUs only (25-foot maximum height to the peak without a sidewall restriction), and staff's original recommendation (the applicant's request with enhanced setbacks). The

analysis included basic cross-sections of accessory structures with a 24-foot width, a 10-foot-tall garage, a 12-inch floor joist, and an 8-foot-tall habitable space, as applicable. This graphical context was provided to illustrate how the different standards would affect design feasibility and potential impacts.

Several roof design samples were presented for each of the three scenarios, including gable/hip roofs with 12:12, 6:12, and 4:12 pitches, as well as flat, gambrel, and mansard roofs. The analysis highlighted the constraints of the current code and illustrated the resulting maximum overall and sidewall heights under both the Council's exploratory direction and staff's original recommendation (see Council staff report [link](#), meeting minutes provided in this same packet). During this meeting, Council also reviewed how the inclusion of dormers in specific designs, depending on their size, style, and placement, could alter the overall roof form and, in some cases, affect the highest point of the roof.

Analysis

The Council must determine that the proposed amendment is necessary, serves the public interest, and is consistent with the Bountiful General Plan. The amendment supports the 2009 Land Use Master Plan by promoting diverse and affordable housing options, accommodating demographic changes, and preserving neighborhood character through balanced height increases allowances and setback standards. It also aligns with the draft General Plan Update by reducing regulatory barriers to ADU construction, advancing moderate-income housing objectives, and encouraging context-sensitive infill that maintains the established scale and identity of existing neighborhoods.

Staff has observed that the current height restrictions have limited the feasibility of detached two-story accessory dwelling units, particularly ADUs located above garages. These restrictions have resulted in the denial of several proposed ADU designs. Allowing taller accessory structures would increase design flexibility, expand viable development options, and advance the City's moderate-income housing objectives.

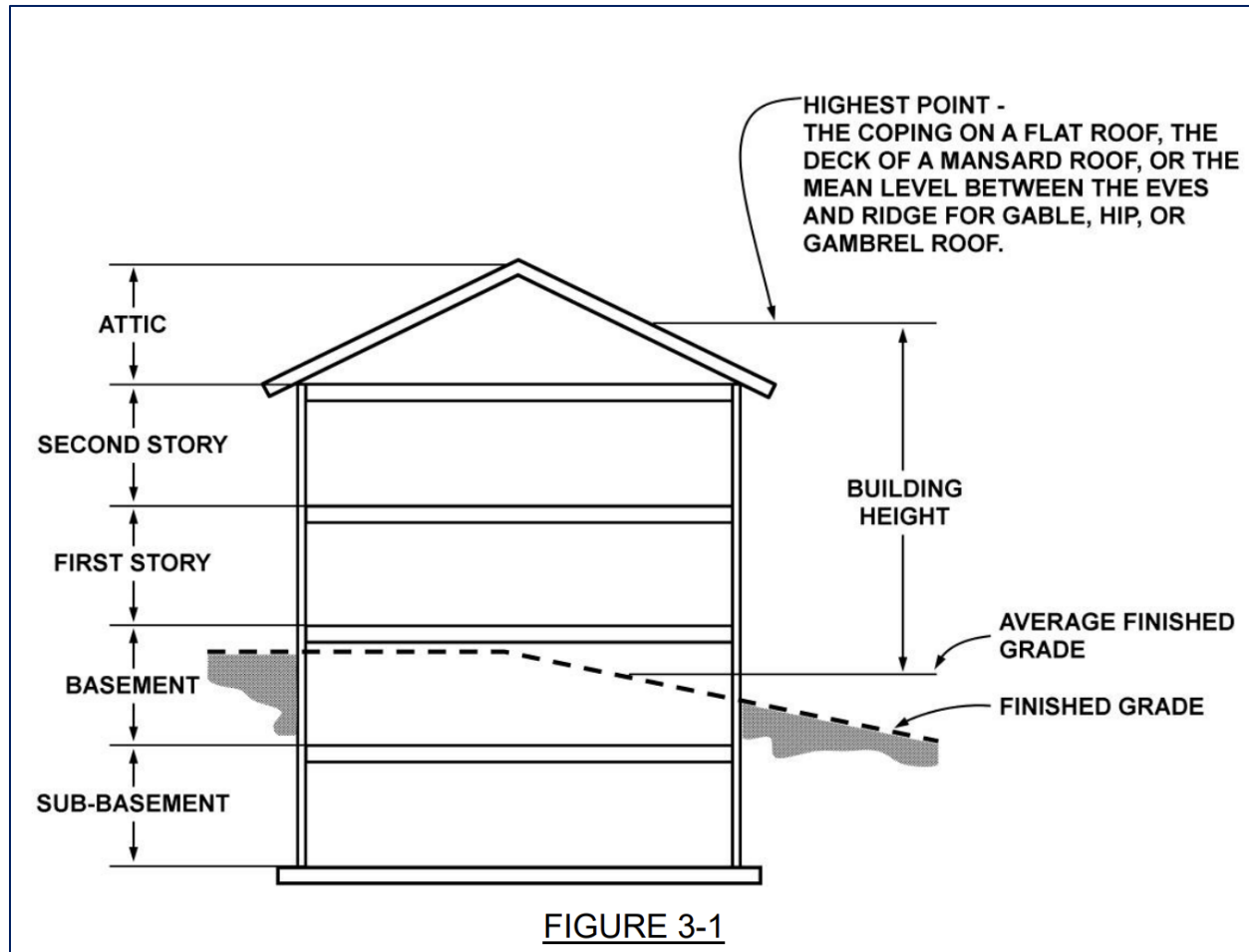
The current code contains the following height parameters:

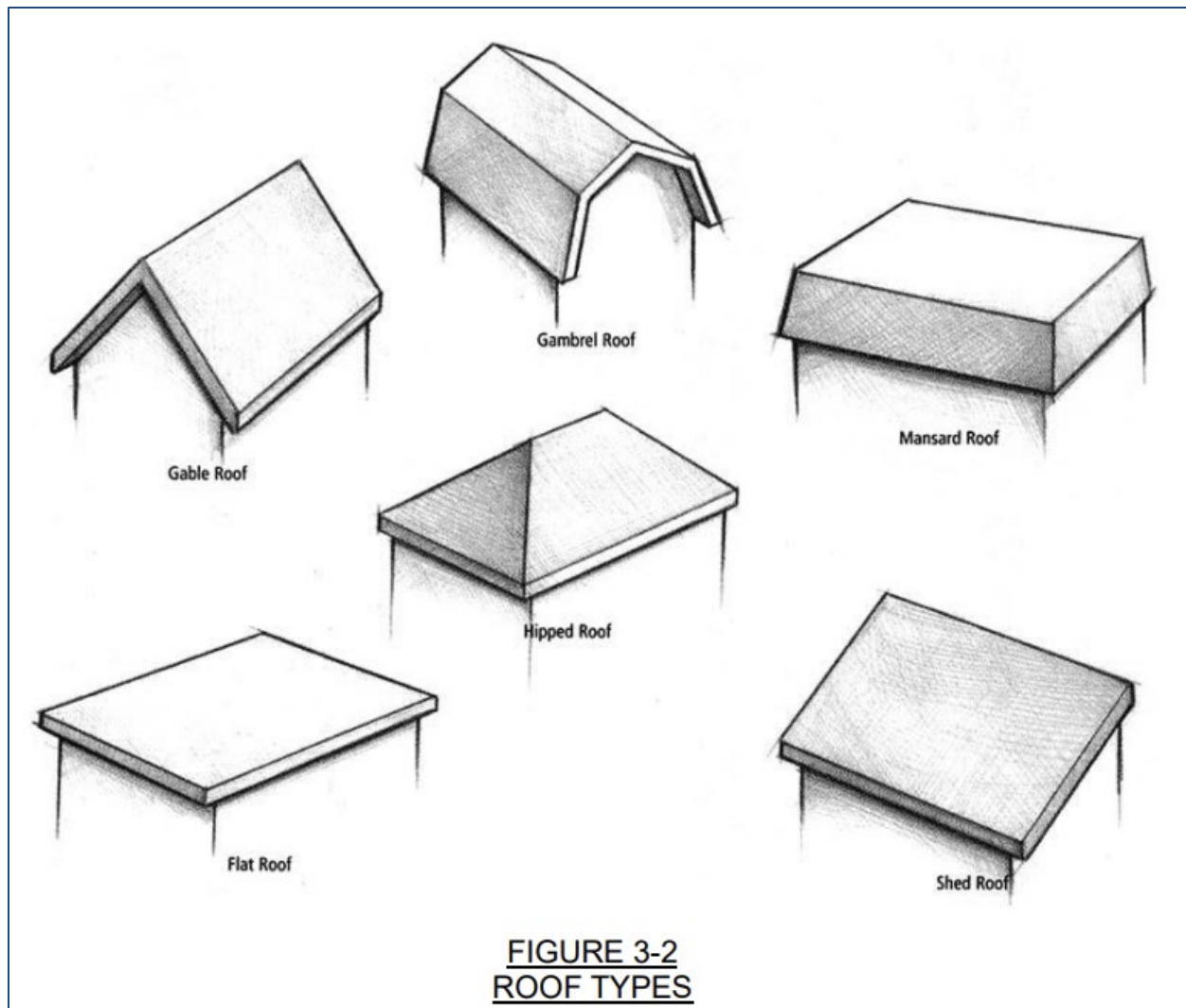
- Primary dwelling §14-4-107(A) Building Location and Height
No building or structure in the (R) Zone shall exceed **thirty-five (35) feet** in height as measured at the average grade.
- Accessory structure - Permitted Use §14-4-105(J)(1)(i-j) and Conditional Use §14-4-105(J)(1)(j-k)
 - The sidewall of an accessory structure shall not exceed **fifteen (15) feet** in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.
 - The height of an accessory structure shall not exceed **twenty (20) feet**.

The Land Use Code offers the following definitions and graphics for determining building height:

§14-3-102(57). BUILDING, HEIGHT OF: The vertical distance from the grade plane to the highest point of the roof. (See Figures 3-1 and 3-2 at the end of this Chapter)

§14-3-102(259). ROOF, HIGHEST POINT: The coping or parapet on a flat roof, the deck of a mansard roof, or the mean level between the eaves and the ridge for a gable, hip, or gambrel roof.





Neighbor concerns regarding accessory structures generally focus on privacy impacts caused by the proximity of taller buildings to property lines. Under current standards, accessory structures located behind the primary dwelling may be built with minimal setbacks of three (3) feet from side and rear yards. To balance neighborhood compatibility with the City’s housing objectives, the Council concurred with staff and the Planning Commission that if additional height is permitted, the minimum three-foot setback requirement for accessory dwelling units should be increased from three (3) feet to eight (8) feet. These enhanced parameters are summarized below:

Parameter	Standard (Current Code)	Enhanced (Proposed)
Maximum Height:		
-Overall height	20 feet to mean level of the roof, as applicable	25 feet to the peak of the roof
-Sidewall height	15 feet	20 feet
Minimum Setbacks:		
-Side yard	3 feet	8 feet
-Rear yard	3 feet	8 feet
-Street yard (corner lots)	20 feet	20 feet

The following graphics (Figures 1-4) illustrate a range of roof pitch scenarios: 12:12, 6:12, 5:12, 4:12, 3:12, and 2:12 for gable/ridge roofs, as well as flat, gambrel, mansard, and shed roof forms (11:12, 2:12, and 3:12). For consistency, each sample is depicted with a 24-foot building width, a 10-foot garage level, a 12-inch floor joist, and an 8-foot second story (representing a potential ADU), where applicable. These diagrams are provided for illustrative purposes only and are intended to help the City Council visualize how different roof forms interact with height and setback regulations when considering the proposed amendment.

Each diagram identifies the maximum peak height, overall height (measured at the mean level of the roof), and sidewall height, based on the roof form and, in most cases, the roof pitch. The regulating height parameter is shown in red and typically influences other parameters depending on the constraints of each scenario, as well as the amount of usable second-story area illustrated.

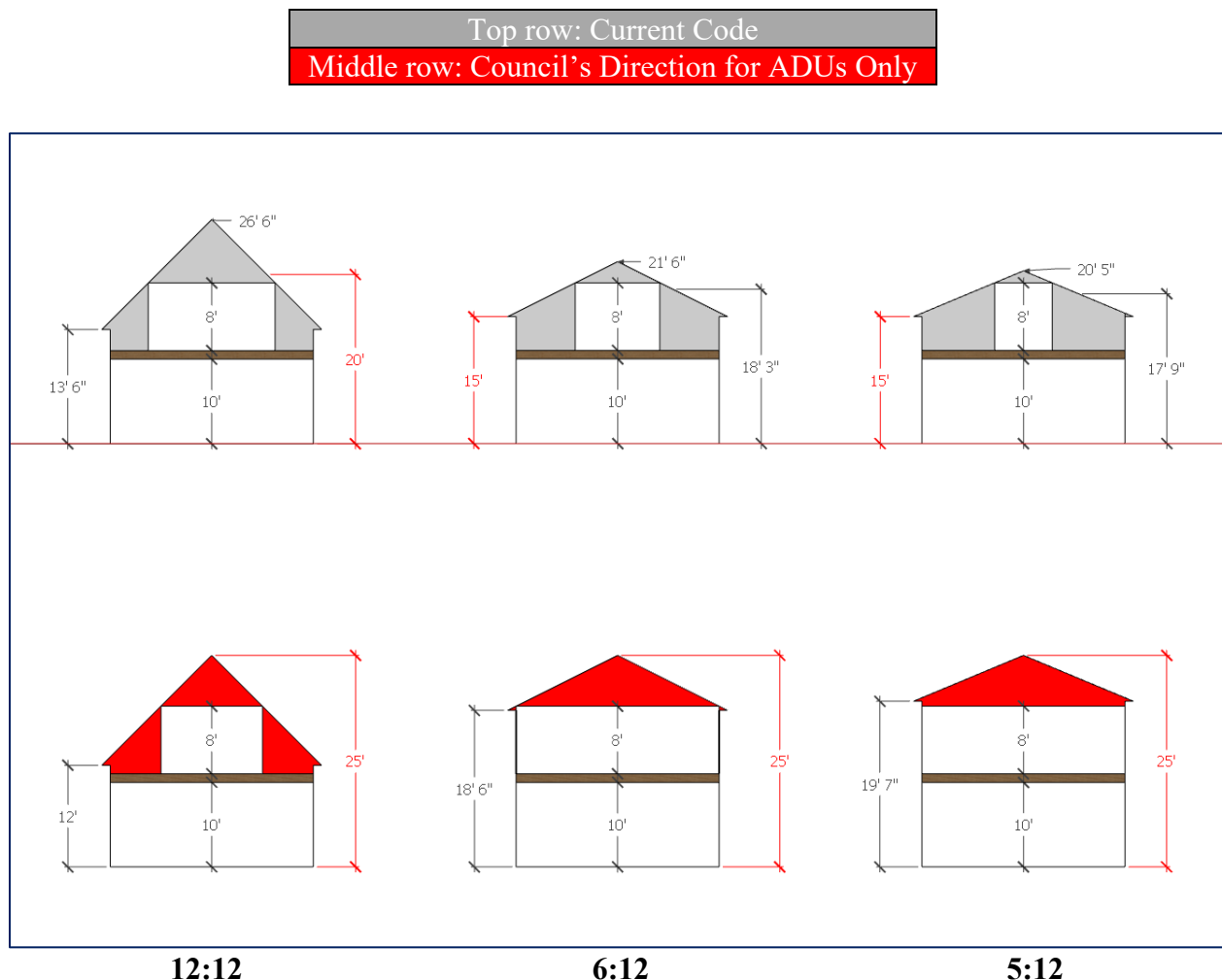


Figure 1. Gable/Hip Roof Scenarios (left to right: 12:12, 6:12, & 5:12 roof pitch)

Top row: Current Code
Middle row: Council's Direction for ADUs Only

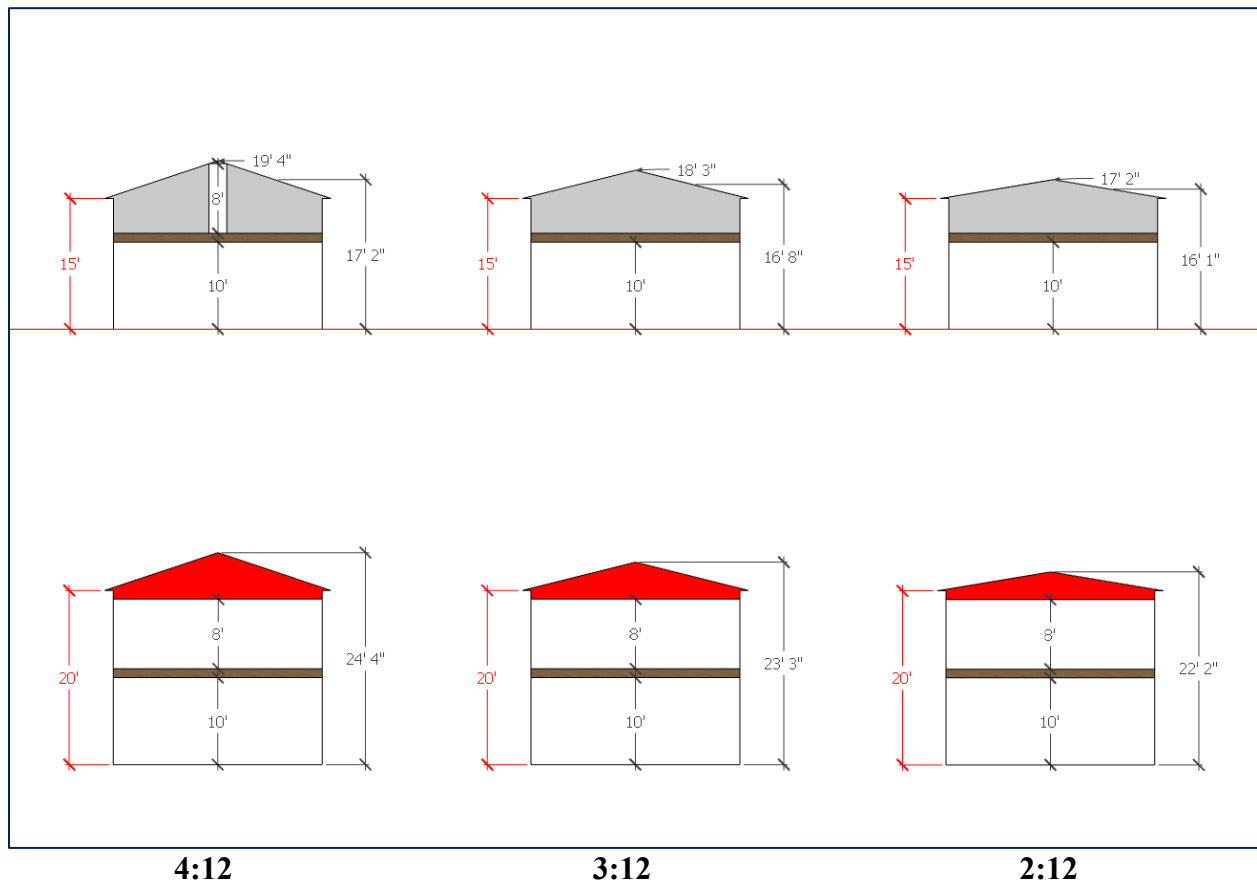


Figure 2. Gable/Hip Roof Scenarios (left to right: 4:12, 3:12, & 2:12 roof pitch)

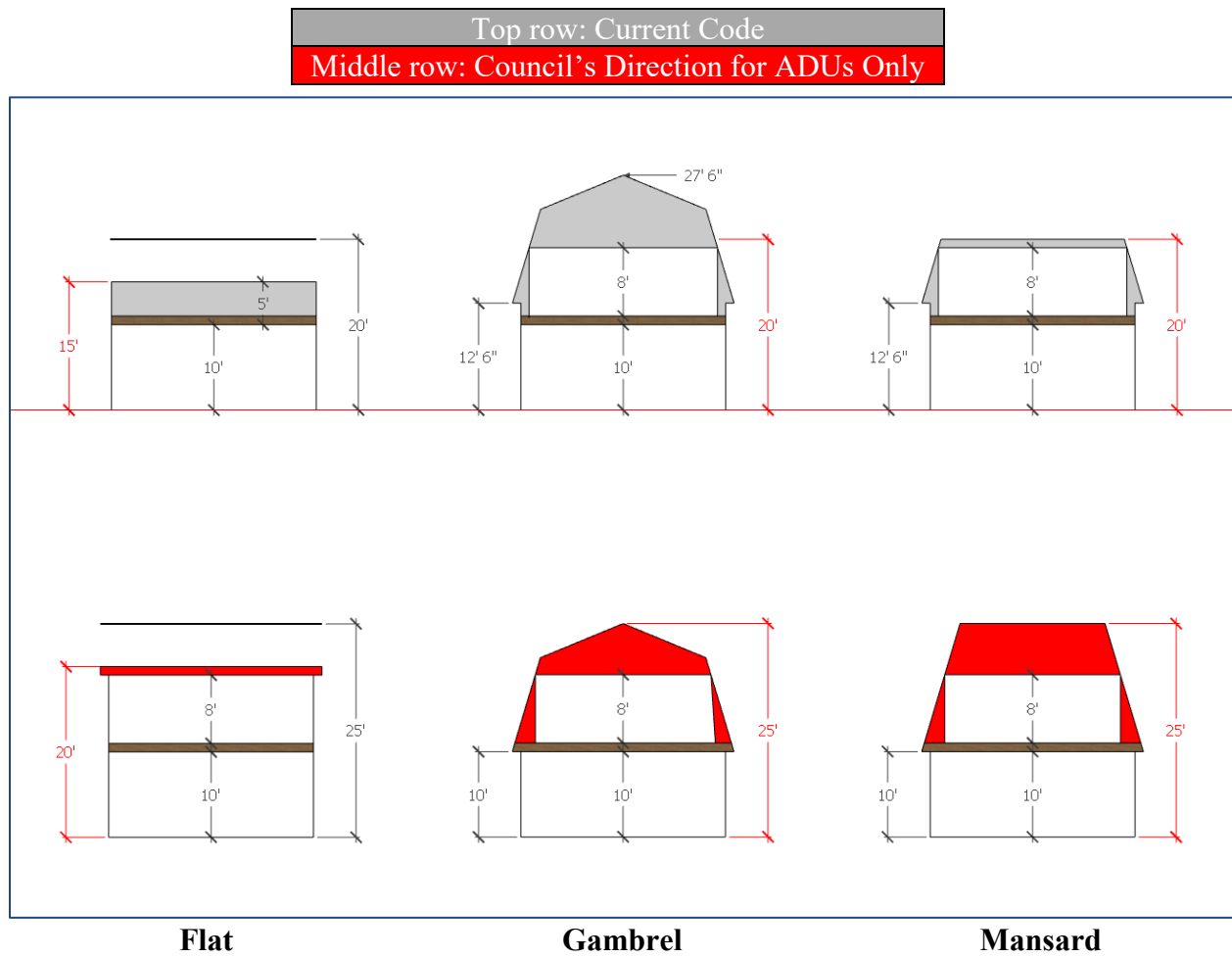


Figure 3. Flat, Gambrel, & Mansard (left to right) Roof Form Scenarios

Top row: Current Code
Middle row: Council's Direction for ADUs Only

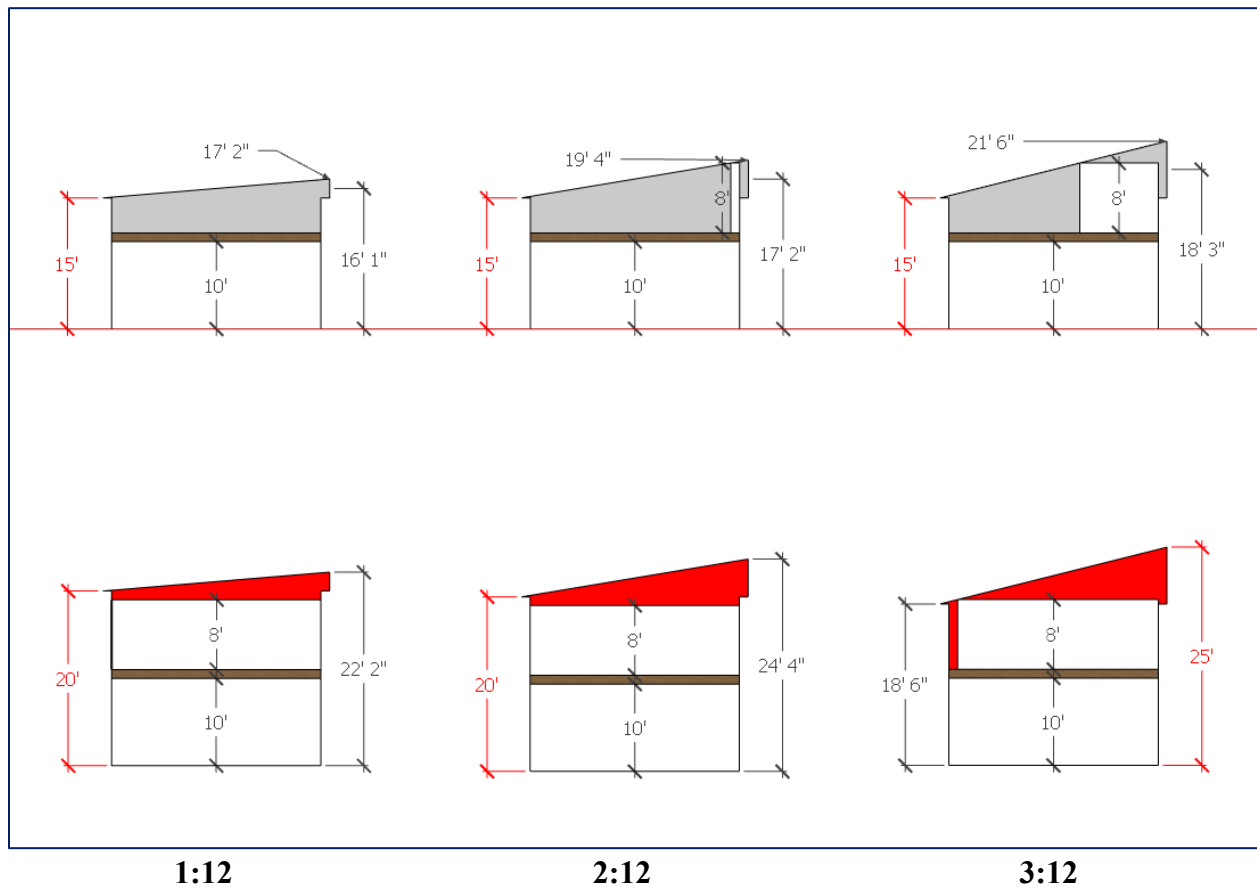


Figure 4. Shed Roof Scenarios (left to right: 1:12, 2:12, 3:12 roof pitch)

Department Review

This staff report was prepared by the Planning Director and was reviewed by the City Manager.

Significant Impacts

The drafted amendment changes maximum height (and how height is measured) for ADUs but expands design flexibility. While this added flexibility may reduce privacy protections for adjacent properties when structures are located close to property lines, the enhanced setbacks help offset those impacts. This balanced approach supports additional housing opportunities while maintaining neighborhood compatibility.

Maintaining the current accessory structure height limits of 15 feet for sidewalls and 20 feet overall would continue to constrain the feasibility of detached two-story ADUs, particularly those located above garages.

Recommendation

Staff recommends that the City Council review the proposed and revised Land Use Code Text Amendment approving drafted Ordinance No. 2025-13.

Attachments

1. Draft Ordinance 2025-13



BOUNTIFUL

Bountiful City **DRAFT Ordinance No. 2025-13**

Amending Chapter 4 Single-Family Residential, Accessory Structure Requirements 14-4-105 of the Land Use Code of Bountiful City

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on June 17, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on July 8, 2025, August 12, 2025, and August 26, 2025, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

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

SECTION 1. Chapter 4 Single-Family Residential of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to accessory structure regulations, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 26th day of August 2025.

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Kendalyn Harris, Mayor

ATTEST:

Sophia Ward, City Recorder

1 **Exhibit A**

2
3 J. Accessory Structure, Primary Use Required – An accessory structure shall not
4 be permitted on any lot or parcel of land unless a primary structure is first
5 constructed on the site. If the primary structure is removed and not immediately
6 replaced, any accessory structure must also be removed. A lot or parcel shall not
7 be subdivided such that an accessory structure is located on a lot or parcel
8 without a primary structure.
9

10 1. Accessory Structure, Permitted Use – An accessory structure allowed as a
11 permitted use shall meet all of the following:
12

13 a. The total footprint of any and all accessory structures shall not
14 exceed ten percent (10%) of the entire lot or parcel area, and no lot
15 or parcel shall be reduced in area after the construction of an
16 accessory building, such that it is in violation of this provision.
17

18 b. ~~An accessory structure shall meet all of the setbacks of a primary~~
19 ~~structure, or it shall be setback at least ten (10) feet behind the front~~
20 ~~building line of a primary structure, and shall be setback at least~~
21 ~~three (3) feet from a rear or interior side property line, and at least~~
22 ~~twenty (20) feet from a street side yard property line.~~ An accessory
23 structure shall comply with the following:
24

25 i. Standard Height and Setbacks.
26

27 (A) Height Requirements:
28

29 (1) The maximum height shall not exceed 20 feet.
30

31 (2) The height to the eave line, measured from the
32 average slope of the ground to the point where the
33 eaves connect to the top of the sidewall, shall not
34 exceed 15 feet.
35

36 (B) Setback Requirements:
37

38 (1) Required Setbacks: The structure shall comply
39 with all required setbacks applicable to a primary
40 structure.
41

42 (2) Reduced Setbacks: If the structure is located at
43 least 10 feet behind the front building line of the
44 primary structure the minimum rear and side yards
45 setbacks shall be 3 feet, and the minimum street
46 side yard setback shall be 20 feet (for corner lots).

- c. An accessory dwelling unit may comply with the following enhanced height and setbacks:
- i. Enhanced Height and Setbacks.
- (A) Height Requirements:
- (1) The maximum height shall not exceed 25 feet, measured from average grade to the peak of the roof.
- (2) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 20 feet.
- (B) Setback Requirements:
- 1) Required Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.
- 2) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 8 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).
- d. An accessory dwelling unit that does not comply with the setback requirements under section 14-4-105(J)(1)(c)(i) Enhanced Height and Setbacks shall comply with section 14-4-105(J)(b)(i) Standard Height and Setbacks.
- e. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- f. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.
- g. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.

- h. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- i. An accessory structure shall meet all applicable provisions of the International Building Code.
- j. An accessory structure shall not encroach on any easements, recorded or otherwise.
- k. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.~~
- l. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~
- m. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:

- a. The approval body shall consider the following when reviewing the proposed accessory structure:
 - i. The extent that sunlight, air, and viewsheds are obstructed/disturbed,
 - ii. The proximity to adjoining structures,
 - iii. The contour of the land, both existing and proposed,
 - iv. Features peculiar to the site and the immediately adjoining properties.
 - v. The location of windows, doors, balconies, and other openings that may intrude on the privacy of adjoining property owners,
 - vi. The proposed and potential uses based on the size, configuration, and other aspects of the structure.

b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.

c. ~~An accessory structure shall meet all of the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.~~

An accessory structure shall comply with the following:

i. Standard Height and Setbacks.

(A) Height Requirements:

(3) The maximum height shall not exceed 20 feet.

(4) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 15 feet.

(B) Setback Requirements:

(3) Required Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.

(4) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 3 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).

d. An accessory dwelling unit may comply with the following enhanced height and setbacks:

i. Enhanced Height and Setbacks.

(A) Height Requirements:

(3) The maximum height shall not exceed 25 feet, measured from average grade to the peak of the roof.

(4) The height to the eave line, measured from the average slope of the ground to the point where the eaves connect to the top of the sidewall, shall not exceed 20 feet.

(B) Setback Requirements:

3) Required Setbacks: The structure shall comply with all required setbacks applicable to a primary structure.

4) Reduced Setbacks: If the structure is located at least 10 feet behind the front building line of the primary structure the minimum rear and side yards setbacks shall be 8 feet, and the minimum street side yard setback shall be 20 feet (for corner lots).

- e. An accessory dwelling unit that does not comply with the setback requirements under section 14-4-105(J)(1)(c)(i) Enhanced Height and Setbacks shall comply with section 14-4-105(J)(b)(i) Standard Height and Setbacks.
- f. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- g. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
- h. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- i. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- j. An accessory structure shall meet all applicable provisions of the International Building Code.
- k. An accessory structure shall not encroach on any easements, recorded or otherwise.
- l. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of~~

- 230 ~~the sidewall. For a flat or mansard roof, the sidewall shall be~~
231 ~~measured from the average slope of the ground to the highest point~~
232 ~~of the roof, including any coping, parapet, or similar feature.~~
233
234 m. ~~The height of an accessory structure shall not exceed twenty (20)~~
235 ~~feet.~~
236
237 n. Accessory structures used or designed for vehicle parking shall be
238 connected to the street by a paved driveway.
239
240 o. The approving body may require an increased setback based
241 specified required mitigation.

City Council Staff Report

Subject: Trails Cultural and Wildlife Surveys
Author: Todd Christensen
Department: Engineering
Date: August 26, 2025



Background

To further implement the Bountiful Trails Master Plan, approximately 9 miles of new trails are currently being planned. These new trails will provide key connections between existing trails. One bikeable trail would connect Holbrook and Mueller canyons, and two other multi-user bikeable trails would connect the Holbrook Trailhead to the BST. These trails go through property managed by the US Forest Service and therefore must go through the National Environmental Protection Act (NEPA) process.

Analysis

The US Forest Service has communicated that they would support Bountiful's request for additional trails if Bountiful would hire qualified third parties to perform the necessary natural and cultural resource survey work. Having committed to do so, the US Forest Service has accepted the City's request for these additional trails and has advanced the request to the NEPA evaluation process. As part of this evaluation, Staff is prepared to move forward with the Cultural and Wildlife Resource Survey.

Staff received proposals from two companies: SWCA and Logan Simpson. Both companies are well qualified to perform the work, having extensive experience working with federal agencies. The cost of the proposals came in as follows:

<u>Company</u>	<u>Amount</u>
SWCA	\$ 21,712
Logan Simpson	\$ 32,162

Staff previously worked with SWCA to perform similar services for the trails in the Mueller Park and North Canyon areas, in 2022. The collaboration and work performed by SWCA was exceptional.

Department Review

This has been reviewed by the Public Works Director, Parks Director, and Senior Planner.

Significant Impacts

Bountiful City was awarded a grant from Utah Division of Outdoor Recreation under the Outdoor Recreation Initiative program to help with the cost of this work. 75% of the cost of this work is expected to be reimbursed by the grant.

Recommendation

Staff recommends the following action to be taken by the City Council:

- Accept the proposal from SWCA to perform Cultural and Wildlife Resource survey work for 9 miles of planned trails at an expected cost of \$21,712.

Attachment

Figure 1: Proposed Trails in Holbrook Area

Figure 2: Proposed Trails in Mueller Area

(Copies of proposals are available upon request)

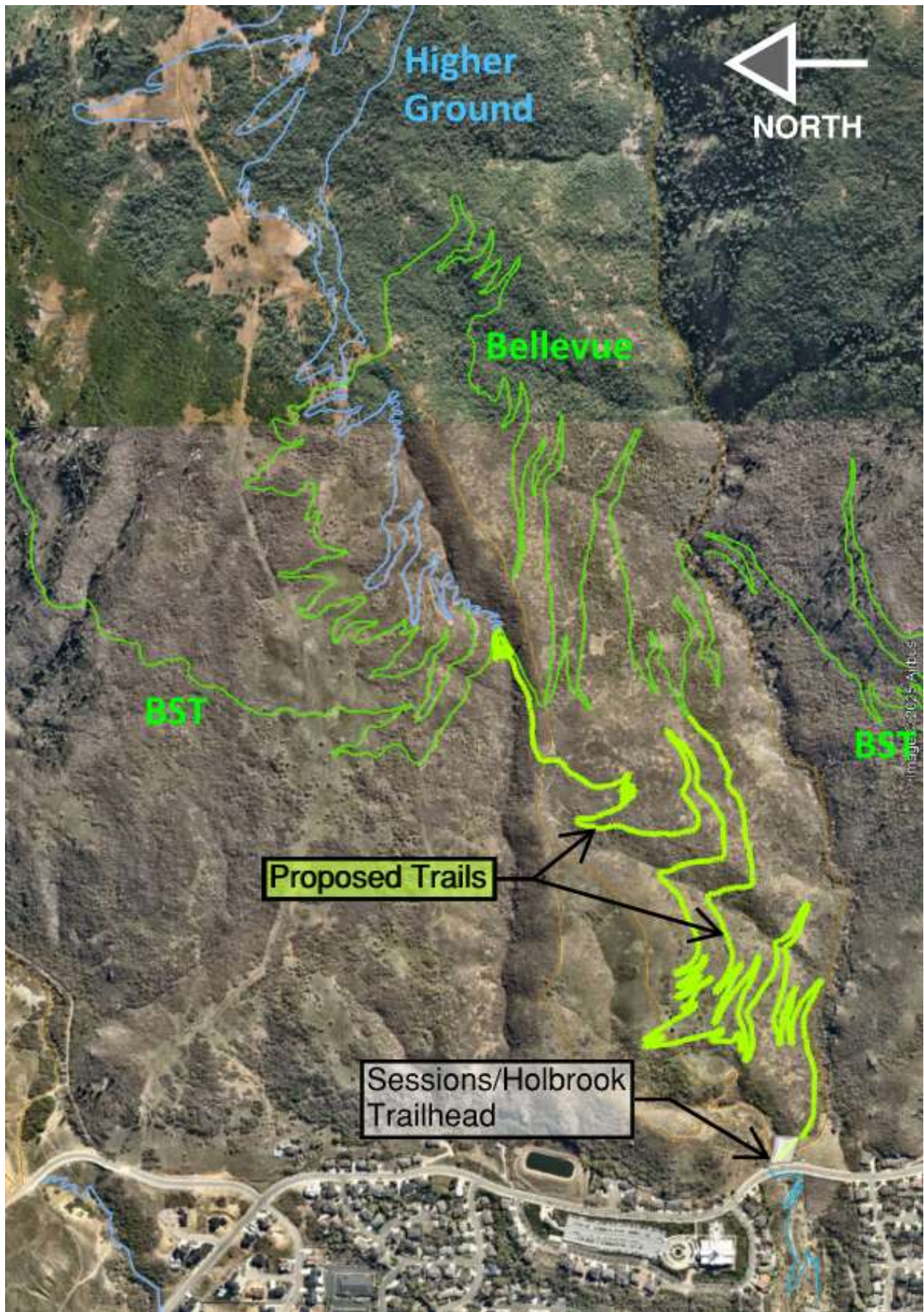


Figure 1: Proposed Trails in Holbrook Area

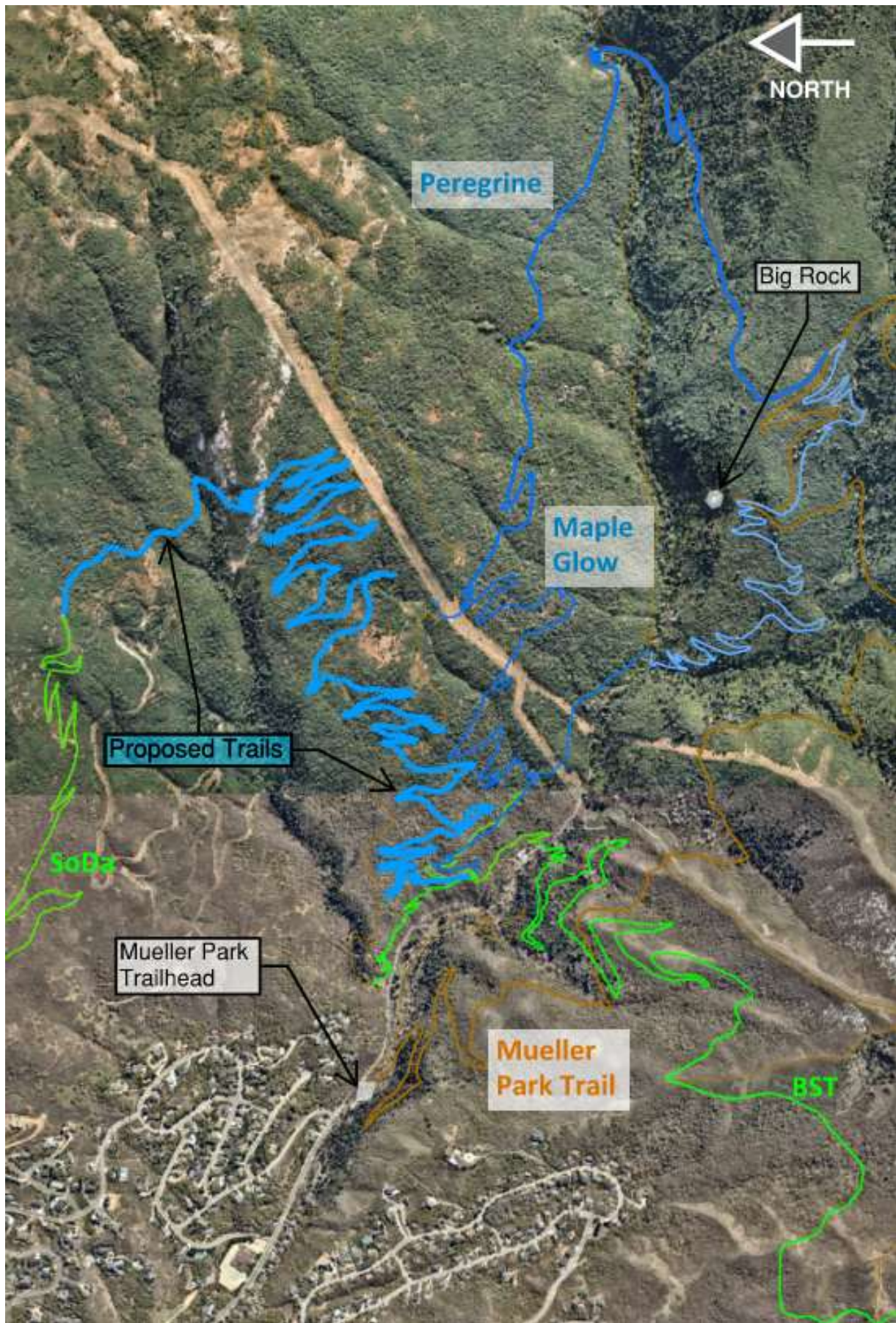


Figure 2: Proposed Trails in Mueller Area

City Council Staff Report

Subject: Bountiful Park (400 North) Pavilion Rebuild

Author: Brock Hill

Department: Parks

Date: 26 August 2025



Background

Bountiful City Parks Department is committed to providing beautiful clean, green, and safe family recreational areas that enhance the quality of life for all the citizens of Bountiful. Our parks, trails, and open spaces will be designed, developed, and maintained using the industry's best management practices and highest standards of quality. As stewards of these lands, we will serve the public with integrity, accountability, and transparency.

Analysis

Bountiful Park and its amenities are one of the most used parks in the parks System. It has 3 pavilions, 1 stage, 2 playgrounds, and large open grass areas to name a few. As you are aware, Bountiful Park is the location where many of Bountiful's public summer events are held including Rotary Kids Car Show, Handcart Days, Summerfest, and Freedom Lights Festival. In addition, the Summer Concert Series is held here along with approximately 70 family events annually.

The Parks department staff have been monitoring carefully the small pavilion, in the center of the park, near the swing set and stage. Over the past few years, due to water damage, the support beams/trusses have been deteriorating significantly. It has become apparent that the beams and structure of the roof need replacing. During the budget process, this particular issue came up as a possible financial need. However, at that time, it was determined that it could wait until the following year. This is no longer the case, and it has become apparent that the structure must be repaired now.

Staff asked for bids for complete replacement of the roof beams, tongue and groove roof deck, OSB sheathing and metal roof panels. We received two responses. They are as follows:

<u>Company</u>	<u>Quote</u>
Launch Construction	\$34,712
Randall Brothers Construction	\$59,542

Department Review

The review was completed by the Parks Department

Significant Impacts

If not replaced, the pavilion will have to be taken out of service and removed. This project was not specifically budgeted for in FY2025 Operating or Capital Improvement budget year, but there are sufficient funds budgeted in the Capital Improvement Fund for the project. The Parks Department budget may require a budget amendment next spring.

Recommendation

Staff recommends Council approve the rebuild of the small pavilion and Bountiful Park by Launch Construction for the amount of \$34,712

Attachments

None. Quotes available upon request.

City Council Staff Report

Subject: Echo Transmission Phase One Insulator and Crossarm Change Out by Wasatch Electric
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 26, 2025



Background

Due to the age of our Echo Transmission Line and the dead-end insulator that failed resulting in the fire in 2025, we are being proactive and changing out the dead-end insulators and crossarms on the line. The proposed project is to be constructed on a section of the existing transmission line located northeast of the East Canyon Reservoir along UT- 66 and UT- 65 in Morgan County, Utah. We will be working on 16 transmission structures, which are all located in mountainous terrain. This is the first phase of four phases that will be completed over the next four years. The start of construction is scheduled for October 20, 2025.

Analysis

The invitation to bid was sent out to four Line Construction Contractors and we have received three sealed bids. The results of the bid opening held on August 7, 2025, are as follows:

Contractor	Local Office	Total Bid	Schedule
Wasatch Electric	Salt Lake City, Utah	\$179,138	14 Days
Hunt Electric	Salt Lake City, Utah	\$255,988	31Days
Black and McDonald	Salt Lake City, Utah	\$308,605	35 Days
Cache Valley Electric	Salt Lake City, Utah	No Bid	--

Department Review

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

Significant Impacts

We have budgeted \$570,000 for this item in the 2025-26 fiscal budget under Hydro Transmission, account number 535300-448631.

Recommendation

Staff recommends the approval of the low bid from Wasatch Electric for a total of \$179,138.

This item will be discussed at the Power Commission meeting Tuesday, August 26, 2025, and we will bring their recommendation to the City Council meeting that night.

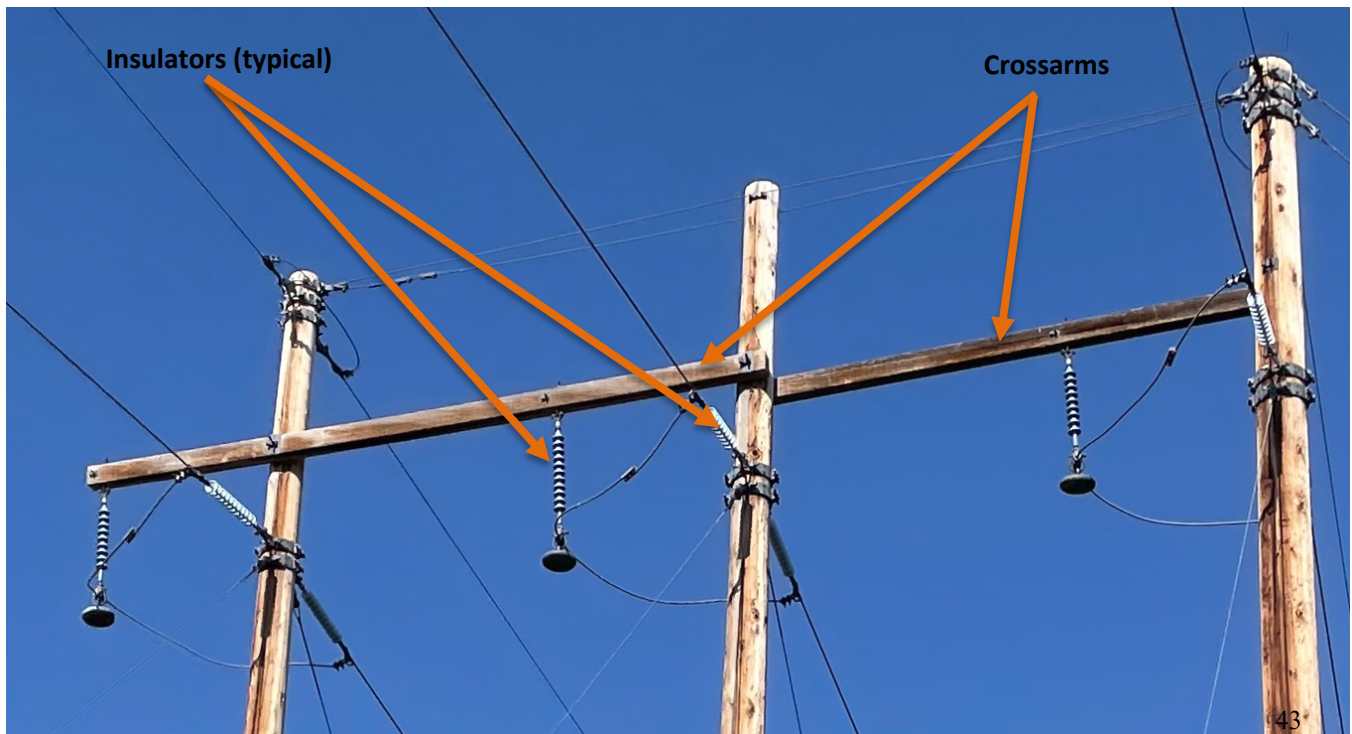
Attachments

Map

Pictures

Map
Transmission Line Shown in red.
Structures associated with this project are shown in blue







City Council Staff Report



Subject: Pineview Control System Replacement by ECI
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 26, 2025

Background

We operate a 1.8-megawatt Hydroelectric Power Plant at the base of the Pineview Dam. It was constructed in 1989-90. It has been running on the original control equipment, and the original programing. We do not have any support for programing updates, and it is no longer possible to find hardware replacement parts.

We have contacted the Hydro Division of Electrical Consultants, Inc. (ECI) and believe they have the knowledge, experience, and availability to assist us with this Control System replacement.

This project will include all new control hardware, software, and programing.

We are planning to complete this project before the start of the 2026 water/generation season, which typically starts around April 15th.

Analysis

We have received a proposal from ECI to assist us with the Control System Replacement. Their proposal cost for the project is \$867,195.

Department Review

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

Significant Impacts

The Control System replacement will be funded from the M&E Pineview capital account 535300-474515.

Recommendation

Staff recommends the approval of the proposal from ECI for the Pineview Hydroelectric Control System Replacement for \$867,195 plus a 10% contingency for a total approval of \$953,915.

This item will be discussed at the Power Commission meeting Tuesday morning, August 26, 2025. We will bring their recommendation to the City Council meeting.

Attachments

None

City Council Staff Report



Subject: NW Substation Battery System from Exponential Power
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 26, 2025

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. This rebuild project is scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026.

The new substation requires a 125 Volt DC Battery System to supply power to operate the breakers and the relay equipment during normal and emergency situations. The battery bank was specified to be a 320 Amp Hour battery.

Analysis

We received the following bids for the new Battery System:

Local Sales Rep.	Manufacturer	Amp Hours	Total Price	Delivery
Exponential Power	EnerSys	300	\$41,436	10 wks
Exponential Power	Energys	320	\$42,422	22 wks
Rogers-Strong Associates	EnerSys	310	\$46,879	8 wks

Note: We received two additional bids that did not meet our specifications.

Department Review

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

Significant Impacts

The Battery System will be purchased from the Northwest Substation capital account 535300-474790.

Recommendation

Staff recommends the approval of the lowest bid meeting the specifications for the Battery System from Exponential for \$42,422.

This item will be discussed at the Power Commission meeting Tuesday morning, August 26, 2025. We will bring their recommendation to the City Council meeting.

Attachments None

City Council Staff Report

Subject: 2025 Mueller Park Road Retaining Wall
Contract Change Order Authorization

Author: Lloyd Cheney, City Engineer

Department: Engineering, Streets

Date: August 26, 2025



Background

In May, 2025 the City Council authorized the contract to repair a short section of Mueller Park Road west of the intersection with Bountiful Blvd where a gradual shallow slope failure has resulted in the settlement and separation of the curb, gutter and sidewalk from the roadway. Taylor Electric (TE) has begun working on the project and it is proceeding satisfactorily.

As the excavation began, crews encountered many sections of old curb and gutter and other debris that had been buried under the sidewalk and in the north embankment. Engineering Dept staff instructed TE to remove this debris and to extend the excavation in a few locations to determine if we could identify the elevation of the original hillside. As the excavation progressed, we identified the conditions shown in Figure 2.



Figure 1 Project Location on Mueller Park Road

The final depth of the excavation to reach the native soils was significantly deeper than expected, as shown in Figure 3.

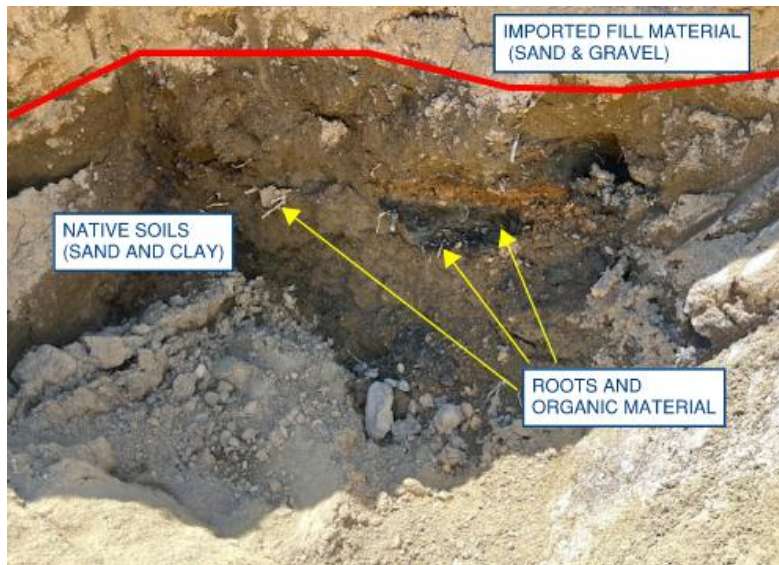


Figure 2 Fill Materials and Native Soils

Analysis

From a project management perspective, this single condition has caused a significant unexpected expenditure which is estimated to add \$22,000 (roughly 10%) to the awarded proposal price. This amount was determined as follows:

Excavation volume (LxWxH)= 125 ft x 8 ft x 5 ft = 5,000 cubic feet (185 cubic yards)

Excavation Cost = volume x Unit Price = 185 x \$65.11 = **\$12,057.41**

Backfill volume = Excavation volume = 5,000 cubic feet (185 cubic yards)

Backfill Cost= Tonnage x Unit Price

Tonnage = volume x density = 5000 cuft x 140 lbs/cuft
= 700,000 lbs = 350 tons

Cost = tonnage x Unit Price = 350 x \$27.43 = **\$9,600.50**

Total Anticipated Expense = \$21,657.91

Per the requirements of the City's Procurement Code, the City Council must authorize expenditures which exceed 10% of the original bid award and \$50,000 for construction contracts. Based on these parameters, the Engineering Department requests authorization from the City Council to expend up to additional 25% (\$54,551.91) of the awarded \$218,000 proposal price to address site issues. While the Engineering Dept. does not believe it will be necessary to expend the full \$54,551.91 amount, staff is concerned that given the established unit pricing for some items which actual quantities may over-run, additional necessary expenditures would quickly exceed the allowable amount that could be expended without Council authorization, resulting in project delays while awaiting Council authorization. Specifically, these items of concern would include:

<u>Bid Item</u>	<u>Unit</u>	<u>Unit Price</u>
New 24" Curb and Gutter	Foot	\$87.18

New 4" Sidewalk	Sqft	\$19.98
Gabion Retaining Wall	CuYd	\$203.34
Asphalt Pavement	Ton	\$444.03



Figure 3 Depth of Excavation to Native Soil

Department Review

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

Significant Impacts

Funding for this work has been included in the Street Department's Capital Project budget for FY2026. Sufficient funding is allocated to accommodate the Engineering Department's request.

Recommendation

- It is recommended that the City Council authorize the expenditure of up to 125% of the accepted proposal of Taylor Electric for construction of the retaining wall and roadway improvements on Mueller Park Road.

Attachments

None