

BOUNTIFUL CITY COUNCIL

Tuesday, December 9th, 2025

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 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

6:00 p.m. – Work Session

1. Bountiful Library Land Swap – Mr. Gary Hill pg. 3
2. City Hall Room Rental Policies – Mr. Gary Hill pg. 7

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. BCYC Report
4. Council reports
5. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on October 22nd and 29th, November 5th, 12th, 19th, 26th, and December 1st, 2025 pg. 9
 - b. October 2025 Financial Report pg. 17
6. Recognize Jed Pitcher for his 26 years of service on the Power Commission
7. Recognize Galen Rasmussen for his retirement after 33 years of service at Bountiful City
8. Recognize Mayor Harris and Councilmember Price-Huish for their service on the Bountiful City Council
9. Consider approval of Ordinance No. 2025-17, removing firework restrictions during the New Year and Chinese New Year windows – Mr. Bradley Jeppsen pg. 33
10. Consider approval of Ordinance 2025-18, approving the Utah State Urban Wildland-Urban Interface Code and the Bountiful City Wildfire Urban Interface Zone Map – Mr. Bradley Jeppsen pg. 37
11. Consider approval of Resolution No. 2025-12, approving the Land Lease Agreement with New Cingular Wireless PCS, LLC – Mr. Bradley Jeppsen pg. 43
12. Consider approval of Ordinance No. 2025-19, adopting the *Bountiful by Design* General Plan and Future Land Use Map – Mr. Francisco Astorga pg. 77
 - a. Public Hearing
13. Consider approval of the 2026 City Council Meeting Schedule – Mr. Gary Hill pg. 249
14. Closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205) – Mr. Gary Hill
15. Adjourn



City Recorder

City and County staff met to review property lines, circulation patterns, and existing site constraints. As a result of those discussions, the County has proposed a land swap in which Bountiful City would receive approximately **5,500 square feet** of County-owned property located directly west of the Senior Center parcel. In exchange, the City would convey an **equivalent 5,500 square feet** of land to the County on the south side of the library parcel.



During a work session held last week, the Davis County Commissioners supported proceeding with the land swap and directed their staff to continue coordinating with Bountiful City.

Analysis

The proposed exchange appears to offer benefits to both parties and supports long-term site planning in the area.

The areas being exchanged are similar in value due to comparable size, location, and current use. No operational, access, or zoning conflicts are anticipated as a result of the swap.

If the Council wishes to proceed, the **next step** would be for Davis County to draft the necessary legal documents, including an interlocal agreement and any associated property transfer instruments. These documents would then be reviewed by City staff and presented to the City Council for approval at a subsequent meeting.

Department Review

The land swap proposal and site improvements were evaluated by the Executive, Planning, Legal, and Engineering Departments.

Significant Impacts

The land transfer involves no anticipated fiscal impact.

Recommendation

Staff recommends that the Council support the proposed land swap and direct Staff to work with County representatives to prepare an interlocal agreement and related documents.

Attachments

None

City Council Staff Report



Subject: City Hall Room Rental Policies

Author: City Recorder, Sophia Ward & City Manager, Gary Hill

Date: December 4, 2025

Background

When the new City Hall was built, one consideration was to allow certain rooms to be available for public use under established guidelines and fees. Currently, no formal policy exists for renting City Hall rooms. Establishing a clear policy will guide the use of City Hall rooms, balance public access with operational needs, and prioritize official City functions.

Analysis

Rooms under consideration for public rental include the Council Chambers & Lobby, the Basement Conference Room, the Basement Multipurpose Room (whole), and the Basement Multipurpose Room A and B halves. Below is the proposed fee and capacity table for each space:

Room	Capacity	Reservation Fee (Resident)	Reservation Fee (Non-Resident)	Deposit (No Food)	Deposit (w/ Food)
Council Chambers & Lobby	200	\$100	\$200	\$100	Food Not Allowed
Basement Conference Room	15	\$50	\$75	\$50	\$100
Basement Multipurpose Room – Whole	100	\$75	\$150	\$50	\$100
Basement Multipurpose Room A	50	\$40	\$80	\$40	\$60
Basement Multipurpose Room B	50	\$40	\$80	\$40	\$60

Rental fees may offset some costs but will not fully cover staff time or operational expenses. Council guidance is needed on all rental fees, including whether non-residents should be allowed to rent City Hall rooms and, if so, what the appropriate fee structure should be.

Proposed hours of use are Monday through Thursday from 6:00 p.m. to 10:00 p.m., and Friday through Saturday from 7:00 a.m. to 10:00 p.m. City events and City use would remain the scheduling priority.

The proposed policy would prohibit recurring events or club meetings, political campaigns and candidate-related activities, commercial or for-profit enterprises, and any events that conflict with City operations.

Department Review

This report was prepared by the City Recorder, Sophia Ward, and reviewed by the City Manager, Gary Hill.

Significant Impacts

Coordinating reservations and managing public use of City Hall rooms will require staff time and oversight. Staff will need to handle any issues that arise from outside groups using the space. Rental fees may offset some costs but will not fully cover staff time or operational expenses.

Recommendation

Staff recommends that the City Council review the proposed City Hall room rental policy and offer guidance on its implementation.

Attachments

N/A

City Council Staff Report



Subject: Expenditures for Invoices > \$1,000 paid
October 22 & 29, November 5, 12, 19 & 26, and
December 1, 2025

Author: Tyson Beck, Finance Director

Department: Finance

Date: December 9, 2025

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 October 22 & 29, November 5, 12, 19 & 26, and December 1, 2025.

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 22, 2025

<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>
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	107,254.14	247861	21532740	Natural Gas - Contract # 23191
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	247872	25C1767	Lab Fees
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	247872	25D2331	Lab Fees
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	247872	25F1401	Lab Fees
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	3,680.00	247872	25F1616	Lab Fees
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474520	M&E PineView	247,770.00	247879	136829	Pineview Controls
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,045.00	247887	144945	Fall Granular w/weedkill application- Cust # 38730
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,125.00	247887	144946	Fall Granular w/weedkill application- Cust # 38730
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,300.00	247887	144972	Fall Granular w/weedkill application- Cust # 38730
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	17,494.00	247891	25915	Poly Humic Urea & Enclave fungicide
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	5,415.80	247892	55866	engineering @Viewmont
2483	HIGHLAND GOLF	Golf Course	555500 425100	Special Equip Maintenance	1,351.90	247894	59174	Misc. Parts/Supplies
2553	HVAC CONSTRUCTION, I	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,296.00	247899	130709	Furnace Inducer / Service Call
2664	J AND J PRODUCE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,128.68	247903	2132670	Top Soil - Cust # C1447
5263	JOHNSON ELECTRIC MOT	Landfill Operations	585820 426000	Bldg & Grnd Suppl & Maint	4,492.05	247907	13242	Electrical Wiring at Landfill- Acct #BOU400
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,292.22	247911	15144	Patching - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,512.00	247911	15134	Patching - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	5,078.16	247911	15121	Patching - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	6,792.66	247911	15070	Patching - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	8,358.66	247911	15090	Patching - Cust #BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	6,709.12	247912	438393	Road Base - Cust # BCTY07399
2987	M.C. GREEN & SONS IN	Water	515100 473110	Water Mains	186,600.20	247918	5501	Work completed thru Sept. 2025 - App #7
3186	MOTOROLA	Police	104210 429200	Computer Software	1,878.36	247924	8230538243	Customer # 1000743551
3186	MOTOROLA	Police	104210 429200	Computer Software	2,009.85	247924	8230538621	Customer # 1000743551
8040	OTTO ENVIRONMENTAL	Refuse Collection Operations	585800 448010	Garbage Containers	18,065.00	247964	INV-59770	Garbage Containers & Recycling- Cust # 1004455
8040	OTTO ENVIRONMENTAL	Recycle Collection Operations	585810 448010	Recycle Containers	15,000.00	247964	INV-59770	Garbage Containers & Recycling- Cust # 1004455
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	6,632.50	247973	10722	September 2025 Recycling Fees
3712	RIDGE ROCK INC	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	46,505.50	247976	34006-2	Storm drain wrok
16050	RODDA-MILLER PAINT	Streets	104410 448000	Operating Supplies	1,929.80	247979	95005825	Paint for graffiti - Acct # 774188
3826	SALT CITY SALES	Streets	104410 448000	Operating Supplies	1,539.33	247981	197497	Gloves
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,240.40	247993	0406164	Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	23,690.52	247993	0406030	Fuel - Acct # 000275
4273	TURF EQUIPMENT CO	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,175.39	247995	3036523-00	Misc Supplies - Cust # 2144
4273	TURF EQUIPMENT CO	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,188.07	247995	3035799-00	Misc Supplies - Cust # 2144
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	2,275.00	247997	803376 RI	Clen Pipe - Cust # 4592161
5000	U.S. BANK CORPORATE	Streets	104410 425000	Equip Supplies & Maint	3,316.41	247998	10102025JE	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	6,249.48	247998	10102025BH	Emplyee Appreciation - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 425000	Equip Supplies & Maint	1,568.66	247998	10102025TH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
7842	UTILISYNC LLC	Storm Water	494900 429200	Computer Software	1,650.00	248000	INV-1810	Blue Stakes
7842	UTILISYNC LLC	Water	515100 431000	Profess & Tech Services	1,650.00	248000	INV-1810	Blue Stakes
7842	UTILISYNC LLC	Light & Power	535300 431001	Blue Stake & Location	1,650.00	248000	INV-1810	Blue Stakes
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	290,250.00	248001	CONBF-022	Sept. 2025 Fiber network connections
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,968.24	248002	6124877727	Account # 371517689-00001
TOTAL:					<u>1,049,413.10</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 29, 2025***

<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>
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,288.69	248008 51832670		Annual Inspection - Cust # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,952.79	248008 51835167		Annual Inspection - Cust # 98370
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,217.00	248010 6538504-02		Misc. Parts/Supplies - Cust # 6000052
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	5,519.16	248010 6530564-00		Misc. Parts/Supplies - Cust # 6000052
1164	ANIXTER, INC.	Light & Power	535300 448636	Special Equipment	1,563.00	248010 6545913-00		Misc. Parts/Supplies - Cust # 6000052
16206	BERLINER	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,273.00	248014 2028100-108009		Suspension Rope - Cust # 2028100
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	9,007.50	248019 121		Green Waste Grinding from 9/15-10/23/2025
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,226.40	248034 76608		Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,241.60	248034 76607		Tree Trimming
2009	DURK'S PLUMBING SUPP	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,491.06	248036 03060786		Misc. Parts/Supplies - Acct # 512
4820	EPG TESTING & SAFETY	Light & Power	535300 445201	Safety Equipment	2,965.50	248037 11426		Hot Stick Testing
4820	EPG TESTING & SAFETY	Light & Power	535300 445201	Safety Equipment	4,326.00	248037 11396		Hot Stick Testing
2104	ESRI-ENVIRONMENTAL S	Light & Power	535300 429200	Computer Software	17,000.00	248039 900122602		Enterprise agreement fee software/maintenance
5026	EVERBASE / GLOBAL	Light & Power	535300 448613	Power Plant Operating Costs	1,489.67	248041 INV34167		Security Cam Repair
5458	HANSEN, ALLEN & LUCE	Landfill Operations	585820 431300	Environmental Monitoring	7,493.89	248058 56026		Ground Sampling & Reporting
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	17,200.00	248065 30203.002		Meter Lids
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	17,200.00	248065 30203.003		Meter Lids
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	19,350.00	248065 30203.001		Meter Lids
2564	I-D ELECTRIC INC	Water	515100 431000	Profess & Tech Services	1,621.77	248066 117310		Electrical Repairs
2765	JP ELECTRICAL, LC	Redevelopment Agency	737300 426100	Special Projects	2,170.00	248072 W27825		Work at Davis Arts Center
9605	KLUTE INC	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	11,425.96	248075 8222		NW Sub Steel Structures
9605	KLUTE INC	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	35,101.39	248075 8241		NW Sub Steel Structures
13969	LAUNCH CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,750.00	248079 2528-3		Sand and paint steel posts on Bountiful Park
13969	LAUNCH CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	18,209.77	248079 2528-2		Labor and Materials
3138	MIZUNO USA, INC.	Golf Course	555500 448240	Items Purchased - Resale	1,199.39	248089 9217914 RI		Clubs - Acct # 98653
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	1,685.88	248092 S107381999.001		Misc. Parts/Supplies - Cust # 18498
3283	NEWPORT TOOL	Light & Power	535300 448628	Pineview Hydro Operating Costs	1,225.00	248098 11062		Clamps for Pineview
13443	OAK HOLLOW ELECTRIC	Streets	104410 441300	Street Signs	2,487.70	248103 17-1050		500 S / Orchard ped pole
3365	OLD DOMINION BRUSH	Storm Water	494900 425000	Equip Supplies & Maint	3,156.00	248105 9707830		Leafer Hose - Acct # 33165188
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,127.44	248112 280123700		Tires and Service - Cust # 2801867
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,962.60	248112 280122950		Tires & Service - Cust # 2801867
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,625.30	248112 42106260		Tires & Service - Cust # 2801867
15056	RDO EQUIPMENT CO.	Streets	104410 425000	Equip Supplies & Maint	1,184.49	248115 W09135R2		Loader Repair - Acct # 61110002
4126	SYMBOLARTS	Police	104210 414000	Uniform Allowance	3,592.95	248128 443788		Patches for Bountiful P.D.
16167	TAYLOR ELECTRIC	Streets	454410 473500	Road Reconstruction	71,063.87	248129 31047		October progress - Job # 8528 00
16189	THOMPSON RECREATION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,000.00	248131 Bountiful/Partial		Mobile Repairs
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,024.17	248132 921616111		Clubs - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	21,815.26	248133 0406549		Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	3,235.58	248133 0406378		Fuel - Acct # 000276
4285	TYLER TECHNOLOGIES,	Computer Maintenance	616100 429200	Computer Software	92,887.98	248137 045-528824		Tyler Munis permits & etc.- Cust # 41630
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,235,450.27	248139 10232025		Sept. 2025 payment for Power Resource
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,475.00	248142 25-00633		Janitorial Services
TOTAL:					<u>1,657,283.03</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 5, 2025***

<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>
12287	CITY CREEK CONSTR	Redevelopment Agency	737300 472100	Buildings	221,999.77	248148 2406-6		Work completed thru Oct. 2025
1716	CMT ENGINEERING LABO	Streets	454410 473500	Road Reconstruction	1,100.00	248149 13516		Project #103010.001 / Mueller Park Retaining Wall
13599	DAVIS PARK CAFE	Golf Course	555500 422100	Advertising & Marketing	1,268.00	248151 125a		Lunch for 104 & Gratuity / Tourny Lunch
1924	DELL MARKETING L.P.	Computer Maintenance	616100 429300	Computer Hardware	33,211.85	248153 10845015175		Annual Computer Replacement - Cust # 13129956
2055	ELECTRICAL CONSULTAN	Fiber	505000 473150	Fiber Network Lines/Conduit	4,058.05	248157 138027		Project BCP-024 professional service
8045	ELITE LANDSCAPE SERV	Parks	104510 426000	Bldg & Grnd Suppl & Maint	5,375.00	248158 25515		Mini excavator for Veterans Park / Bountiful City
2510	HOLLAND EQUIPMENT CO	Streets	104410 425000	Equip Supplies & Maint	7,040.24	248168 41117		Misc. Parts/Supplies
2564	I-D ELECTRIC INC	Water	515100 431000	Profess & Tech Services	7,660.00	248171 117333		Viewmont Rehab - Cust # BOUWAT
2564	I-D ELECTRIC INC	Water	515100 431000	Profess & Tech Services	16,947.00	248171 117332		Maple Hills tank project - Cust # BOUWAT
2649	IPSA-INTERMOUNTAIN P	Light & Power	535300 423000	Travel & Training	2,400.00	248174 3890		Hotline School Registration
2719	JMR CONSTRUCTION INC	Streets	104410 473210	Road Recondition & Repair	23,019.43	248176 11042025		Work completed thru Oct. 2025
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	44,467.27	248176 11042025		Work completed thru Oct. 2025
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	9,207.00	248176 11042025		Work completed thru Oct. 2025
2719	JMR CONSTRUCTION INC	Light & Power	535300 448632	Distribution	1,889.64	248176 11042025		Work completed thru Oct. 2025
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,021.14	248178 15299		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,662.12	248178 15230		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,840.86	248178 15279		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,861.38	248178 15259		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,586.06	248178 15263		Patching - Cust # BOUN02610
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,570.28	248188 S107408407.001		Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,959.58	248188 S107405997.001		Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	6,571.43	248188 S107381999.002		Misc. Parts/Supplies - Cust # 18498
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	11,724.56	248216 48970		Labor and Install
5553	PURCELL TIRE AND SER	Storm Water	494900 425000	Equip Supplies & Maint	1,449.90	248219 280124663		Tires Service - Cust # 2801867
3875	READING TRUCK	Water	515100 425000	Equip Supplies & Maint	7,984.14	248222 W 165607		Fuel Line
1078	ROADSAFE TRAFFIC	Streets	104410 448000	Operating Supplies	1,746.08	248224 341875		Road Painted Markings - App #6
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	2,860.00	248225 3043517183		Misc. Parts/Supplies - Cust # 129095
4051	STATE OF UTAH	Storm Water	494900 422000	Public Notices	2,100.00	248230 2670000160		FY26 Annual Municipal Storm Water Permit UTR090005
13402	SWCA ENVIRONMENTAL	Trails	104550 431000	Profess & Tech Services	5,846.78	248234 232354		Professional services for environmental resources
16189	THOMPSON RECREATION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,000.00	248237 Bountiful/Final		Second Mobilization Dbl Boo Slide
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,585.96	248235 10212025a		Account # 992894616
4131	T-MOBILE	Water	515100 428000	Internet & Telephone Expense	1,431.06	248235 10212025		Account # 991466102
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,006.95	248240 0407155		Fuel - Acct # 000275
4411	UTAH RETIREMENT	Storm Water	494900 413040	State Retirement & 401 K	3,578.89	248245 10222025		W KEIGHTLEY URS ADJUSTEMENT
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	3,455.94	248248 10312025 INSTALL		Holbrook Canyon Trailhead Install
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	217,450.00	248248 CONBF-023		October 2025 Fiber network connection fees
15372	WCF MUTUAL INSURANCE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	5,950.95	248249 8230449		Premium Payment - Acct # 257435
15372	WCF MUTUAL INSURANCE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	8,549.41	248249 8239482		Deductible Payment - Acct # 257435
15372	WCF MUTUAL INSURANCE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	10,092.18	248249 8222035		Deductible - Acct # 257435
TOTAL:					<u>714,528.90</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 12, 2025***

<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>
1140	AMERICAN WATER WORKS	Water	515100 421000	Books Subscr & Mmbrshp	4,923.00	248330	SO262470	Membership for 2026 Member # 33047
1164	ANIXTER, INC.	Light & Power	535300 448636	Special Equipment	1,570.80	248331	6581053-00	Misc. Parts/Supplies - Cust # 6000052
1164	ANIXTER, INC.	Light & Power	535300 448636	Special Equipment	1,795.00	248331	6584012-00	Misc. Parts/Supplies - Cust # 6000052
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,038.49	248333	X10282025	Account # 287314361186
7164	BOUNTIFUL COLLISION	Police	104210 425430	Service & Parts	2,528.00	248335	19699	Repairs and Labor for Bountiful PD
1555	CALLAWAY GOLF	Golf Course	555500 448240	Items Purchased - Resale	1,507.42	248337	939747896	Clubs - Acct # 14853
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	248341	25H2549	Lab Fees
1924	DELL MARKETING L.P.	Computer Maintenance	616100 429300	Computer Hardware	2,677.44	248349	10840688281	27" Monitors - Cust # 13129956
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,640.80	248350	76610	Tree Trimming
4820	EPG TESTING & SAFETY	Light & Power	535300 445201	Safety Equipment	7,123.00	248355	11442	Hot Stick Testing
5458	HANSEN, ALLEN & LUCE	Water	515100 472130	Wells	7,516.20	248359	56053	Viewmont Well Rehab
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	248362	SLC11250038	Nov. 2025 Janitorial Service - Cust # 065075
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,510.92	248363	15306	Patching - Cust #BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	10,395.00	248363	15409	Patching - Cust #BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,164.96	248364	439185	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	5,497.92	248364	439232	Road Base - Cust # BCTY07399
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	8,250.00	248366	10312025	Legal Fees for Oct. 2025
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	6,825.00	248393	10742	October 2025 recycling fees
11638	SIDDONS-MARTIN EMERG	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	1,588.11	248394	903-SIV0010596	Misc. Parts/Supplies - Acct # C150045
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	18,057.43	248395	31538	Scada Server for Mueller Park - Project #M187
4143	TAYLOR MADE-ADIDAS G	Golf Course	555500 448240	Items Purchased - Resale	1,172.48	248398	38693850	Clubs - Acct # 608035
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,024.39	248399	921700608	Clubs - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	2,744.87	248399	921702598	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	1,900.17	248400	0407687	Bulk Oil - Acct # 000138
5322	UCS WIRELESS	Water	515100 425000	Equip Supplies & Maint	1,444.00	248403	83760	Radio Transfer Install
15773	VOCALOCITY ENTERTAIN	Legislative	104110 492080	Community Events-BntflComServC	4,000.00	248406	11052025	Dec.12th Christmas Concert at Woods Cross High
4528	WAXIE SANITARY SUPPL	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,820.06	248409	83618178	Toilet Paper - Cust # 9024
TOTAL:					<u>112,693.56</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 19, 2025***

<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>
1035	ADS, LLC	Light & Power	535300 474520	M&E PineView	16,016.67	248411	54108.103025	Pineview Flowmeter - Cust ID C-10742
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,605.94	248416	51843315	Annual Inspection
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,609.68	248416	51847182	Annual Inspection
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,624.14	248416	51843338	Annual Inspection
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,663.17	248416	51847758	Annual Inspection
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	2,073.93	248416	51843802	Annual Inspection
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	3,890.70	248417	1585844	Cold Mix Asphalt - Cust # 5628
11711	ATSCO SALES & SERVIC	Light & Power	535300 448628	Pineview Hydro Operating Costs	2,413.13	248418	109643	Pineview Actuator Repair
11636	BLACK FOREST PAVING	Streets	454410 473500	Road Reconstruction	364,823.10	248421	11102025	Work completed thru 11/8/2025 - App #2
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	21,763.78	248426	21563624	Natural Gas
15841	BRIDGERLAND HEATING	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,750.00	248427	8644	Filtration System repairs
9736	CANTERBURY INC	Light & Power	535300 461000	Miscellaneous Expense	1,500.00	248430	11172025	Bountiful Power Christmas Party
1596	CATE RENTAL & SALES,	Golf Course	555500 426100	Special Projects	1,433.00	248432	L96585	Misc. Parts/Supplies - Cust # 02308
1716	CMT ENGINEERING LABO	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	1,650.00	248436	14003	NW Sub Testing - Project # 103329.001
1716	CMT ENGINEERING LABO	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	2,020.00	248436	13520	NW Sub Testing - Project # 103329.001
16221	DIONNE FOOD SERVICES	Light & Power	535300 461000	Miscellaneous Expense	1,214.80	248441	11172025	Catering for Christmas Party
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	10,511.50	248443	138015	NW Sub Testing - Project # 103329.001
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	21,318.37	248445	11012025	Account # 6056810000
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,342.50	248453	24979	Poly-Humic Coated area
2605	INTERFORM	Streets	104410 448000	Operating Supplies	1,381.50	248458	556849	Parka's - Client # 10006
16215	ISOLVED TALENT ACQUI	Light & Power	535300 431000	Profess & Tech Services	1,437.50	248460	10229-1	Direct Placement Recruitment services
16215	ISOLVED TALENT ACQUI	Light & Power	535300 431000	Profess & Tech Services	3,437.50	248460	10492-1	Direct Placement Recruitment services
15917	JONES, SKELTON & H.	Liability Insurance	636300 451150	Liability Claims/Deductible	1,807.50	248467	10876830	Jensen v. Bountiful City - Client # 20330
4996	K&C CPAS	Finance	104140 431100	Legal And Auditing Fees	13,820.93	248468	5465	Final Billing for audit yr ending 6/30/2025
4996	K&C CPAS	Fiber	505000 431100	Legal And Auditing Fees	4,456.94	248468	5465	Final Billing for audit yr ending 6/30/2025
4996	K&C CPAS	Water	515100 431100	Legal And Auditing Fees	2,910.00	248468	5465	Final Billing for audit yr ending 6/30/2025
4996	K&C CPAS	Light & Power	535300 431100	Legal And Auditing Fees	16,427.18	248468	5465	Final Billing for audit yr ending 6/30/2025
4996	K&C CPAS	Landfill Operations	585820 431100	Legal And Auditing Fees	1,237.74	248468	5465	Final Billing for audit yr ending 6/30/2025
4996	K&C CPAS	Redevelopment Agency	737300 431100	Legal And Auditing Fees	1,432.37	248468	5465	Final Billing for audit yr ending 6/30/2025
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,755.08	248471	15426	Patching - Cust # BOUN02610
2896	LARRY H. MILLER	Government Buildings	104160 425000	Equip Supplies & Maint	3,163.00	248473	433523	Misc. Parts/Supplies - Acct # A1069
16219	MHL BLADES	Streets	104410 425000	Equip Supplies & Maint	7,717.23	248479	AR/2025/00335	Plow wear blades
16219	MHL BLADES	Streets	104410 425000	Equip Supplies & Maint	10,967.94	248479	AR/2025/00334	Plow Blades
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,599.02	248487	S107423715.001	Misc. Parts/Supplies - Cust # 18498
3409	PAGE INDUSTRIAL SUPP	Light & Power	535300 448628	Pineview Hydro Operating Costs	4,483.00	248497	204014	Stud Welding
5550	PARTRIDGE GROUP	Police	104210 432000	Examination & Evaluation	1,200.00	248498	6755	Direct Care Session
5429	PERFORMANCE FORD LIN	Streets	104410 425000	Equip Supplies & Maint	1,184.75	248500	35845	Misc. Parts/Supplies - Cust # 243521-W
5553	PURCELL TIRE AND SER	Landfill Operations	585820 425000	Equip Supplies & Maint	7,567.22	248505	280123882	Tires & Service - Cust # 2801867
16223	RMUS LLC	Police	104210 445100	Public Safety Supplies	12,093.78	248509	RMUS_42074	Robotics Solutions - Customer # C006402
3835	SALT LAKE WHOLESALE	Police	104210 445100	Public Safety Supplies	6,173.95	248514	19965	Misc. Parts/Supplies
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	1,776.11	248518	321-SIV0048316	Misc. Parts/Supplies
3974	SONNTAG RECREATION,	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,208.45	248521	25287	Misc. Parts/Supplies
3974	SONNTAG RECREATION,	Parks	104510 426000	Bldg & Grnd Suppl & Maint	9,931.07	248521	25286	Misc. Parts/Supplies
16167	TAYLOR ELECTRIC	Streets	454410 473500	Road Reconstruction	29,281.43	248530	31308	2025 Retaining Wall
16220	THISGEN, INC	Police	104210 429200	Computer Software	1,875.00	248532	INV-88	Bountiful PD
16214	TITAN COATINGS LLC	Water	515100 426000	Bldg & Grnd Suppl & Maint	3,700.00	248533	11172025	Floor finished for Bountiful City Water

<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>
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,191.07	248534	921724625	Clubs - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	2,006.50	248534	921713783	Golf Balls - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	2,006.50	248534	921736637	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	3,970.70	248535	0407841	Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	25,218.37	248535	0407870	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	2,530.55	248535	0407911	Bulk Oil - Acct # 000138
4251	TRANSTAR INDUSTRIES	Streets	104410 425000	Equip Supplies & Maint	1,283.38	248536	63606438	Transmission Parts - Acct # 67412
5000	U.S. BANK CORPORATE	Legislative	104110 421000	Books Subscr & Mmbrshp	4,622.00	248539	11102025SW	Trvl&Train expense -Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461000	Miscellaneous Expense	2,279.45	248539	11102025HR	EmpoyeeConnect supplies -Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Executive	104130 423000	Travel & Training	1,435.23	248539	11102025GH	Trvl&Train expense -Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,618.39	248539	11102025DG	Trvl&Train expense -Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	3,028.12	248539	11102025EB	Training expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Engineering	104450 426000	Bldg & Grnd Suppl & Maint	1,061.67	248539	11102025BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 423000	Travel & Training	1,340.00	248539	11102025BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,283.10	248539	11102025BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423000	Travel & Training	5,174.53	248539	11102025AJ	Trvl&Train expense -Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Recycle Collection Operations	585810 428000	Internet & Telephone Expense	1,176.00	248539	11102025CB	Misc. Parts/Supplies -Acct #4246-0445-5571-8851
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,881.87	248543	6127366287	Account # 371517689-00001
4477	WAGSTAFF CRANE	Light & Power	535300 448628	Pineview Hydro Operating Costs	2,125.00	248544	216751.1	Cranes for Pineview
4477	WAGSTAFF CRANE	Light & Power	535300 448628	Pineview Hydro Operating Costs	2,300.00	248544	216753.1	Cranes for Pineview
4762	WASATCH ELECTRIC	Light & Power	535300 448631	Hydro Transmission	179,137.00	248546	762510-001	Echo Insulator Changeouts - Cust # 10656
4815	WESTERN STATES CIRCU	Light & Power	535300 448639	Substation	1,450.00	248550	5833-25SV	Rewind Motor
15839	WM RECYCLE AMERICA	Recycle Collection Operations	585810 431550	Recycling Processing Fees	10,896.27	248551	IAC7473635	Recycling - Acct # ACC9718
TOTAL:					<u>875,266.30</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid November 26, 2025***

<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	1,130.50	248554	6485263-05	Misc. Parts/Supplies - Cust # 6000052
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,809.50	248554	6602823-00	Misc. Parts/Supplies
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	34,039.23	248558	52414	Road Salt - Cust # BOUNTIFU
1889	DAVIS COUNTY GOVERN	Legislative	104110 452200	Election Expense	19,147.68	248562	132125	2025 General Election Services
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,128.80	248563	76614	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,226.40	248563	76613	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,421.60	248563	76611	Tree Trimming
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	22,984.20	248565	138886	Project # BCP-023 / NW Sub
5281	ENBRIDGE GAS UTAH	Police	104210 427000	Utilities	2,549.27	248566	11012025F	Account # 3401140000
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	248570	50238	Nov 2025 Newsletter
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	9,350.00	248572	24992	Cascade Tre Wetting Agent
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	1,009.53	248575	39889	Misc. Parts/Supplies
15574	ISLAND VIEW PLUMBING	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,097.60	248578	4112	Labor/Repairs
2657	ITRON CORPORATE BUIL	Light & Power	535300 429200	Computer Software	8,582.00	248579	720437	Itron Annual Support - Cust # 1480
16226	J.L. MATTHEWS CO	Light & Power	535300 445201	Safety Equipment	2,059.86	248580	IN121378	Blanket/Straps
2745	JOHNSTONE SUPPLY	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,460.00	248581	1-136785259334	Repair / Labor for Bountiful P.D.
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,069.20	248582	15504	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,050.38	248582	15491	Patching - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	2,322.72	248583	440127	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,270.24	248583	440168	Road Base - Cust # BCTY07399
16227	LIGHTLINK COMM	Fiber	505000 473150	Fiber Network Lines/Conduit	1,750.00	248584	10158	Fiber splice care for Bountiful City
5553	PURCELL TIRE AND SER	Landfill Operations	585820 425000	Equip Supplies & Maint	5,475.59	248597	280126050	Tires/Service - Cust # 2801867
8902	PURSER PAVING & CONS	Light & Power	535300 424002	Office & Warehouse	7,075.00	248598	2981	Cracksealing of the parking lot
8902	PURSER PAVING & CONS	Light & Power	535300 448613	Power Plant Operating Costs	3,500.00	248598	2982	Cracksealing of the parking lot
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	2,400.55	248612	0407588	Fuel - Acct # 000276
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	15,032.50	248615	810410 RI	Cleaning Storm Drains - Cust # 4592160
5322	UCS WIRELESS	Light & Power	535300 448641	Communication Equipment	1,700.00	248616	83813	Annual Radio Licensing
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,086,636.82	248618	11242025	October 2025 payment for Power Resource
4533	WEBER BASIN WATER CO	Water	515100 461400	Purchase Of Water	325,020.00	248621	0082442	Water Purchased in 2025 - Cust # 0090002
14946	WIDDISON WELL SRVC	Water	515100 472130	Wells	283,447.50	248622	5836	Viewmont Well Rehab
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,475.00	248623	25-00830	Janitorial Services
15772	YOUNG AUTO GP LAYTON	Police	454210 474500	Machinery & Equipment	40,930.00	248624	19S3304	2026 Dodge Durango VIN# 1C4RDJFG1TC169517
11370	YOUNG POWERSPORTS	Parks	454510 474500	Machinery & Equipment	12,945.48	248625	SA101923	2025 Yamaha Grizzly VIN # 5Y4AML9E7SA101923
TOTAL:					<u>1,941,506.15</u>			

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid December 1, 2025***

<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>
16122	HUCKLEBERRY GRILL	Legislative	104110 461750	Employee Wellness & Recognit'n	2,538.80	248626	2025111122-10	for Bountiful City Breakfast for 12/3/2025
TOTAL:					<u>2,538.80</u>			

City Council Staff Report

Subject: October 2025 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: December 9, 2025



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2026 through October as compared to the past three fiscal year periods through that same timeframe.

The FY2026 budget portion of these reports is the originally adopted FY2026 budget approved by the City Council in June of 2025.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

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

Attachments

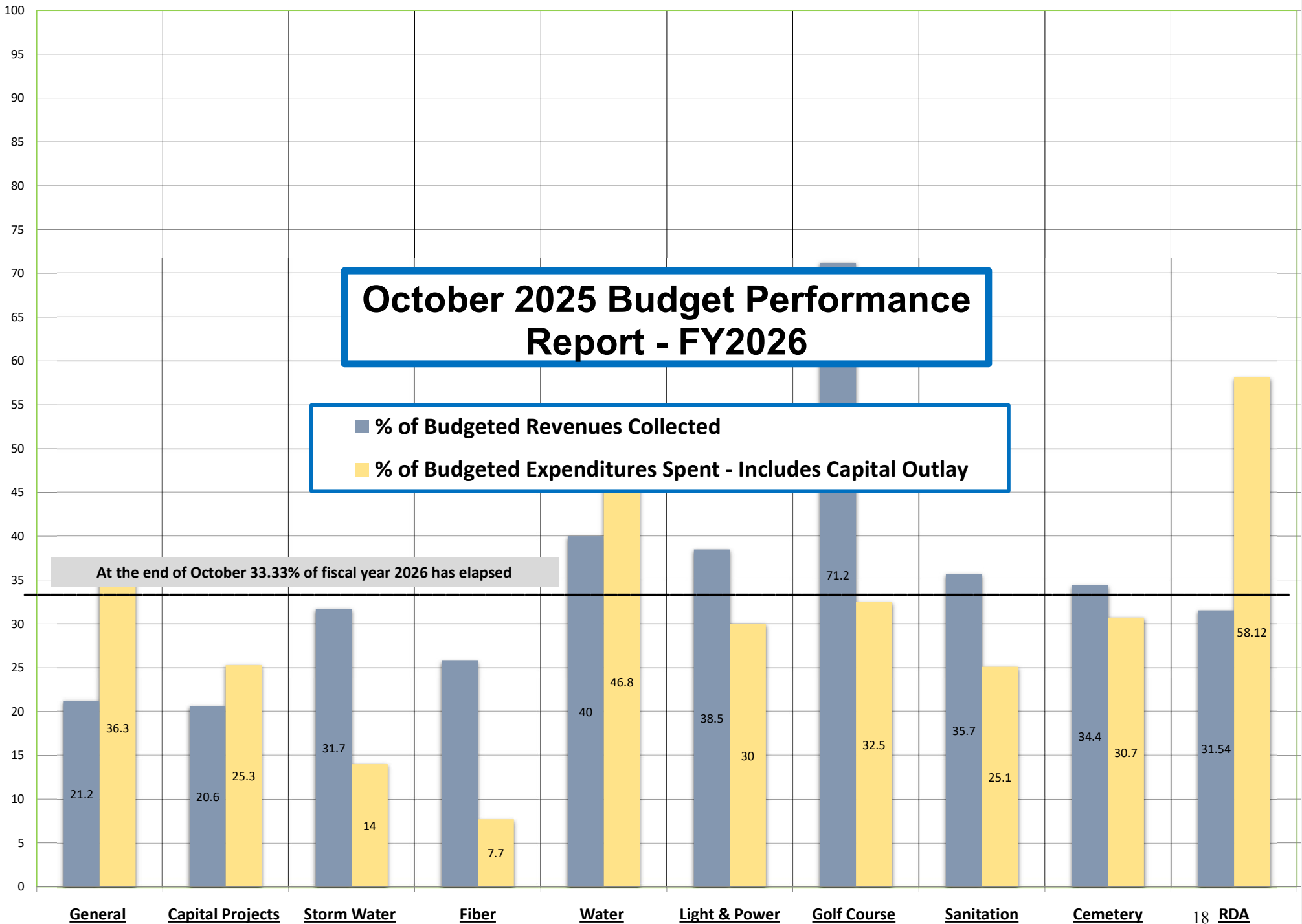
- October 2025 Revenue & Expense Reports – Fiscal 2026 YTD

October 2025 Budget Performance Report - FY2026

■ % of Budgeted Revenues Collected

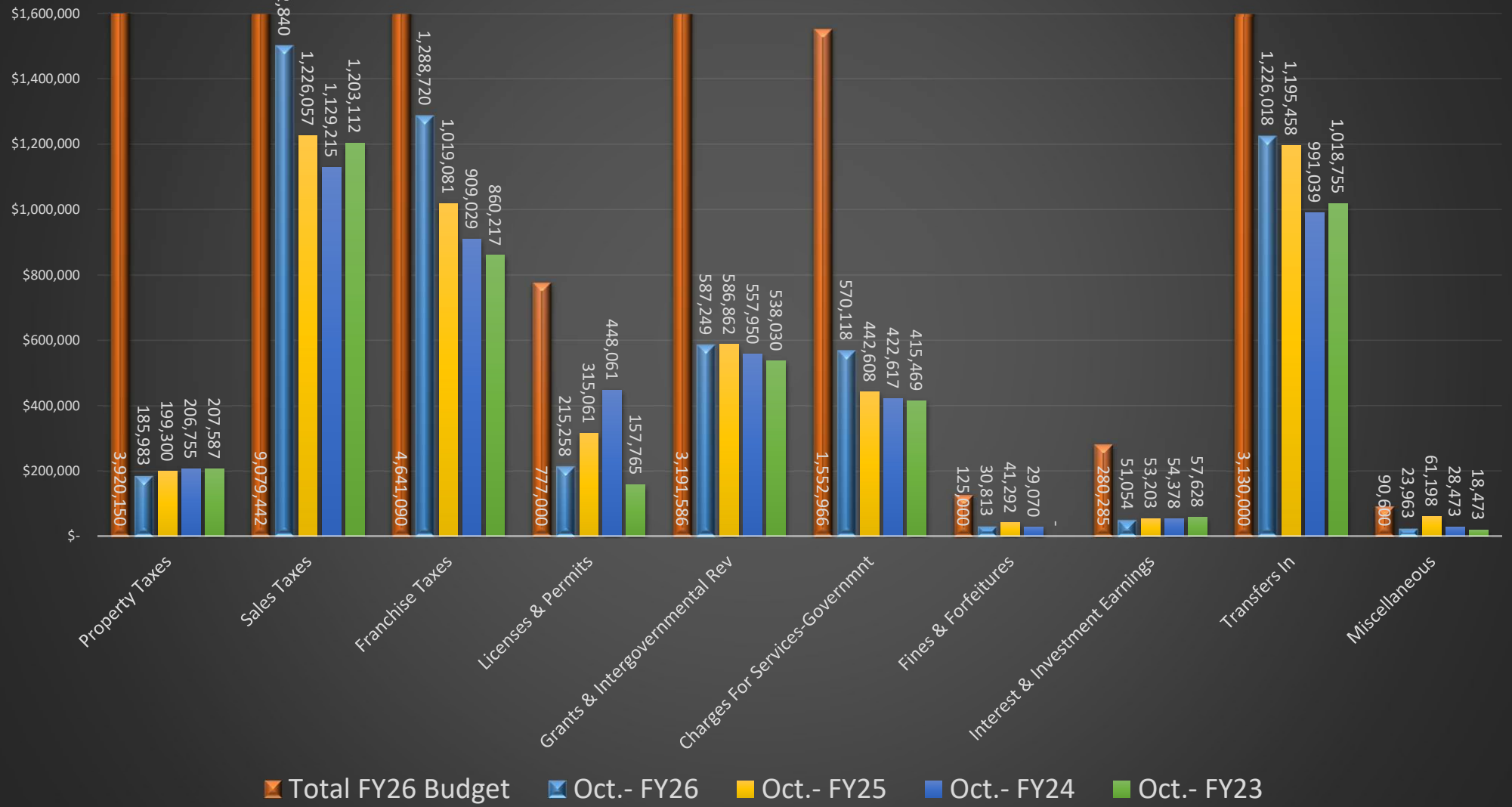
■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of October 33.33% of fiscal year 2026 has elapsed

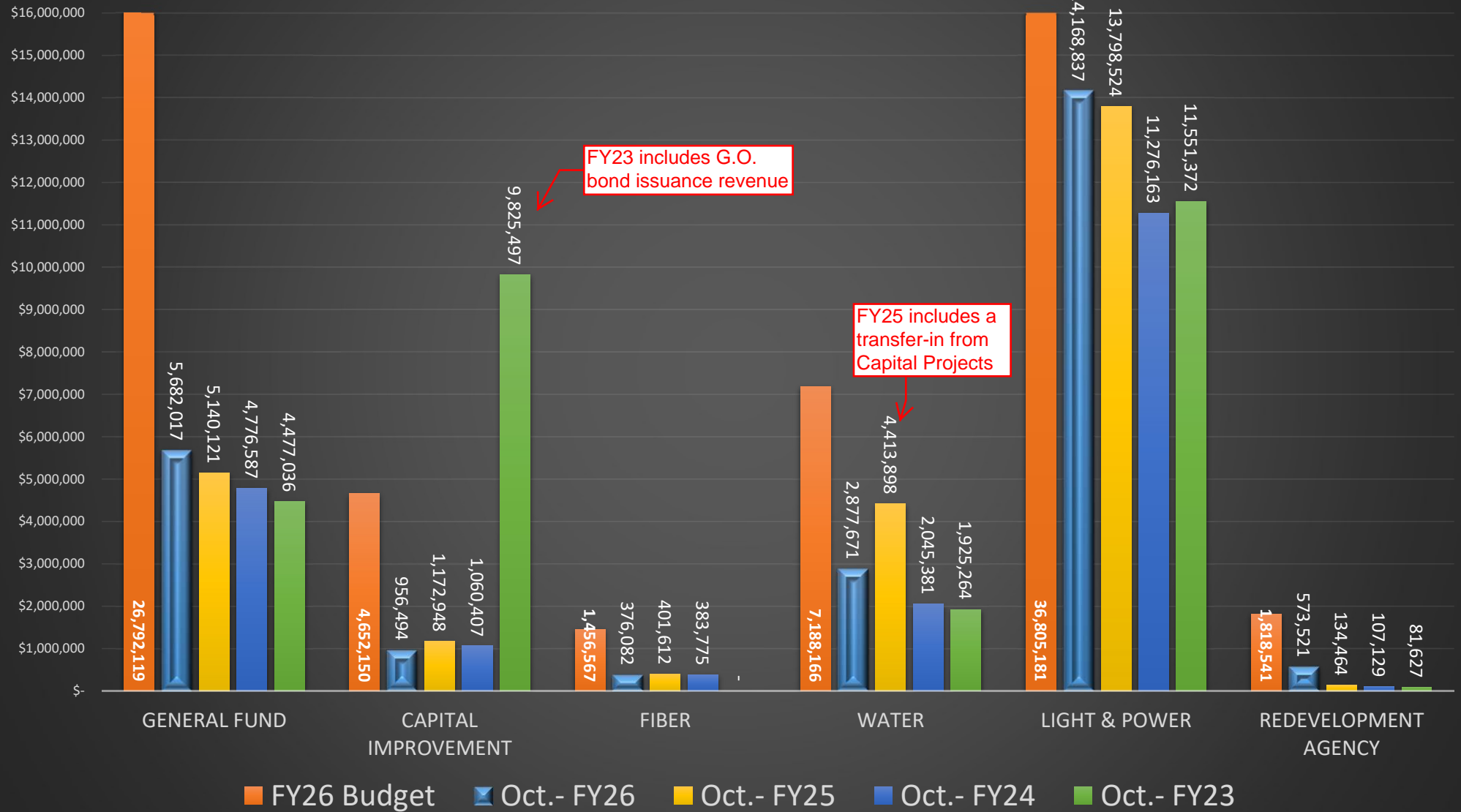


General Fund Detailed Revenues - October 2025

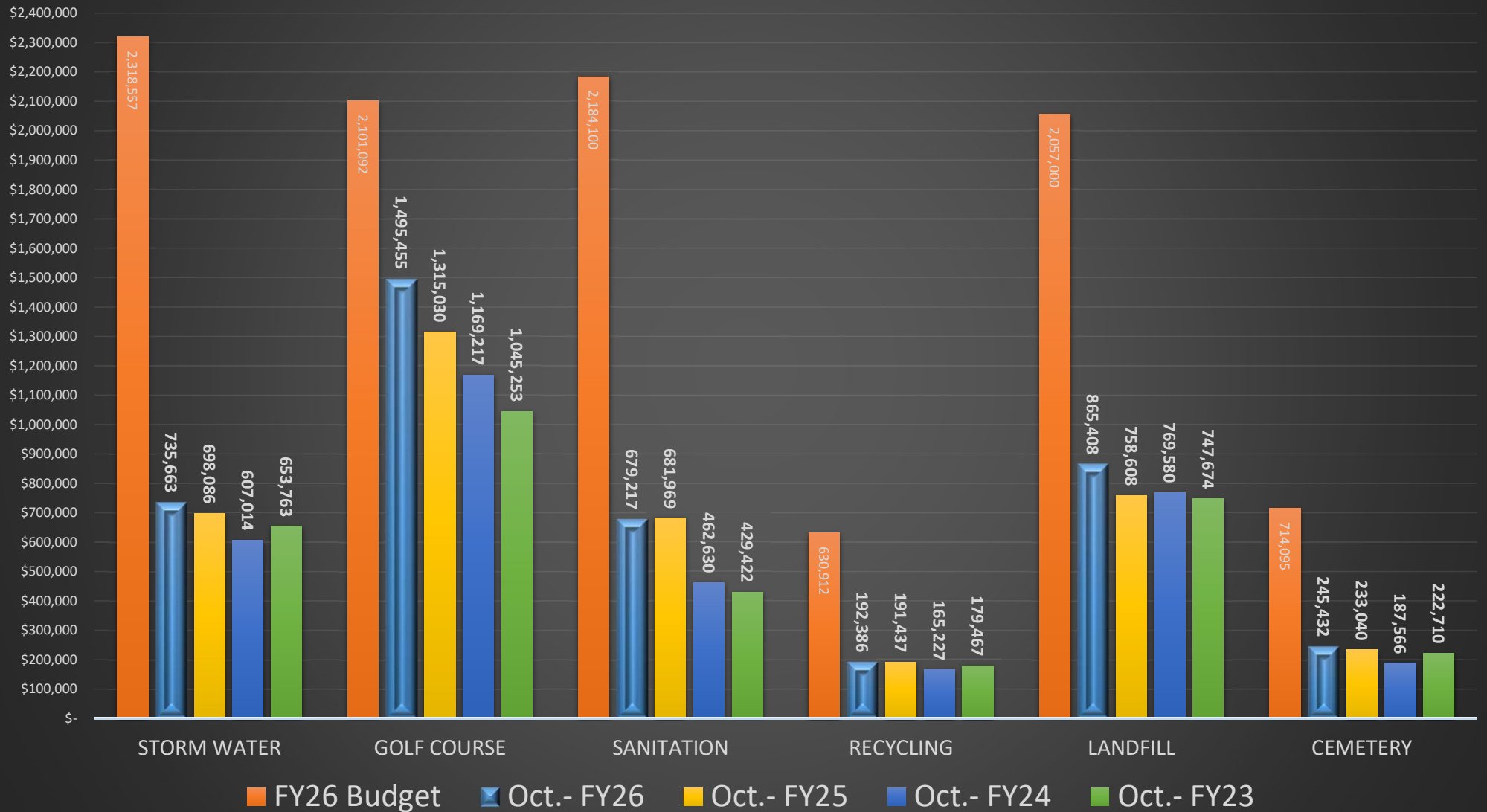
YTD Revenues (Fiscal Year 2026) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



October 2025 YTD Revenues (Fiscal 2026) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

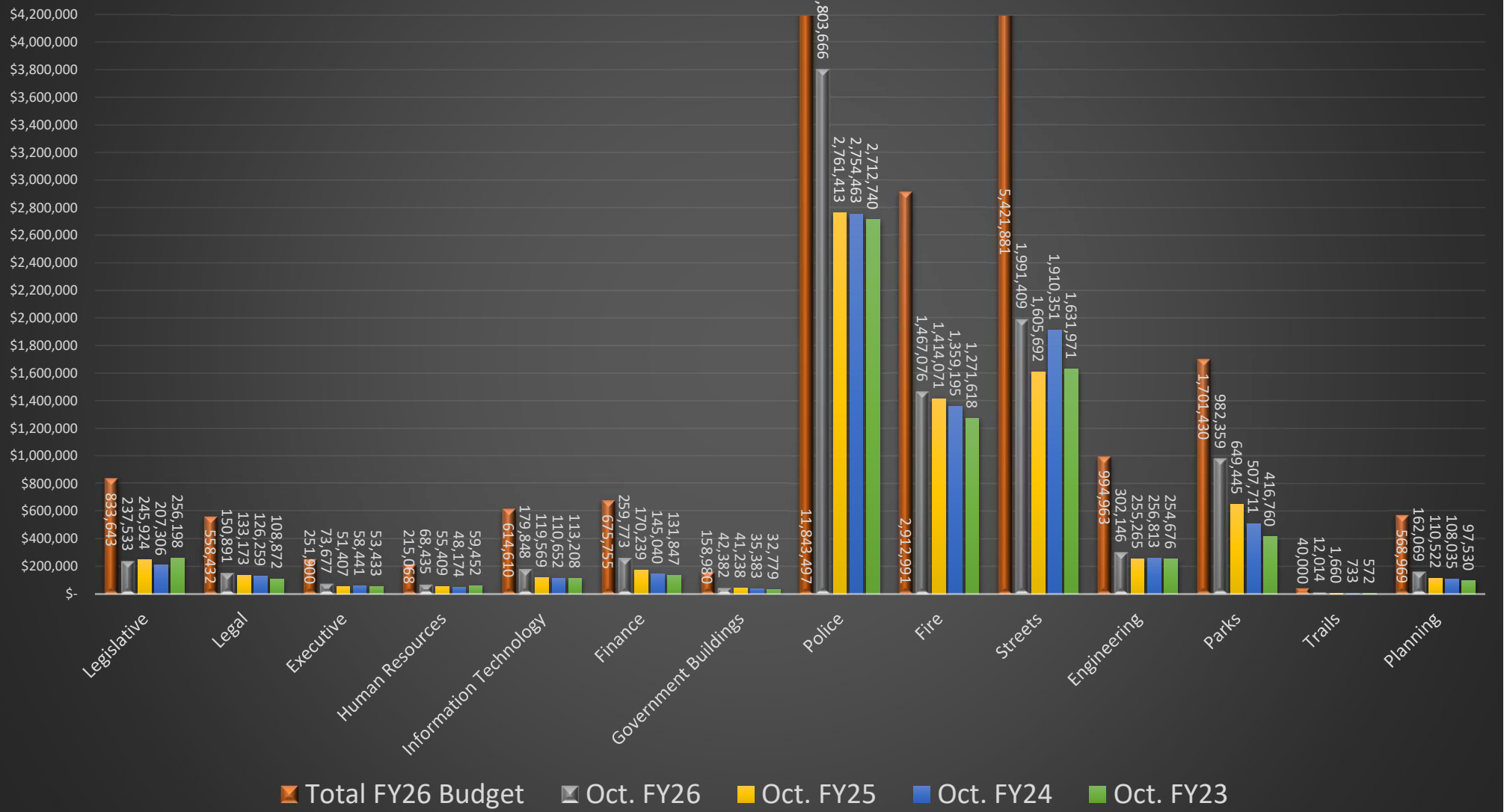


October 2025 (Fiscal 2026) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

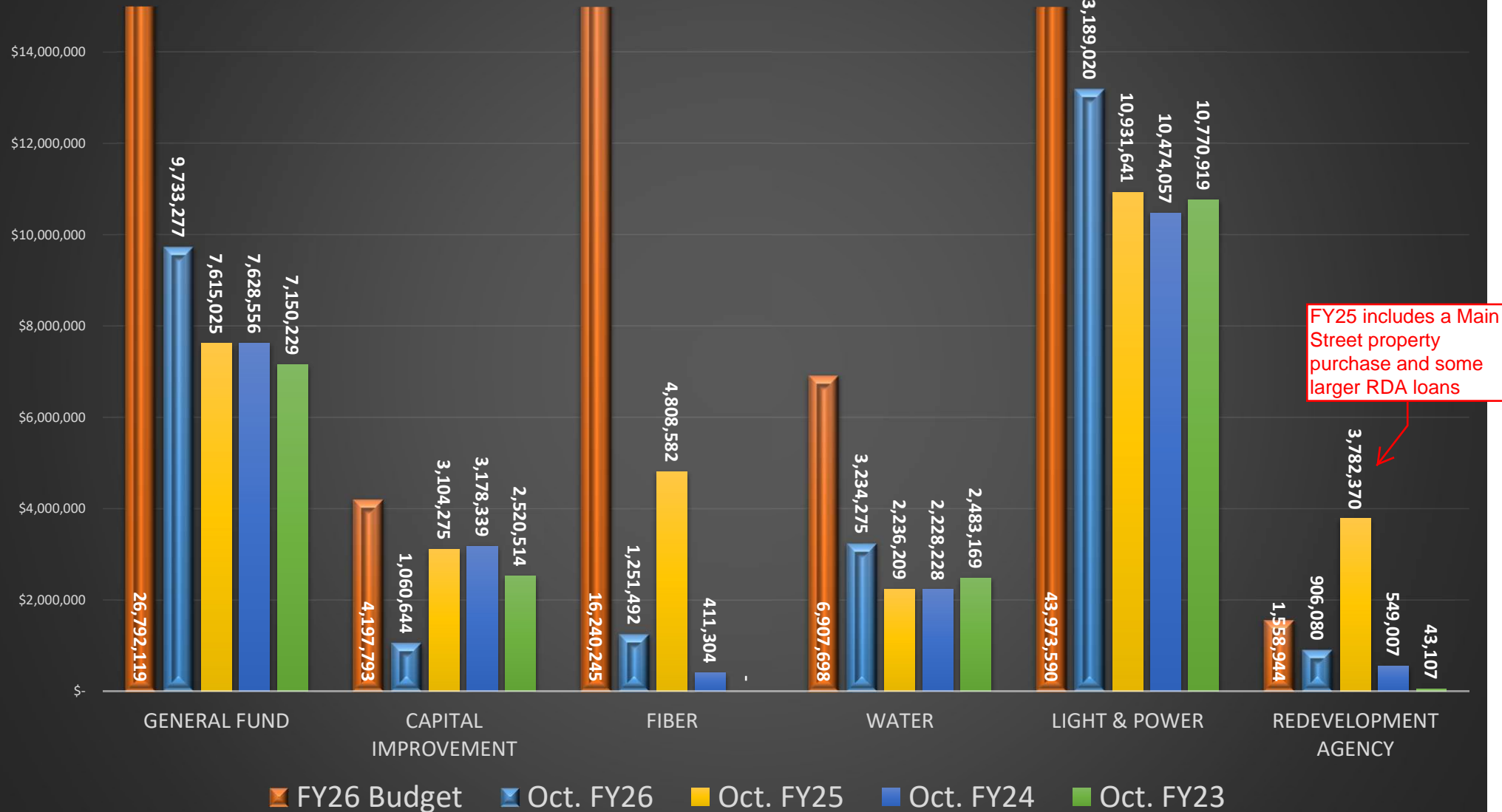


General Fund Detailed Expenditures - October 2025

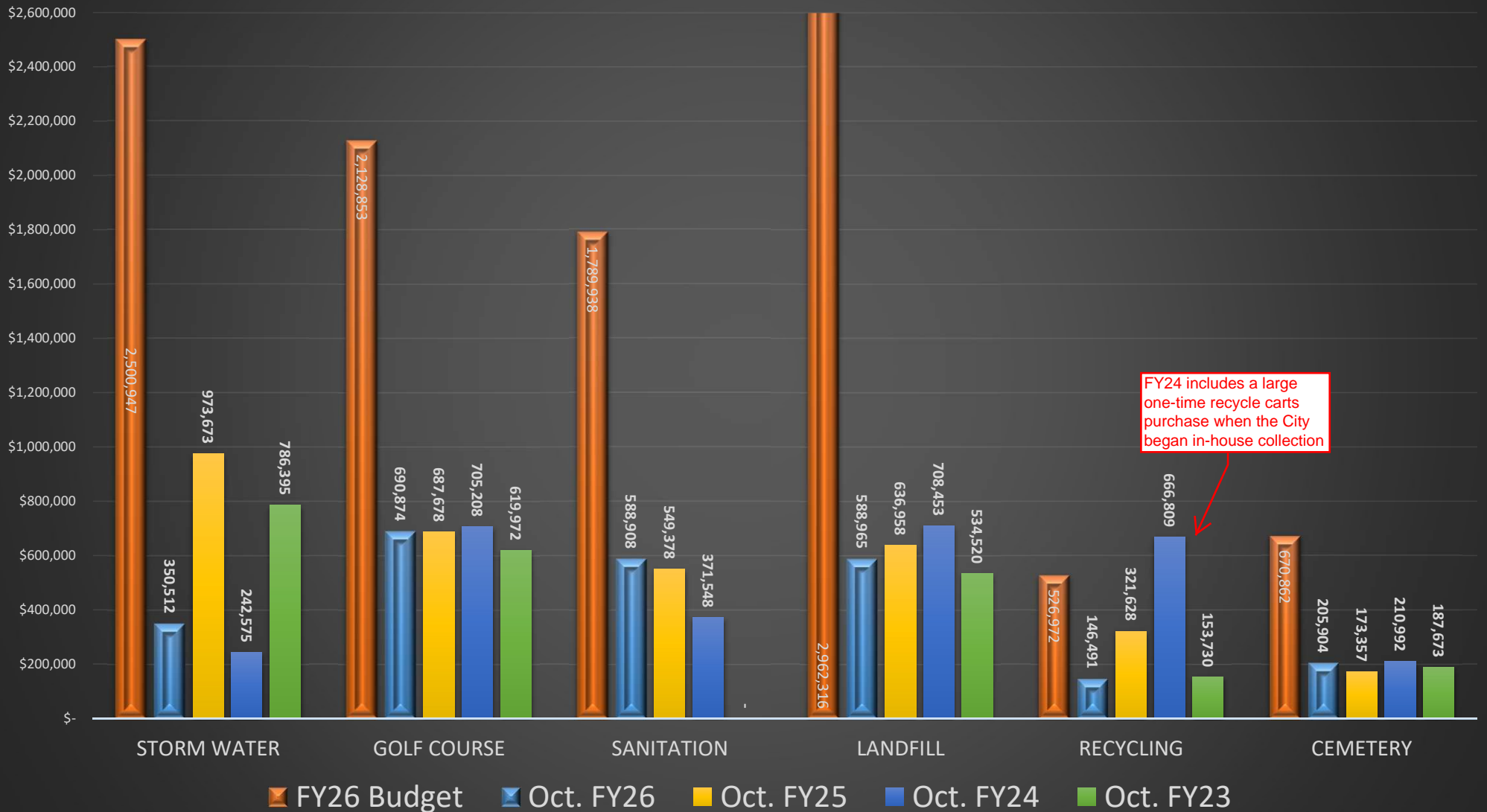
Fiscal 2026 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2025 YTD (Fiscal 2026) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



October 2025 YTD (Fiscal 2026) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Tax Revenues	-3,920,150	-3,920,150	-185,983.13	-126,543.63	.00	-3,734,166.87	4.7%
1020 Sales Tax Revenues	-9,079,442	-9,079,442	-1,502,840.37	-818,173.56	.00	-7,576,601.63	16.6%
1030 Franchise Tax Revenues	-4,641,090	-4,641,090	-1,288,720.01	-409,557.71	.00	-3,352,369.99	27.8%
1040 Property Tax Increment Re	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%
2000 License & Permit Revenues	-777,000	-777,000	-215,258.31	-58,698.23	.00	-561,741.69	27.7%
3000 Grants & Intergovernmental Re	-3,191,586	-3,191,586	-587,248.59	-167,551.95	.00	-2,604,337.41	18.4%
3100 Fine & Forfeiture Revenue	-125,000	-125,000	-30,812.87	-1,441.22	.00	-94,187.13	24.7%
4000 Charges For ServicesRev-Gover	-1,552,966	-1,552,966	-570,118.12	-250,867.99	.00	-982,847.88	36.7%
4110 Legislative Expenditures	833,643	833,643	237,533.00	33,891.70	.00	596,110.00	28.5%
4120 Legal Expenditures	558,432	558,432	150,891.12	47,887.24	.00	407,540.88	27.0%
4130 Executive Expenditures	251,900	251,900	73,676.50	26,106.36	.00	178,223.50	29.2%
4134 Human Resources Expenditures	215,068	215,068	68,434.94	23,660.43	.00	146,633.06	31.8%
4136 Information Technology Expend	614,610	614,610	179,847.82	61,439.20	.00	434,762.18	29.3%
4140 Finance Expenditures	675,755	675,755	259,773.20	85,416.73	.00	415,981.80	38.4%
4160 Government Buildings Expendit	158,980	158,980	42,382.12	13,168.50	.00	116,597.88	26.7%
4210 Police Expenditures	8,836,417	8,836,417	2,887,898.95	868,352.43	.00	5,948,518.05	32.7%
4215 Reserve Officers Expenditures	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards Expenditures	204,689	204,689	54,180.00	31,060.80	.00	150,509.00	26.5%
4217 School Resource Officer Expen	507,008	507,008	123,839.05	52,106.83	.00	383,168.95	24.4%
4218 Liquor Control Expenditures	55,026	55,026	8,592.46	4,092.17	.00	46,433.54	15.6%
4219 PSAP - E911 Expenditures	2,230,357	2,230,357	729,155.56	251,626.06	.00	1,501,201.44	32.7%
4220 Fire/EMS Expenditures	2,912,991	2,912,991	1,467,076.00	.00	.00	1,445,915.00	50.4%
4410 Streets Expenditures	5,421,881	5,421,881	1,991,408.63	390,128.30	.00	3,430,472.37	36.7%
4450 Engineering Expenditures	994,963	994,963	302,146.14	97,256.31	.00	692,816.86	30.4%
4510 Parks Expenditures	1,701,430	1,701,430	982,358.89	189,344.99	.00	719,071.11	57.7%
4550 Trails Expenditures	40,000	40,000	12,013.99	10,999.47	.00	27,986.01	30.0%
4610 Planning Expenditures	568,969	568,969	162,068.61	56,241.33	.00	406,900.39	28.5%
6000 Miscellaneous	-90,600	-90,600	-23,963.47	-3,959.15	.00	-66,636.53	26.4%
6010 Interest & Investment Earning	-280,285	-280,285	-51,054.11	-24,058.25	.00	-229,230.89	18.2%
8010 Transfers In	-3,130,000	-3,130,000	-1,226,017.94	-237,574.70	.00	-1,903,982.06	39.2%
TOTAL GENERAL FUND	0	0	4,051,260.06	144,352.46	.00	-4,051,260.06	100.0%
TOTAL REVENUES	-26,792,119	-26,792,119	-5,682,016.92	-2,098,426.39	.00	-21,110,102.08	
TOTAL EXPENSES	26,792,119	26,792,119	9,733,276.98	2,242,778.85	.00	17,058,842.02	
30 DEBT SERVICE							
1010 Property Tax Revenues	-519,910	-519,910	-39,812.80	-31,967.13	.00	-480,097.20	7.7%

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Sevice	568,419	568,419	151,853.06	1.65	.00	416,565.94	26.7%
6010 Interest & Investment Earning	-2,000	-2,000	359.62	-198.87	.00	-2,359.62	-18.0%
TOTAL DEBT SERVICE	46,509	46,509	112,399.88	-32,164.35	.00	-65,890.88	241.7%
TOTAL REVENUES	-521,910	-521,910	-39,453.18	-32,166.00	.00	-482,456.82	
TOTAL EXPENSES	568,419	568,419	151,853.06	1.65	.00	416,565.94	

45 CAPITAL IMPROVEMENT

1020 Sales Tax Revenues	-2,410,358	-2,410,358	-391,976.73	-210,574.30	.00	-2,018,381.27	16.3%
4110 Legislative Expenditures	305,000	305,000	2,600.00	.00	.00	302,400.00	.9%
4136 Information Technology Expend	240,000	240,000	117,249.80	-12,578.48	.00	122,750.20	48.9%
4140 Finance Expenditures	36,000	36,000	15,120.56	1,502.63	.00	20,879.44	42.0%
4210 Police Expenditures	868,668	868,668	324,464.66	70,662.78	.00	544,203.34	37.4%
4410 Streets Expenditures	2,487,000	2,487,000	600,086.53	74,023.87	.00	1,886,913.47	24.1%
4510 Parks Expenditures	85,000	85,000	.00	.00	.00	85,000.00	.0%
4550 Trails Expenditures	176,125	176,125	1,122.93	1,122.93	.00	175,002.07	.6%
6000 Miscellaneous	-46,628	-46,628	-15,317.14	-3,846.03	.00	-31,310.86	32.8%
6010 Interest & Investment Earning	-1,488,101	-1,488,101	-545,305.11	-196,271.93	.00	-942,795.89	36.6%
6020 Sale of Capital Assets	-55,000	-55,000	.00	.00	.00	-55,000.00	.0%
8000 Contribution Revenue	-5,000	-5,000	-3,895.00	-2,350.00	.00	-1,105.00	77.9%
8010 Transfers In	-647,063	-647,063	.00	.00	.00	-647,063.00	.0%
TOTAL CAPITAL IMPROVEMENT	-454,357	-454,357	104,150.50	-278,308.53	.00	-558,507.50	-22.9%
TOTAL REVENUES	-4,652,150	-4,652,150	-956,493.98	-413,042.26	.00	-3,695,656.02	
TOTAL EXPENSES	4,197,793	4,197,793	1,060,644.48	134,733.73	.00	3,137,148.52	

49 STORM WATER

4900 Storm Water Expenses	2,500,947	2,500,947	350,511.70	91,535.75	.00	2,150,435.30	14.0%
6000 Miscellaneous	-5,800	-5,800	-1,851.00	-617.00	.00	-3,949.00	31.9%
6010 Interest & Investment Earning	-134,000	-134,000	-53,410.29	-20,471.16	.00	-80,589.71	39.9%
7000 Charge For Services Rev.-Prop	-2,178,757	-2,178,757	-675,755.90	-181,128.28	.00	-1,503,001.10	31.0%
8020 Impact Fee Revenue	0	0	-4,645.48	.00	.00	4,645.48	100.0%
TOTAL STORM WATER	182,390	182,390	-385,150.97	-110,680.69	.00	567,540.97	-211.2%
TOTAL REVENUES	-2,318,557	-2,318,557	-735,662.67	-202,216.44	.00	-1,582,894.33	
TOTAL EXPENSES	2,500,947	2,500,947	350,511.70	91,535.75	.00	2,150,435.30	

50 FIBER

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

50 FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000 Fiber Expenses	16,240,245	16,240,245	1,251,491.64	799,568.61	.00	14,988,753.36	7.7%
6010 Interest & Investment Earning	-300,000	-300,000	-102,710.25	-32,806.20	.00	-197,289.75	34.2%
7000 Charge For Services Rev.-Prop	-1,156,567	-1,156,567	-273,371.69	-88,410.92	.00	-883,195.31	23.6%
TOTAL FIBER	14,783,678	14,783,678	875,409.70	678,351.49	.00	13,908,268.30	5.9%
TOTAL REVENUES	-1,456,567	-1,456,567	-376,081.94	-121,217.12	.00	-1,080,485.06	
TOTAL EXPENSES	16,240,245	16,240,245	1,251,491.64	799,568.61	.00	14,988,753.36	

51 WATER

5100 Water Expenses	6,907,698	6,907,698	3,234,274.59	660,151.58	.00	3,673,423.41	46.8%
6000 Miscellaneous	-2,000	-2,000	-55.00	.00	.00	-1,945.00	2.8%
6010 Interest & Investment Earning	-164,166	-164,166	-38,531.45	-14,833.30	.00	-125,634.55	23.5%
6020 Sale of Capital Assets	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%
7000 Charge For Services Rev.-Prop	-6,887,000	-6,887,000	-2,742,697.81	-610,791.44	.00	-4,144,302.19	39.8%
7010 Connection & Servicing Revenue	-40,000	-40,000	-7,377.07	-1,674.26	.00	-32,622.93	18.4%
8020 Impact Fee Revenue	-40,000	-40,000	-15,640.00	.00	.00	-24,360.00	39.1%
8030 Capital Contributions/Donatio	-30,000	-30,000	-73,369.61	-1,825.00	.00	43,369.61	244.6%
TOTAL WATER	-280,468	-280,468	356,603.65	31,027.58	.00	-637,071.65	-127.1%
TOTAL REVENUES	-7,188,166	-7,188,166	-2,877,670.94	-629,124.00	.00	-4,310,495.06	
TOTAL EXPENSES	6,907,698	6,907,698	3,234,274.59	660,151.58	.00	3,673,423.41	

53 LIGHT & POWER

5300 Light & Power Expenses	43,973,590	43,973,590	13,189,020.16	2,950,298.80	.00	30,784,569.84	30.0%
6000 Miscellaneous	-122,000	-122,000	-123,353.91	-17,951.13	.00	1,353.91	101.1%
6010 Interest & Investment Earning	-595,138	-595,138	-276,331.39	-108,899.51	.00	-318,806.61	46.4%
6020 Sale of Capital Assets	-34,000	-34,000	.00	.00	.00	-34,000.00	.0%
7000 Charge For Services Rev.-Prop	-34,984,538	-34,984,538	-13,612,077.13	-2,701,502.40	.00	-21,372,460.87	38.9%
7010 Connection & Servicing Revenue	-100,000	-100,000	-35,151.28	-8,190.74	.00	-64,848.72	35.2%
7030 Equipment & Facility Rent Rev	-89,505	-89,505	.00	.00	.00	-89,505.00	.0%
8030 Capital Contributions/Donatio	-880,000	-880,000	-121,923.00	-73,184.00	.00	-758,077.00	13.9%
TOTAL LIGHT & POWER	7,168,409	7,168,409	-979,816.55	40,571.02	.00	8,148,225.55	-13.7%
TOTAL REVENUES	-36,805,181	-36,805,181	-14,168,836.71	-2,909,727.78	.00	-22,636,344.29	
TOTAL EXPENSES	43,973,590	43,973,590	13,189,020.16	2,950,298.80	.00	30,784,569.84	

55 GOLF COURSE

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course Expenses	2,128,853	2,128,853	690,874.01	213,558.01	.00	1,437,978.99	32.5%
6000	Miscellaneous	-3,000	-3,000	-3,156.46	-365.70	.00	156.46	105.2%
6010	Interest & Investment Earning	-48,612	-48,612	-22,284.55	-8,049.13	.00	-26,327.45	45.8%
7020	Admission & Lesson Fee Revenue	-1,196,480	-1,196,480	-849,492.89	-123,937.88	.00	-346,987.11	71.0%
7030	Equipment & Facility Rent Rev	-555,000	-555,000	-409,510.44	-65,892.46	.00	-145,489.56	73.8%
7040	Concession & Merchandise Sale	-298,000	-298,000	-211,010.66	-67,385.91	.00	-86,989.34	70.8%
	TOTAL GOLF COURSE	27,761	27,761	-804,580.99	-52,073.07	.00	832,341.99	-2898.2%
	TOTAL REVENUES	-2,101,092	-2,101,092	-1,495,455.00	-265,631.08	.00	-605,637.00	
	TOTAL EXPENSES	2,128,853	2,128,853	690,874.01	213,558.01	.00	1,437,978.99	
58 SANITATION								
5800	Refuse Collection OperationsE	1,789,938	1,789,938	588,908.14	130,024.26	.00	1,201,029.86	32.9%
5810	Recycle CollectionOperationsE	526,972	526,972	146,490.95	59,448.77	.00	380,481.05	27.8%
5820	Landfill Operations Expenses	2,962,316	2,962,316	588,964.62	178,192.56	.00	2,373,351.38	19.9%
6002	Miscellaneous - Landfill	-30,000	-30,000	-6,887.07	-2,318.42	.00	-23,112.93	23.0%
6010	Interest & Investment Earning	-221,831	-221,831	-82,034.70	-31,010.36	.00	-139,796.30	37.0%
6012	Interest Earnings - Landfill	0	0	-57,252.85	-14,092.15	.00	57,252.85	100.0%
7000	Charge For Services Rev.-Prop	-1,962,269	-1,962,269	-597,182.48	-162,429.90	.00	-1,365,086.52	30.4%
7001	Charge For ServicesRev-Recycl	-630,912	-630,912	-192,385.98	-52,417.05	.00	-438,526.02	30.5%
7002	Charge For ServicesRev-Landfi	-2,027,000	-2,027,000	-801,268.03	-190,966.99	.00	-1,225,731.97	39.5%
	TOTAL SANITATION	407,214	407,214	-412,647.40	-85,569.28	.00	819,861.40	-101.3%
	TOTAL REVENUES	-4,872,012	-4,872,012	-1,737,011.11	-453,234.87	.00	-3,135,000.89	
	TOTAL EXPENSES	5,279,226	5,279,226	1,324,363.71	367,665.59	.00	3,954,862.29	
59 CEMETERY								
5900	Cemetery Expenses	670,862	670,862	205,904.21	57,113.59	.00	464,957.79	30.7%
6010	Interest & Investment Earning	-29,370	-29,370	-10,407.00	-3,913.65	.00	-18,963.00	35.4%
7000	Charge For Services Rev.-Prop	-576,100	-576,100	-183,375.00	-46,250.00	.00	-392,725.00	31.8%
7050	Cemetery Burial Plot Sale Rev	-108,625	-108,625	-51,650.00	-11,975.00	.00	-56,975.00	47.5%
	TOTAL CEMETERY	-43,233	-43,233	-39,527.79	-5,025.06	.00	-3,705.21	91.4%
	TOTAL REVENUES	-714,095	-714,095	-245,432.00	-62,138.65	.00	-468,663.00	
	TOTAL EXPENSES	670,862	670,862	205,904.21	57,113.59	.00	464,957.79	

61 COMPUTER MAINTENANCE

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

61	COMPUTER MAINTENANCE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4000	Charges For ServicesRev-Gover	-453,517	-453,517	-394,916.51	.00	.00	-58,600.49	87.1%
6000	Miscellaneous	0	0	-630.00	.00	.00	630.00	100.0%
6010	Interest & Investment Earning	-1,250	-1,250	-4,937.68	-891.24	.00	3,687.68	395.0%
6100	Computer Maintenance Expendit	328,567	328,567	164,185.59	129,103.99	.00	164,381.41	50.0%
	TOTAL COMPUTER MAINTENANCE	-126,200	-126,200	-236,298.60	128,212.75	.00	110,098.60	187.2%
	TOTAL REVENUES	-454,767	-454,767	-400,484.19	-891.24	.00	-54,282.81	
	TOTAL EXPENSES	328,567	328,567	164,185.59	129,103.99	.00	164,381.41	
63	LIABILITY INSURANCE							
6010	Interest & Investment Earning	-21,000	-21,000	-3,529.30	-1,259.65	.00	-17,470.70	16.8%
6300	Liability Insurance	1,118,088	1,118,088	685,914.85	14,303.05	.00	432,173.15	61.3%
7000	Charge For Services Rev.-Prop	-780,000	-780,000	-623,039.13	.00	.00	-156,960.87	79.9%
	TOTAL LIABILITY INSURANCE	317,088	317,088	59,346.42	13,043.40	.00	257,741.58	18.7%
	TOTAL REVENUES	-801,000	-801,000	-626,568.43	-1,259.65	.00	-174,431.57	
	TOTAL EXPENSES	1,118,088	1,118,088	685,914.85	14,303.05	.00	432,173.15	
64	WORKERS' COMP INSURANCE							
6010	Interest & Investment Earning	-29,439	-29,439	-12,855.49	-5,054.40	.00	-16,583.51	43.7%
6400	Workers' Comp Insurance	511,951	511,951	85,326.99	16,818.29	.00	426,624.01	16.7%
7000	Charge For Services Rev.-Prop	-924,039	-924,039	-276,652.43	-104,243.54	.00	-647,386.57	29.9%
	TOTAL WORKERS' COMP INSURANCE	-441,527	-441,527	-204,180.93	-92,479.65	.00	-237,346.07	46.2%
	TOTAL REVENUES	-953,478	-953,478	-289,507.92	-109,297.94	.00	-663,970.08	
	TOTAL EXPENSES	511,951	511,951	85,326.99	16,818.29	.00	426,624.01	
72	RDA REVOLVING LOAN FUND							
6000	Miscellaneous	-594,992	-594,992	-509,874.19	-450,049.82	.00	-85,117.81	85.7%
6010	Interest & Investment Earning	-77,464	-77,464	-38,516.17	-13,420.32	.00	-38,947.83	49.7%
7200	RDA Revolving Loans Expenditu	500,400	500,400	97.11	38.38	.00	500,302.89	.0%
	TOTAL RDA REVOLVING LOAN FUND	-172,056	-172,056	-548,293.25	-463,431.76	.00	376,237.25	318.7%
	TOTAL REVENUES	-672,456	-672,456	-548,390.36	-463,470.14	.00	-124,065.64	
	TOTAL EXPENSES	500,400	500,400	97.11	38.38	.00	500,302.89	
73	REDEVELOPMENT AGENCY							

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

73	REDEVELOPMENT AGENCY	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1010	Property Tax Revenues	-77,000	-77,000	.00	.00	.00	-77,000.00	.0%
1040	Property Tax Increment Revenu	-950,000	-950,000	.00	.00	.00	-950,000.00	.0%
4000	Charges For ServicesRev-Gover	-72,000	-72,000	-12,000.00	-6,000.00	.00	-60,000.00	16.7%
6010	Interest & Investment Earning	-47,085	-47,085	-13,130.56	-5,177.18	.00	-33,954.44	27.9%
7300	Redevelopment Agency Expendit	1,058,544	1,058,544	905,983.08	141,854.94	.00	152,560.92	85.6%
	TOTAL REDEVELOPMENT AGENCY	-87,541	-87,541	880,852.52	130,677.76	.00	-968,393.52	-1006.2%
	TOTAL REVENUES	-1,146,085	-1,146,085	-25,130.56	-11,177.18	.00	-1,120,954.44	
	TOTAL EXPENSES	1,058,544	1,058,544	905,983.08	141,854.94	.00	152,560.92	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-78,551	-78,551	-28,830.49	-10,869.19	.00	-49,720.51	36.7%
7050	Cemetery Burial Plot Sale Rev	-70,000	-70,000	-34,100.00	-10,975.00	.00	-35,900.00	48.7%
7400	Cemetery Perpetual Care Expen	802	802	314.29	90.14	.00	487.71	39.2%
	TOTAL CEMETERY PERPETUAL CARE	-147,749	-147,749	-62,616.20	-21,754.05	.00	-85,132.80	42.4%
	TOTAL REVENUES	-148,551	-148,551	-62,930.49	-21,844.19	.00	-85,620.51	
	TOTAL EXPENSES	802	802	314.29	90.14	.00	487.71	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-38,250	-38,250	-15,303.67	-3,766.83	.00	-22,946.33	40.0%
	TOTAL LANDFILL CLOSURE	-38,250	-38,250	-15,303.67	-3,766.83	.00	-22,946.33	40.0%
	TOTAL REVENUES	-38,250	-38,250	-15,303.67	-3,766.83	.00	-22,946.33	
83 RAP TAX								
1050	RAP Tax Revenues	-761,250	-761,250	-132,359.94	-72,316.62	.00	-628,890.06	17.4%
6010	Interest & Investment Earning	-13,000	-13,000	-4,383.66	-1,804.16	.00	-8,616.34	33.7%
8300	RAP Tax Expenditures	762,481	762,481	69,766.99	14.96	.00	692,714.01	9.1%
	TOTAL RAP TAX	-11,769	-11,769	-66,976.61	-74,105.82	.00	55,207.61	569.1%
	TOTAL REVENUES	-774,250	-774,250	-136,743.60	-74,120.78	.00	-637,506.40	
	TOTAL EXPENSES	762,481	762,481	69,766.99	14.96	.00	692,714.01	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-265,521.93	6,539.27	.00	265,521.93	100.0%

OCTOBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 04

99	INVESTMENT	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
	TOTAL INVESTMENT	0	0	-265,521.93	6,539.27	.00	265,521.93	100.0%
	TOTAL REVENUES	0	0	-265,521.93	6,539.27	.00	265,521.93	
	GRAND TOTAL	21,129,899	21,129,899	2,419,107.84	-46,583.36	.00	18,710,791.16	11.4%
	** END OF REPORT - Generated by Tyson Beck **							

City Council Staff Report



Subject: Fireworks Ordinance
Author: Bradley Jeppsen
Dept: City Attorney
Date: December 9, 2025

Background

Utah Code Annotated 15A-5-202.5 allows municipalities to implement fireworks restrictions based on a fire code official's evaluation of the existing conditions within a city. In May of this year, based on Chief Stewart's recommendation, the City Council passed an ordinance restricting fireworks in many areas of the City. At the time, the City Council expressed interest in revisiting that determination for the New Year's and Chinese New Year firework window.

Analysis

Fire Chief Greg Stewart (Fire Code Official) has determined that current conditions within areas of Bountiful City would allow for the use of fireworks city-wide for the upcoming winter holidays.

The attached ordinance removes any reference to local restrictions and permits the use of fireworks anywhere in the City as authorized in state code. The timeframe includes the New Year/Chinese New Year windows.

Significant Impacts

Restrictions may be warranted again next summer based on conditions. Chief Stewart will reevaluate fire risk in the spring.

Department Review

This Staff Report was prepared by the City Attorney and reviewed by the City Manager.

Recommendation

It is recommended that the City Council adopt Ordinance 2025-17 to remove fireworks restrictions within the City limits.

Attachments

Ordinance 2025-17.

Sale and Discharge Dates



2025 FIREWORKS SALES AND DISCHARGE DATES

Sales

Class "C" fireworks can be sold the following dates:

June 24 - July 25

December 29 - December 31

2 days before & on Chinese New Year's Eve

Discharge

Between the hours of 11am & 11pm except as noted:

July 2 - July 5

(July 4 hours extended to midnight)

July 22 - July 25

(July 24 hours extended to midnight)

December 31, 11am -January 1, 11pm

Chinese New Year's Eve

January 28 – January 29, 2025

(11am – 1am the following
day)

BOUNTIFUL

Bountiful City Ordinance No. 2025-17

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

AN ORDINANCE AMENDING THE CITY FIREWORKS CODE

WHEREAS, the Utah Legislature grants authority to local governments to regulate the sale and discharge of Class “C” fireworks; and

WHEREAS, the Utah Code provides for annual scrutiny and review of fire hazards and risks by fire code officials and legislative bodies regarding fireworks and fire restrictions; and

WHEREAS, the Fire Chief has recommended that we allow fireworks, in accordance with state law, city-wide; and

WHEREAS, the City Council finds it is in the best interest of the municipality and the general health, safety, and welfare of the public that this Ordinance should be passed;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOUNTIFUL CITY COUNCIL AS FOLLOWS:

Section 1. Ordinance Amendment. Section 5-10-108 of the Bountiful City Code is hereby amended as follows:

5-10-108. Fireworks Restrictions.

(1) Within the limits of the City of Bountiful, the discharge of standard fireworks is prohibited except on the dates specifically allowed under Utah Code § 53-7-225 or its successor provisions.

(2) Temporary Additional Restrictions in High-Fire Conditions. Pursuant to state law, during periods of elevated wildfire danger, the Fire Chief or Fire Marshal may impose additional temporary restrictions or prohibitions on the discharge of fireworks anywhere within the City.

Such temporary restrictions may include:

- (a) additional geographic limitations;
- (b) complete temporary bans; or
- (c) any other measures necessary to protect life and property.

(3) Campfires and other fires are allowed only in an approved fire pit designed and installed by the Forest Service or the City. No homemade or makeshift fire pits are allowed. The restrictions of this Section do not apply to residential structures or improved fire pits adjacent to a residential structure.

(4) This Section does not apply to Bountiful City's annual public fireworks display because of adequate fire prevention preparations.

(5) This Section shall not expire until rescinded or amended by the City Council.

(6) In other parts of the City where not prohibited by this Section, the possession, display, or discharge of Class C common state-approved fireworks is permitted only as provided by State law. Any other possession, display, or discharge is prohibited.

(7) It is unlawful to discharge class C common state approved explosives, in such a manner as to cause, or to recklessly risk causing, a fire or injury to people or property.

(8) This Ordinance shall not limit the authority of the Fire Chief or Fire Marshal to at any time issue emergency decrees or order fireworks and/or other fire restrictions depending upon conditions or needs.

(9) Fireworks possessed, sold, or offered for sale in violation of this Ordinance may be seized and destroyed, and the license of the person selling or offering fireworks for sale may be revoked.

(10) All terms relating to fireworks used in this Ordinance shall have the same meaning as defined in Utah Code § 53-7-202 of the Utah Fire Prevention Act.

(11) A violation of this Section is a class "B" misdemeanor.

Section 2. Effective Date. This Ordinance shall become effective immediately upon passage.

Adopted by the City Council of Bountiful, Utah, this 9th day of December 2025.

Kendalyn Harris, Mayor

Attest:

Sophia Ward, City Recorder

City Council Staff Report

Subject: Adoption of Wildland-Urban Interface Code and Map

Author: City Attorney

Department: Engineering/Building/Legal/Fire

Date: December 9, 2025



Background

During the 2025 Legislative Session, the Utah Legislature enacted HB 48, requiring cities to adopt the Utah State Urban Wildland-Urban Interface (WUI) Building Code and to formally identify fire-prone areas within city boundaries where the WUI Building Code would be applied.

To comply, Bountiful City proposes to adopt:

1. The State-adopted WUI Code as a new section of Bountiful City Code 4-1-109; and
2. The Bountiful City Wildfire Urban Interface Zone Map (December 2025), which identifies at-risk areas consistent with HB 48 requirements.

These actions are necessary for the City to enforce WUI construction standards and to remain eligible for State wildfire-mitigation reimbursements.

Analysis

Development within fire-prone foothill and canyon areas increases wildfire risk to residents, firefighters, and public resources. HB 48 directs cities to apply the State WUI Code to designated WUI areas so structures in these locations are built with improved fire-resistant standards.

Key points:

- The WUI Code applies only to parcels shown within the adopted WUI Zone Map.
- Requirements may include fire-resistant roofing and siding, ignition-resistant materials, defensible-space clearance, and vegetation management standards.
- The Code applies to new construction, substantial remodels, and certain roof or exterior replacements, consistent with State definitions.
- The WUI Code integrates with existing ICC building codes and does not duplicate or conflict with other State-adopted standards.
- The State of Utah has adopted the 2006 IWUIC as the baseline code, and the Utah Division of Forestry, Fire and State Lands is preparing a statewide high-risk WUI map for 2026.

The proposed ordinance (Ordinance 2025-18) adopts both the State WUI Code and the City's WUI Zone Map as required by HB 48.

Department Review

The City Engineer, City Building Official, City Attorney and South Davis Metro Fire District Chief collaborated on this map and ordinance and it has been reviewed by the City Manager.

Significant Impacts

No material fiscal impact to City departments is anticipated.

Adoption ensures continued eligibility for State wildfire-response reimbursement.

Recommendation

Staff recommends that the City Council adopt Ordinance 2025-18, approving the Utah State Urban Wildland-Urban Interface Code and the Bountiful City Wildfire Urban Interface Zone Map (December 2025).

Attachments

- Ordinance 2025-18 adopting WUI Code and Zone Map
- Bountiful City Wildfire Urban Interface Zone Map (Dec. 2025)

BOUNTIFUL

Bountiful City Ordinance No. 2025-18

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

AN ORDINANCE ADOPTING THE UTAH STATE URBAN WILDLAND-URBAN INTERFACE BUILDING CODE AND THE BOUNTIFUL CITY WILDFIRE URBAN INTERFACE ZONE MAP

WHEREAS, the Utah Legislature, under HB 48 (2025 General Session), requires municipalities to adopt the Utah State Urban Wildland-Urban Interface (WUI) Building Code and identify Wildland-Urban Interface areas within their jurisdiction; and

WHEREAS, the State of Utah has adopted and maintains the Utah Urban WUI Code as part of statewide fire-prevention and land-use requirements; and

WHEREAS, Bountiful City has prepared the Wildfire Urban Interface Zone Map (December 2025), identifying WUI areas consistent with State definitions and statutory requirements; and

WHEREAS, the City Council finds it is in the best interest of the municipality and the general health, safety, and welfare of the public to adopt the State WUI Code and the Bountiful City Wildfire Urban Interface Zone Map;

Now, Therefore, It Is Hereby Ordained By the Bountiful City Council as Follows:

Section 1. Ordinance Amendment. Section 4-1-109 of the Bountiful City Code is hereby adopted as follows:

4-1-109. Urban Wildland-Urban Interface Code and Zone Map.

(a) Adoption of State WUI Code.

Bountiful City hereby adopts the latest version of the Utah State Urban Wildland-Urban Interface Building Code, as adopted and amended by the State of Utah, including any future updates or successor provisions. The State WUI Code governs construction, defensible space, vegetation management, and fire-resistant materials within designated Wildland-Urban Interface areas.

(b) Adoption of Wildfire Urban Interface Zone Map.

Bountiful City hereby adopts the Wildfire Urban Interface Zone Map (December 2025) as the official map identifying Wildland-Urban Interface areas within Bountiful City. The map may be updated as required by State law or as conditions evolve.

(c) The State WUI Code applies to:

- (1) All new construction within designated WUI areas;
- (2) Substantial remodels or alterations as defined in the State WUI Code; and
- (3) Any building or land-use activity requiring compliance under State law.

(c) The Fire Chief and City Building Official are jointly authorized to:

- (1) Interpret and enforce the State WUI Code;
- (2) Apply site-specific requirements based on topography, vegetation, and risk; and
- (3) Recommend updates to the Wildfire Urban Interface Zone Map.

Section 2. Effective Date.

This Ordinance shall become effective on January 1, 2026.

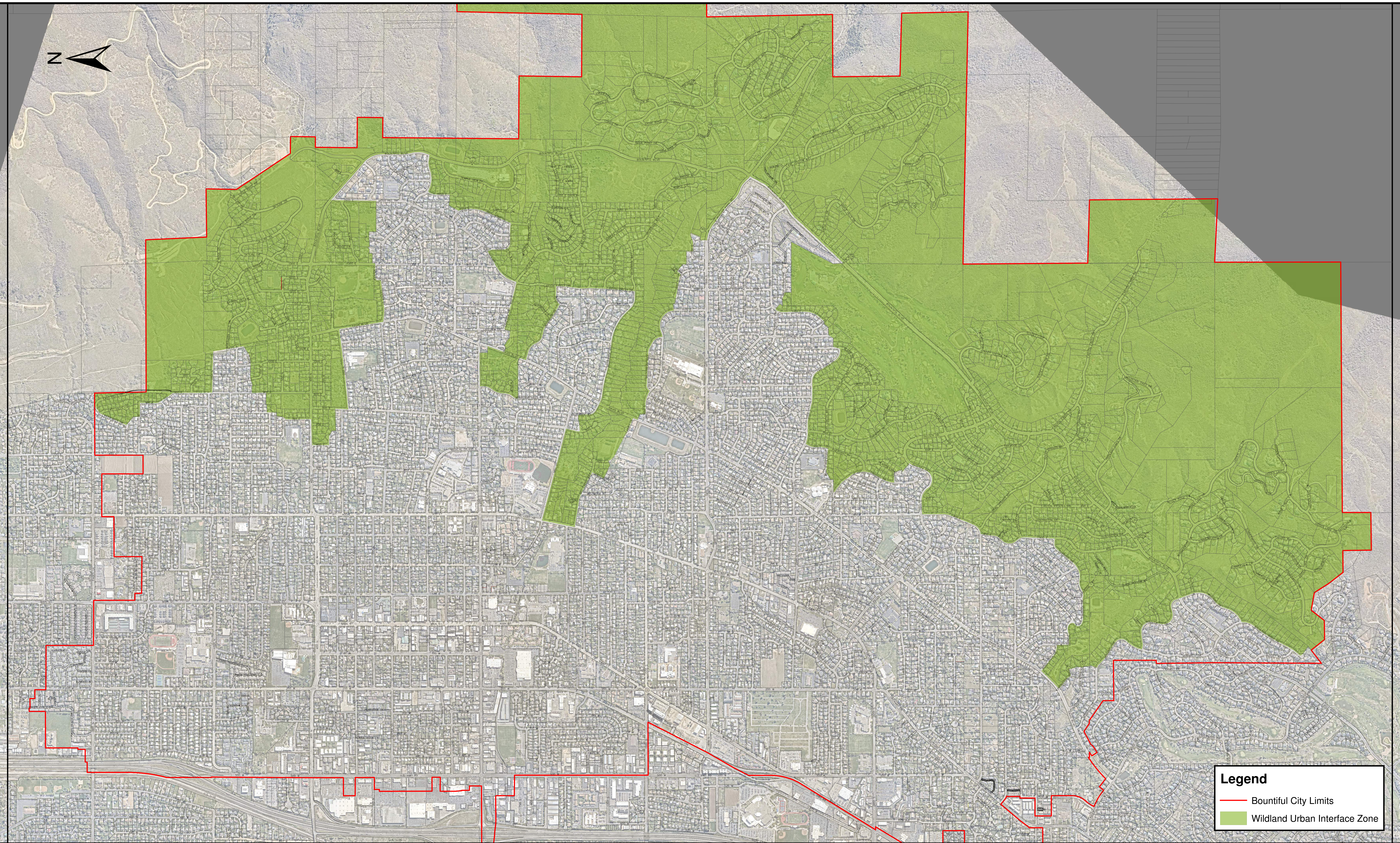
Adopted by the City Council of Bountiful, Utah, this ____ day of December 2025.

Kendalyn Harris, Mayor

Attest:


Sophia Ward, City Recorder

Attachment: Bountiful City Wildfire Interface Map



Legend

- Bountiful City Limits
- Wildland Urban Interface Zone



BOUNTIFUL CITY
ENGINEERING DEPARTMENT
795 S MAIN ST. BOUNTIFUL, UT 84010
801-298-6125

WILDLAND URBAN INTERFACE ZONE

DESIGN:	SCALE: N.T.S.	SHEET: 01
DRAWN:	DATE: 12-2-2025	

City Council Staff Report



Subject: Approval of Land Lease Agreement – Bountiful
East Cell Tower Site

Author: Bradley Jeppsen

Department: Legal

Date: November 25, 2025

Background

The City owns property at 100 N 1300 E, Bountiful, Utah. AT&T (New Cingular Wireless PCS, LLC) has requested to lease approximately 1,750 sq. ft. of City property for the installation and operation of a wireless communication facility. The proposed Land Lease Agreement outlines the rights, responsibilities, and financial terms for the installation and maintenance of the facility.

Analysis

The Agreement grants AT&T the right to install antennas, equipment, utilities, fencing, and associated communication structures. The initial term is five (5) years with four (4) automatic five-year extensions. Monthly rent begins at \$2,000 with a 15% increase at each renewal. The Agreement contains provisions related to access easements, interference protection, environmental compliance, indemnification, termination rights, and a co-location revenue clause providing \$500/month to the City per third-party carrier. Staff has reviewed the Agreement and finds it consistent with standard municipal wireless facility leases and protective of the City's interests.

Fiscal Impact

The City will receive \$2,000 per month in rent beginning upon construction, with a 15% increase every five years. Additional revenue is possible from co-locators at \$500/month per carrier.

Department Review

City Attorney, Engineering, and Power Department staff have reviewed the Agreement.

Recommendation

Staff recommends approval of the Land Lease Agreement with New Cingular Wireless PCS, LLC.

Attachments

1. Resolution 2025-12 – Cell Tower Lease
2. Land Lease Agreement



CITY OF BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2025-12

A RESOLUTION APPROVING THE LAND LEASE AGREEMENT BETWEEN BOUNTIFUL CITY AND NEW CINGULAR WIRELESS PCS, LLC (AT&T) FOR THE BOUNTIFUL EAST CELL TOWER SITE.

WHEREAS, Bountiful owns Property located at 100 N 1300 E, Bountiful, Utah, suitable for a wireless communication facility;

WHEREAS, New Cingular Wireless PCS, LLC desires to lease a portion of the Property for such facility;

WHEREAS, the proposed Land Lease Agreement establishes the terms and conditions for the installation and operation of the communication facility;

WHEREAS, the City Council finds that the Agreement is in the best interest of the City and its residents; and

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Bountiful, Utah to agree to the terms and enter the Land Lease Agreement between Bountiful City and New Cingular Wireless PCS, LLC is hereby approved, and the Mayor is authorized to sign the Agreement and any associated documents.

PASSED and ADOPTED this th day of December, 2025.

Kendalyn Harris, Mayor

ATTEST:

City Recorder

Market: Utah/Salt Lake City
Cell Site Number: UTL03096
Cell Site Name: Bountiful East
Search Ring Name: Bountiful East
Fixed Asset Number: 15743271

LAND LEASE AGREEMENT

THIS LAND LEASE AGREEMENT (“**Agreement**”), dated as of the latter of the signature dates below (the “**Effective Date**”), is entered into by Bountiful City, a Utah municipal corporation, having a mailing address of 790 South 100 East, Bountiful, UT 84010 (“**Landlord**”) and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 (“**Tenant**”).

BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, as described on **Exhibit 1**, together with all rights and privileges arising in connection therewith, located at 100 N 1300 E, Bountiful, UT 84010, in the County of Davis, State of Utah (collectively, the “**Property**”). Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. LEASE OF PREMISES.

Landlord hereby leases to Tenant a certain portion of the Property containing approximately 1750 square feet including the air space above such ground space, as described on attached **Exhibit 1**, (the “**Premises**”), for the placement of a Communication Facility in accordance with the terms of this Agreement.

2. PERMITTED USE. Tenant, its subtenants, licensees and sublicensees, may use the Premises for the transmission and reception of communications signals, and Tenant, its employees, agents, independent contractors, subtenants, licensees, or sublicensees may install, construct, maintain, operate, repair, replace and upgrade the communications fixtures and related equipment, cables, accessories and improvements, which may include a suitable support structure (“**Structure**”) associated antennas, equipment shelters or cabinets and fencing and any other items necessary to the successful and secure use of the Premises (the “**Communication Facility**”), as well as the right to test, survey and review title on the Property; Tenant, its employees, agents, independent contractors, subtenants, licensees, or sublicensees further have the right but not the obligation to add, modify and/or replace equipment to comply with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, (collectively, the “**Permitted Use**”). If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord’s execution of this Agreement will signify Landlord’s approval of **Exhibit 1**. For a period of ninety (90) days following the start of construction, Landlord grants Tenant, its subtenants, licensees and sublicensees, the right to use such portions of the Landlord’s contiguous, adjoining or surrounding property (the “**Surrounding Property**”) as may reasonably be required during construction and installation of the Communication Facility. Tenant has the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the Property’s main entry point to the equipment shelter or cabinet, install a generator and to make other improvements, alterations, upgrades or additions appropriate for Tenant’s Permitted Use, including the right to construct a fence around the Premises or equipment, install warning signs to make individuals aware of risks, install protective barriers, install any other control measures reasonably required by Tenant’s safety procedures or applicable law, and undertake any other appropriate means to secure the Premises or equipment at Tenant’s expense. Tenant has the right to modify, supplement, replace, upgrade, expand the Communication Facility (including, for example, increasing the number of antennas or adding microwave dishes) or relocate the Communication Facility within the Premises at any time during the Term with Landlord’s consent. Tenant will

be allowed to make such alterations to the Property for any reason, including to ensure that the Communication Facility complies with all applicable federal, state or local laws, rules or regulations.

3. TERM.

(a) The initial lease term will be five (5) years (the “**Initial Term**”), commencing on the Effective Date. The Initial Term will terminate on the fifth (5th) anniversary of the Effective Date.

(b) This Agreement will automatically renew for four (4) additional five (5) year term(s) (each additional five (5) year term shall be defined as an “**Extension Term**” upon the same terms and conditions set forth herein unless Tenant notifies Landlord in writing of Tenant’s intention not to renew this Agreement at least sixty (60) days prior to the expiration of the Initial Term or the then-existing Extension Term.

(c) Unless (i) Landlord or Tenant notifies the other in writing of its intention to terminate this Agreement at least six (6) months prior to the expiration of the final Extension Term, or (ii) the Agreement is terminated as otherwise permitted by this Agreement prior to the end of the final Extension Term, this Agreement shall continue in force upon the same covenants, terms and conditions for a further term of one (1) year, and for annual terms thereafter (“**Annual Term**”) until terminated by either party by giving to the other party written notice of its intention to so terminate at least six (6) months prior to the end of any such Annual Term. Monthly rent during such Annual Terms shall be equal to the Rent paid for the last month of the final Extension Term. If Tenant remains in possession of the Premises after the termination of this Agreement, then Tenant will be deemed to be occupying the Premises on a month-to-month basis (the “**Holdover Term**”), subject to the terms and conditions of this Agreement.

(d) The Initial Term, any Extension Terms, any Annual Terms and any Holdover Term are collectively referred to as the “**Term.**”

4. RENT.

(a) Commencing on the first day of the month following the date that Tenant commences construction (the “**Rent Commencement Date**”), Tenant will pay Landlord on or before the fifth (5th) day of each calendar month in advance, Two Thousand and No/100 Dollars (\$2,000.00) (the “**Rent**”), at the address set forth above. In any partial month occurring after the Rent Commencement Date, the Rent will be prorated. The initial Rent payment will be forwarded by Tenant to Landlord within ninety (90) days after the Rent Commencement Date.

(b) Upon the commencement of each Extension Term, the monthly Rent will increase by fifteen percent (15%) over the Rent paid during the previous five (5) year term.

(c) All charges payable under this Agreement such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord and shall not be payable by Tenant. The foregoing shall not apply to monthly Rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subsection shall survive the termination or expiration of this Agreement.

5. APPROVALS.

(a) Landlord agrees that Tenant’s ability to use the Premises is contingent upon the suitability of the Premises and Property for the Permitted Use and Tenant’s ability to obtain and maintain all governmental licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including but not limited to applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the “**Government Approvals**”). Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for the Permitted Use and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of its choice.

(c) Tenant may also perform and obtain, at Tenant’s sole cost and expense, soil borings, percolation tests, engineering procedures, environmental investigation or other tests or reports on, over, and under the Property, necessary to determine if Tenant’s use of the Premises will be compatible with Tenant’s engineering specifications, system, design, operations or Government Approvals.

6. **TERMINATION.** This Agreement may be terminated, without penalty or further liability, as follows:

(a) by either party on thirty (30) days prior written notice, if the other party remains in default under Section 155 of this Agreement after the applicable cure periods;

(b) by Tenant upon written notice to Landlord, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant; or if Tenant determines, in its sole discretion that the cost of or delay in obtaining or retaining the same is commercially unreasonable;

(c) by Tenant, upon written notice to Landlord, if Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory for its intended uses;

(d) by Tenant or Landlord upon written notice to Landlord the other party for any reason or no reason, at any time prior to commencement of construction by Tenant; or

(e) by Tenant upon sixty (60) days' prior written notice to Landlord for any reason or no reason, so long as Tenant pays Landlord a termination fee equal to three (3) months' Rent, at the then-current rate, provided, however, that no such termination fee will be payable on account of the termination of this Agreement by Tenant under any termination provision contained in any other Section of this Agreement, including the following: Section 5 Approvals, Section 6(a) Termination, Section 6(b) Termination, Section 6(c) Termination, Section 6(d) Termination, Section 11(d) Environmental, Section 08 Condemnation or Section 19 Casualty.

7. **INSURANCE.** During the Term, Tenant shall at its sole cost and expense maintain a commercial general liability policy as Tenant may deem necessary. Said policy of commercial general liability insurance will provide a combined single limit of One Million and No/100 Dollars (\$1,000,000.00) and general aggregate of Two Million and No/100 Dollars (\$2,000,000.00). Notwithstanding the foregoing, Tenant shall have the right to self-insure such property, or all-risk coverage.

8. **INTERFERENCE.**

(a) Prior to or concurrent with the execution of this Agreement, Landlord has provided or will provide Tenant with a list of radio frequency user(s) and frequencies used on the Property as of the Effective Date. Tenant warrants that its use of the Premises will not interfere with those existing radio frequency uses on the Property, as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations.

(b) Landlord will not grant, after the Effective Date, a lease, license or any other right to any third party, if the exercise of such grant may in any way adversely affect or interfere with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will notify Tenant in writing prior to granting any third party the right to install and operate communications equipment on the Property.

(c) Landlord will not, nor will Landlord permit its employees, tenants, licensees, invitees, agents or independent contractors to interfere in any way with the Communication Facility, the operations of Tenant or the rights of Tenant under this Agreement. Landlord will cause such interference to cease within seventy-two (72) hours after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period, Landlord shall cease all operations which are suspected of causing interference (except for intermittent testing to determine the cause of such interference) until the interference has been corrected.

(d) For the purposes of this Agreement, "interference" may include, but is not limited to, any use on the Property or Surrounding Property that causes electronic or physical obstruction with, or degradation of, the communications signals from the Communication Facility.

9. **INDEMNIFICATION.**

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable

to the negligent or intentional act or omission of Landlord, its employees, invitees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability, costs or expenses in connection with a third party claim (including reasonable attorneys' fees and court costs) arising directly from the actions or failure to act of Landlord, its employees, invitees, agents or independent contractors, or Landlord's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) The indemnified party: (i) shall promptly provide the indemnifying party with written notice of any claim, demand, lawsuit, or the like for which it seeks indemnification pursuant to this Section 9 and provide the indemnifying party with copies of any demands, notices, summonses, or legal papers received in connection with such claim, demand, lawsuit, or the like; (ii) shall not settle any such claim, demand, lawsuit, or the like without the prior written consent of the indemnifying party; and (iii) shall fully cooperate with the indemnifying party in the defense of the claim, demand, lawsuit, or the like. A delay in notice shall not relieve the indemnifying party of its indemnity obligation, except (1) to the extent the indemnifying party can show it was prejudiced by the delay; and (2) the indemnifying party shall not be liable for any settlement or litigation expenses incurred before the time when notice is given.

10. WARRANTIES.

(a) Each of Tenant and Landlord (to the extent not a natural person) each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power, and authority or capacity, as applicable, to enter into this Agreement and bind itself through the party or individual set forth as signatory for the party below.

(b) Landlord represents, warrants and agrees that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license; (ii) the Property is not and will not be encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises in accordance with the terms of this Agreement without hindrance or ejection by any persons lawfully claiming under Landlord; and (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on Landlord.

11. ENVIRONMENTAL.

(a) Landlord represents and warrants, except as may be identified in **Exhibit 11** attached to this Agreement, (i) the Property, as of the Effective Date, is free of hazardous substances, including asbestos-containing materials and lead paint, and (ii) the Property has never been subject to any contamination or hazardous conditions resulting in any environmental investigation, inquiry or remediation. Landlord and Tenant agree that each will be responsible for compliance with any and all applicable governmental laws, rules, statutes, regulations, codes, ordinances, or principles of common law regulating or imposing standards of liability or standards of conduct with regard to protection of the environment or worker health and safety, as may now or at any time hereafter be in effect, to the extent such apply to that party's activity conducted in or on the Property.

(b) Landlord and Tenant agree to hold harmless and indemnify the other from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of the indemnifying party for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any action, notice, claim, order, summons, citation, directive, litigation, investigation or proceeding ("**Claims**"), to the extent arising from that party's breach of its obligations or representations under Section 11(a). Landlord agrees to hold harmless and indemnify Tenant from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Landlord for, payment of penalties, sanctions, forfeitures, losses, costs or damages, and for responding to any Claims, to the extent arising from subsurface or other contamination of the Property with hazardous substances prior to the Effective Date or from such contamination caused by the acts or omissions of Landlord during the Term. Tenant agrees to hold harmless and indemnify Landlord from, and to assume all duties, responsibilities and liabilities at the sole cost and expense of Tenant for, payment of penalties, sanctions, forfeitures, losses, costs

or damages, and for responding to any Claims, to the extent arising from hazardous substances brought onto the Property by Tenant.

(c) The indemnification provisions contained in this Section 11 specifically include reasonable costs, expenses and fees incurred in connection with any investigation of Property conditions or any clean-up, remediation, removal or restoration work required by any governmental authority. The provisions of this Section 01 will survive the expiration or termination of this Agreement.

(d) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental, health or safety condition or matter relating to the Property, that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of liability to a government agency or other third party, then Tenant will have the right, in addition to any other rights it may have at law or in equity, to terminate this Agreement upon written notice to Landlord.

12. ACCESS. At all times throughout the Term of this Agreement, Tenant, and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access ("Access") to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises. As may be described more fully in **Exhibit 1**, Landlord grants to Tenant an easement for such Access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such Access to Tenant. Upon Tenant's request, Landlord will execute a separate recordable easement evidencing this right. Landlord shall execute a letter granting Tenant Access to the Property substantially in the form attached as **Exhibit 12**; upon Tenant's request, Landlord shall execute additional letters during the Term. If Tenant elects to utilize an Unmanned Aircraft System ("UAS") in connection with its installation, construction, monitoring, site audits, inspections, maintenance, repair, modification, or alteration activities at a Property, Landlord hereby grants Tenant, or any UAS operator acting on Tenant's behalf, express permission to fly over the applicable Property and Premises, and consents to the use of audio and video navigation and recording in connection with the use of the UAS. Landlord acknowledges that in the event Tenant cannot obtain Access to the Premises, Tenant shall incur significant damage. If Landlord fails to provide the Access granted by this Section 12, such failure shall be a default under this Agreement. In connection with such default, in addition to any other rights or remedies available to Tenant under this Agreement or at law or equity, Landlord shall pay Tenant, as liquidated damages and not as a penalty, of One Hundred-Fifty Dollars (\$150.00) per day in consideration of Tenant's damages until Landlord cures such default. Landlord and Tenant agree that Tenant's damages in the event of a denial of Access are difficult, if not impossible, to ascertain, and the liquidated damages set forth above are a reasonable approximation of such damages.

13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during or after the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of Tenant and may be removed by Tenant at any time during or after the Term. Tenant will repair any damage to the Property resulting from Tenant's removal activities. Any portions of the Communication Facility that Tenant does not remove within one hundred twenty (120) days after the later of the end of the Term and cessation of Tenant's operations at the Premises shall be deemed abandoned and owned by Landlord. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and its access and all areas of the Premises where Tenant does not have exclusive control, in good and tenantable condition, subject to reasonable wear and tear and damage from the elements. Landlord will be responsible for maintenance of

landscaping on the Property, including any landscaping installed by Tenant as a condition of this Agreement or any required permit.

(b) Tenant will be responsible for paying on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. In the event Tenant cannot secure its own metered electrical supply, Tenant will have the right, at its own cost and expense, to sub-meter from Landlord. When sub-metering is required under this Agreement, Landlord will read the meter and provide Tenant with an invoice and usage data on a monthly basis. Tenant shall reimburse Landlord for such utility usage at the same rate charged to Landlord by the utility service provider. Landlord further agrees to provide the usage data and invoice on forms provided by Tenant and to send such forms to such address and/or agent designated by Tenant. Tenant will remit payment within sixty (60) days of receipt of the usage data and required forms. Landlord shall maintain accurate and detailed records of all utility expenses, invoices and payments applicable to Tenant's reimbursement obligations hereunder. Within fifteen (15) days after a request from Tenant, Landlord shall provide copies of such utility billing records to the Tenant in the form of copies of invoices, contracts and cancelled checks. If the utility billing records reflect an overpayment by Tenant, Tenant shall have the right to deduct the amount of such overpayment from any monies due to Landlord from Tenant.

(c) As noted in Section 4(c) above, any utility fee recovery by Landlord is limited to a twelve (12) month period. If Tenant submeters electricity from Landlord, Landlord agrees to give Tenant at least twenty-four (24) hours advance notice of any planned interruptions of said electricity. Landlord acknowledges that Tenant provides a communication service which requires electrical power to operate and must operate twenty-four (24) hours per day, seven (7) days per week. If the interruption is for an extended period of time, in Tenant's reasonable determination, Landlord agrees to allow Tenant the right to bring in a temporary source of power for the duration of the interruption. Landlord will not be responsible for interference with, interruption of or failure, beyond the reasonable control of Landlord, of such services to be furnished or supplied by Landlord.

(d) Tenant will have the right to install utilities, at Tenant's expense, and to improve present utilities on the Property and the Premises. Landlord hereby grants to Tenant or any service company providing utility or similar services, including electric power and telecommunications, to Tenant an easement over the Property, from an open and improved public road to the Premises, and upon the Premises, for the purpose of constructing, operating and maintaining such lines, wires, circuits, and conduits, associated equipment cabinets and such appurtenances, including the right to excavate for, construct, reconstruct, inspect, and use, as Tenant or such service companies may from time to time require to provide such services to the Premises. In addition, Landlord grants to Tenant or any service company providing utility services the right to trim or cut down any trees or brush within five (5) feet on each side of the centerline of said utility facilities, and Landlord shall not erect or construct any building or other structure or drill or operate any well within five (5) feet on each side of the centerline of said utility facilities. Upon Tenant's or service company's request, Landlord will execute a separate recordable easement evidencing this grant, at no cost to Tenant or the service company.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than thirty (30) days after written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after written notice from Landlord specifying the failure. No such failure, however, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Tenant. If Tenant remains in default beyond any applicable cure period, then Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement: (i) Landlord's failure to provide Access to the Premises as required by Section 12 within twenty-four (24) hours after written notice of such failure; (ii) Landlord's failure to cure an interference problem as required by Section 8 within seventy-two (72) hours after written notice of such failure; or (iii) Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion

with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have: (i) the right to cure Landlord's default and to deduct the costs of such cure from any monies due to Landlord from Tenant, and (ii) any and all other rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE.

(a) Tenant will have the right to assign, sell or transfer its interest under this Agreement, in whole or part, without Landlord's consent, to: (a) Tenant's Affiliate (defined in Section 24(i)), (b) to any entity with a net worth of at least Twenty Million Dollars (\$20,000,000) or (c) any entity that acquires all or substantially all of the Tenant's assets in the market as defined by the Federal Communications Commission in which the Property is located. Upon notification to Landlord of such assignment, transfer or sale and receipt of Landlord's consent when required, Tenant will be relieved of all future performance, liabilities and obligations under this Agreement. Tenant may not otherwise assign this Agreement or sublease the Premises without Landlord's consent, Landlord's consent not to be unreasonably withheld, conditioned or delayed.

(b) Notwithstanding Section 16(a) above, in the event that Tenant subleases or licenses a portion of its Structure to a third-party, non-Affiliate, telecommunications provider (each, a "**Co-Locator**"), then commencing upon the date that Tenant begins to receive rent or a license fee from such Co-Locator pursuant to the sublease or license agreement, as the case may be, Tenant shall remit to Landlord a monthly fee of Five Hundred and No/100 Dollars (\$500.00) per month from each rent or license fee payment received by Tenant from such Co-Locator for so long as the Co-Locator subleases or licenses space on the Structure and such fee shall be prorated for partial months. Tenant's obligation to pay the fee to Landlord shall expire or abate, as applicable, at such time as the Co-Locator does not pay rent or a license fee to Tenant, and shall resume, as applicable, if and when the Co-Locator resumes paying such recurring rent or license fee to Tenant.

17. NOTICES. All notices, requests and demands hereunder will be given as follows:

For Notices of Default to Tenant:

- (a) To Tenant's Lease Administration Department by email at NoticeIntake@att.com; and
- (b) To Tenant's Law Department via first class certified or registered mail, return receipt requested or by a nationally recognized overnight courier, postage prepaid, addressed to:

New Cingular Wireless PCS, LLC
Attn.: Legal Dept – Network Operations
Re: Cell Site # UTL03096; Cell Site Name: Bountiful East (UT)
Fixed Asset #: 15743271
208 S. Akard Street
Dallas, TX 75202-4206

All other notices will be sent:

- (a) To Tenant's Lease Administration Department by email at NoticeIntake@att.com with the FA#, Cell Site #, and Cell Site Name in the email subject line; and
- (b) To Landlord at Bountiful City Hall, 795 South Main Street Bountiful UT, 84010.

Notices by email to Tenant's Lease Administration Department will be effective on the first calendar day after it was sent unless the sender receives an automated message that the email has not been delivered. Electronic mail shall be sent with a read receipt, but a read receipt shall not be required to establish that notice was given and received. All other notices shall be effective when properly sent and received or refused, unless returned undelivered.

Either party may change the place for the giving of notice to it by thirty (30) days' prior written notice to the other party as provided herein.

18. CONDEMNATION. In the event Landlord receives notification of any condemnation proceedings affecting the Property, Landlord will provide notice of the proceeding to Tenant within twenty-four (24) hours. If a condemning authority takes all of the Property, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. The parties will each be entitled to pursue their own separate awards in the condemnation proceeds, which for Tenant will include, where applicable, the value of its Communication Facility, moving expenses, prepaid Rent, and business dislocation expenses. Tenant will be entitled to reimbursement for any prepaid Rent on a *pro rata* basis.

19. CASUALTY. Landlord will provide notice to Tenant of any casualty or other harm affecting the Property within twenty-four (24) hours of the casualty or other harm. If any part of the Communication Facility or the Property is damaged by casualty or other harm as to render the Premises unsuitable, in Tenant's sole determination, then Tenant may terminate this Agreement by providing written notice to Landlord, which termination will be effective as of the date of such casualty or other harm. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a *pro rata* basis. Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property, but only until such time as Tenant is able to activate a replacement transmission facility at another location; notwithstanding the termination of this Agreement, such temporary facilities will be governed by all of the terms and conditions of this Agreement, including Rent. If Landlord or Tenant undertakes to rebuild or restore the Premises and/or the Communication Facility, as applicable, Landlord agrees to permit Tenant to place temporary transmission and reception facilities on the Property until the reconstruction of the Premises and/or the Communication Facility is completed. If Landlord determines not to rebuild or restore the Property, Landlord will notify Tenant of such determination within thirty (30) days after the casualty or other harm. If Landlord does not so notify Tenant and Tenant decides not to terminate under this Section 19, then Landlord will promptly rebuild or restore any portion of the Property interfering with or required for Tenant's Permitted Use of the Premises to substantially the same condition as existed before the casualty or other harm. Landlord agrees that the Rent shall be abated until the Property and/or the Premises are rebuilt or restored, unless Tenant places temporary transmission and reception facilities on the Property.

20. WAIVER OF LANDLORD'S LIENS. Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law; Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

21. TAXES.

(a) Landlord shall be responsible for (i) all taxes and assessments levied upon the lands, improvements and other property of Landlord including any such taxes that may be calculated by a taxing authority using any method, including the income method, (ii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with this Agreement, and (iii) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with a sale of the Property or assignment of Rent payments by Landlord. Tenant shall be responsible for (y) any taxes and assessments attributable to and levied upon Tenant's leasehold improvements on the Premises if and as set forth in this Section 21 and (z) all sales, use, license, value added, documentary, stamp, gross receipts, registration, real estate transfer, conveyance, excise, recording, and other similar taxes and fees imposed in connection with an assignment of this Agreement or sublease by Tenant. Nothing herein shall require Tenant to pay any inheritance, franchise, income, payroll, excise, privilege, rent, capital stock, stamp, documentary, estate or profit tax, or any tax of similar nature, that is or may be imposed upon Landlord.

(b) In the event Landlord receives a notice of assessment with respect to which taxes or assessments are imposed on Tenant's leasehold improvements on the Premises, Landlord shall provide Tenant with copies of each such notice immediately upon receipt, but in no event later than thirty (30) days after the date of such notice

of assessment. If Landlord does not provide such notice or notices to Tenant in a timely manner and Tenant's rights with respect to such taxes are prejudiced by the delay, Landlord shall reimburse Tenant for any increased costs directly resulting from the delay and Landlord shall be responsible for payment of the tax or assessment set forth in the notice, and Landlord shall not have the right to reimbursement of such amount from Tenant. If Landlord provides a notice of assessment to Tenant within such time period and requests reimbursement from Tenant as set forth below, then Tenant shall reimburse Landlord for the tax or assessments identified on the notice of assessment on Tenant's leasehold improvements, which has been paid by Landlord. If Landlord seeks reimbursement from Tenant, Landlord shall, no later than thirty (30) days after Landlord's payment of the taxes or assessments for the assessed tax year, provide Tenant with written notice including evidence that Landlord has timely paid same, and Landlord shall provide to Tenant any other documentation reasonably requested by Tenant to allow Tenant to evaluate the payment and to reimburse Landlord.

(c) For any tax amount for which Tenant is responsible under this Agreement, Tenant shall have the right to contest, in good faith, the validity or the amount thereof using such administrative, appellate or other proceedings as may be appropriate in the jurisdiction, and may defer payment of such obligations, pay same under protest, or take such other steps as permitted by law. This right shall include the ability to institute any legal, regulatory or informal action in the name of Landlord, Tenant, or both, with respect to the valuation of the Premises. Landlord shall cooperate with respect to the commencement and prosecution of any such proceedings and will execute any documents required therefor. The expense of any such proceedings shall be borne by Tenant and any refunds or rebates secured as a result of Tenant's action shall belong to Tenant, to the extent the amounts were originally paid by Tenant. In the event Tenant notifies Landlord by the due date for assessment of Tenant's intent to contest the assessment, Landlord shall not pay the assessment pending conclusion of the contest, unless required by applicable law.

(d) Landlord shall not split or cause the tax parcel on which the Premises are located to be split, bifurcated, separated or divided without the prior written consent of Tenant.

(e) Tenant shall have the right but not the obligation to pay any taxes due by Landlord hereunder if Landlord fails to timely do so, in addition to any other rights or remedies of Tenant. In the event that Tenant exercises its rights under this Section 21(e) due to such Landlord default, Tenant shall have the right to deduct such tax amounts paid from any monies due to Landlord from Tenant as provided in Section 15(b), provided that Tenant may exercise such right without having provided to Landlord notice and the opportunity to cure per Section 15(b).

(f) Any tax-related notices shall be sent to Tenant in the manner set forth in Section 17. Promptly after the Effective Date, Landlord shall provide the following address to the taxing authority for the authority's use in the event the authority needs to communicate with Tenant. In the event that Tenant's tax address changes by notice to Landlord, Landlord shall be required to provide Tenant's new tax address to the taxing authority or authorities.

(g) Notwithstanding anything to the contrary contained in this Section 21, Tenant shall have no obligation to reimburse any tax or assessment for which the Landlord is reimbursed or rebated by a third party.

22. SALE OF PROPERTY.

(a) Landlord may sell the Property or a portion thereof to a third party, provided: (i) the sale is made subject to the terms of this Agreement; and (ii) if the sale does not include the assignment of Landlord's full interest in this Agreement, the purchaser must agree to perform, without requiring compensation from Tenant or any subtenant, any obligation of Landlord under this Agreement, including Landlord's obligation to cooperate with Tenant as provided hereunder.

(b) If Landlord, at any time during the Term of this Agreement, decides to rezone or sell, subdivide or otherwise transfer all or any part of the Premises, or all or any part of the Property or the Surrounding Property, to a purchaser other than Tenant, Landlord shall promptly notify Tenant in writing, and such rezoning, sale, subdivision or transfer shall be subject to this Agreement and Tenant's rights hereunder. In the event of a change in ownership, transfer or sale of the Property, within ten (10) days of such transfer, Landlord or its successor shall send the documents listed below in this Section 2222(b) to Tenant. Until Tenant receives all such documents, Tenant's failure to make payments under this Agreement shall not be an event of default and Tenant reserves the right to hold payments due under this Agreement.

- i. Old deed to Property
- ii. New deed to Property
- iii. Bill of Sale or Transfer
- iv. Copy of current Tax Bill
- v. New IRS Form W-9
- vi. Completed and Signed Tenant Payment Direction Form
- vii. Full contact information for new Landlord including phone number(s)

(c) Landlord agrees not to sell, lease or use any areas of the Property or the Surrounding Property for the installation, operation or maintenance of other wireless communication facilities if such installation, operation or maintenance would interfere with Tenant's Permitted Use or communications equipment as determined by radio propagation tests performed by Tenant in its sole discretion. Landlord or Landlord's prospective purchaser shall reimburse Tenant for any costs and expenses of such testing. If the radio frequency propagation tests demonstrate levels of interference unacceptable to Tenant, Landlord shall be prohibited from selling, leasing or using any areas of the Property or the Surrounding Property for purposes of any installation, operation or maintenance of any other wireless communication facility or equipment.

(d) The provisions of this Section 22 shall in no way limit or impair the obligations of Landlord under this Agreement, including interference and access obligations.

23. RIGHT OF FIRST REFUSAL. Notwithstanding the provisions contained in Section 22, if at any time after the Effective Date, Landlord receives an initial or subsequent bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including but not limited to any Letter of Intent, any offer seeking an assignment or transfer of the Rent payments associated with this Agreement or an offer to purchase an easement with respect to the Premises ("**Offer**"), Landlord shall immediately furnish Tenant with a copy of the Offer. Tenant shall have the right within ninety (90) days after it receives such copy to match the financial terms of the Offer and agree in writing to match such terms of the Offer. Such writing shall be in the form of a contract substantially similar to the Offer, but Tenant may assign its rights to a third party. If Tenant chooses not to exercise this right or fails to provide written notice to Landlord within the ninety (90) day period, Landlord may sell, convey, assign or transfer such property interest in or related to the Premises pursuant to the Offer, subject to the terms of this Agreement. If Landlord attempts to sell, convey, assign or transfer such property interest in or related to the Premises without complying with this Section 23, the sale, conveyance, assignment or transfer shall be void. If Landlord structures or accepts an Offer to circumvent Tenant's right of first refusal under this section, such Offer shall be void. Tenant shall not be responsible for any failure to make payments under this Agreement and reserves the right to hold payments due under this Agreement until Landlord complies with this Section 23. Tenant's failure to exercise the right of first refusal shall not be deemed a waiver of the rights contained in this Section 23 with respect to any future proposed conveyances as described herein.

24. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by Landlord and Tenant. No provision may be waived except in a writing signed by both parties. The failure by a party to enforce any provision of this Agreement or to require performance by the other party will not be construed to be a waiver, or in any way affect the right of either party to enforce such provision thereafter.

(b) **Memorandum of Lease.** Contemporaneously with the execution of this Agreement, the parties will execute a recordable Memorandum of Lease substantially in the form attached as **Exhibit 24(b)**. Either party may record this Memorandum of Lease at any time during the Term, in its absolute discretion. Thereafter during the Term, either party will, at any time upon fifteen (15) business days' prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease.

(c) **Limitation of Liability.** Except for the indemnity obligations set forth in this Agreement, and otherwise notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any

claims that each may have against the other with respect to consequential, incidental or special damages, however caused, based on any theory of liability.

(d) **Compliance with Law.** Tenant agrees to comply with all federal, state and local laws, orders, rules and regulations (“**Laws**”) applicable to Tenant’s use of the Communication Facility on the Property. Landlord agrees to comply with all Laws relating to Landlord’s ownership and use of the Property and any improvements on the Property.

(e) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(f) **Entire Agreement.** This Agreement and the exhibits attached, all being a part of the agreement, constitute the entire agreement of the parties and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement. Exhibits are numbered to correspond to the Section wherein they are first referenced. Except as otherwise stated in this Agreement, each party shall bear its own fees and expenses (including the fees and expenses of its agents, brokers, representatives, attorneys, and accountants) incurred in connection with the negotiation, drafting, execution and performance of this Agreement and the transactions it contemplates.

(g) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(h) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term “including” will be interpreted to mean “including but not limited to”; (iii) whenever a party’s consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of this Agreement and are incorporated by reference into this Agreement; (v) use of the terms “termination” or “expiration” are interchangeable; (vi) reference to a default will take into consideration any applicable notice, grace and cure periods; (vii) to the extent there is any issue with respect to any alleged, perceived or actual ambiguity in this Agreement, the ambiguity shall not be resolved on the basis of who drafted the Agreement; (viii) the singular use of words includes the plural where appropriate; and (ix) if any provision of this Agreement is held invalid, illegal or unenforceable, the remaining provisions of this Agreement shall remain in full force if the overall purpose of the Agreement is not rendered impossible and the original purpose, intent or consideration is not materially impaired.

(i) **Affiliates.** All references to “Tenant” shall be deemed to include any Affiliate of New Cingular Wireless PCS, LLC using the Premises for any Permitted Use or otherwise exercising the rights of Tenant pursuant to this Agreement. “Affiliate” means with respect to a party to this Agreement, any person or entity that (directly or indirectly) controls, is controlled by, or under common control with, that party. “Control” of a person or entity means the power (directly or indirectly) to direct the management or policies of that person or entity, whether through the ownership of voting securities, by contract, by agency or otherwise.

(j) **Survival.** Any provisions of this Agreement relating to indemnification shall survive the termination or expiration hereof. In addition, any terms and conditions contained in this Agreement that by their sense and context are intended to survive the termination or expiration of this Agreement shall so survive.

(k) **Payment Forms.** Notwithstanding any other provision of this Agreement, Tenant shall have no obligation to pay Rent or make any other payment to Landlord unless and until Landlord has delivered to Tenant a current IRS Form W-9, an Electronic Remittance Notification form, and a Payment Direction Form (collectively the “**Payment Forms**”). Landlord shall deliver the Payment Forms to Tenant: (i) upon execution of this Agreement; (ii) upon any change in Landlord’s name or address; and (iii) at such other times as may be reasonably requested by Tenant. Upon execution of this Agreement, Landlord shall mail the Payment Forms to Tenant at the following address: _____ at which time Tenant shall provide a supplier/vendor number. Subsequently, Landlord shall either: (1) upload the forms to the AT&T Landlord Portal (<https://landlordportal.att.com/>); or (2) mail the Payment Forms to the AT&T Tower Asset Group – Lease Administration. The Payment Forms are attached as **Exhibit 24(k)**. To protect Landlord’s sensitive information, Landlord shall not send any of the Payment Forms to Tenant via email.

(l) **Execution/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment, and delivery by Landlord and Tenant. This Agreement may be executed in two (2) or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties. All parties need not sign the same counterpart.

(m) **Attorneys' Fees.** In the event that any dispute between the parties related to this Agreement should result in litigation, the prevailing party in such litigation shall be entitled to recover from the other party all reasonable fees and expenses of enforcing any right of the prevailing party, including reasonable attorneys' fees and expenses. Prevailing party means the party determined by the court to have most nearly prevailed even if such party did not prevail in all matters. This provision will not be construed to entitle any party other than Landlord, Tenant and their respective Affiliates to recover their fees and expenses.

(n) **WAIVER OF JURY TRIAL.** EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING UNDER ANY THEORY OF LIABILITY ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT OR THE TRANSACTIONS IT CONTEMPLATES.

(o) **No Additional Fees/Incidental Fees.** Unless otherwise specified in this Agreement, all rights and obligations set forth in the Agreement shall be provided by Landlord and/or Tenant, as the case may be, at no additional cost. No unilateral fees or additional costs or expenses are to be applied by either party to the other party, for any task or service including, but not limited to, review of plans, structural analyses, addition, modification, replacement, or relocation of equipment within the Premises, consents, provision of documents or other communications between the parties.

(p) **Further Acts.** Upon request, Landlord will cause to be promptly and duly taken, executed, acknowledged and delivered all such further acts, documents, and assurances as Tenant may request from time to time to effectuate, carry out and perform all of the terms, provisions and conditions of this Agreement and all transactions and permitted use contemplated by this Agreement.

[SIGNATURES APPEAR ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the Effective Date.

"LANDLORD"

Bountiful City,
a Utah municipal corporation

By: _____

Print Name: _____

Its: _____

Date: _____

"TENANT"

New Cingular Wireless PCS, LLC,

a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

By: _____

Print Name: _____

Its: _____

Date: _____

EXHIBIT 1

DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 3

to the Land Lease Agreement dated _____, 2025, by and between Bountiful City, a Utah municipal corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

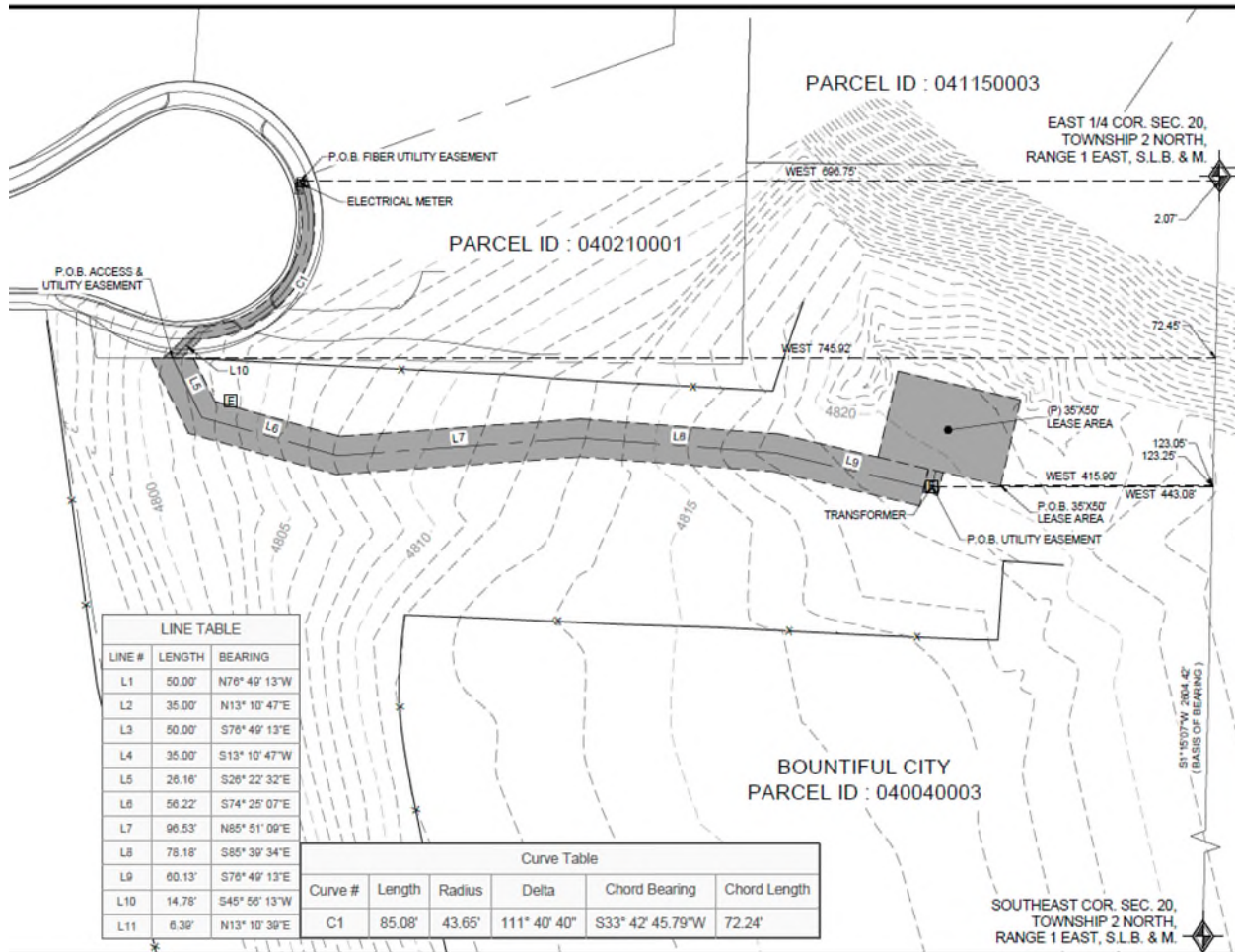
The Property is legally described as follows:

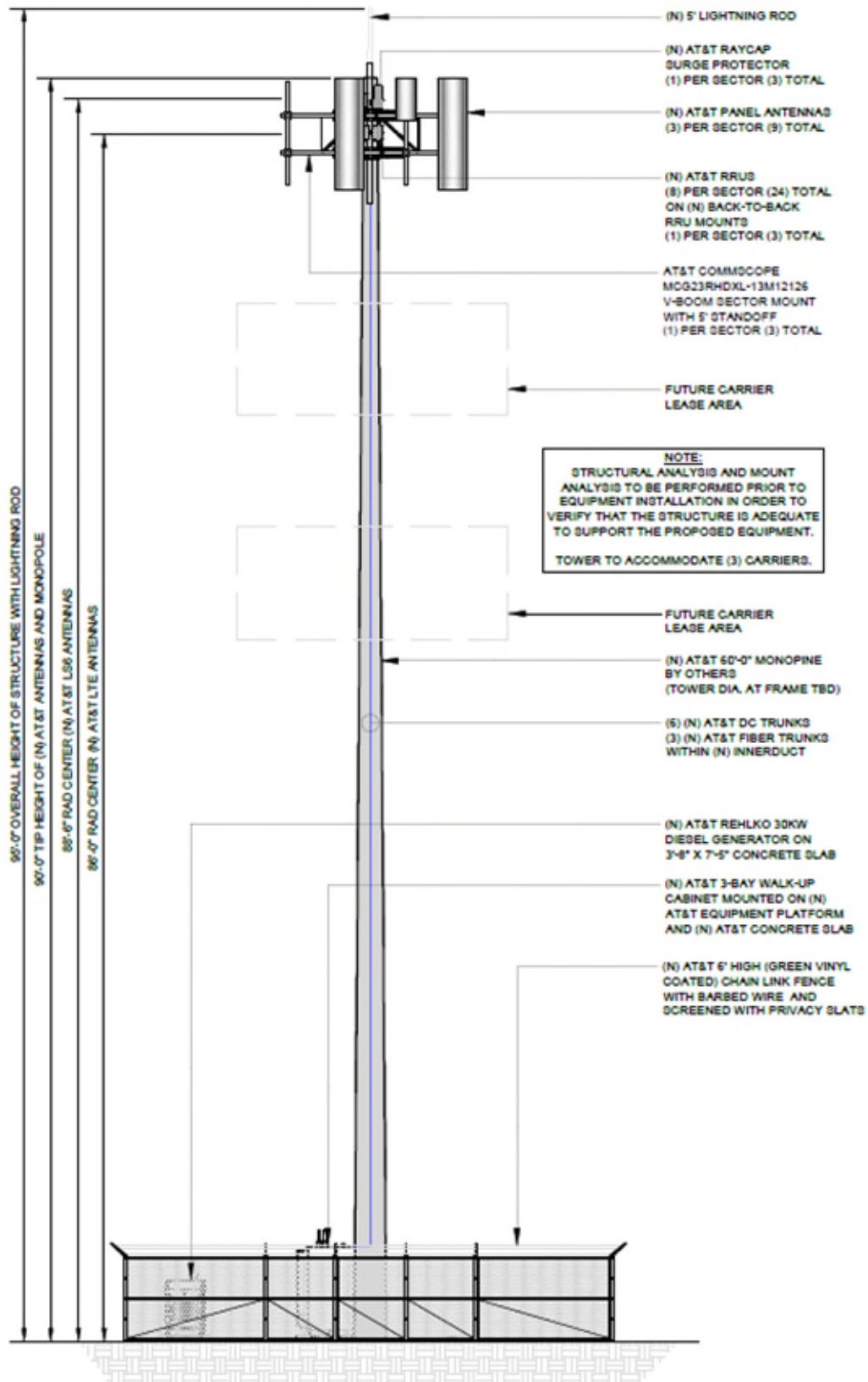
BEG AT NE COR OF SE 1/4 SEC 20-T2N-R1E, SLM: TH S 899.48 FT; TH S 89° 42' W 777.71 FT; TH N 6° 01' E 439.74 FT; TH N 9° 16' W 410.28 FT; TH N 89° 45' W 551 FT; TH S 9° 38' E 59.73 FT; TH S 80° 24' W 25 FT; TH S 9° 36' E 832 FT, M/L, TO PT S 89° 30' W OF A PT 1705.5 FT N 0° 59' E ALG SEC LINE FR SE COR SD SEC 20; TH S 89° 30' W 65 FT, M/L, TO A PT N 0° 59' E 1705.5 FT & S 89° 30' W 1288.34 FT FR SE COR SEC SD 20; TH S 83° 28' W 27.06 FT; TH N 6° 32' W 16.5 FT; TH S 83° 28' W 497.17 FT, M/L, TO SE COR OF PPTY CONV IN 115-266; TH N 0° 20' E 740.6 FT; TH S 81° 05' W 373.94 FT; TH S 7° 35' E TO N LINE OF PPTY CONV IN 204-176; TH S 88° 39' W 300.04 FT, M/L, TO SE COR LOT 61, MOUNTAIN PARK D; TH N 9° 40' W 307.72 FT; TH N 5° 07' W 113.48 FT ALG REMAINS OF OLD FENCE TO S LINE OF TURKEY SHOOT DRIVE; TH N 82° 38' 30" E ALG S LINE SD STR TO A PT 1661.8 FT W & S 3° 33' W OF BEG; TH N 3° 33' E TO THE LINE OF THE SE 1/4; TH E 1661.8 FT TO THE POB.

LESS TO 277-313 & LESS TO 308493

CONT. 19.666 ACRES

The Premises are described and/or depicted as follows:





Notes:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

EXHIBIT 11

ENVIRONMENTAL DISCLOSURE

Landlord represents and warrants that the Property, as of the Effective Date, is free of hazardous substances except as follows:

[INSERT AS APPLICABLE]

EXHIBIT 12
STANDARD ACCESS LETTER
[FOLLOWS ON NEXT PAGE]

{ This Letter Goes On Landlord's Letterhead }

08/28/2025

Building Staff / Security Staff
Bountiful City
790 South 100 East,
Bountiful UT 84010

Re: Authorized Access granted to AT&T and its affiliates

Dear Building and Security Staff,

Please be advised that we have signed a lease with Bountiful City permitting AT&T to install, operate and maintain telecommunications equipment at the property. The terms of the lease grant AT&T and its representatives, employees, agents and subcontractors ("representatives") 24 hour per day, 7 day per week access to the leased area.

To avoid impact on telephone service during the day, AT&T representatives may be seeking access to the property outside of normal business hours. AT&T representatives have been instructed to keep noise levels at a minimum during their visit.

Please grant the bearer of a copy of this letter access to the property and to leased area. Thank you for your assistance.

Landlord Signature

EXHIBIT 24(b)
MEMORANDUM OF LEASE
[FOLLOWS ON NEXT PAGE]

**Recording Requested By
& When Recorded Return To:**

New Cingular Wireless PCS, LLC
Attn: Tower Asset Group - Lease Administration
1025 Lenox Park Blvd NE, 3rd Floor
Atlanta, GA 30319

APN: 040040003

(Space Above This Line For Recorder's Use Only)

Cell Site No.: UTL03096
Market: Utah/Salt Lake City
Cell Site Name: _Bountiful East (UT)
Fixed Asset No.: 15743271
State: Utah
County: _Davis

**MEMORANDUM
OF
LEASE**

This Memorandum of Lease is entered into on this _____ day of _____, 20____, by and between Bountiful City, a Utah municipal corporation, having its principal office/residing at 790 South 100 East, Bountiful, UT 84010 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain Land Lease Agreement ("**Agreement**") on the _____ day of _____, 20____ ("**Effective Date**"), for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the Effective Date, with four (4) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including but not limited to any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. Capitalized terms used, but not otherwise defined herein, shall have the meanings ascribed to such terms in the Agreement. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

Bountiful City, a
Utah municipal corporation

By: _____
Print Name: _____
Its _____
Date: _____

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation
Its: Manager

By: _____
Print Name: _____
Its: _____
Date: _____

[ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF COLORADO)

) ss:

COUNTY OF _____)

The record was acknowledged before me this ____ day of _____, 2025, by _____, as the _____ of AT&T Mobility Corporation, a Delaware corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, on behalf of the corporation, and the corporation executed the same on behalf of the limited liability company.

Notary Public: _____

My Commission Expires: _____

LANDLORD ACKNOWLEDGMENT

STATE OF UTAH)

) ss:

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by _____, as the _____ of _____, a _____.

Notary Public: _____

My Commission Expires: _____

Residing at: _____

EXHIBIT 1 TO MEMORANDUM OF LEASE
DESCRIPTION OF PROPERTY AND PREMISES

Page 1 of 3

to the Memorandum of Lease dated _____, 20____, by and between Bountiful City, a Utah municipal corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:

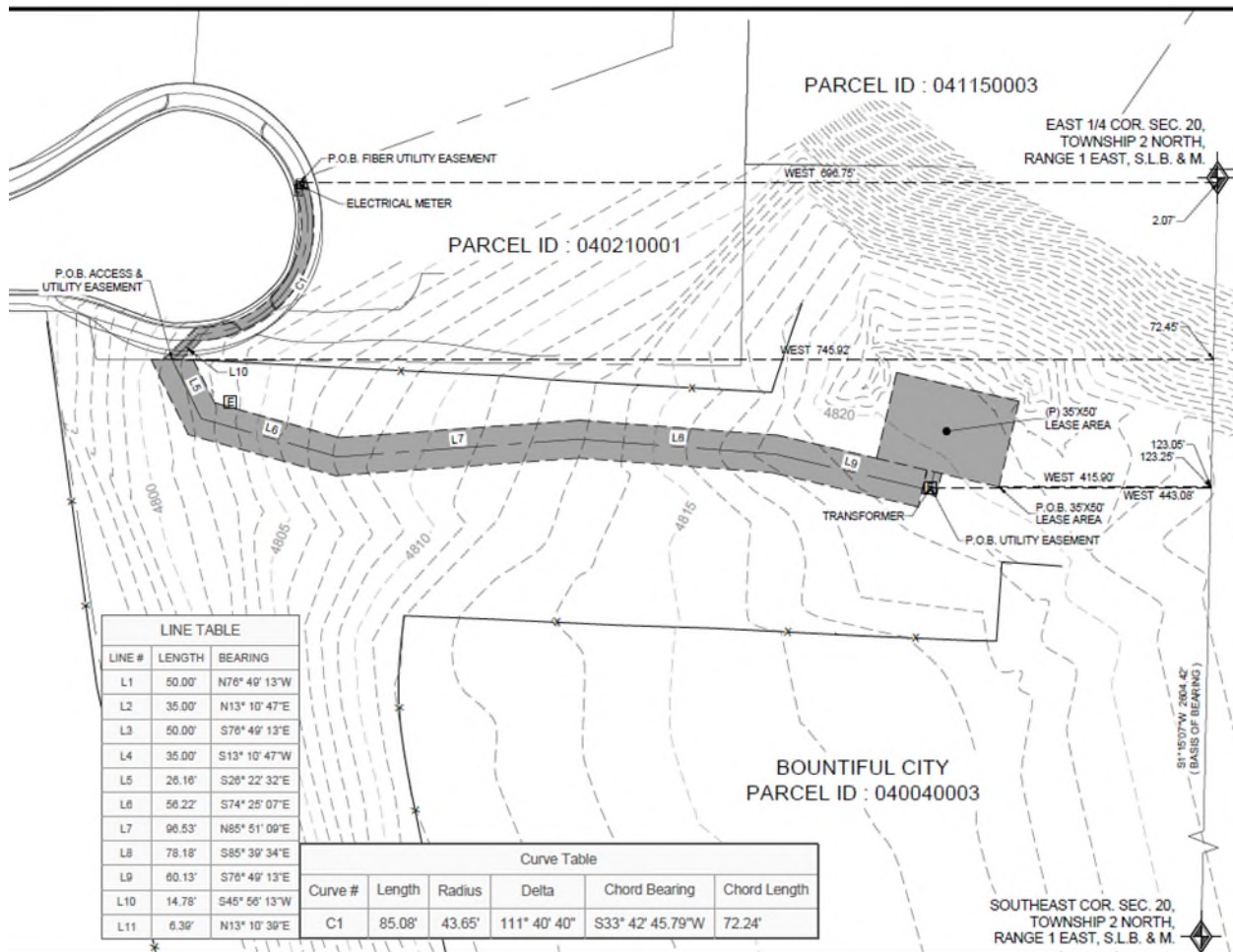
277-313 & LESS TO 308493

BEG AT NE COR OF SE 1/4 SEC 20-T2N-R1E, SLM: TH S 899.48 FT; TH S 89° 42' W 777.71 FT; TH N 6° 01' E 439.74 FT; TH N 9° 16' W 410.28 FT; TH N 89° 45' W 551 FT; TH S 9° 38' E 59.73 FT; TH S 80° 24' W 25 FT; TH S 9° 36' E 832 FT, M/L, TO PT S 89° 30' W OF A PT 1705.5 FT N 0° 59' E ALG SEC LINE FR SE COR SD SEC 20; TH S 89° 30' W 65 FT, M/L, TO A PT N 0° 59' E 1705.5 FT & S 89° 30' W 1288.34 FT FR SE COR SEC SD 20; TH S 83° 28' W 27.06 FT; TH N 6° 32' W 16.5 FT; TH S 83° 28' W 497.17 FT, M/L, TO SE COR OF PPTY CONV IN 115-266; TH N 0° 20' E 740.6 FT; TH S 81° 05' W 373.94 FT; TH S 7° 35' E TO N LINE OF PPTY CONV IN 204-176; TH S 88° 39' W 300.04 FT, M/L, TO SE COR LOT 61, MOUNTAIN PARK D; TH N 9° 40' W 307.72 FT; TH N 5° 07' W 113.48 FT ALG REMAINS OF OLD FENCE TO S LINE OF TURKEY SHOOT DRIVE; TH N 82° 38' 30" E ALG S LINE SD STR TO A PT 1661.8 FT W & S 3° 33' W OF BEG; TH N 3° 33' E TO THE LINE OF THE SE 1/4; TH E 1661.8 FT TO THE POB.

LESS TO

CONT. 19.666 ACRES

The Premises are described and/or depicted as follows:



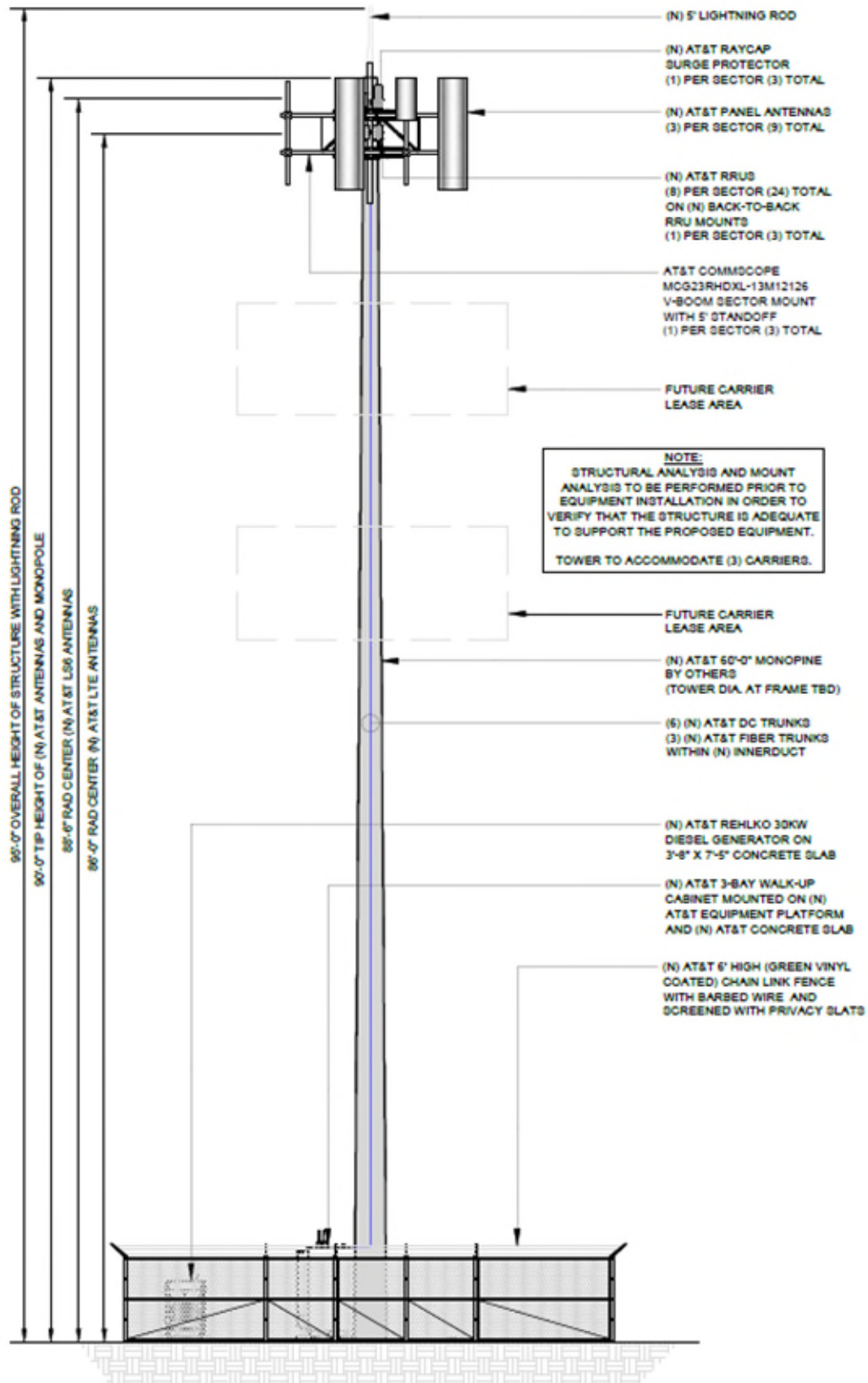


EXHIBIT 24(k)

IRS FORM W-9, EFT & PDF
(Page 1 of 4)

[IRS FROM W-9 (REVISED MARCH 2024), EFT & PDF APPEAR ON FOLLOWING THREE (3) PAGES]

**Request for Taxpayer
Identification Number and Certification**

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the
requester. Do not
send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See Specific Instructions on page 3.	1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)	
	2 Business name/disregarded entity name, if different from above.	
	3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions)	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____ (Applies to accounts maintained outside the United States.)
	3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions. <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requestor's name and address (optional)
6 City, state, and ZIP code		
7 List account number(s) here (optional)		

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
				-					
or									
Employer identification number									
				-					

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of
U.S. person

Date

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



ELECTRONIC REMITTANCE NOTIFICATION

To set up electronic payments from AT&T, log into the AT&T Landlord Portal to upload the following key documents (<https://landlordportal.att.com/home>):

1) Completed form below

- Supplier Name and Number is located on current check stub (follow instructions in landlord portal to identify).
- To protect your sensitive information, do not email the completed EFT Form.

2) Bank routing number and account number on your bank letterhead

-OR-

A voided copy of the check from the account you would like your funds deposited to

Please provide the following information to receive email notification of payments issued.

Supplier Name: (Payee)	
Supplier Number:	
Email Address: (For remittance email)	
Contact Phone Number:	
Mailing Address:	
Bank Name: (attach voided check)	
Banking Routing Number: (Must be a 9-digit number)	
Bank Account Number: (Please include leading zeros)	
Authorized Signature:	
Print Name:	

For registration assistance/questions, email: g46945@att.com.

PAYMENT DIRECTION FORM

☐ New Vendor ☐ New Site Code ☐ Existing Vendor

FA Number:	<input type="text"/>
Lessor / Licensor Name:	<input type="text"/>
Existing Vendor Number	<input type="text"/>
Payee Percentage Payment Share:	<input type="text"/>
Payee Name:	<input type="text"/>
Payment Address:	<input type="text"/>
Contact Phone Number:	<input type="text"/>
Email Address:	<input type="text"/>
Method of Payment:	<input type="text"/>

I hereby authorize AT&T Mobility LLC and/or its subsidiaries to make all recurring and/or non-recurring payments related to the Payee Name and Payment Address (listed above). This authorization shall remain in effect until it has been modified in an executed agreement or newly submitted payment direction form.

Lessor/Licensor Signature

Date

Print Name

Title

Requests can be submitted via the AT&T Landlord Portal: <https://landlordportal.att.com/>

Mailing address:

AT&T
Tower Asset Group - Lease Admin
1025 Lenox Park Blvd NE; 3rd Floor
Atlanta, GA 30319-5309

PDF 2.1, revised 04.14.2022

City Council Staff Report



Subject: General Plan Update: Bountiful by Design
Author: Francisco Astorga, AICP, Planning Director
Department: Planning
Date: December 9, 2025

Background

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

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

In addition to meeting all State Code noticing requirements, the City has engaged the community through extensive outreach, including open houses, stakeholder meetings, interviews, surveys, and online engagement. The full draft *Bountiful by Design* General Plan was made publicly available on July 30, 2025, and has remained continuously accessible through the City's website and the dedicated "Bountiful by Design" webpage. Staff also provided regular updates through social media and other communication channels. All written public comments submitted to the Planning Department's dedicated e-mail address (GeneralPlan@Bountiful.gov) by December 4, 2025, at 12:00 p.m. (noon) are included in this packet (Attachment 2).

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

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

At its September 30, 2025, Planning Commission meeting, the Commission concluded its review and deliberation of the draft Land Use Element and directed Staff to refine the draft Future Land

Use Map and Place-Type narratives. The Commission then reviewed the draft Transportation Element, re-opened the public hearing to receive comments on this element, heard input from community members, deliberated, and reached consensus on minor revisions to the draft Transportation Element. The Commission continued the general plan update to the next scheduled meeting.

At its October 7, 2025, Planning Commission meeting, the Commission reviewed the draft Moderate-Income Housing Element. The Commission re-opened the public hearing to receive comments on this element, heard input, and discussed the previously adopted housing-related goals and strategies required by State Code. The Commission then reviewed the draft Water Element, re-opened the public hearing specifically to receive comments on this element, heard input from community members, deliberated, and reached consensus on the draft Water Element. The Commission continued the general plan update to the next scheduled meeting.

At its October 21, 2025, Planning Commission meeting, the Commission reviewed the draft Economic Development Element, the Existing Conditions Report, and the Guiding Principles, Goals, and Objectives section. These materials represented the final components of the draft general plan and completed the Commission’s structured evaluation. The Commission forwarded a positive recommendation (5-0) to the City Council.

At its November 25, 2025 City Council meeting, the Council reviewed the Commission-recommended draft. The Council accepted the recommended text with the exception of incorporating active transportation terminology within select goals and actions. The Council also accepted the Commission’s recommended Future Land Use Map with four specific modifications: (1) removal of the Neighborhood Center Overlay along Bountiful Boulevard, (2) establishing Main Street as the eastern boundary of the Transit-Ready Overlay, (3) adjusting the northwest boundary transition to 400 West, and (4) reclassifying the “Orchard Drive bend area” from 2550 South to 200 West as Neighborhood Mix Residential Overlay (newly created overlay). Staff has incorporated these changes into the revised General Plan and Future Land Use Map.

Analysis

General Plan Text Revisions

The City Council accepted all Planning Commission–recommended text with the following refinements:

1. Specifically reference the South Davis Greenway Feasibility Study.

This update was incorporated into the Connected Community guiding principle under Goal 2, Action 1:

Drafted Action 1:

Work with neighboring municipalities and regional partners to identify an active transportation corridor between communities.

Revised Action 1:

Collaborate with neighboring municipalities and regional partners to implement the South Davis Greenway Feasibility Study, identifying and advancing a regional active transportation corridor that connects Bountiful with northern and southern cities.

2. Incorporate active transportation terminology where appropriate.

The Council provided general direction to Staff to weave active transportation terminology into the plan for clarity, consistency, and fluidity, without altering the underlying goals or policy intent. As part of this refinement, Connected Community Goal 2 was updated as follows (also included on item 3 below):

Drafted Goal 2:

Enhance access to and connectivity of non-motorized travel options.

Revised Goal 2:

Enhance access to and connectivity of active transportation.

3. Refine terminology from “complete streets” to “complete street network.”

Staff identified a terminology update to improve consistency with Planning Commission’s recommendation to emphasize a connected network. Active transportation was also included in this action (see item 2 above) This update was incorporated into the Connected Community guiding principle under Goal 1, Action 2:

Drafted Action 2:

Develop and apply complete street design principles, as identified in relevant plans, for future roadway projects. Complete streets are designed to facilitate safe, comfortable, and efficient travel for all modes of transportation.

Revised Goal 2:

Develop and apply complete street network design principles, as identified in relevant plans, for future roadway projects. A complete street network is designed to facilitate safe, comfortable, and efficient travel for all modes of transportation, including active transportation.

4. Make minor grammatical corrections.

Staff corrected minor grammatical errors in the Water Element and removed an outdated sentence related to Bountiful Fiber’s completion timing.

All four revisions have been incorporated into the text and reflected in the latest draft of the General Plan.

Future Land Use Map Revisions

The Council accepted the Planning Commission’s recommended Future Land Use Map (Place-Type) with four (4) specific modifications, which have now been incorporated:

1. Remove the Neighborhood Center Overlay on Bountiful Boulevard and 1800 South.

2. **Adjust the Transit-Ready Overlay at 400 North to terminate at Main Street.**
3. **Shift the northwest boundary transition along 400 West between single-family residential and neighborhood mix residential.**
4. **Reclassify the Orchard Drive “bend area (2550 South to 200 West)” as Neighborhood Mix Residential Overlay.**

All four revisions have been incorporated into the updated Future Land Use Map and are reflected in the latest draft of the General Plan.

Advisory Document

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

Public Hearing

Staff understand that the Council will re-open the public hearing to allow for additional public input on the revised General Plan and Future Land Use Map.

Significant Impacts

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

Adoption of the General Plan does not enable immediate zoning changes. The General Plan establishes policy direction, but implementation occurs through updates to the Land Use Code and the Zoning Map. Until these regulatory documents are revised and aligned with the new place-type framework, existing zoning remains in effect, and zone change applications must still be evaluated under current standards. Aligning the Zoning Map and Land Use Code with the General Plan will likely require a phased, multi-year effort that includes additional public processes, legislative actions, and careful coordination to ensure consistency. Only after these updates are complete will the City be able to process rezoning requests and development proposals that fully reflect the vision, goals, and strategies of *Bountiful by Design*.

Staff Recommendation

Staff recommends that the City Council review the *Bountiful by Design* General Plan as presented and adopt the General Plan along with the associated Future Land Use Map.

Attachments

1. Proposed Ordinance
(including the Proposed General Plan Update and the Future Land Use Map)
2. All Written Public Comment



CITY OF BOUNTIFUL

BOUNTIFUL CITY, UTAH **DRAFT** ORDINANCE NO. 2025-19

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

AN ORDINANCE ADOPTING THE BOUNTIFUL BY DESIGN GENERAL PLAN AND FUTURE LAND USE MAP

WHEREAS, Utah Code §10-20-404 requires municipalities to adopt a general plan that provides for the present and future needs of the community and guides growth and development; and

WHEREAS, Bountiful City has prepared an update to its General Plan, titled *Bountiful by Design*, to reflect current conditions, community priorities, and long-range goals relating to land use, transportation, housing, water use and preservation; and

WHEREAS, the General Plan update process included extensive public participation, including surveys, public meetings, open houses, stakeholder interviews, joint Planning Commission and City Council work sessions; and

WHEREAS, the Bountiful City Planning Commission held a duly noticed public hearing on September 2, 2025, and re-opened the public hearing on September 16 and 30, and October 7 and 21, 2025, and reviewed the General Plan on each of these dates, and after consideration of all public comments and information presented, forwarded a positive recommendation to the City Council for adoption of the updated General Plan and Future Land Use Map; and

WHEREAS, the City Council reviewed the Planning Commission's recommendation on November 25, 2025, and again on December 9, 2025, and received additional public input on December 9, 2025, and has carefully considered the Planning Commission's recommendation, public comments, and the materials before it; and

WHEREAS, the City Council finds that *Bountiful by Design* reflects the community's long-term vision and will serve as an essential guiding document for decision-making, planning, policy implementation, and the responsible management of growth; and

WHEREAS, the City Council desires to adopt the updated General Plan and accompanying Future Land Use Map as the official long-range planning document for Bountiful City.

NOW, THEREFORE, BE IT ORDAINED by the City Council of Bountiful City, Utah, as follows:

SECTION 1. ADOPTION.

Bountiful by Design and the accompanying Future Land Use Map, attached hereto as Exhibit 1 and Exhibit 2 and incorporated herein by reference, are hereby adopted as the official General Plan of Bountiful City.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS.

Any previously adopted General Plan provisions, policies, or maps that conflict with *Bountiful by Design* are hereby repealed or superseded to the extent of such conflict.

SECTION 3. EFFECTIVE DATE.

This Ordinance shall take effect upon first publication or posting as required by law.

PASSED AND ADOPTED by the City Council of Bountiful City, Utah, this ____ day of _____, 2025.

Kendalyn Harris, Mayor

ATTEST:

Sophia Ward, City Recorder

BOUNTIFUL BY DESIGN

BOUNTIFUL CITY GENERAL PLAN

DRAFT December 2025



DRAFT

ACKNOWLEDGEMENTS

MAYOR + COUNCIL

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

Former Councilmembers:

Jesse Bell
Millie Segura Bahr

PLANNING COMMISSION

Lynn Jacobs, Chairman
Alan Bott, Vice Chair
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Richard Higginson
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Former Commission members:

Jim Clark
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GENERAL PLAN

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



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





1 | INTRODUCTION + FOUNDATION

INTRODUCTION & FOUNDATION

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

What is a General Plan?

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

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

What the Plan is Not

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

Primary Purposes of the General Plan

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

General Plan Amendments

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

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

Why update the General Plan?

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

Community Vision

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

City Within the Region

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



Planning Area

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

Historical Context

The area now known as Bountiful lies within the traditional homelands of the Shoshone, Timpanogos, Goshute, and Ute peoples. The first non-indigenous settlers, members of The Church of Jesus Christ of Latter-day Saints, established a community here in 1847. The name "Bountiful" was formally adopted in 1855.

For much of its early history, Bountiful functioned primarily as an agricultural settlement. In the latter half of the twentieth century, its proximity to Salt Lake City made it an increasingly attractive location for commuters, and the population grew rapidly from roughly 6,000 residents in 1950 to more than 41,000 by the end of the century.

Today, Bountiful's convenient access to both Salt Lake City and the nearby mountain landscapes continues to contribute to its appeal as a vibrant and desirable community.





2 | VISION

Overview

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

PROJECT TIMELINE:

1 | FOUNDATION

6,543
website visits

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

492+
Respondents

Across 3 questionnaires at each phase of the project.

201+
idea map pins

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

20+
photo submissions

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

5
pop-up events

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



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

- Bountiful Resident

2 | VISION + OPPORTUNITIES

3 | THE PLAN

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

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

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

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

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



VISION STATEMENT

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

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



GUIDING PRINCIPLES

BOUNTIFUL IS...



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



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



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



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



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



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





3 | GOALS

GUIDING PRINCIPLES AND GOALS

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

A Welcoming Community For Everyone

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

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

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

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

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

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

- Goal 1. Maintain and enhance existing city parks and amenities for all users.

- Goal 2. Expand and connect mountain trail networks and connections with the urban trail network.
- Goal 3. Protect Bountiful's natural sensitive lands and viewsheds.

An Efficient and Resilient Community with Effective Utilities and Robust Services

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

A Friendly Community with Lively Community Events, And Neighborly Connections

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





4 | LAND USE ELEMENT

Introduction

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

Future Land Use Place Types + Overlays

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

- Example photographs which were selected by the public to represent each place type.
- Description narrative.
- Key attributes to summarize the place type.

In this context, an overlay means an additional place-type designation applied on top of another place-type. For example, corridors like 400 East (north of 400 North) and Orchard Drive (south of 400 North) are designated as both **Neighborhood Mix Residential Area** and **Neighborhood Center Overlay**. This dual designation provides flexibility by allowing properties to follow either place type without prioritizing one over the other. Furthermore, there's no distinction between a place type and an overlay place type.

Decision Making Criteria

When evaluating future Land Use Code updates and Zoning Map Amendments, the City should determine whether a proposal meets many of the following criteria to be considered compatible with the Future Land Use Map:

1. Advances the General Plan Vision and Guiding Principles.
2. Proposes land uses that are compatible with the Future Land Use Map.
3. Enhances or protects natural features, built amenities, and existing infrastructure.
4. Strengthens or establishes connections to nearby activity centers.
5. Demonstrates that projected travel demand can be supported by the planned transportation network.
6. Demonstrates that demands on public infrastructure and services can be met by planned facilities.

Controlled Flexibility

To support high-quality development, the General Plan encourages future flexibility. This flexibility may be introduced through the legislative process (zoning map amendments and Land

Use Code text amendments) to allow carefully controlled adjustments related to building materials, building orientation, and other design considerations in key areas. Tools such as Planned Unit Developments (PUDs) projects or similar mechanisms may be used to facilitate this approach, structured around a “gives and gets” framework that balances community needs with appropriate development incentives.

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PARKS, OPEN SPACE, AND CIVIC Place-Type Area



Description

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

Key Attributes

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

FOOTHILL RESIDENTIAL

Place-Type Area



Description

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

Key Attributes

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

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL

Place-Type Area



Description

Single-Family Residential is primarily comprised of detached single-family dwellings. Such neighborhoods may feature accessory dwelling units (ADUs). Residential use structures in this place type are generally one to two (1-2) stories and on lots that are generally less than $\frac{1}{4}$ acre. This development pattern often includes places of worship and schools.

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

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

Key Attributes

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

NEIGHBORHOOD MIX RESIDENTIAL

Place-Type Area + Overlay



WFRC Centers Image — Wasatch Choice Vision wasatchchoice.org/resources/centers

Description

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

Residential structures are generally one to three (1-3) stories. Lots are generally less than $\frac{1}{4}$ acre for single-family dwellings and duplexes; however, appropriate minimum lot areas should be established upon the intensity of the residential use. Residential dwellings are designed and integrated into the surrounding streetscapes focusing on pedestrian experience. This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roads, that creates walkable destinations for surrounding residents. This place type may include multiple zoning designations depending on the neighborhood character.

Key Attributes

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

TRANSIT READY Place-Type Area + Overlay



WFRC Centers Image — Wasatch Choice Vision wasatchchoice.org/resources/centers)

Description

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

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

Key Attributes

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

NEIGHBORHOOD CENTER

Place-Type Area + Overlay



WFRC Centers Image — Wasatch Choice Vision wasatchchoice.org/resources/centers/

Description

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

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

Key Attributes

- Low intensity commercial uses with some mixed-use.
- Smaller scale structures to match the scale of surrounding areas.
- Creates inviting walkable destinations for nearby residents with rear loaded parking.

COMMUNITY COMMERCIAL

Place-Type Area + Overlay



WFRC Centers Image — Wasatch Choice Vision wasatchchoice.org/resources/centers)

Description

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

This place type may encompass multiple zoning designations depending on neighborhood context. For example, in the Hospital Neighborhood, residential, retail, restaurant, and big-box commercial uses may be incompatible with surrounding conditions. This place type may also influence zoning designations in strategic areas intended to support high sales-tax-generating businesses and/or to foster vibrant commercial activity.

Key Attributes

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

CORRIDOR COMMERCIAL

Place-Type Area



Description

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

Key Attributes

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

DOWNTOWN Place-Type Area



WFRC Centers Image — Wasatch Choice Vision wasatchchoice.org/resources/centers

Description

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

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

Key Attributes

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

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

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Future Land Use Matrix

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


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

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

	Open Space/Recreation	Residential Detached	Residential Attached	Residential Multi-Unit	Mixed-Use	Vibrant Uses (Retail, Restaurant, and Entert.)	Personal Services	Office	Institutions
Parks, Open Space, and Civic	●								●
Foothill Residential	○	●							○
Single-Family Residential	○	●							○
Neighborhood Mix Residential	○	●	●	●	○	○	○	○	○
Transit Ready	○	○	●	●	●	●	●	●	○
Neighborhood Center	○	●	●	●	●	●	○		○
Community Commercial	○		○	○	○	●	○	○	○
Corridor Commercial	○					●	○	○	○
Downtown	○	○	○	●	●	●	○	○	○

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5 | TRANSPORTATION + TRAFFIC CIRCULATION ELEMENT

Introduction

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

State Requirements Overview

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

Regional Connections

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

Figure 5.1 Bountiful Roadways as identified by UDOT Functional Class Status

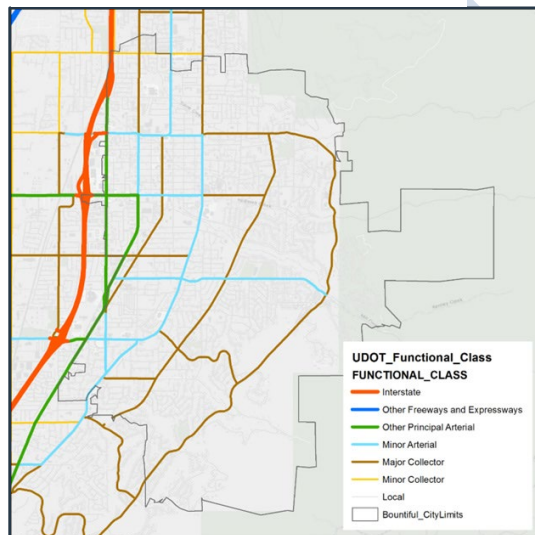
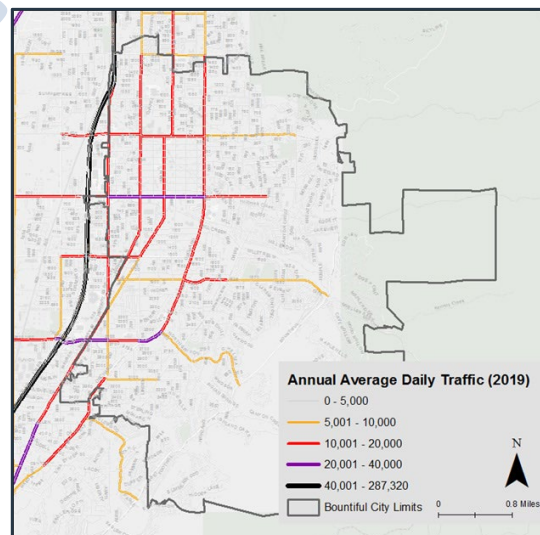


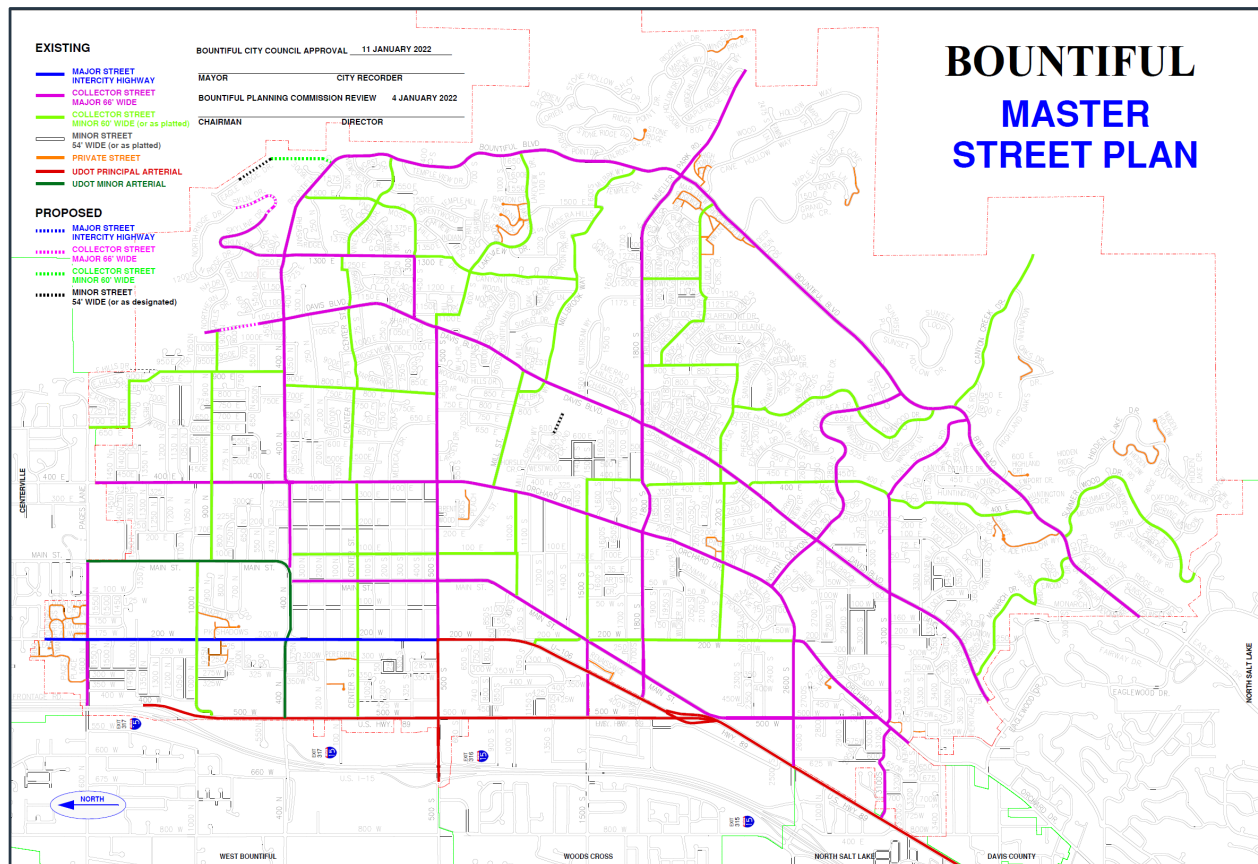
Figure 5.2 - Traffic Average Daily Trips 2019



Connectivity

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

Figure 5.3 - Traffic Average Daily Trips 2019



Public Transportation

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

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

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

Figure 5.4 – UTA Davis-SLC Community Connector Fact Sheet

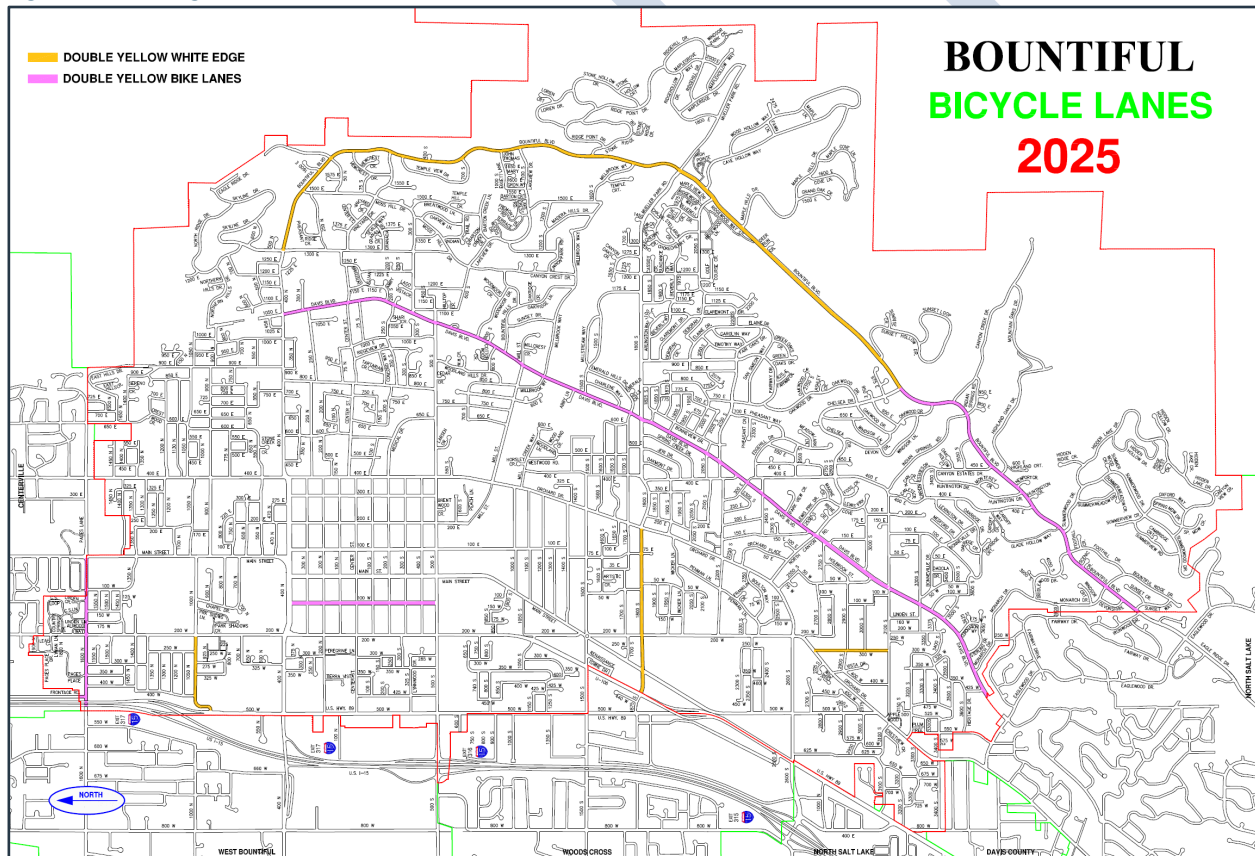


Bicycle Network

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



Figure 5.5 - Existing Bike Network

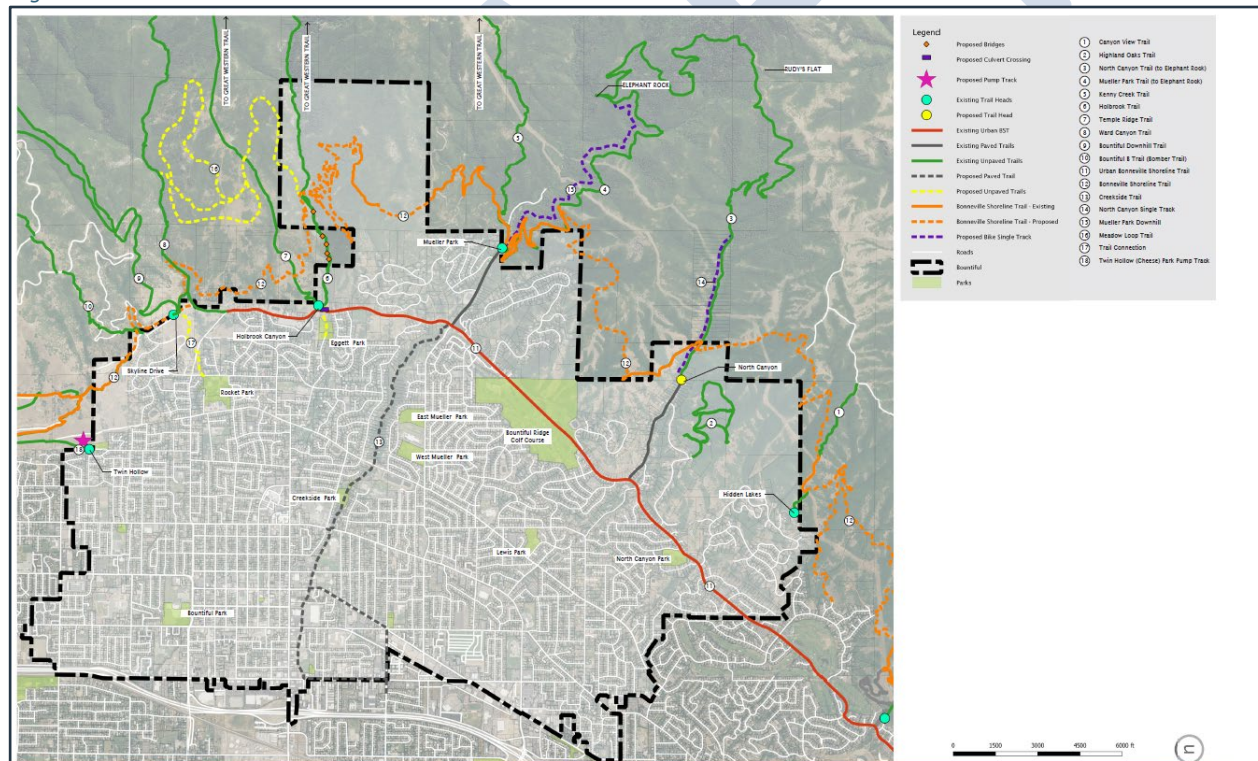


Trails

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



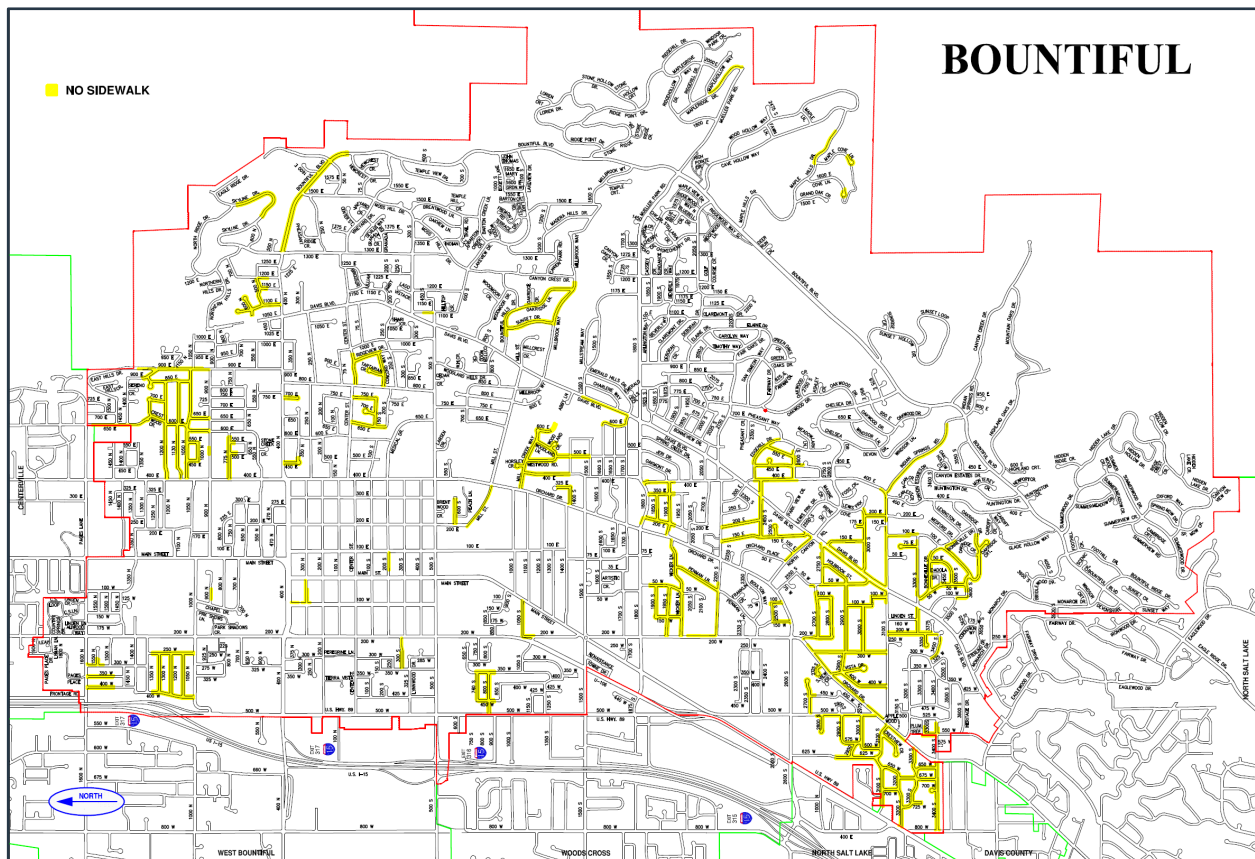
Figure 5.6 Planned Trails Network



Pedestrian Network

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

Figure 5.7 - Areas Without Sidewalks



Framework

This Plan incorporates a guiding principle specifically targeted at transportation and traffic circulation: **A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, and Vehicles.** This plan underscores the importance of providing viable options for getting around to maximize access to housing, transportation, employment, education, recreation, and commerce. While not all roads need to be designed for all users, the overall road network must accommodate all users, emphasizing a layered networks approach rather than a strict “complete streets” requirement for every corridor. The benefits of creating a more balanced network of transportation options throughout the City include reducing motor-vehicle-related incidents and pedestrian risk, improving human health, reducing traffic congestion, creating a more desirable, livable neighborhoods.. The land use strategy of this Plan encourages increasing

intensity of uses in areas that are well connected. This is intended to maximize existing infrastructure and minimize travel distances.

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6 | WATER + PRESERVATION ELEMENT

Introduction

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



State Requirements Overview

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

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

Existing Resources

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

Culinary water within the city is delivered to residents primarily by Bountiful City, with the exception of the Val Verda area in the southwest portion of the city which is serviced by the South Davis Water District. Bountiful City's supply is sourced from eight wells throughout the town. Bountiful also operates a surface water treatment plant in Mueller Park which supplies

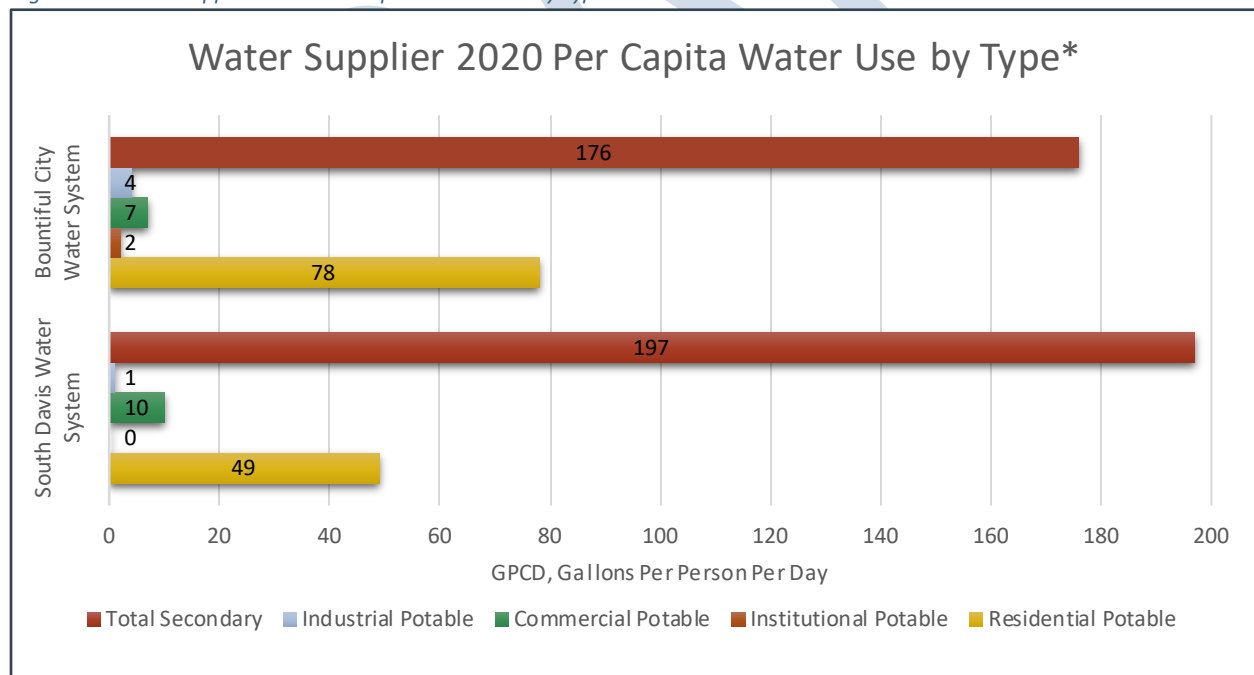
culinary water to the City’s system. The Bountiful Water Department has developed a water source protection plan to ensure water quality remains high.

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

Water Usage

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

Figure 6.1 Water Supplier 2020 Per Capita Water Use by Type



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

Conservation Approach

Utah's 2021 Water Resources Plan highlights the importance of continued and ongoing water conservation along the Wasatch Front to meet projected water needs. Bountiful has current conservation policies and regulations in place. However, continued development and implementation of water conservation strategies is needed to meet state and regional conservation targets. To ensure Bountiful is playing its part in efforts to manage, preserve, and maintain the City's groundwater and surface water resources and the Great Salt Lake and maintain water supplies for future demands, this Plan follows the recommendations provided by the Utah Division of Water Resources. As this Plan is implemented, the actions and recommendations within should be regularly reviewed and updated with the most current data and recommendations from the Utah Division of Water Resources.



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

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

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

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

- Reassess Water Conservation Plan's secondary water exemptions.
- Assess City parks and facilities for water consumption and make water-wise updates starting with facilities that have high potential for reduced water consumption.

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

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

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





7 | MODERATE INCOME HOUSING ELEMENT



Introduction

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

State Requirements Overview

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

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

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

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

Context

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



Strategy

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



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

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

Bountiful will continue to promote the establishment of accessory dwelling units, such as basement apartments and detached accessory structures to increase the supply of affordable rental units and assist cost burdened by homeowners. This can be accomplished by creating and maintaining an ADU webpage and placing an article on the City's printed newsletter every March and September.

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

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

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

By the end of 2025 the City will have an updated Future Land Use Map in conjunction with the Comprehensive General Plan Update currently taking place where the City will implement this strategy. Once the General Plan Update is adopted with its corresponding Future Land Use Map the City will analyze the Zoning Map on an annual basis.

- Timing:
 - Update the City's Future Land Use Map by end of 2025.
 - Once the Future Land Use (Comprehensive General Plan Update) is adopted, establish an annual schedule to review the Zoning Map for compliance with the General Plan strategies. 2023 Moderate Income Housing Plan Element Bountiful City

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

- Implementation:
Promote the establishment of moderate-income housing within Main Street Plat A, Renaissance Towne Center (RTC), Hospital District, and any other applicable districts, by creating a development inventory. Analyze existing uses, current densities, development parameters, etc. in these districts to identify trends to further enhance codes and policies to create moderate income housing opportunities. The districts may include Main Street Plat A, Hospital District, and Renaissance Towne Center.
- Timing:
 - By the end of each calendar year, complete a district inventory:
 - Starting in 2025, evaluate findings, challenges, opportunities identified within a district inventory compared to possible land use regulation amendments annually.

- The City continues to plan for multi-family residential along transit corridors including the South Davis Bus Rapid Transit corridor. Zone changes along this corridor have been approved allowing high density residential development and projects incorporating high density housing have recently received approval in these areas. The City has provided low interest loans to developers in order to support these projects.

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7 | ECONOMIC DEVELOPMENT ELEMENT

Introduction

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

State Requirements Overview

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

Employment and Major Industries

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

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

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

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

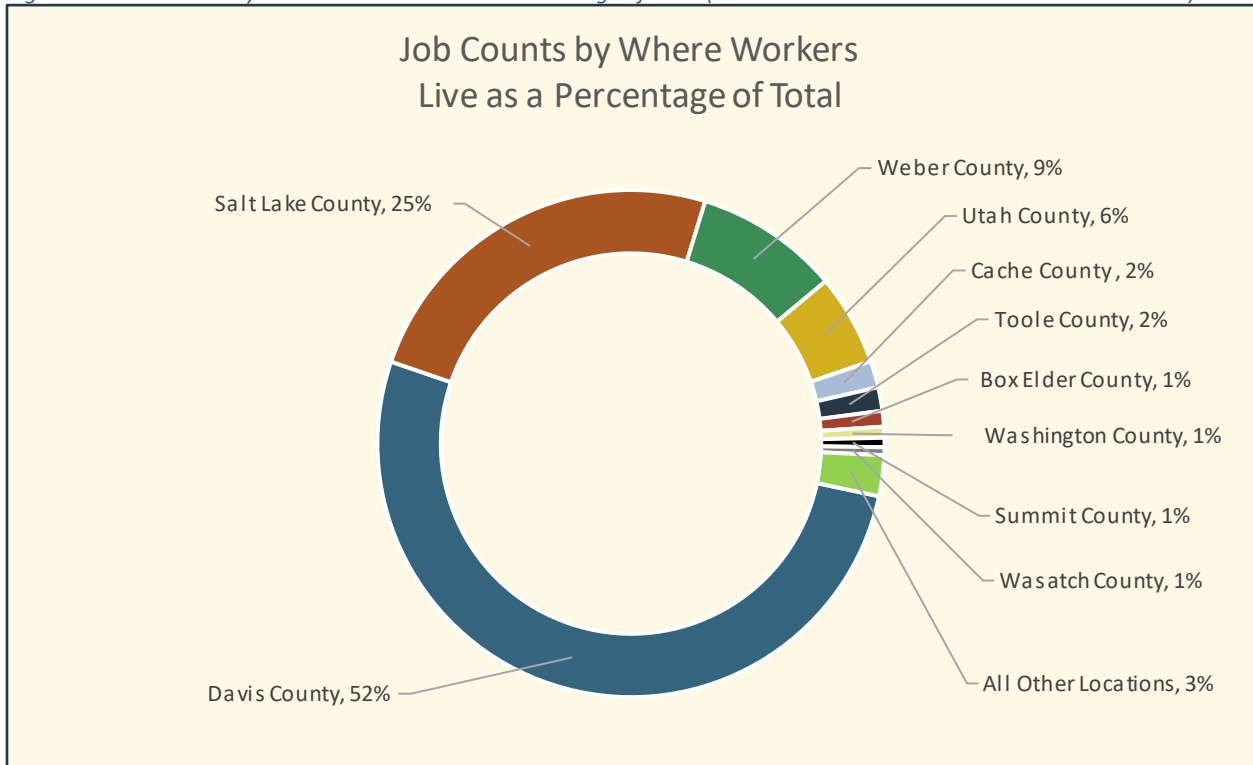


Figure 7.2 - Where Workers are Employed as a Percentage of Total (Source: US Census Bureau 2020 ACS 5- Year Estimates)

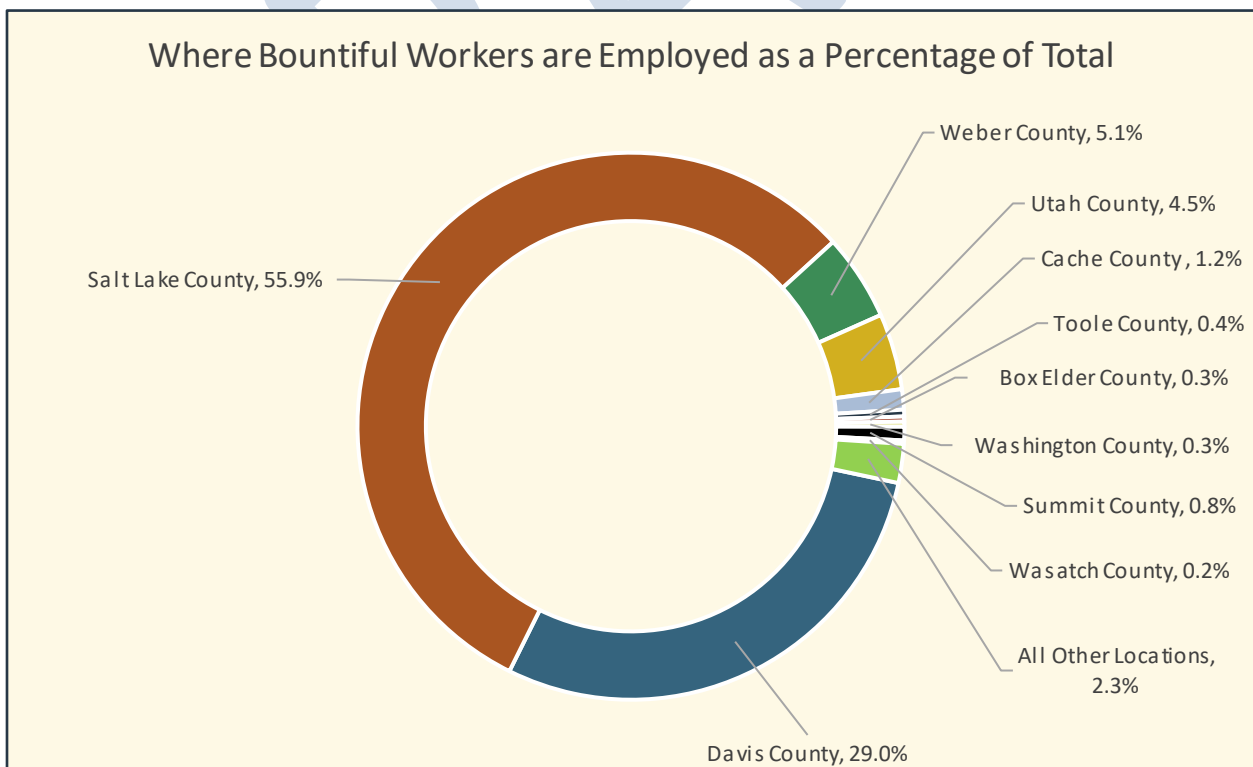


Figure 7.3 - Industry for Civilian Employed Population (Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates)

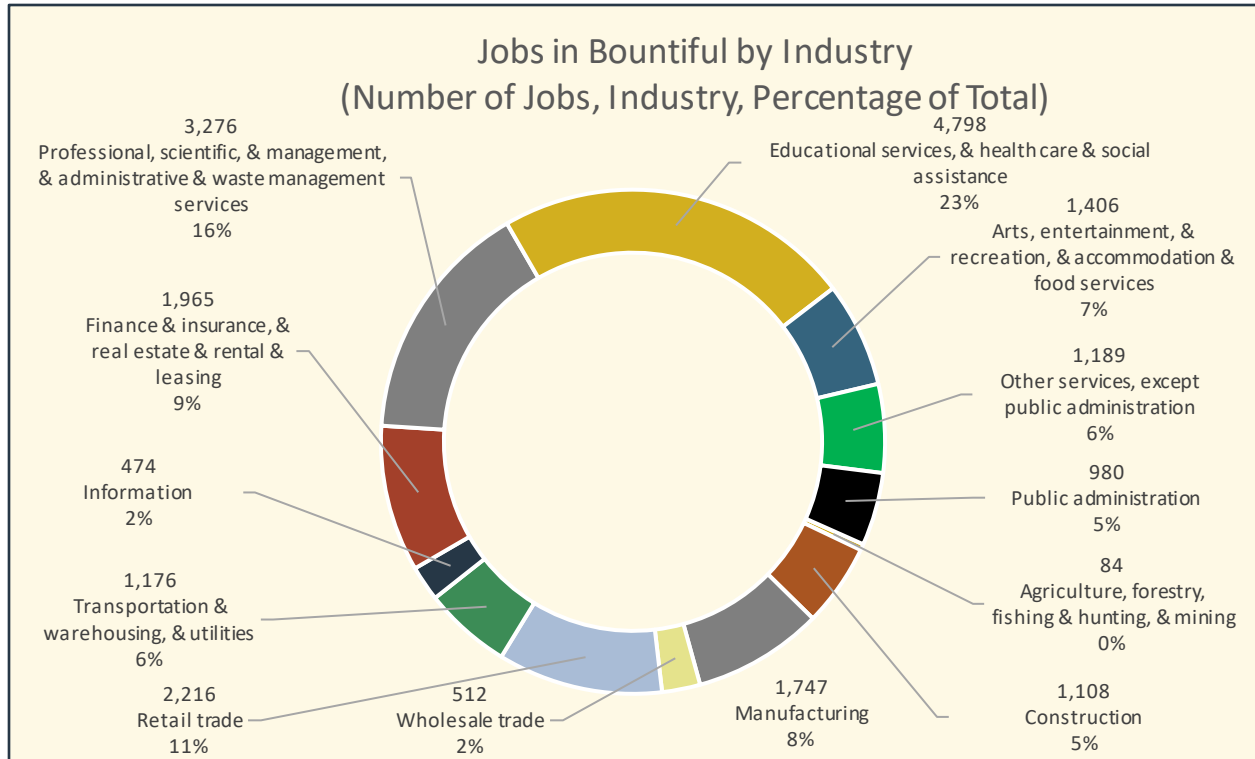


Figure 7.4 - Occupations as a percentage of total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

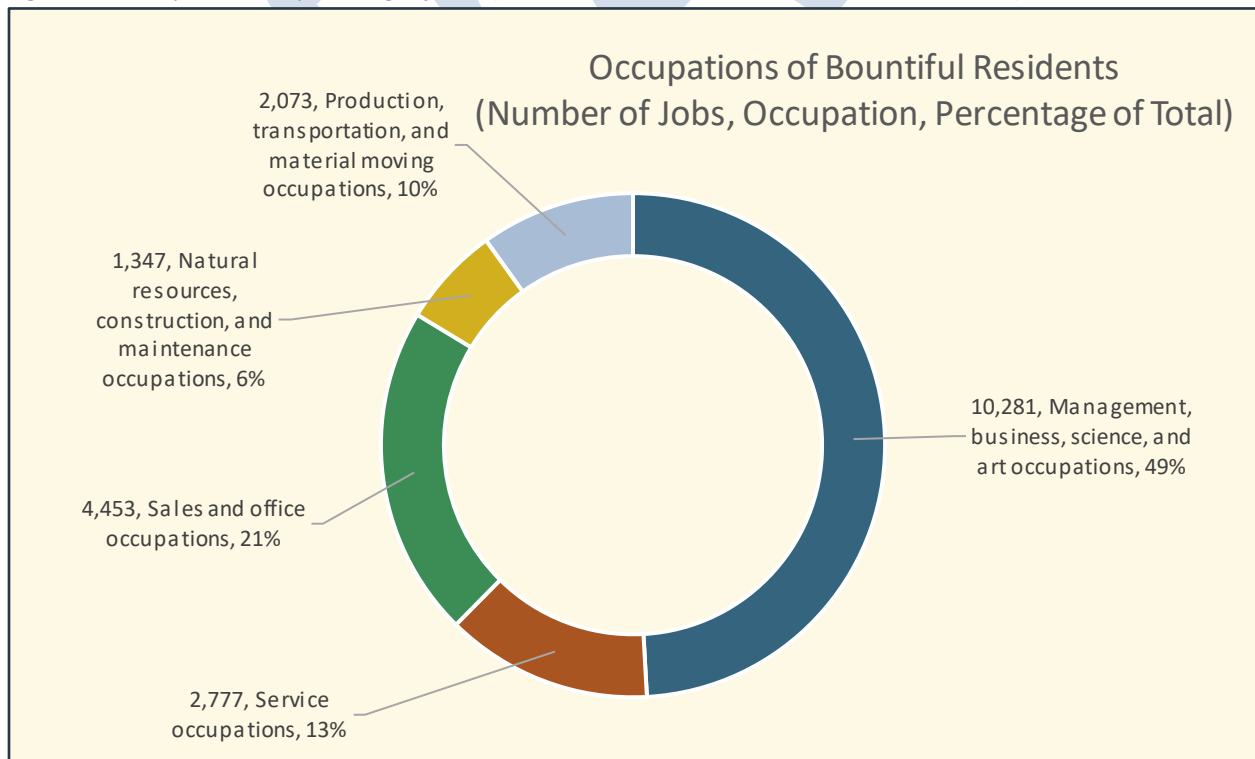


Table 7.1 Top Employers in Bountiful (Source: Department of Workforce Services, Firm Find, Zions Public Finance)

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

Revenues

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

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

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

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

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

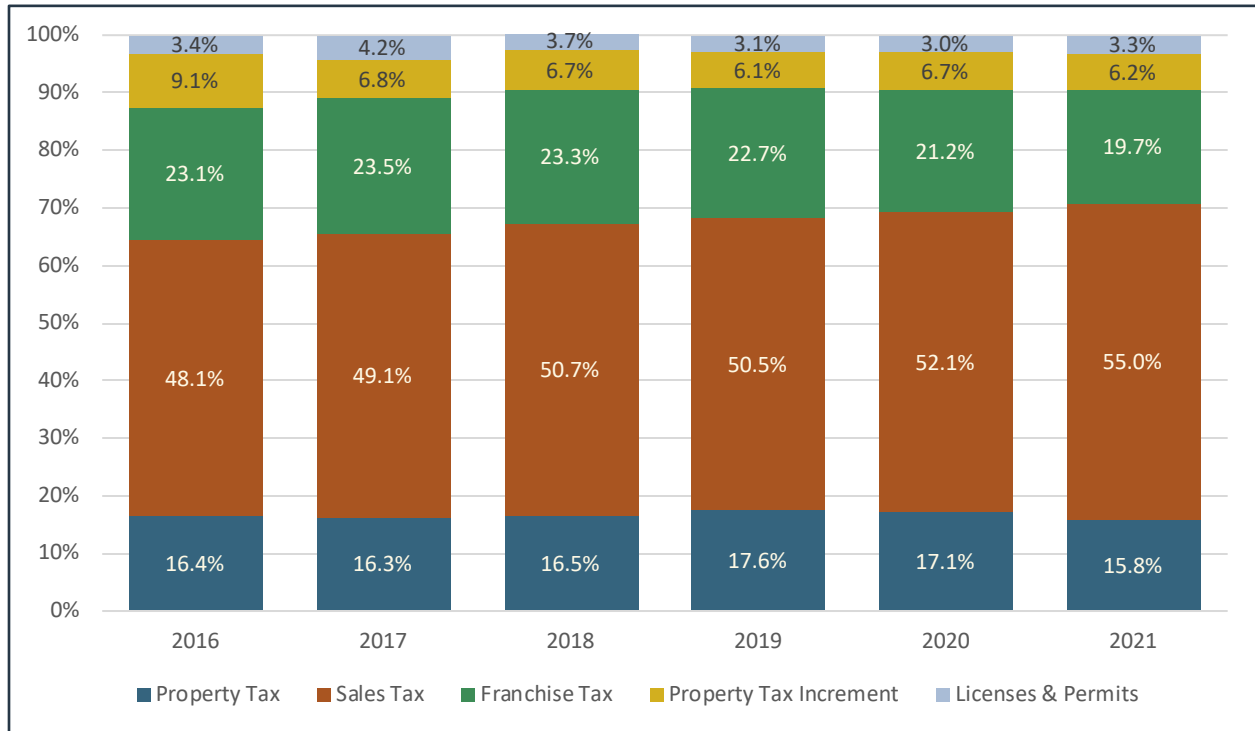
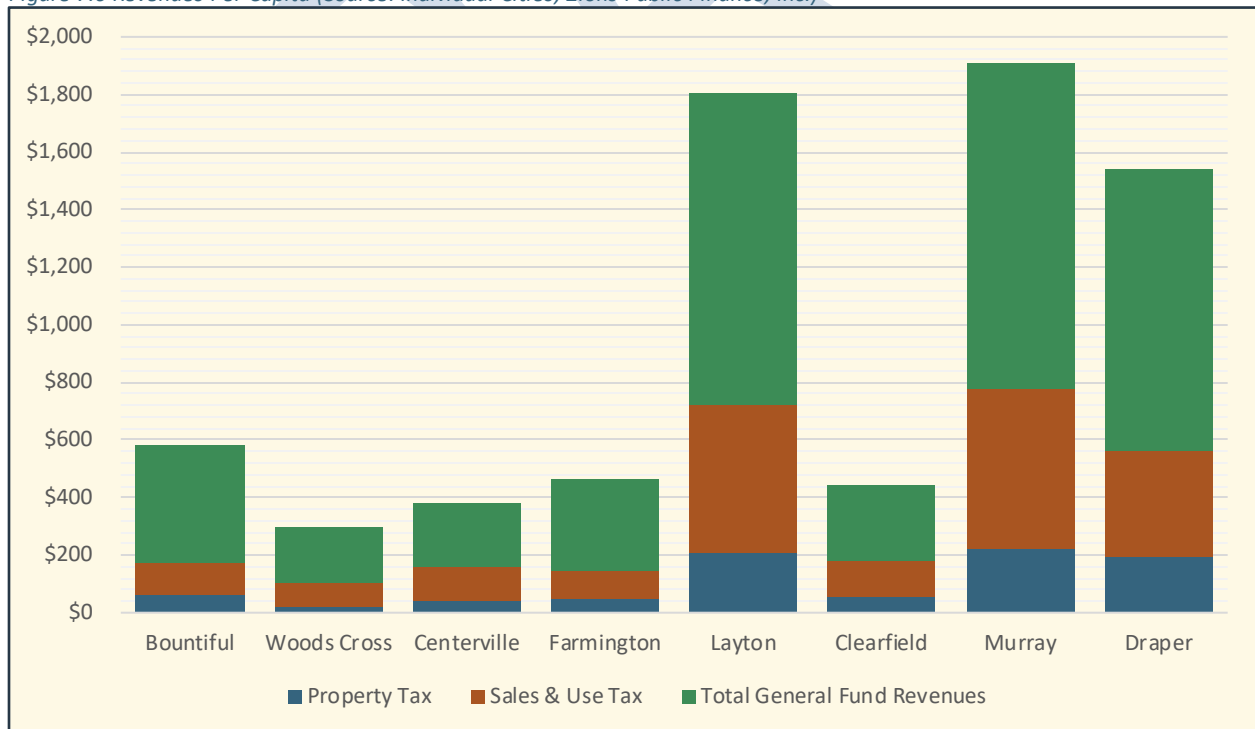


Figure 7.6 Revenues Per Capita (Source: Individual Cities, Zions Public Finance, Inc.)



Sales Tax Leakage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Bountiful City RDA

The Redevelopment Agency (RDA) of Bountiful City is a separate agency authorized under State Law Title 17C. The purpose of this agency is to facilitate redevelopment efforts in designated areas and to administer projects/programs to assist in economic development, community development, and renewing urban areas. The RDA assists in redevelopment efforts by encouraging private and public investment in previously developed areas that are underutilized and/or blighted. The RDA covers portions of key commercial areas in the City including Main Street, 500 South, 500 West, Highway 89, and The Renaissance Towne Center

(formerly known as the Five Points Area). The RDA funds improvements through property tax increment (the differential between current property taxes generated in the project area compared to property taxes generated in the project area before new development).

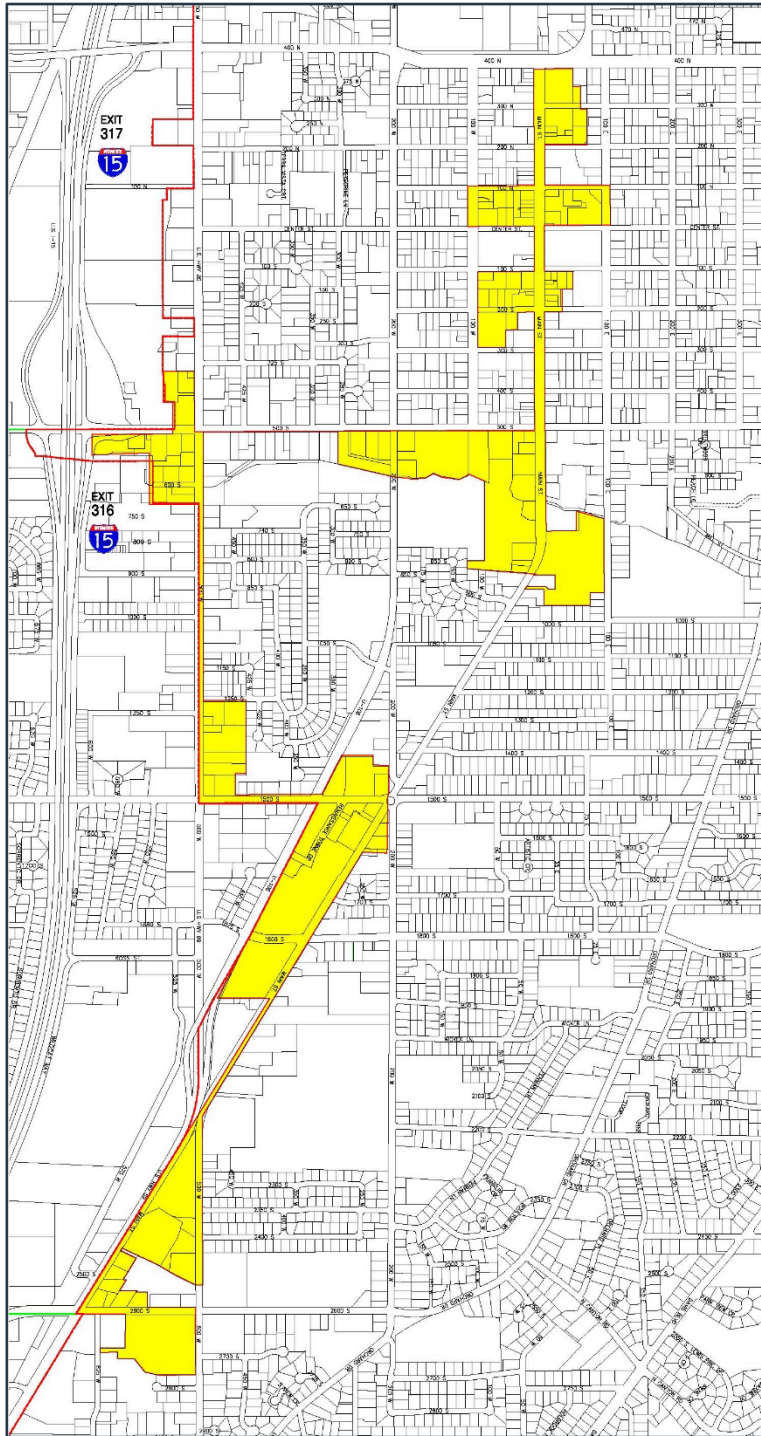


Figure 7.8 Bountiful City RDA Areas 2012 (Source: Bountiful City)

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

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

Strategy

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

corridors at various levels of intensity. The most intense commercial development centers around 500 West and Highway 89. Mid intensity commercial corridors include 500 South and 200 West. Low intensity commercial areas include corridors and nodes along Main Street and Orchard

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

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



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GUIDING PRINCIPLES, GOALS +
OBJECTIVES

EXISTING CONDITIONS

GUIDING PRINCIPLES, GOALS, AND OBJECTIVES

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

DRAFT

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

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

GUIDING PRINCIPLE	A CONNECTED COMMUNITY WITH COMPLETE NETWORKS FOR PEDESTRIANS, BICYCLES, TRANSIT, AND VEHICLES.
GOAL 1	BALANCE TRAVEL MODES TO MOVE PEOPLE SAFELY AND EFFICIENTLY THROUGHOUT THE CITY.
Action 1	Consider implementing traffic calming and safety countermeasures, such as improved crossings and buffering strategies, to eliminate or reduce traffic-related conflicts. Use temporary materials and pilot programs, and prioritize improvement locations based on data, with a focus on addressing potential collision hotspots.
Action 2	Develop and apply complete street network design principles, as identified in relevant plans, for future roadway projects. A complete street network designed to facilitate safe, comfortable, and efficient travel for all modes of transportation, including active transportation.
GOAL 2	ENHANCE ACCESS TO AND CONNECTIVITY OF ACTIVE TRANSPORTATION.
Action 1	Collaborate with neighboring municipalities and regional partners to implement the South Davis Greenway Feasibility Study, identifying and advancing a regional active transportation corridor that connects Bountiful with northern and southern cities.
Action 2	Develop strategies for increasing transit ridership and enhancing first-last mile access to the regional transportation system by working with neighboring municipalities and regional partners including the County, UTA, and WFRC.
Action 3	Where appropriate and subject to Capital Improvement Plan budget allocation; consider adding bicycle facilities, such as bike lanes, physical buffers, etc.
GOAL 3	CONSIDER FUTURE MULTIMODAL TRANSPORTATION PROJECTS AND INITIATIVES IN AN UPDATED TRANSPORTATION MASTER PLAN.
Action 1	Consider street designs that enhance comfort and safety for travelers of all modes of transportation.
Action 2	Study the Orchard Drive corridor to evaluate future land use compatibility, circulation needs, safety improvements, multimodal transportation options, corridor beatification opportunities, etc.

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

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

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

EXISTING CONDITIONS

INTRODUCTION

Purpose

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

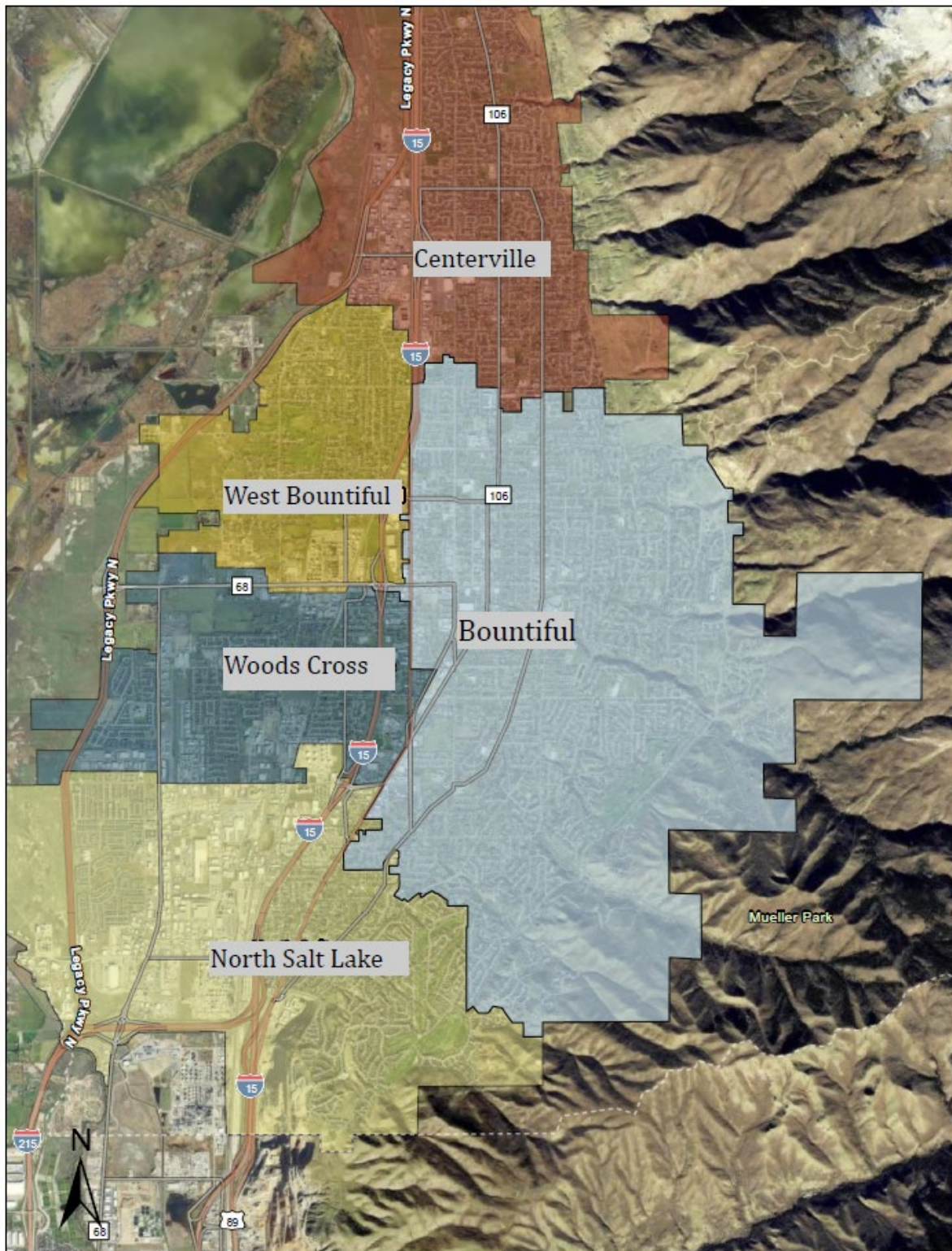
Context

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

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

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

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



POPULATION AND DEMOGRAPHICS

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

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

Figure 2.1 Bountiful Population Density 2010, 2014, 2021

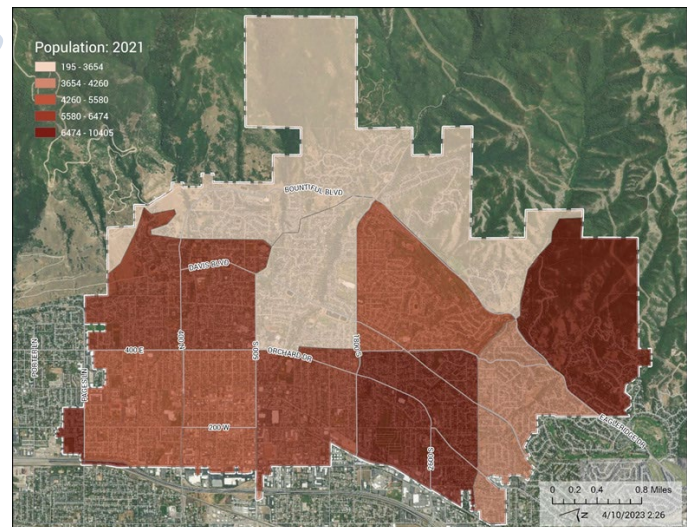
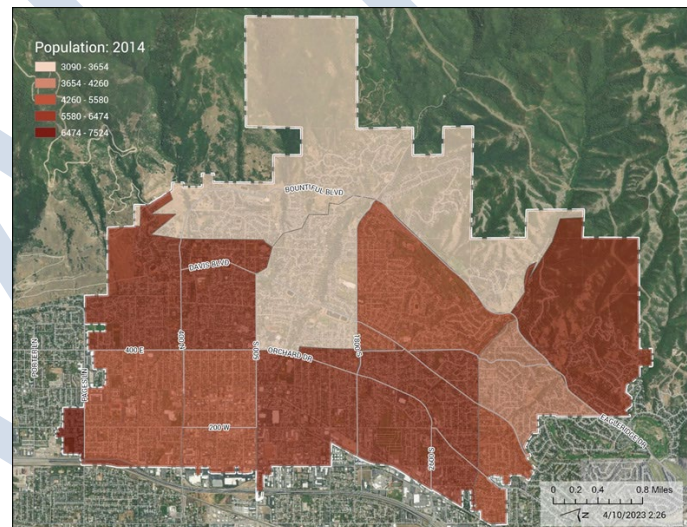
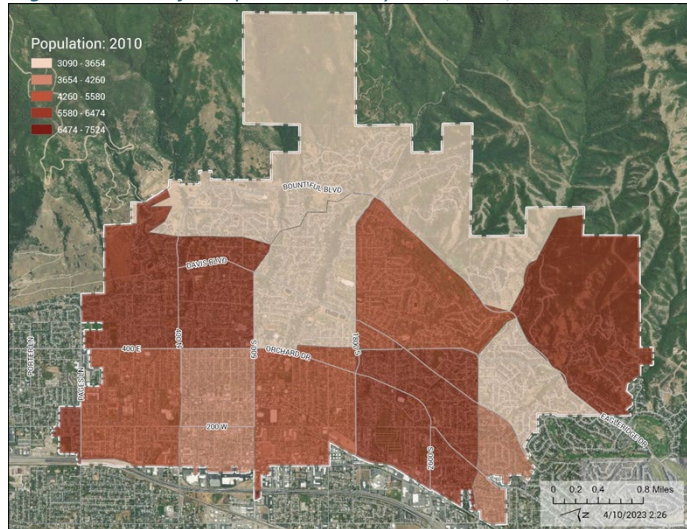
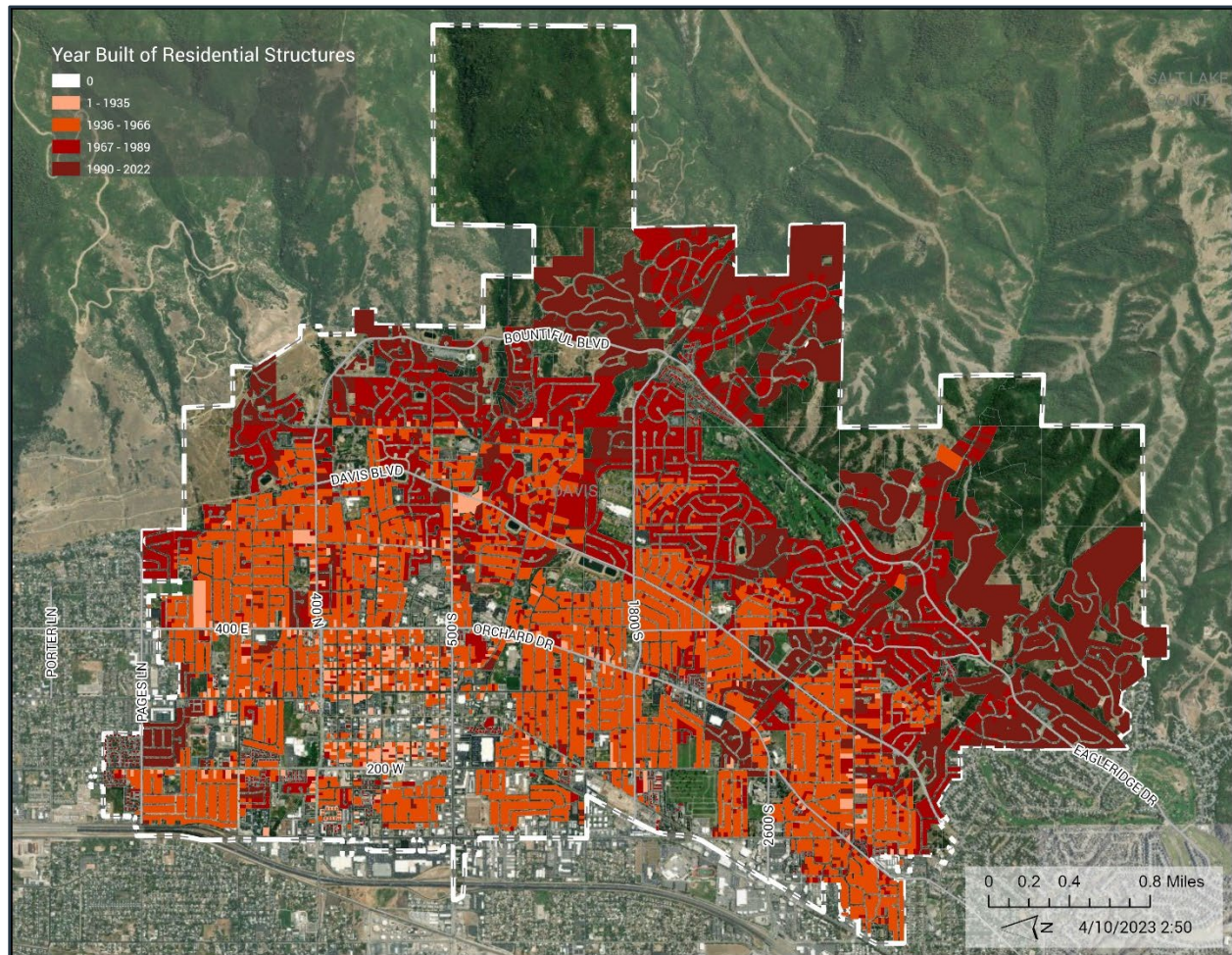


Figure 2.2 Residential Construction Dates



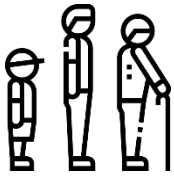
Community Characteristics

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

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



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



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



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



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

Population and Projections

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

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

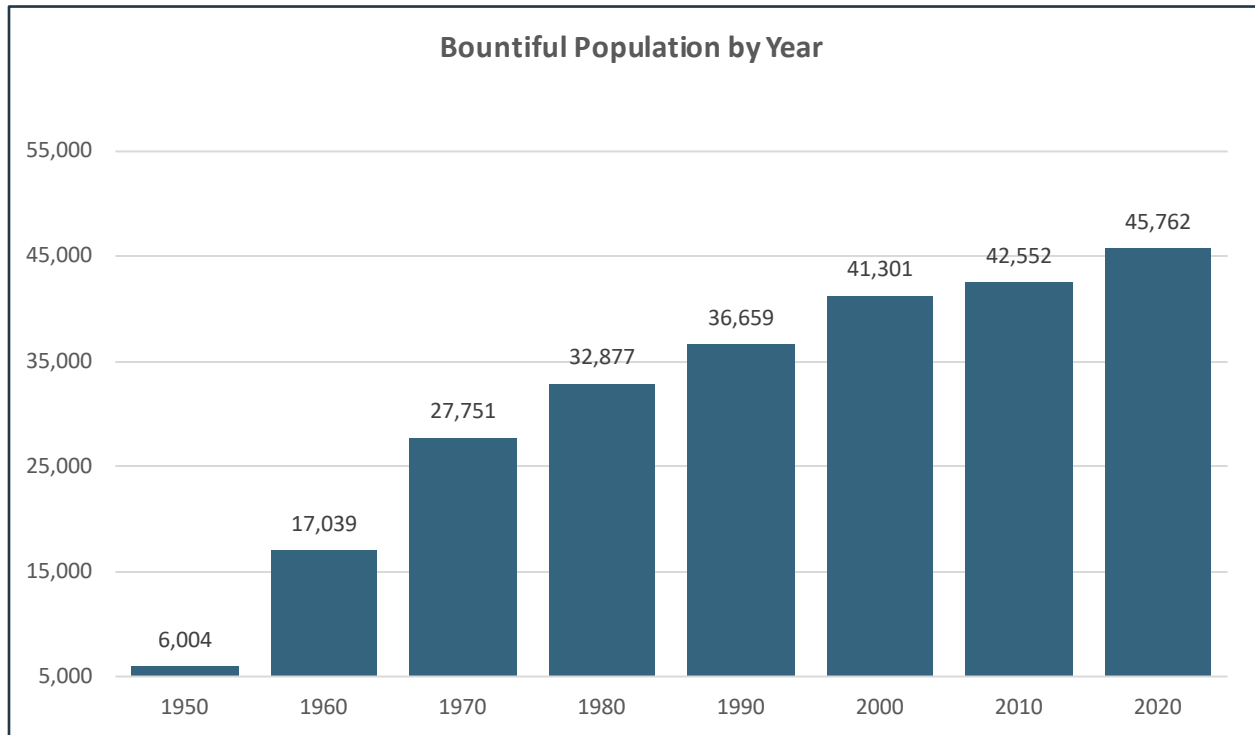
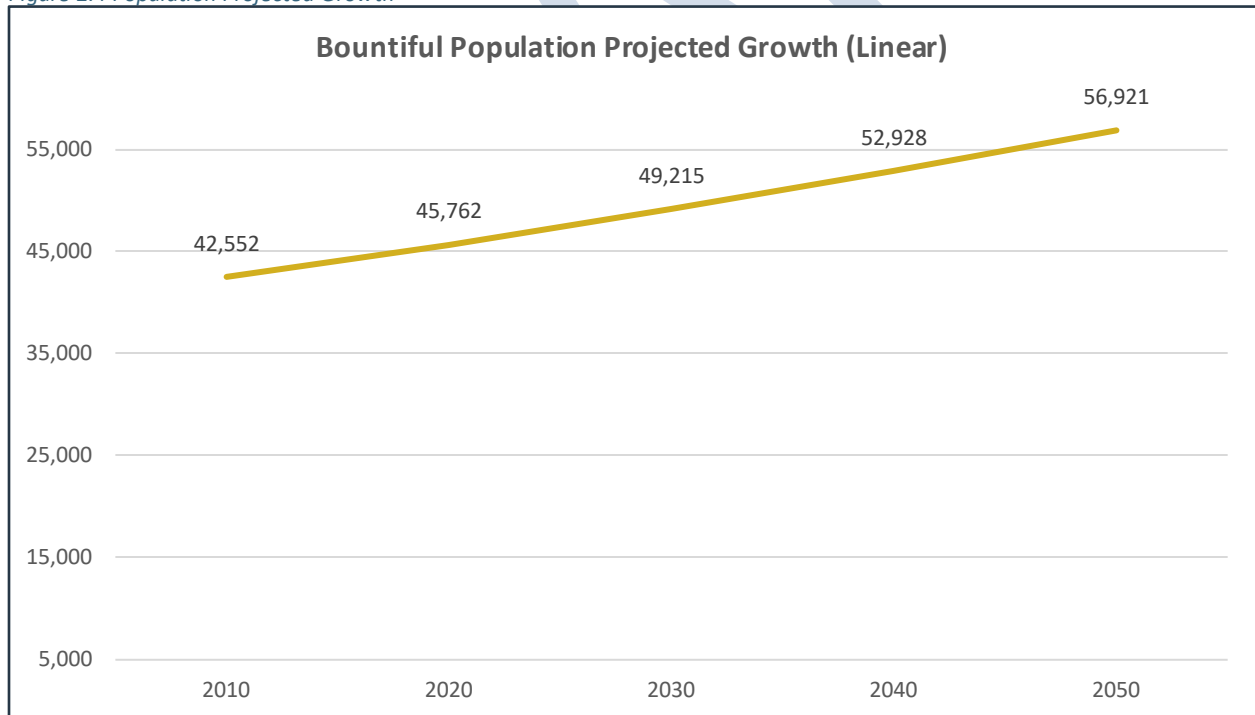


Figure 2.4 Population Projected Growth



Age

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

Figure 2.5 Age Breakdown 2020 vs 2010 Decennial Census Table P12

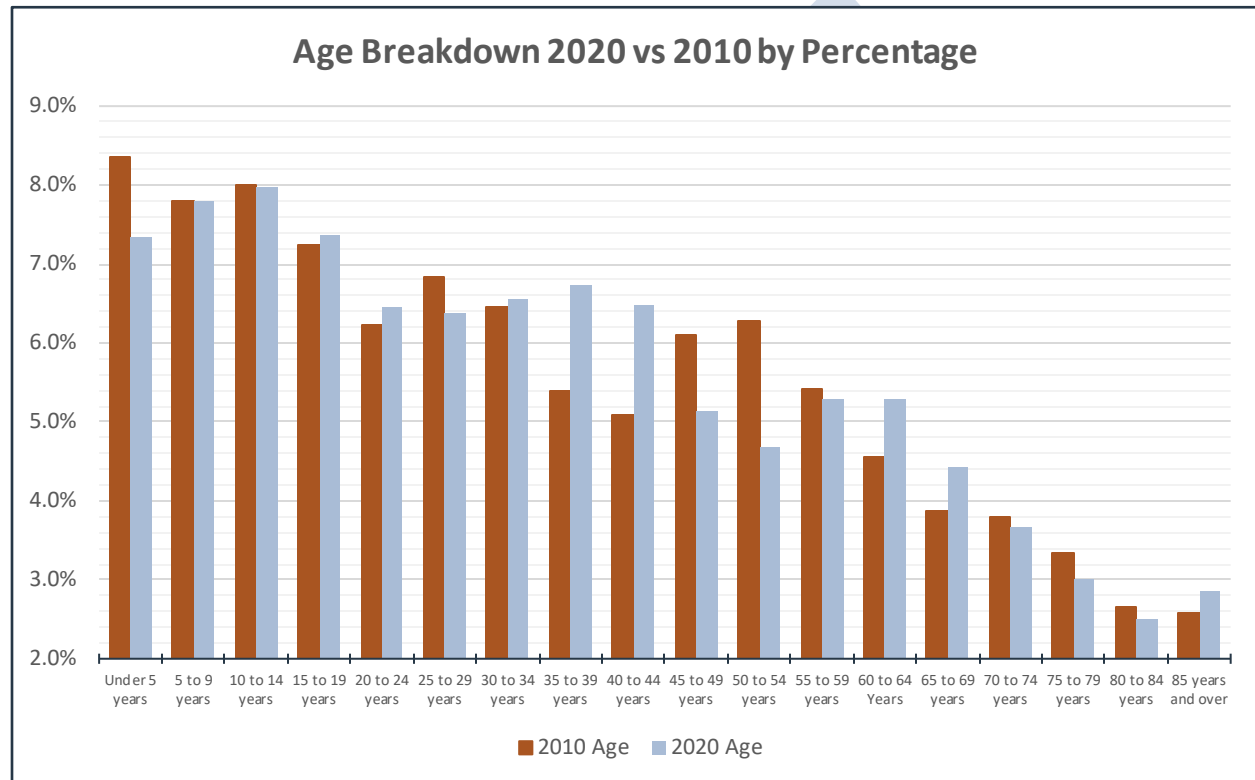
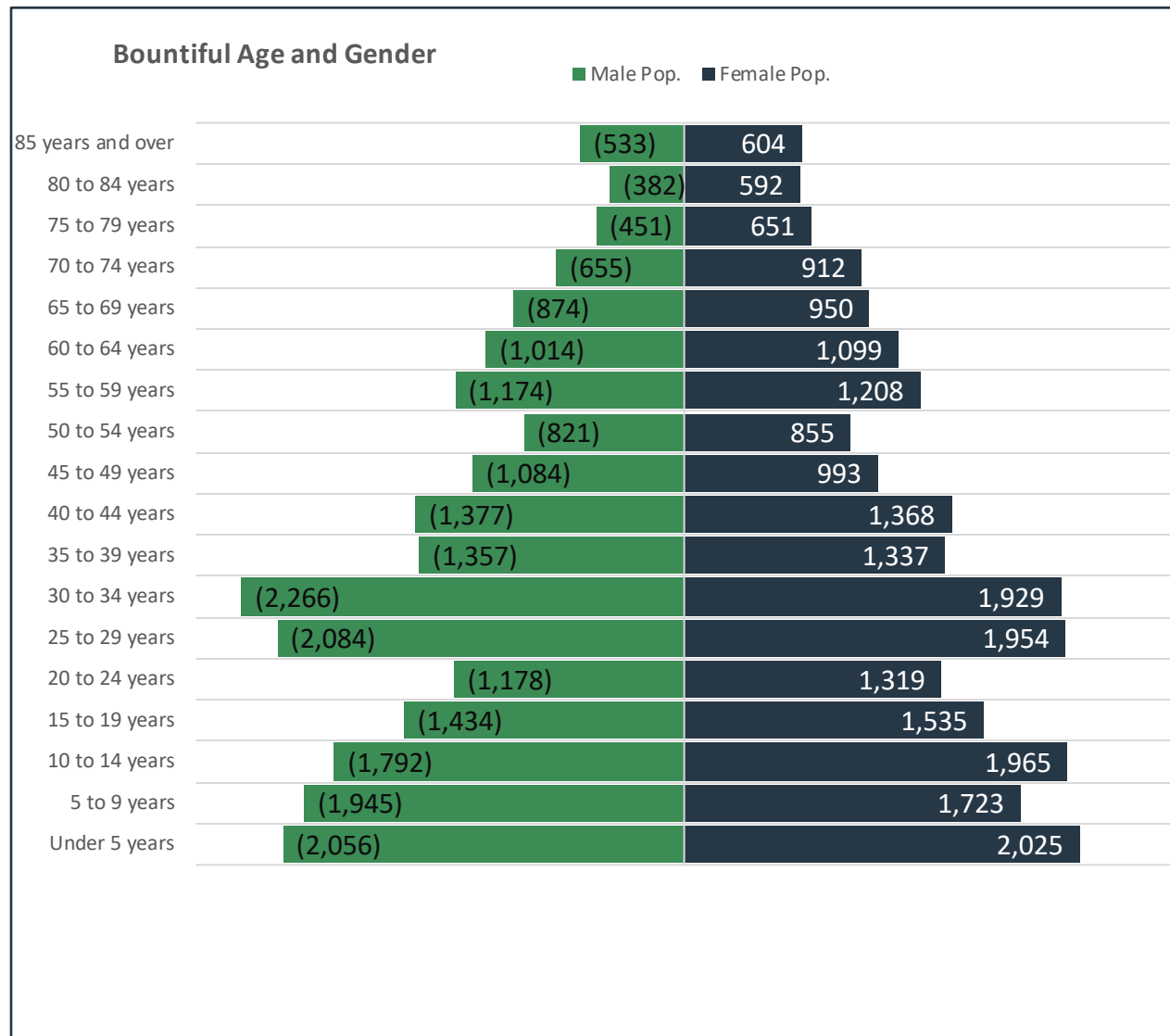


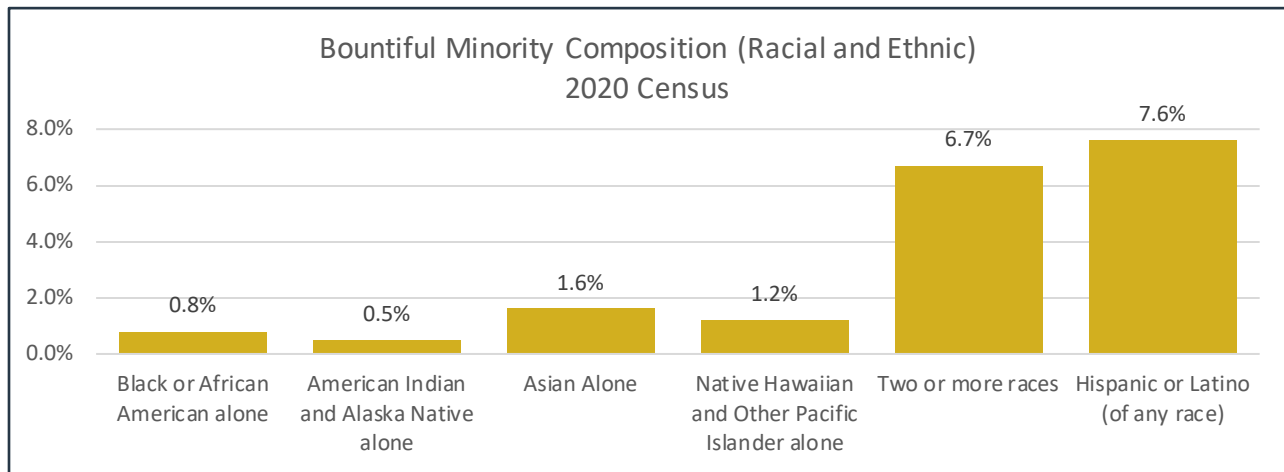
Figure 2.6 Age and Gender (U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates for 2017–2021)



Race and Ethnicity

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

Figure 2.7 Minority Population by Race / Ethnicity 2020 Census



Households and Employment

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

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

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

Educational Attainment

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

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

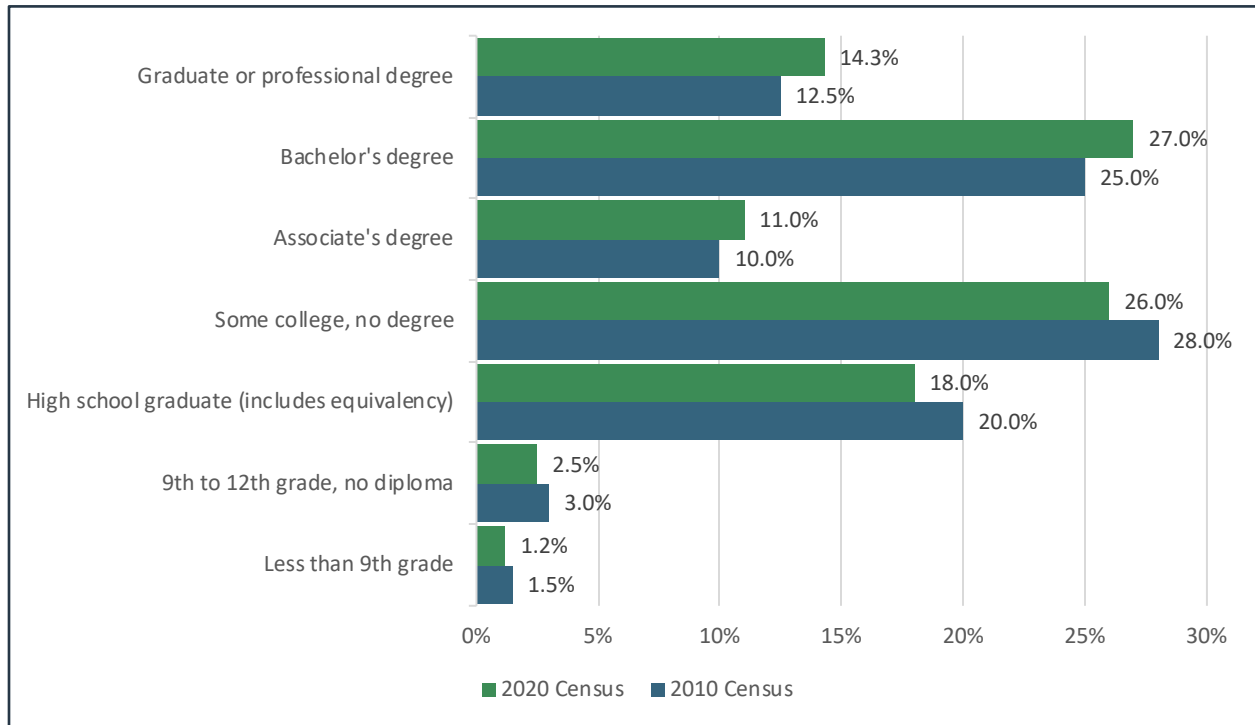
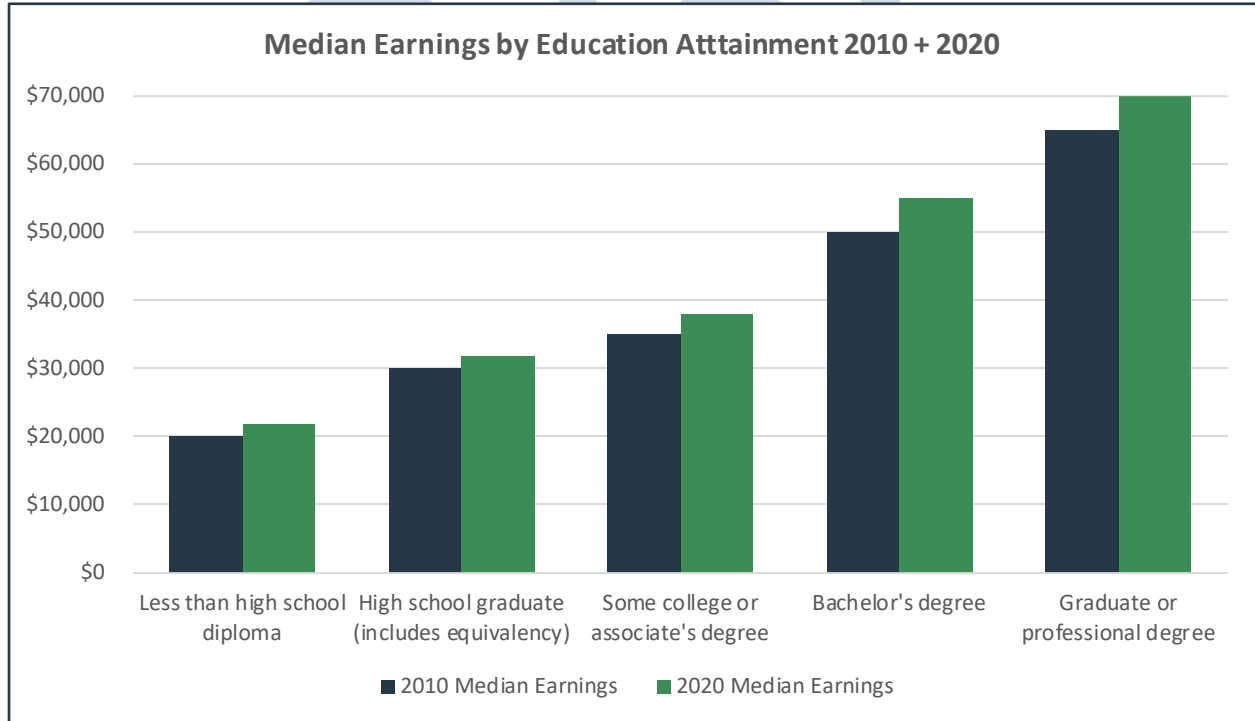


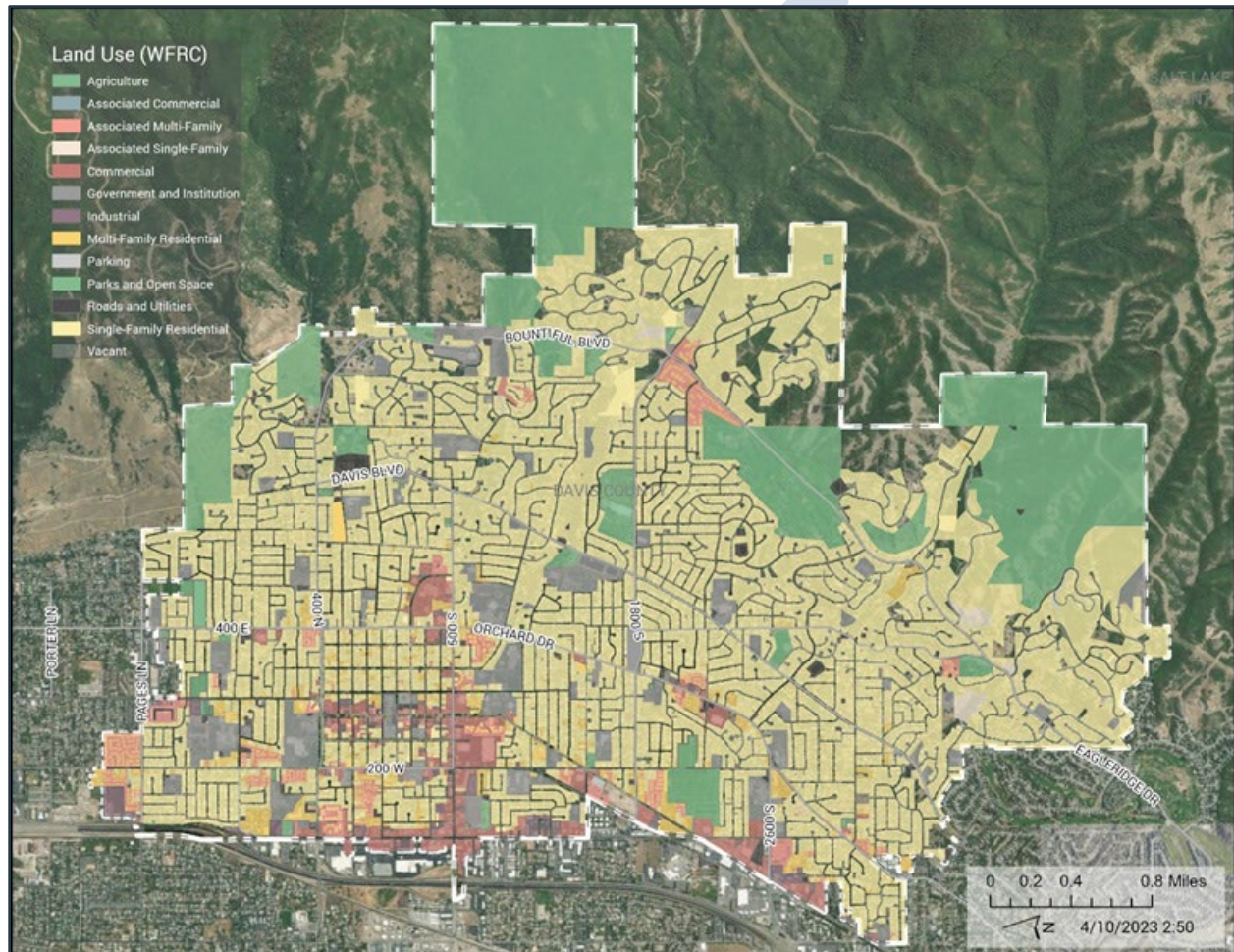
Figure 2.9 Median Earnings by Educational Attainment (2010 and 2020 Census)



LAND USE

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

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



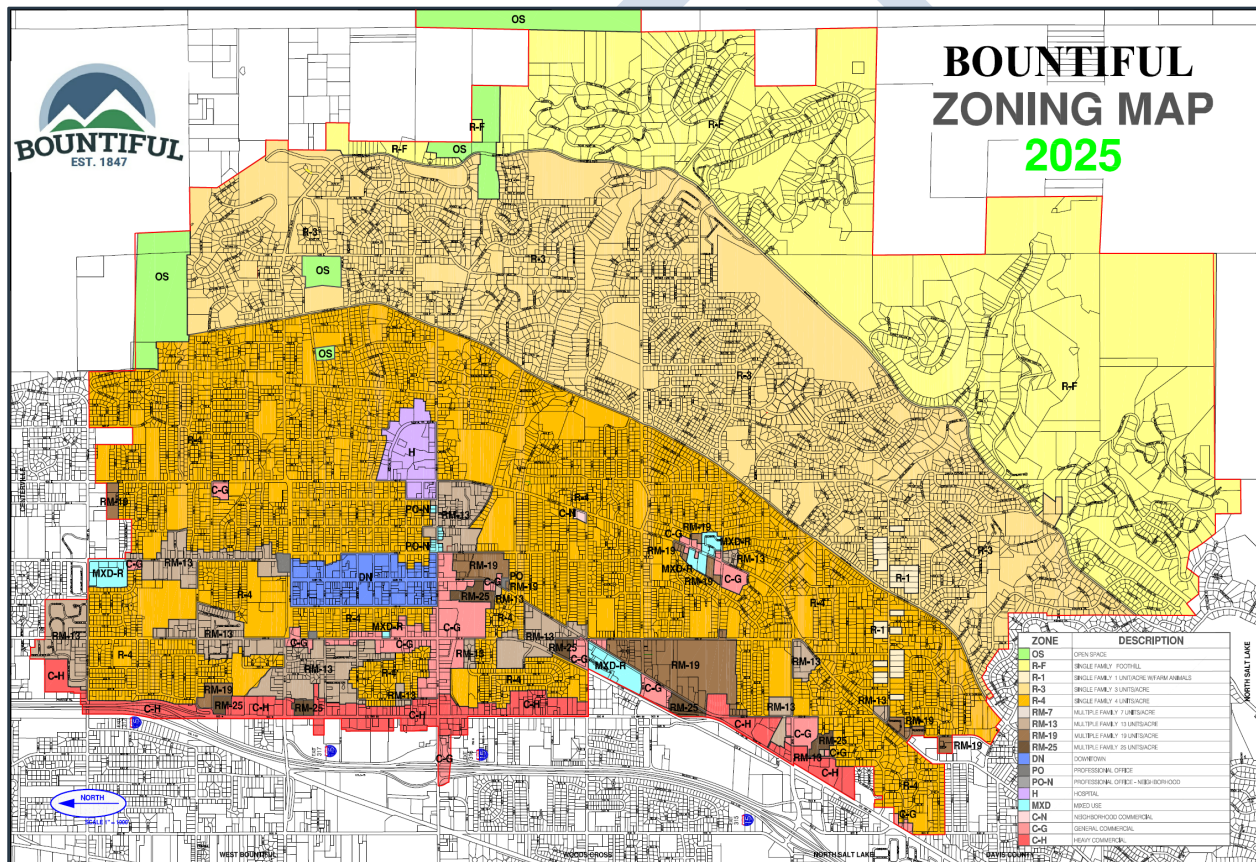
Note that the **current** land use map above is not the Future Land Use Map or the current Zoning Map of Bountiful City.

Land Use and Existing Regulation

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

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

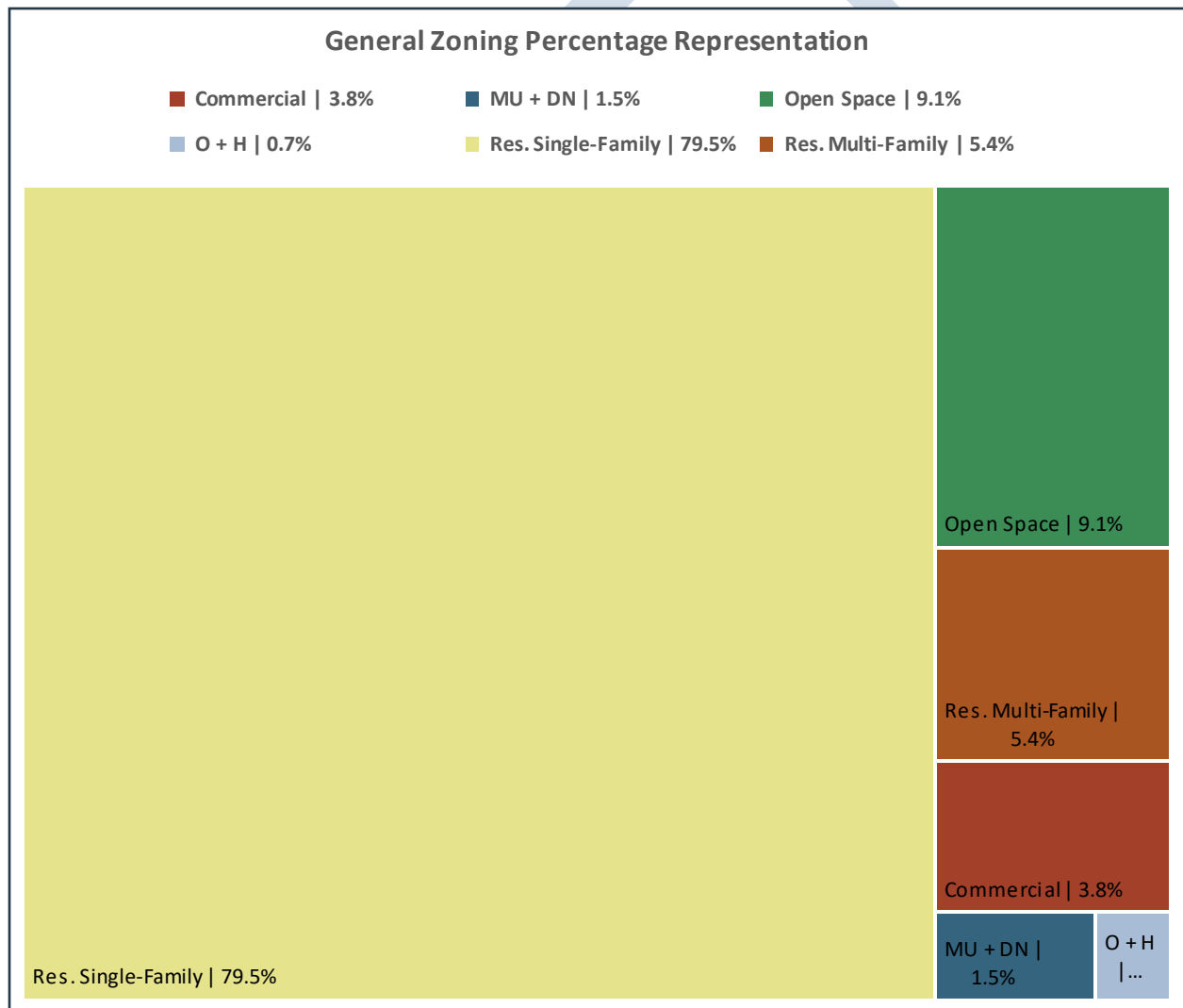
Figure 3.2 Current Zoning Map of Bountiful City



The following table contains each general zoning category with its corresponding total acreage and percentage of the City while Figure 3.3 is a graphic representation of such.

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

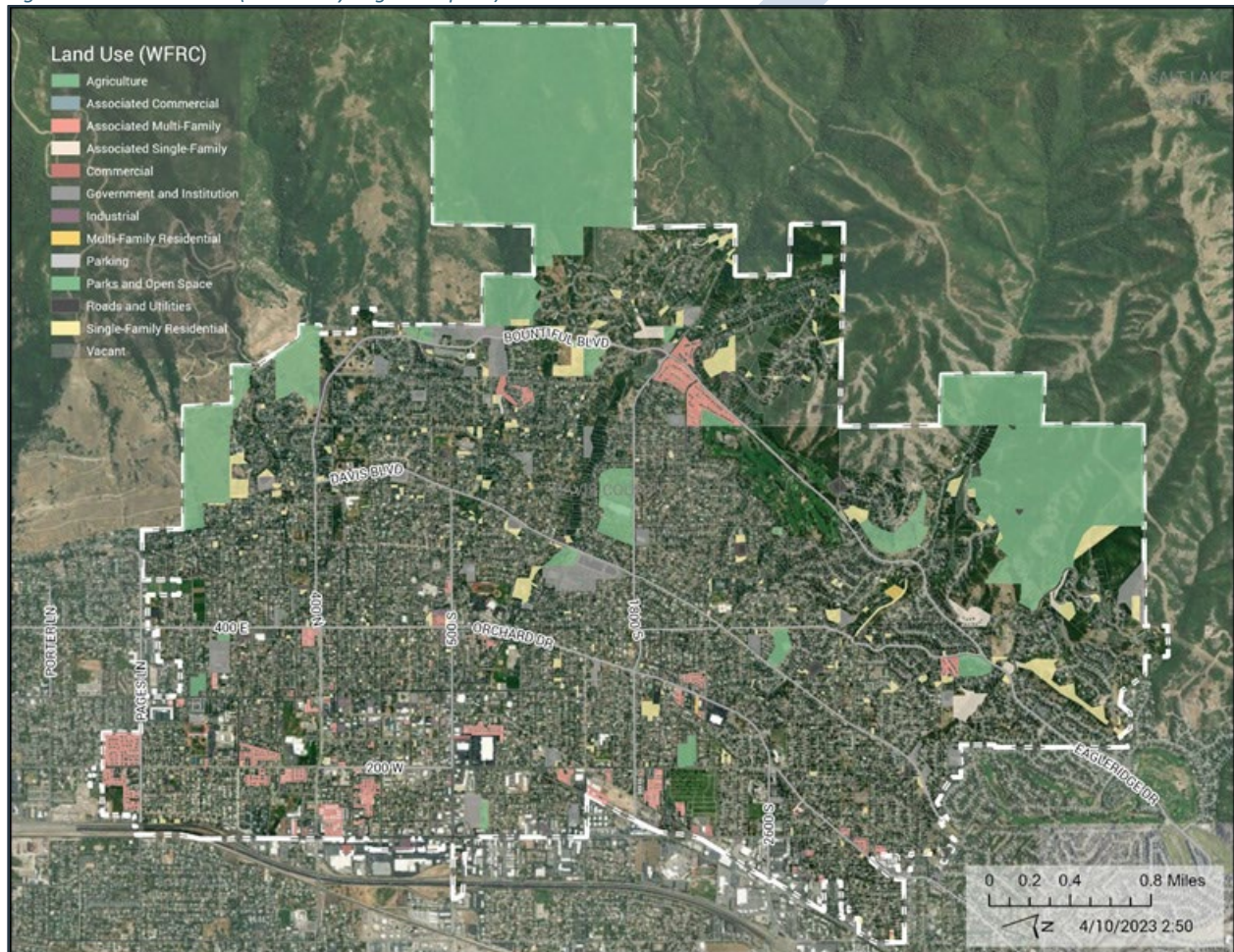
Figure 3.3 – Graphic Representation of Zoning in Bountiful



Vacant Land

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

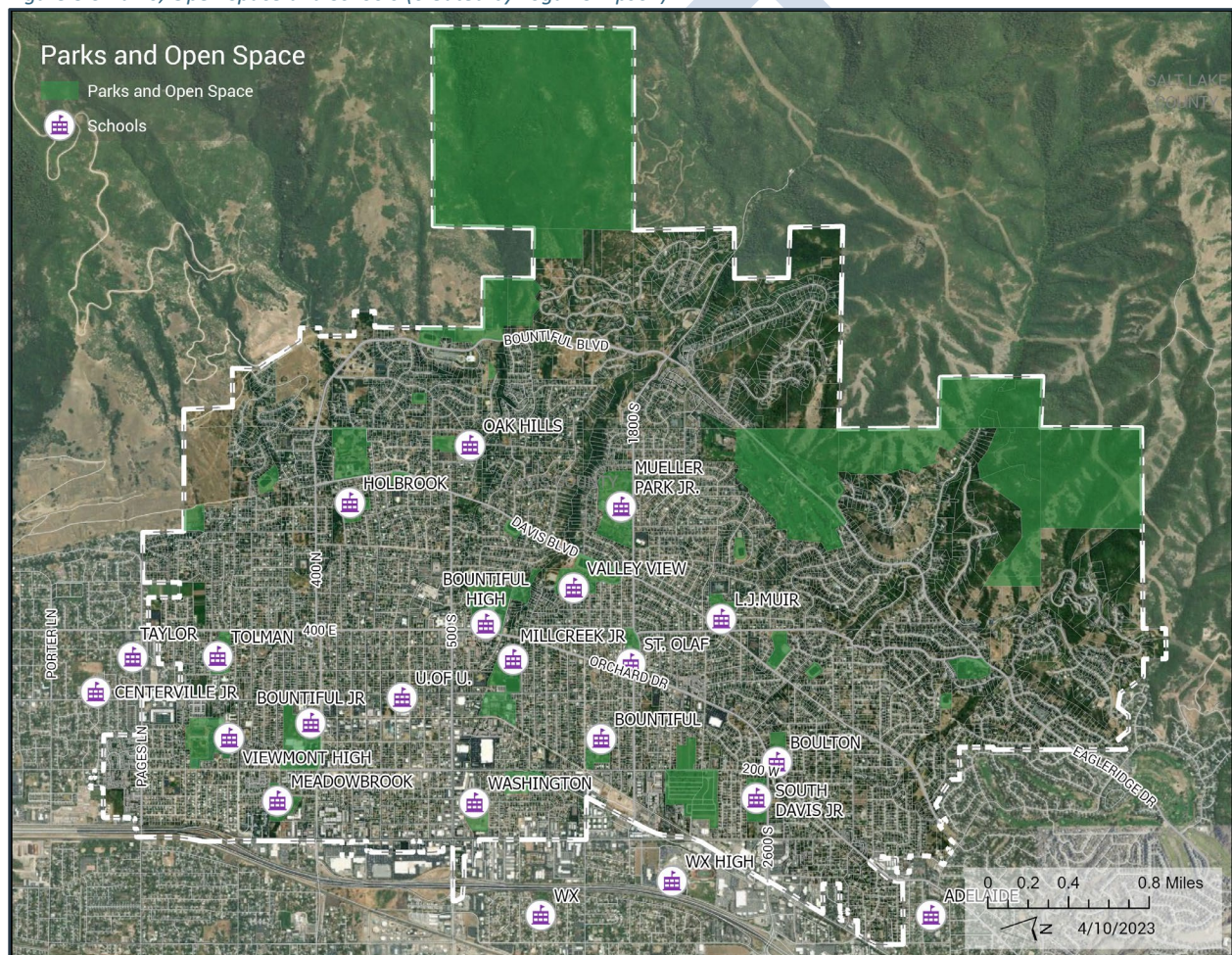
Figure 3.4 Vacant Lands (created by Logan Simpson).



Open Space and Recreation

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

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



ECONOMY

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

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

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

Major Institutions and Industries

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

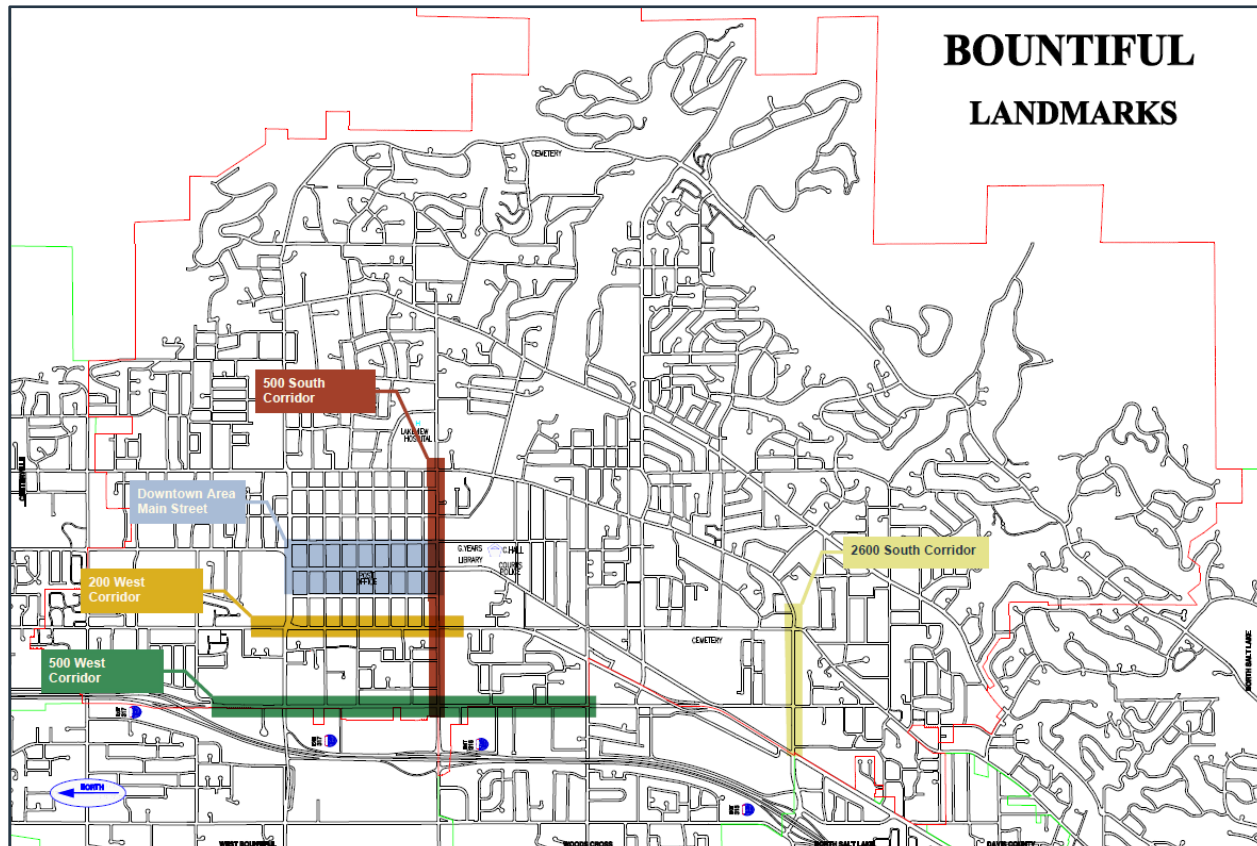
When looking at private employers, the City has strong employment from medical and retail. This is generally consistent with the overall employment within the City when looking at many of the smaller employers in the area. Additionally, there are a few service-based firms in the City that provide such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

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

Major Market Areas

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

Figure 3.7 Bountiful commercial corridors



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

Figure 3.9X RTC Project Vicinity Map

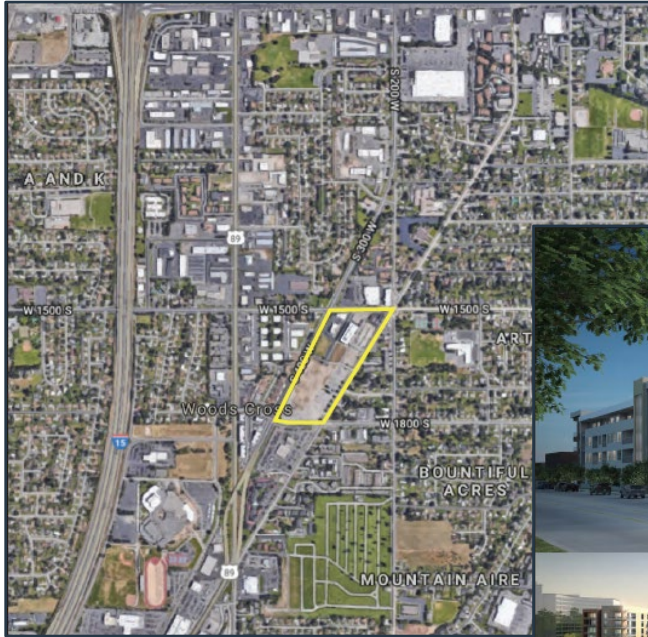
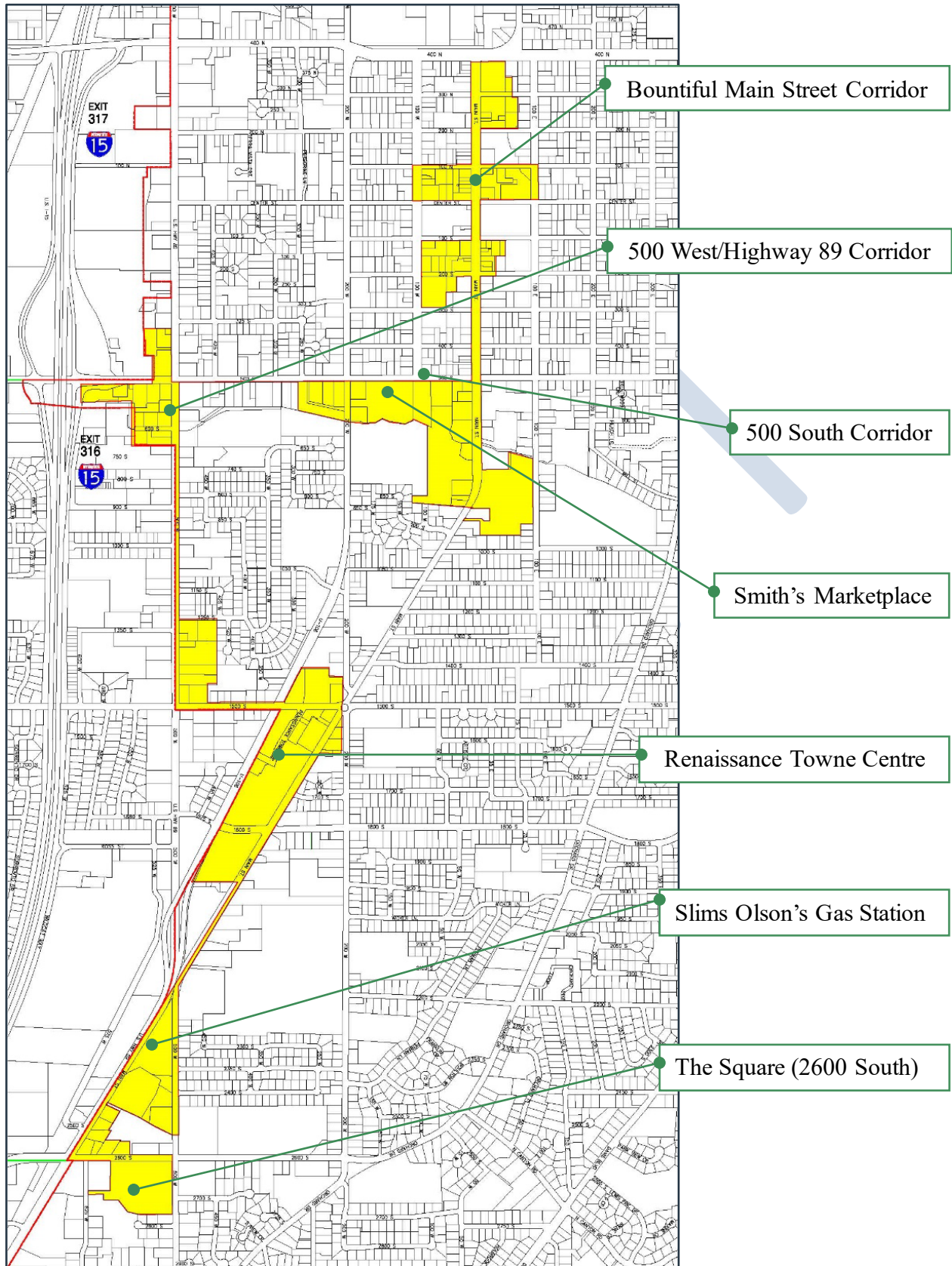


Figure 3.10 RTC Approved Building



Figure 4.1 Bountiful Redevelopment Agency Map



Workforce and Employment

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

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

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

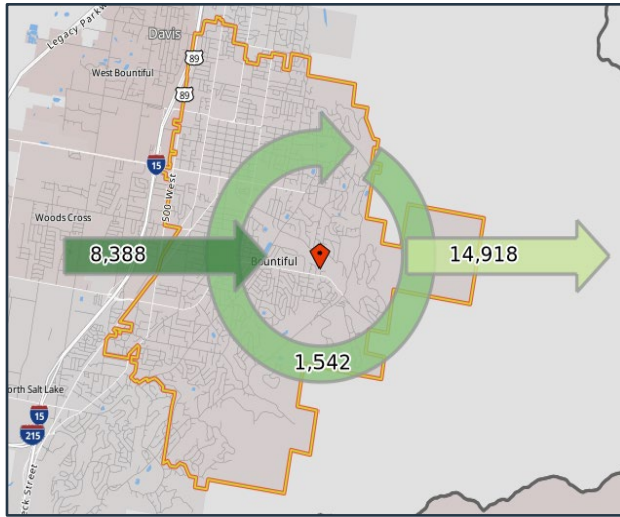
These figures highlight the prominence of the educational services/health care, and retail trade sectors in Bountiful's employment landscape.

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

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

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

Figure 4.2 Labor flows, 2019 Source: Census On The Map, 2022



Over half of the people who work in Bountiful live in Davis County, with Salt Lake County as the next most common place of residence. Those who commute into the city for employment are an important group, as they frequently patronize Bountiful businesses and help strengthen those businesses' overall capture rate.

Figure 4.3 - Job Counts by Where Workers Live as a Percentage of Total (Source: US Census Bureau 2020 5-Year Estimates)

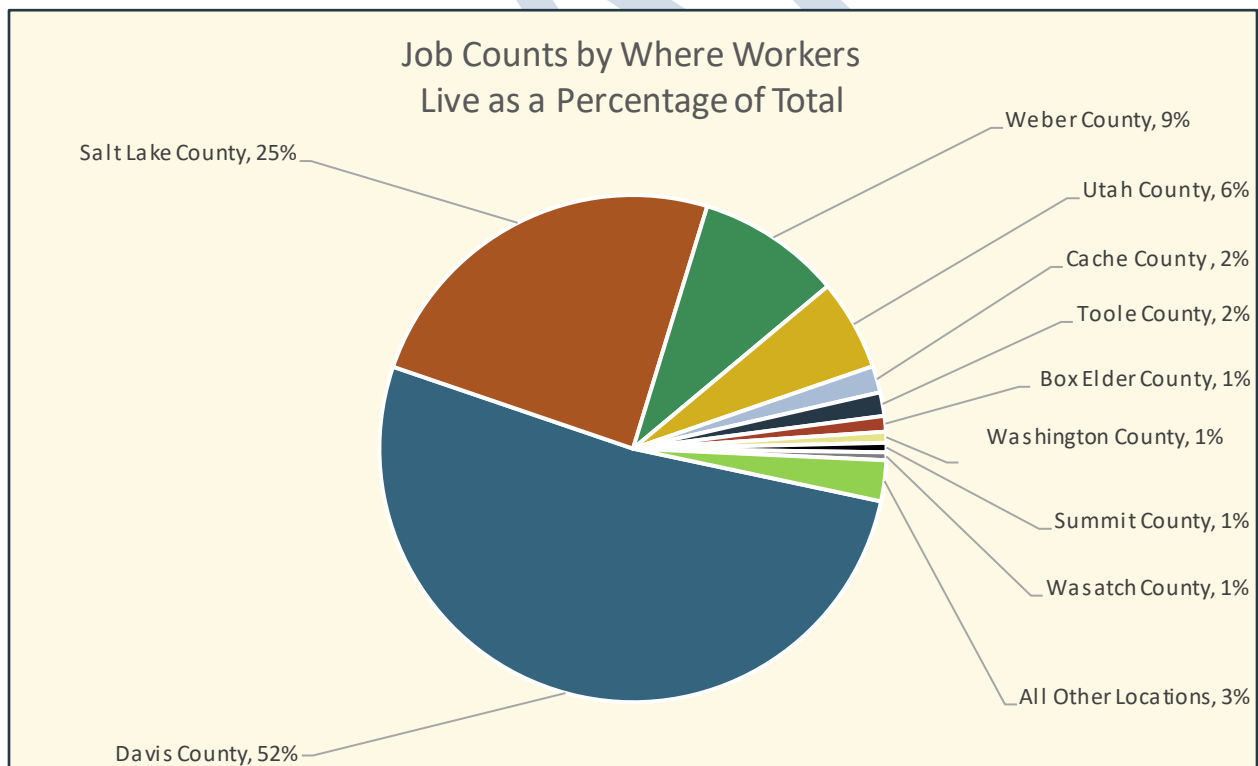
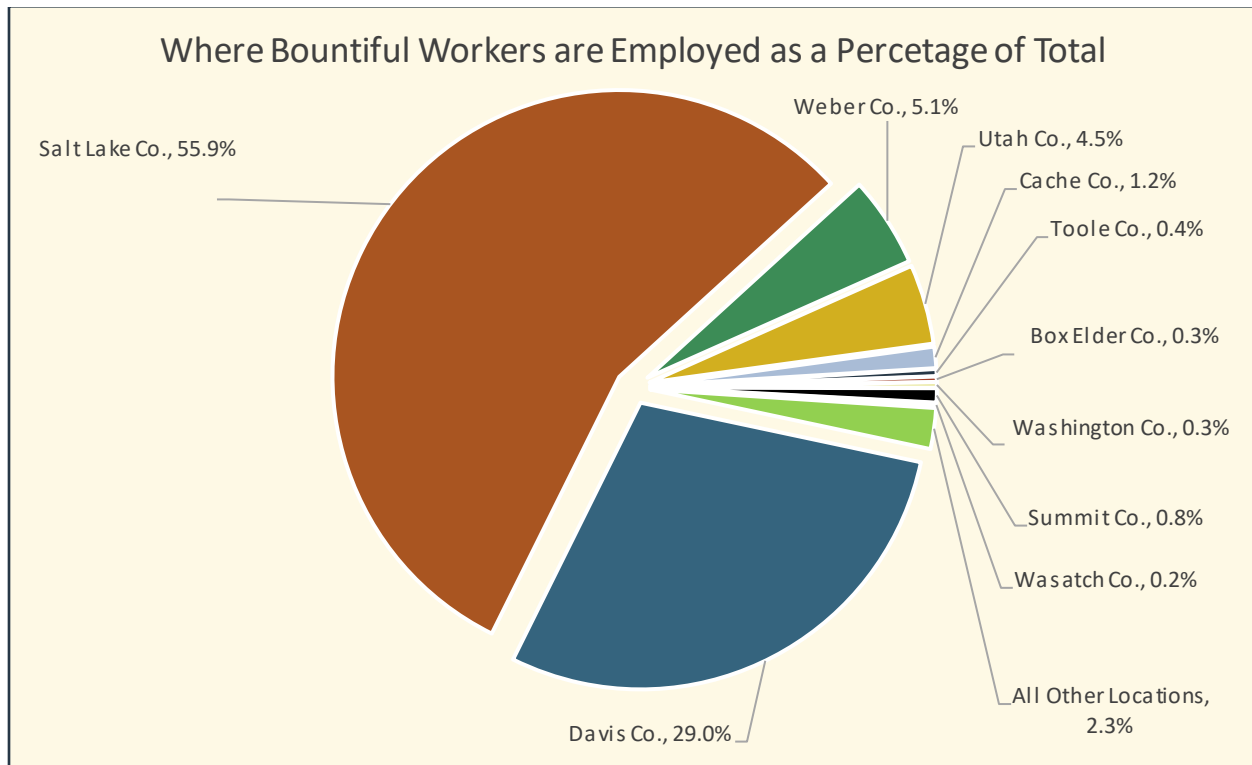


Figure 4.4 Job counts by county where workers are employed, Source: Census On The Map, 2022)



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

Sales Tax Leakage

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

The leakage table identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the

community to make their purchases elsewhere, the estimated number of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

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

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

Applicable 2022 NAICS definitions:

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

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

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

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

Figure 4.6 Source: Utah State Tax Commission, ZPFI

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

Competitive Market Leakage Analysis

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

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

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

Figure 4.7 Source: Utah State Tax Commission, ZPFI

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

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

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

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

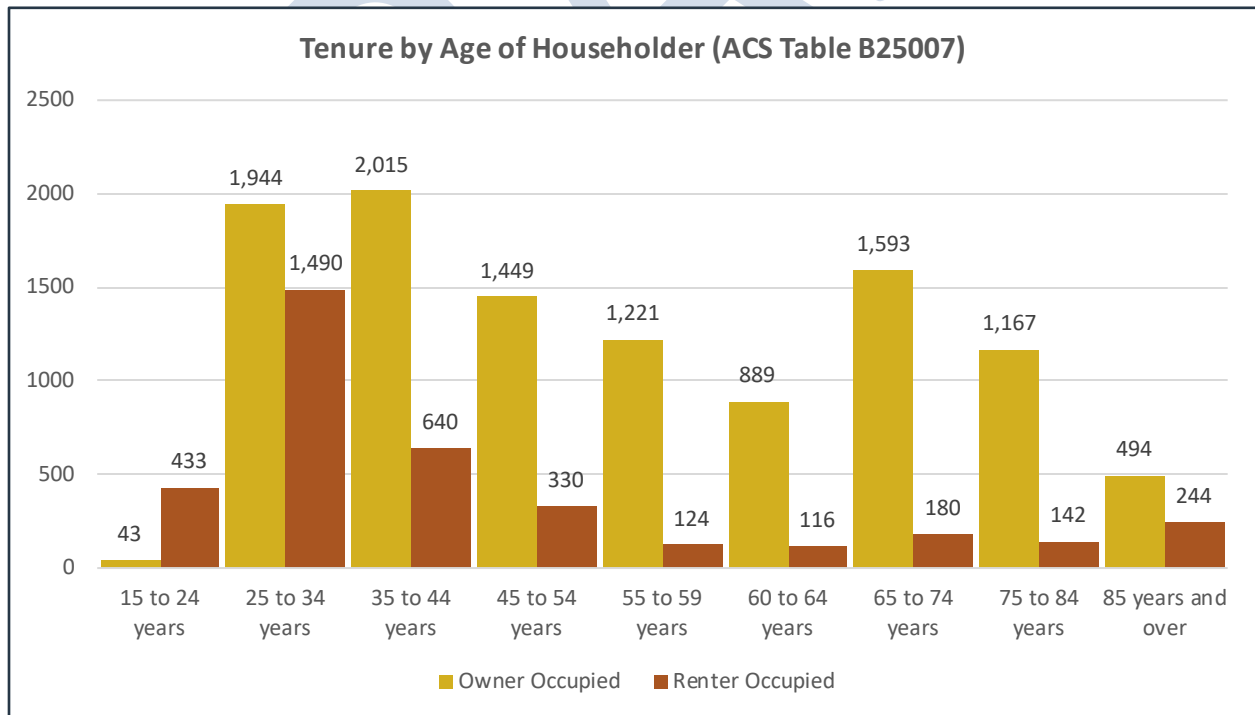
HOUSING

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

Housing Supply and Demand

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

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



Housing Affordability

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

Figure 5.1

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

Figure 5.2 ACS Table B19001 | Household Income

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

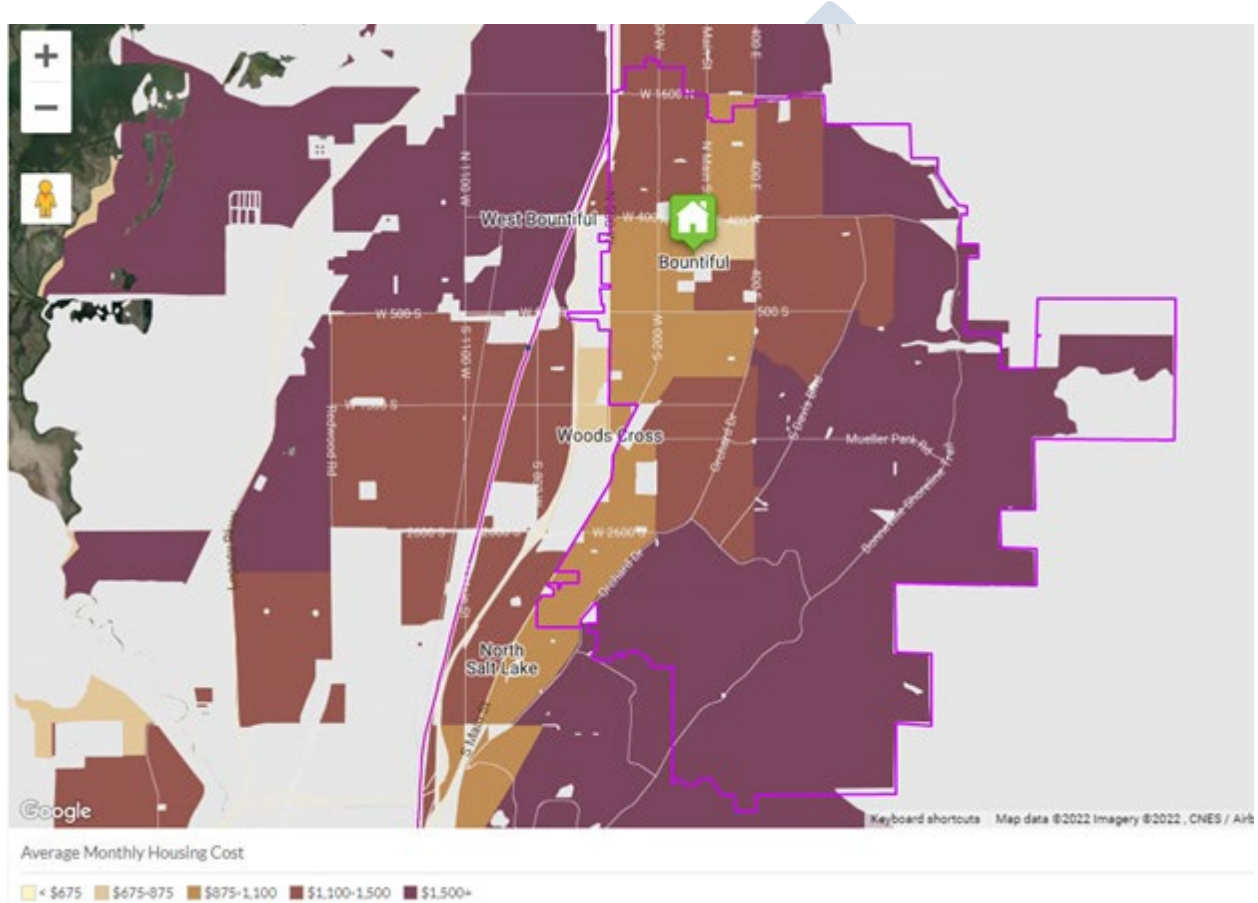
Figure 5.3 ACS Table B25075 | Value

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

Housing Characteristics and Supply

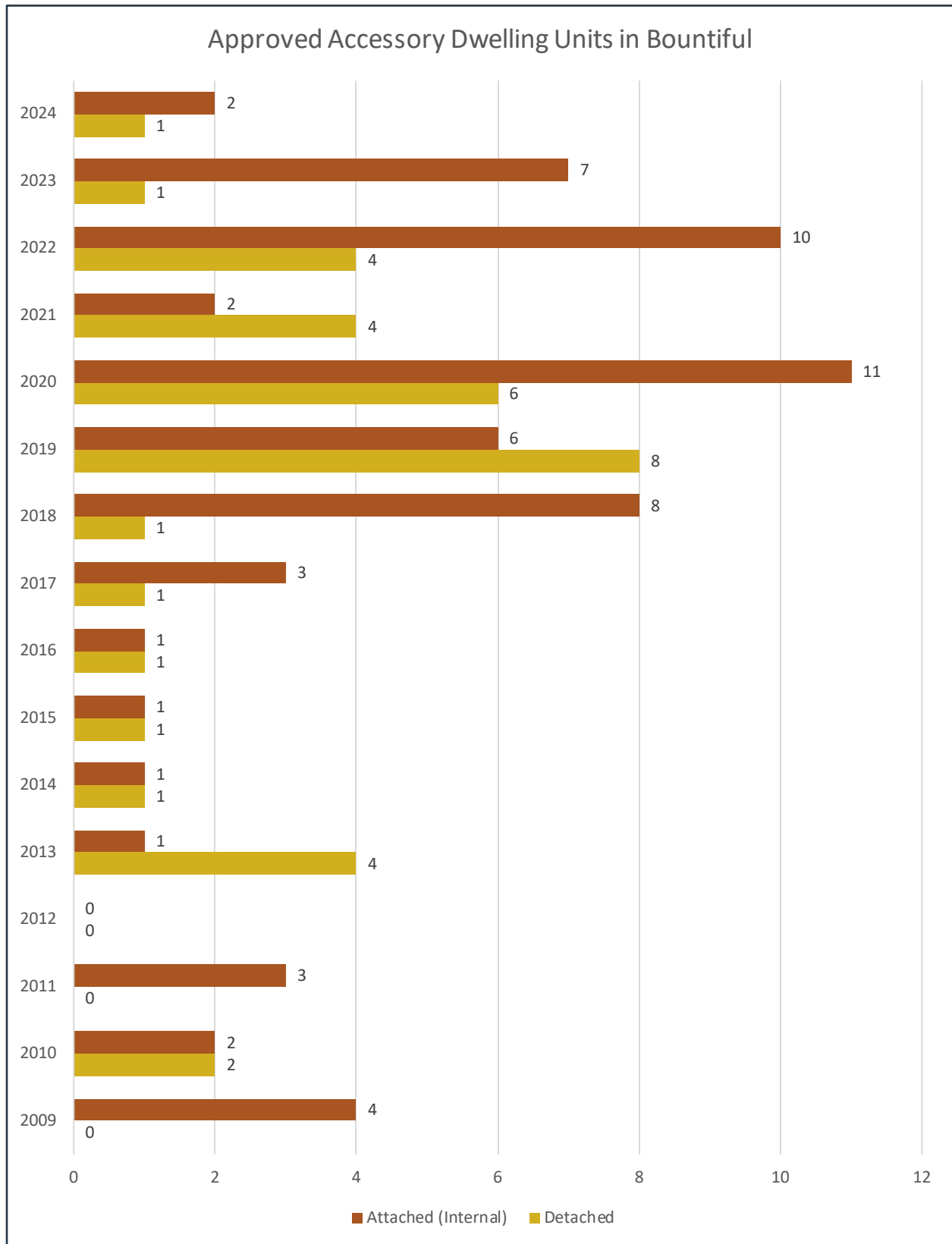
Overall, 79% of the housing stock in Bountiful is classified as single family (2021 Census ACS). The second largest group is homes with 3-4 units in each structure at 7%. In addition to the concentration of single-family homes, Bountiful also has an aging housing stock, with 83% of homes being built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

Figure 5.4



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

Figure 5.5 Approved ADUs in Bountiful (2008-2025)



TRANSPORTATION

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

- 2019 Trails Master Plan. The purpose of the 2019 Trails Master Plan is to update and document the needs assessment component of the project; establish an updated vision, goals, and objectives; identify proposed improvements to the existing system; recommend trail signage and wayfinding elements; and provide preliminary estimates of construction costs for priority projects. The updated vision states: “Bountiful will provide a comprehensive and diverse trail system that provides for and encourages healthy lifestyles, social engagement, and access to the natural environment.” The City’s current efforts related to this plan also include an annual implementation program that identifies near-term priorities and provides a structured approach for advancing trail improvements year by year, supported by a recently established budget and led by the Engineering, Parks, and Planning Departments in coordination with the Trails Advisory Committee.
- WFRC 2019-2050 Regional Transportation Plan (RTP). The 2019-2050 RTP sets forth the 31-year strategy for regional-scale transportation investments for all modes of transportation. The Plan was created to identify needed infrastructure to respond to regional growth, ensure maintenance of the existing transportation system, and identify opportunities for improvements across modes such as active transportation networks and high-capacity transit. Identified in the Plan is the proposed Davis-SLC Community Connector Bus Rapid Transit (BRT) which would run through and include stations in Bountiful.

Roadway Network

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

UDOT_Functional_Class
FUNCTIONAL_CLASS

- Interstate
- Other Freeways and Expressways
- Other Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local
- Bountiful_CityLimits

Annual Average Daily Traffic (2019)

- 0 - 5,000
- 5,001 - 10,000
- 10,001 - 20,000
- 20,001 - 40,000
- 40,001 - 287,320
- Bountiful City Limits

0 0.5 Miles

N

Department of Transportation (UDOT) oversees several local transportation. Interstate 15 (I-15) serves as a facilitating significant commuter and freight traffic to I-15, provides an alternative route through Boulder communities. State Route 68 (SR-68), also known as 15th Avenue, is another vital artery under UDOT's jurisdiction. Additionally, State Route 106 (SR-106) traverses Boulder for connectivity. UDOT's management of these roads, and infrastructure improvements to ensure safe visitors alike.

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Figure 6.6 – State Route 106 in Bountiful (north is up)

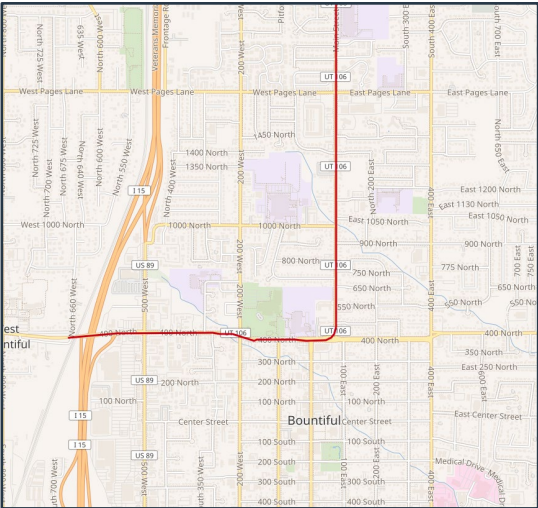
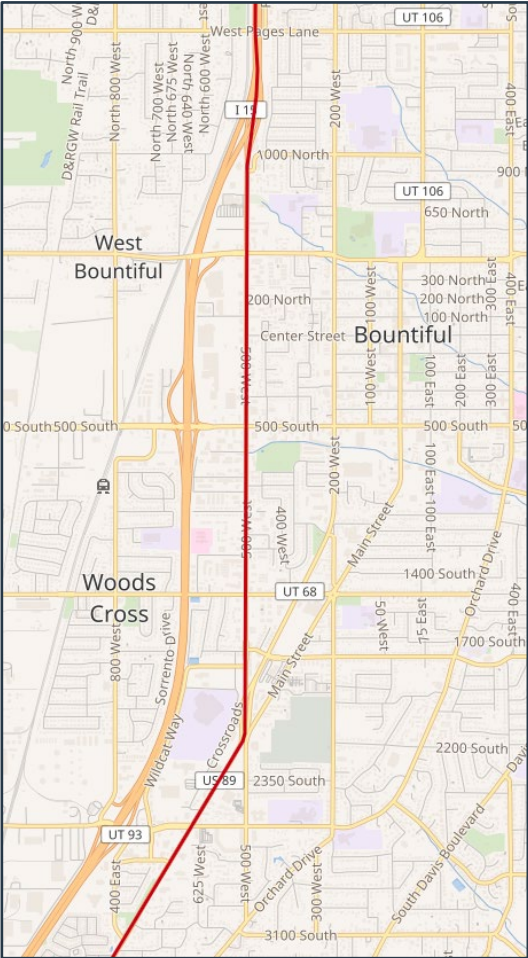


Figure 6.6 – U.S. Route 89 in Bountiful (north is up)



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

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

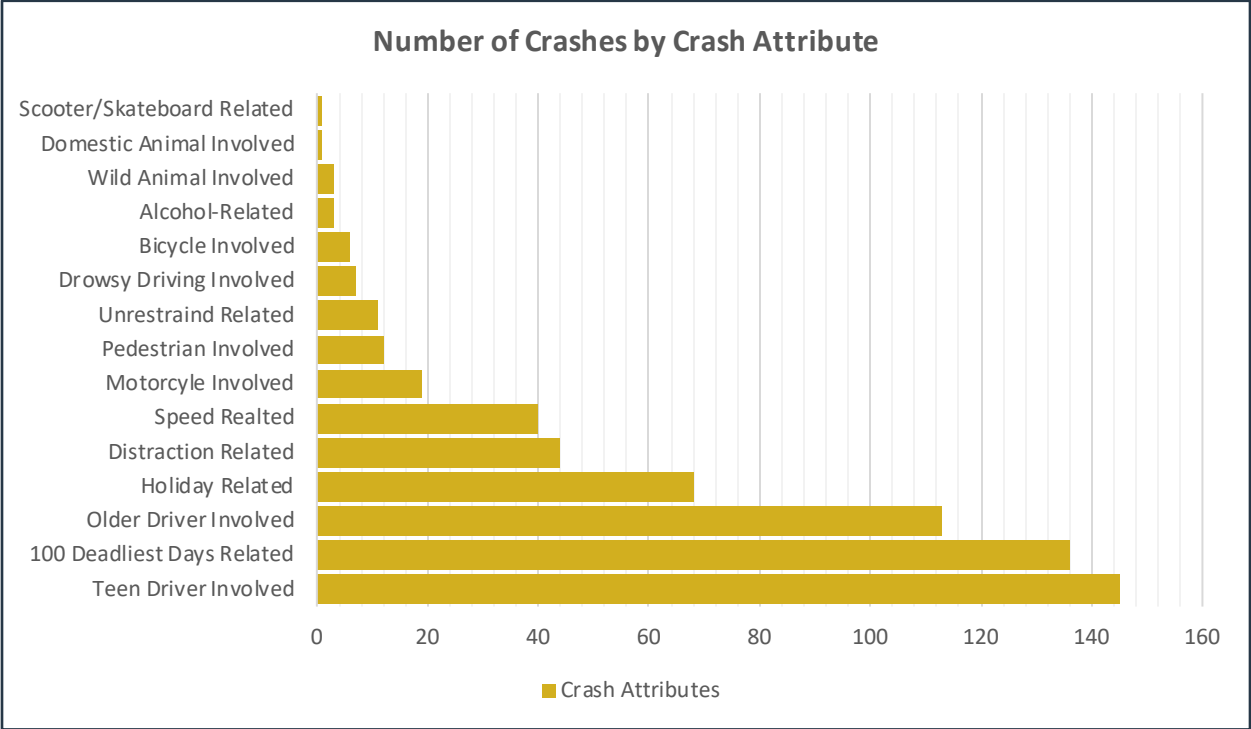
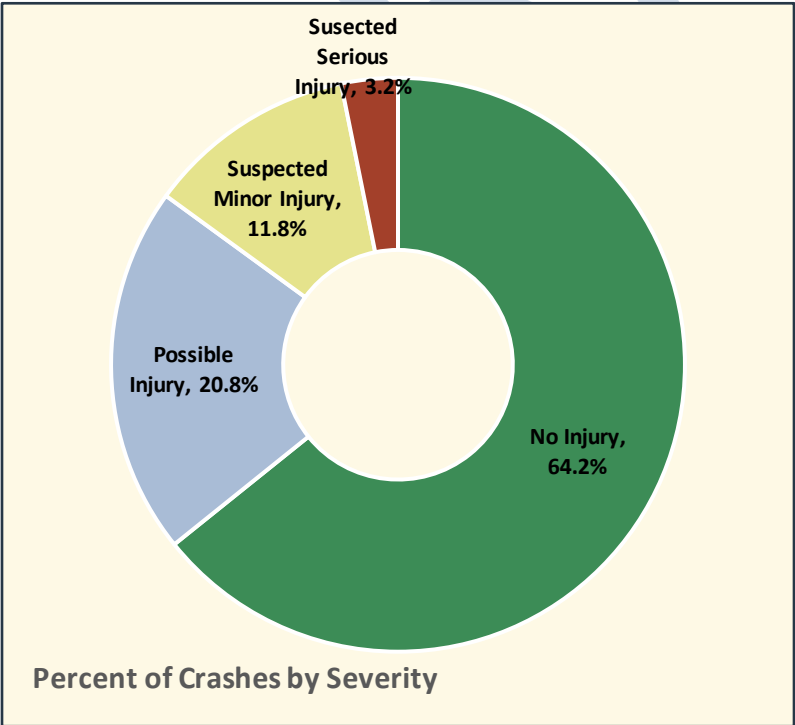
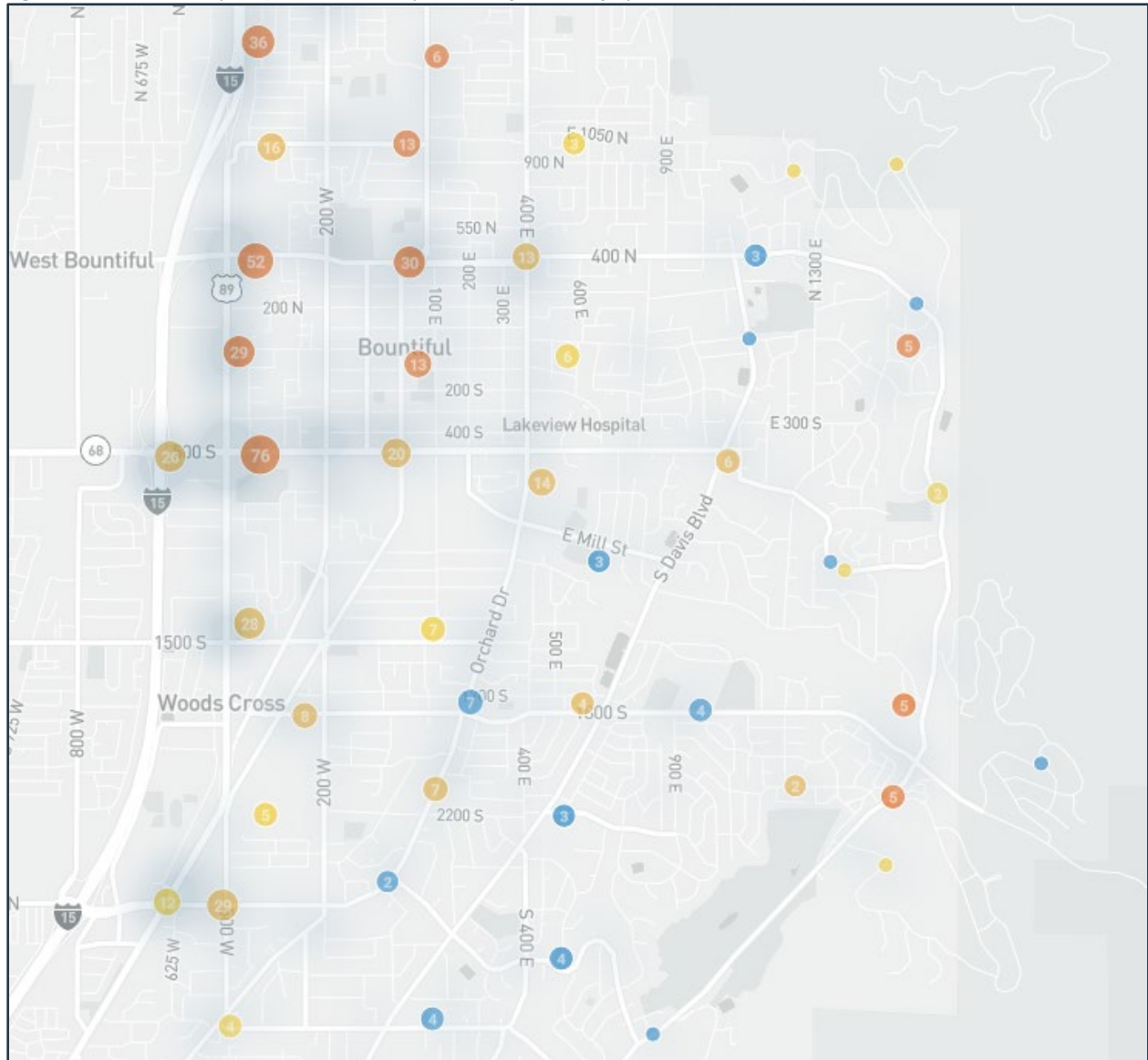


Figure 6.6 Share of Collision Injury Severity (Source: Utah Department of Public Safety Crash Portal, 2024)



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

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



Transit Conditions

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

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

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

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

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

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

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

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

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

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

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

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

UTA OnDemand (South Davis County Zone)

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

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

Paratransit and Rideshare

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

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

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

Park-and-Ride Lots

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

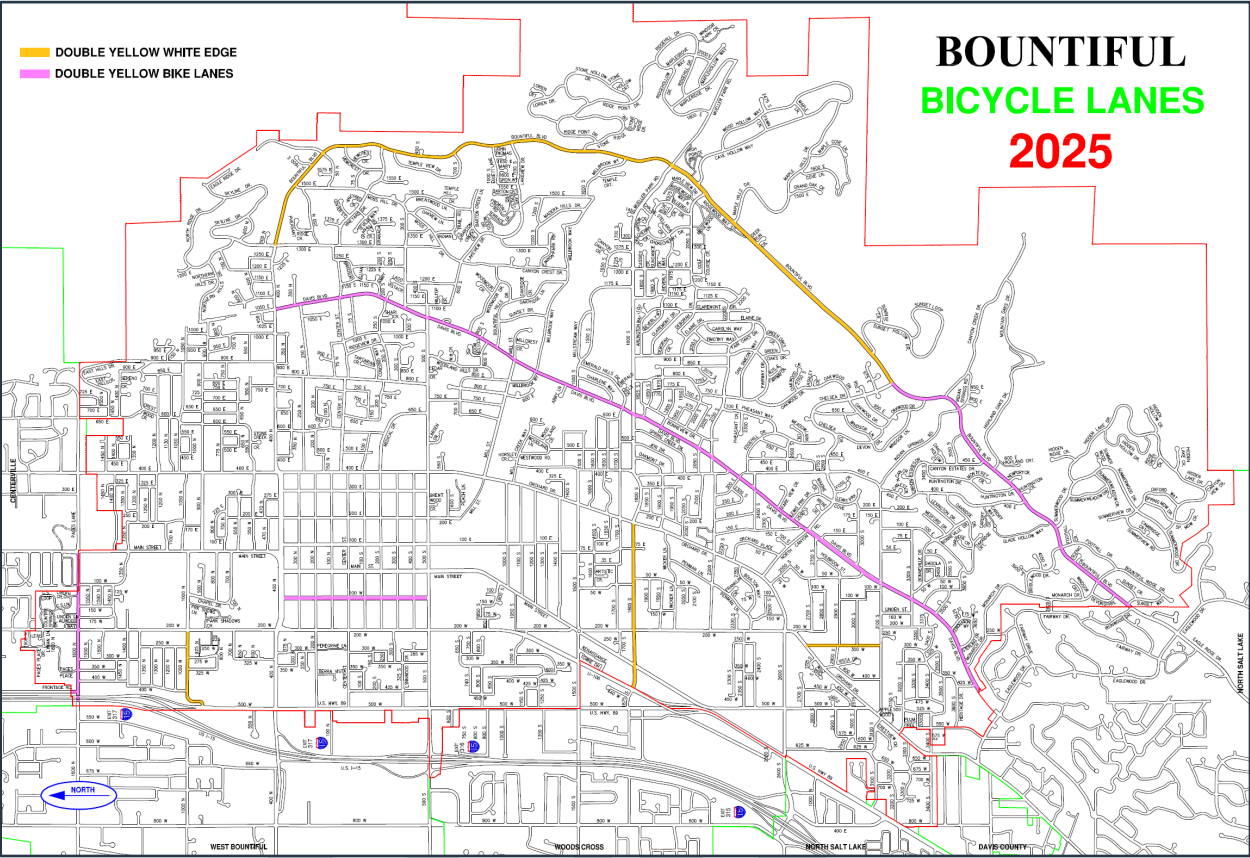
Future Transit Service

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

Bicycle Conditions

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

Figure 5.5 - Existing Bike Network

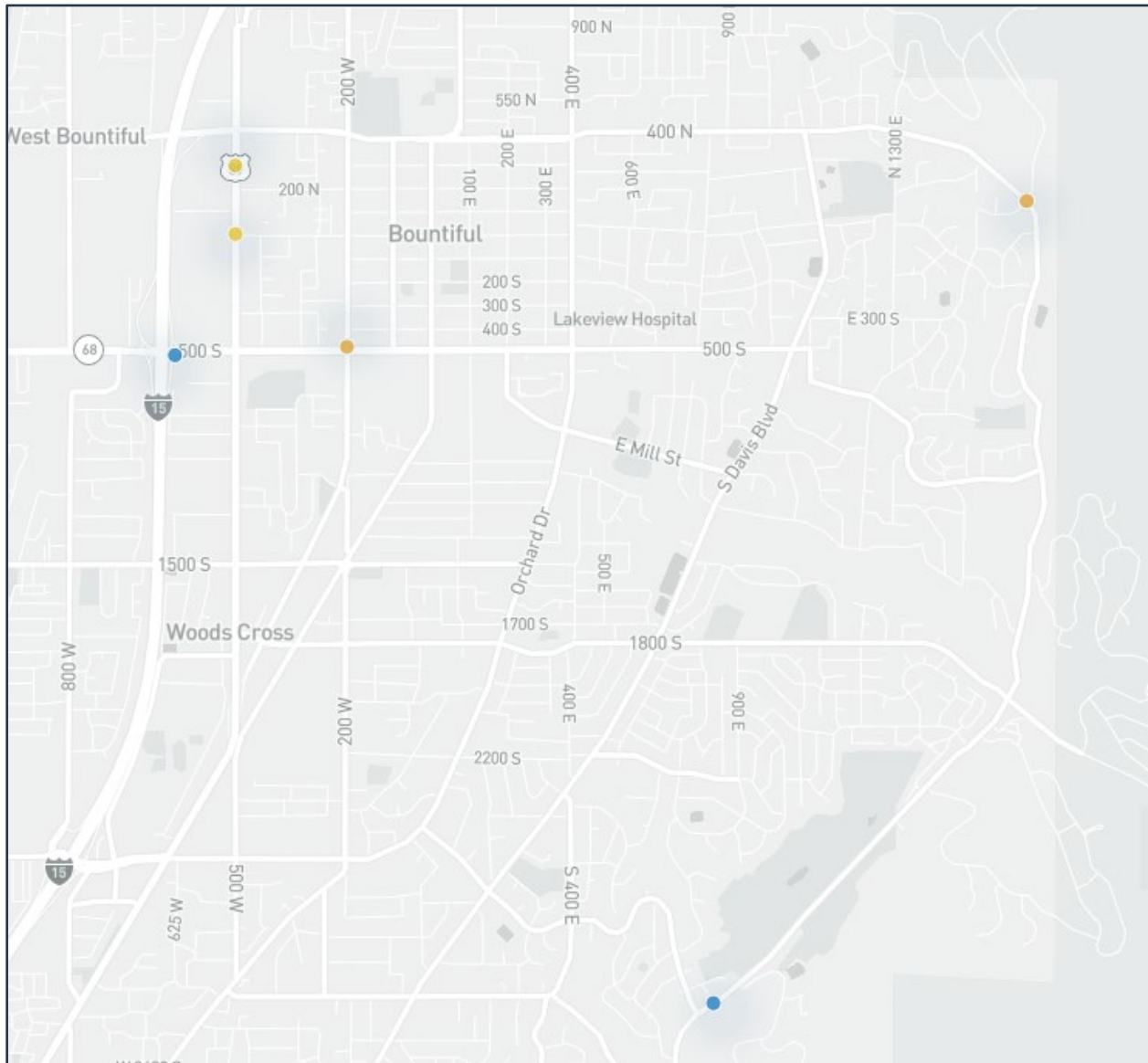


Bicyclist Involved Crashes

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

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

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



Trail Conditions

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

Figure 6.13 Existing Trail Network

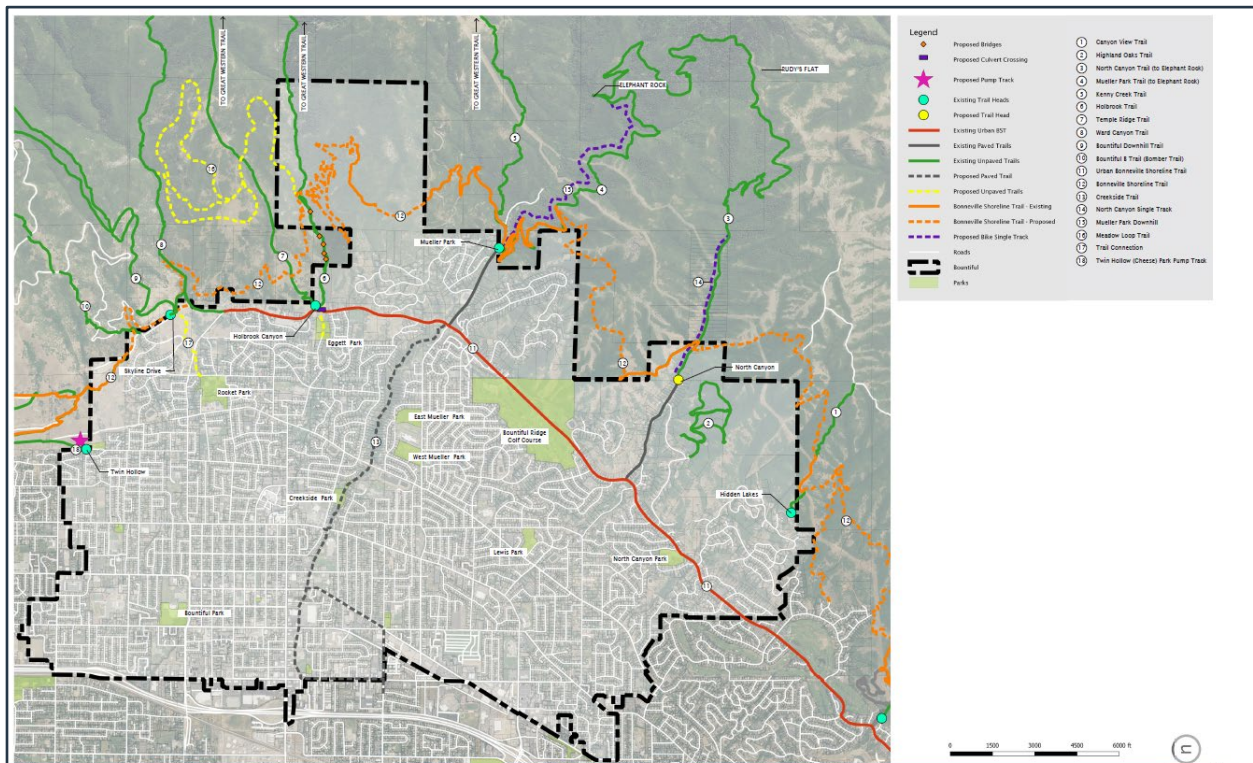


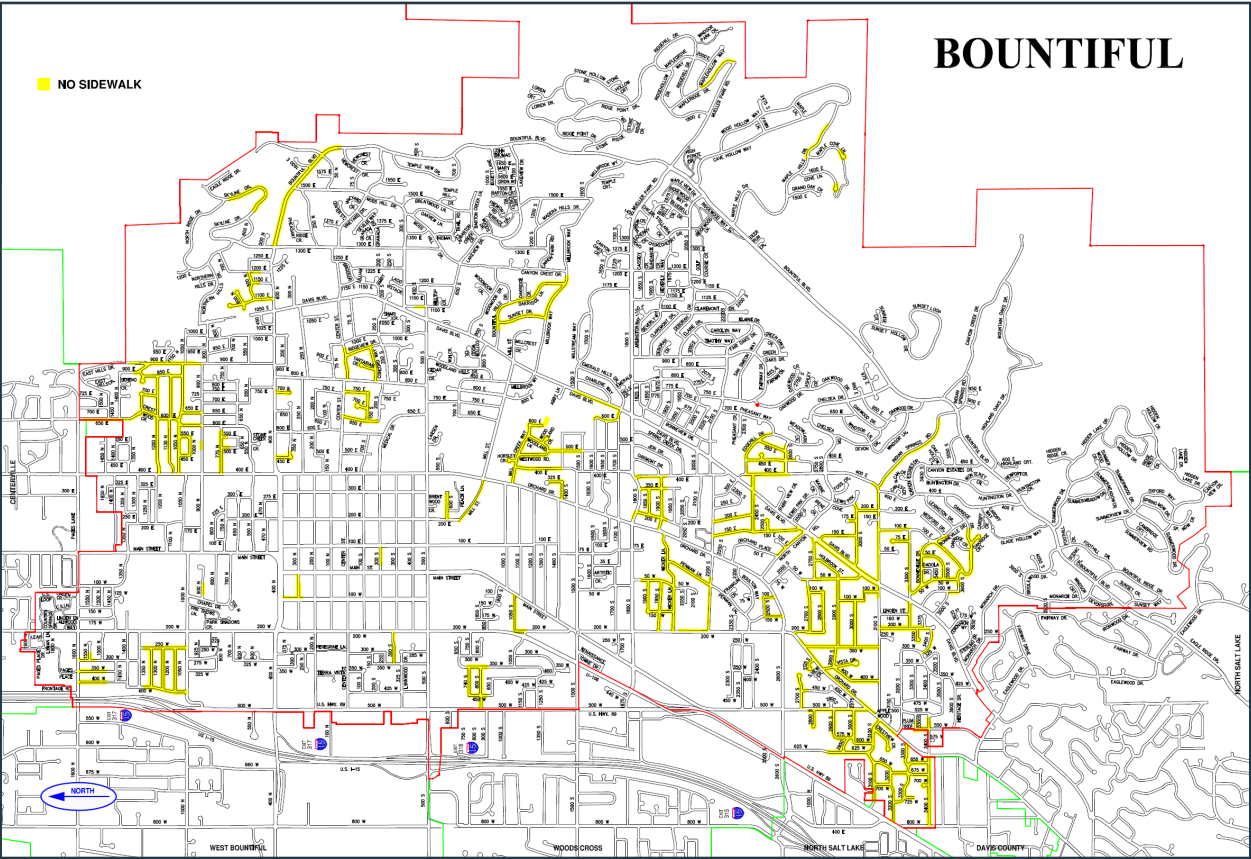
Figure 6.14 Existing Trail Inventory

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

Pedestrian Conditions

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

Figure 6.16 Gaps in Pedestrian Sidewalk Network



SERVICES & INFRASTRUCTURE

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

Water

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

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

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

Figure 7.1 -Bountiful Irrigation Areas

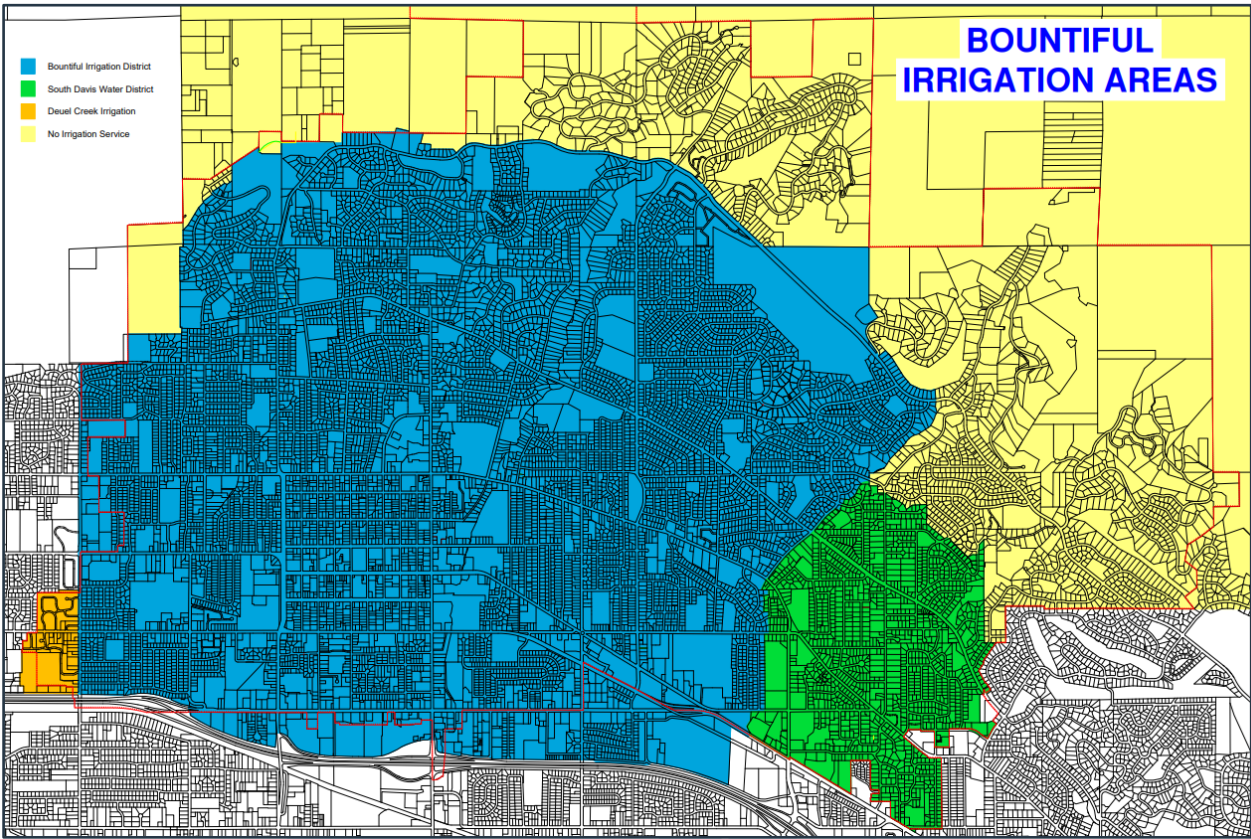
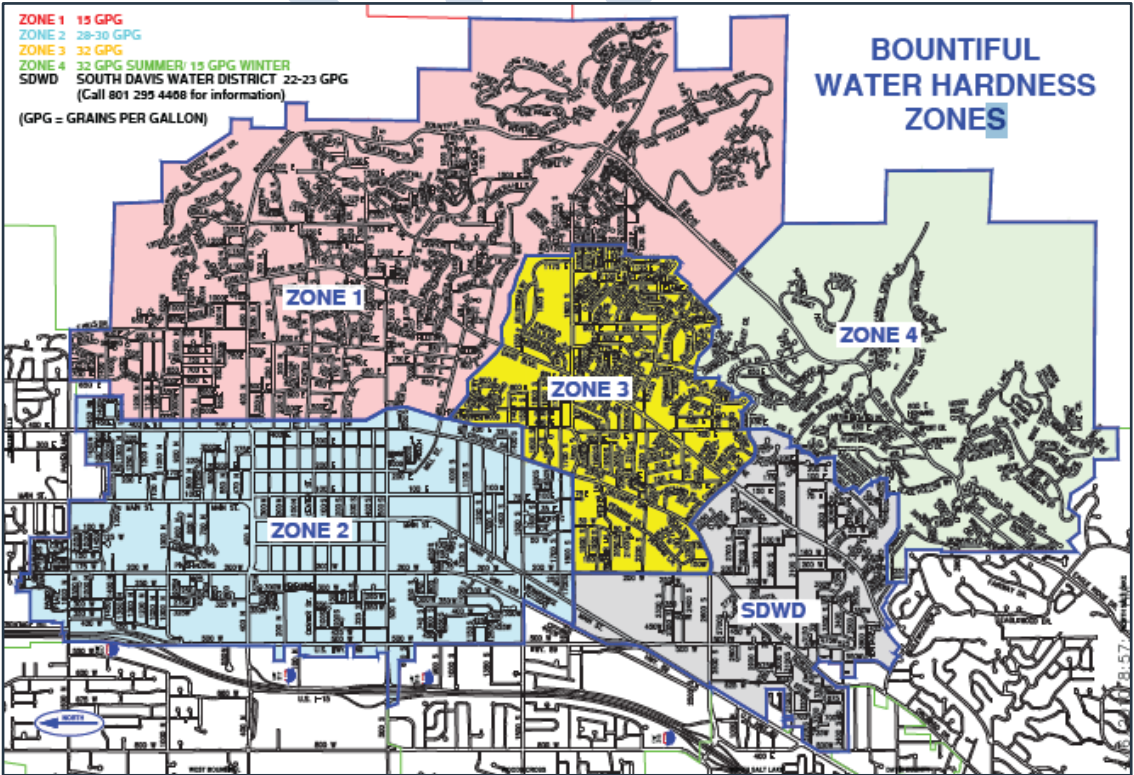


Figure 7.2 Bountiful Water Hardness Zones (Areas in gray are provided from SDWD, not Bountiful Water)



Sanitary Sewer

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

Electricity

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

Internet/Broadband

Internet service in Bountiful is currently provided by a number of major franchise utilities. Bountiful City is developing an open-access fiber optic network for internet services to be used by residential and business customers. Bountiful City will own the network but has partnered with UTOPIA Fiber to build and operate that network. Subscribers will be able to choose an Internet Service Provider (ISP) and connection speed (between 250 Mbps and 10 Gbps) to meet their needs.

Schools

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

Fire/Emergency Medical Service/Police

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

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

Recreation District

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



DRAFT

North
S
e Creek

North Fork

South Fork

Mill Creek














Bountiful

West
Bountiful

Woods
Cross



Place Types

- | | |
|--|--|
|  Parks and Open Space |  Transit Ready Overlay |
|  Foothill Residential |  Neighborhood Center |
|  Single-Family Residential |  Neighborhood Center Overlay |
|  Neighborhood Mix Residential |  Community Commercial |
|  Neighborhood Mix Residential Overlay |  Community Commercial Overlay |
|  Transit Ready |  Commercial Corridor |
| |  Downtown |

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

Hi,

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

Commentary on proposals:

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

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

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

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

Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

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

A couple additional questions/typos:

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

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

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

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

Thanks again,

Scott Radmall

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

Hi,

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

Commentary on proposals:

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

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Typos

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

Hello,

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

Thank you for taking the time.

Best,

A.Griffin

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

One more comment.

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

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

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

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

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

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

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

Ross L. Youngberg

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

Dear Mayor and Council Members, and Planning Commission Members,

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

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

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

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

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

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

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

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

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

To whom it may concern,

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

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

Thanks,

Jonathan Parry, P.E.

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

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

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

Thank you ~

Bonnie Shaffer

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

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

From
Mark and Carrie Callister
801-597-6444

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

To Whom it may concern,

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

Cami Stapley

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

To Whom it may concern,

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

Ben Stapley

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

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

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

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

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

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

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

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

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

General Plan Feedback

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

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

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

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

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

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

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

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

Sincerely,

Layne Papenfuss

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

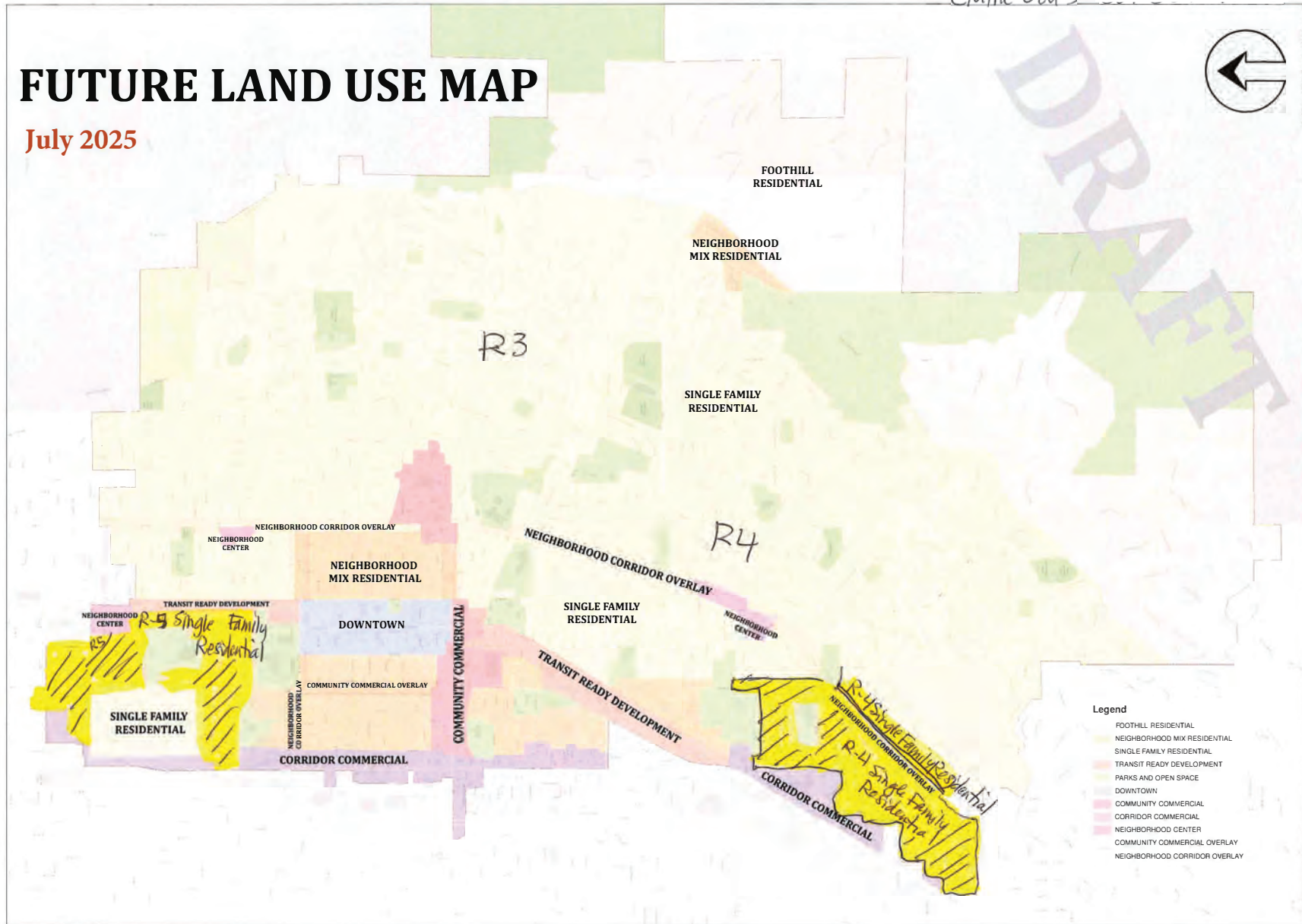
Sincerely,
Jill Longhurst

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

Elaine Oaks

FUTURE LAND USE MAP

July 2025



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

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

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

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

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

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

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

Jim Killian
Principal/Creative Director
Chop Shop
801.898.2491

Bountiful City General Plan - Water + Preservation

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

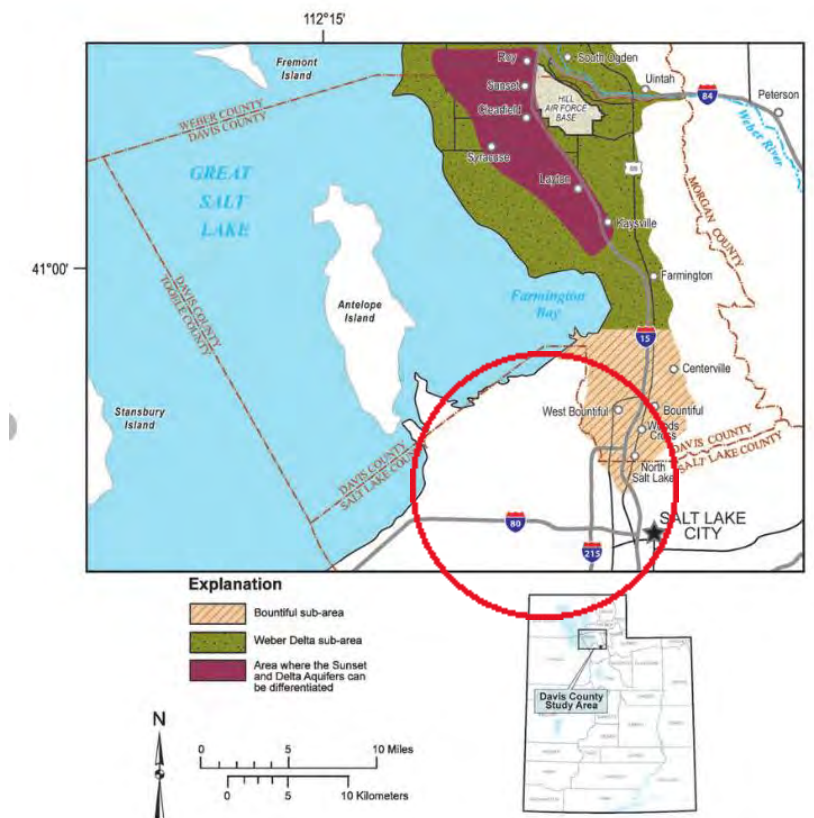
Introduction

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

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

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

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



[Map – Bountiful sub-area](#)

Historical Overview of Water Development in Bountiful

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

1847 to 1954: Water Shortages and Water Rationing

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

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

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

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

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

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

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

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

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

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

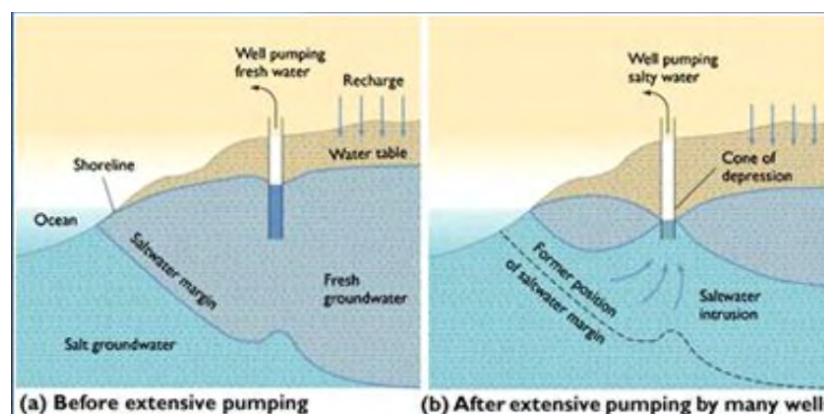
⁴ Leslie T. Foy, *The City of Bountiful: Utah's second settlement from pioneers to present* (1975), p. 260

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

2025 Onward: Preserving Bountiful's Water Supply

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

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



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

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

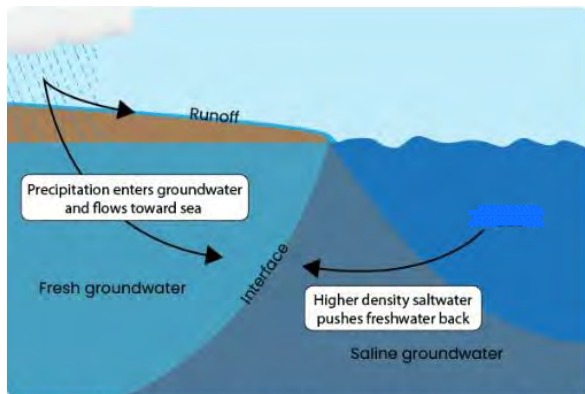


Image 1. Forces of Saltwater Intrusion – Arrows represent the natural flow of water without human intervention. A balance between freshwater and saltwater flow is found at the interface underground.

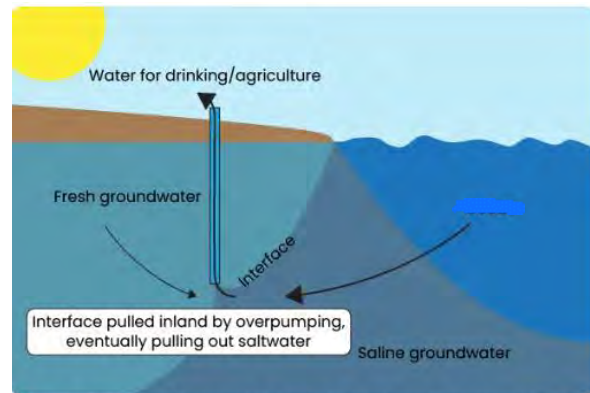


Image 2. Forces of Saltwater Intrusion with Human Interference – An imbalance is created in groundwater flow when humans pump out water, resulting in saltwater moving inland.

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

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

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

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

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

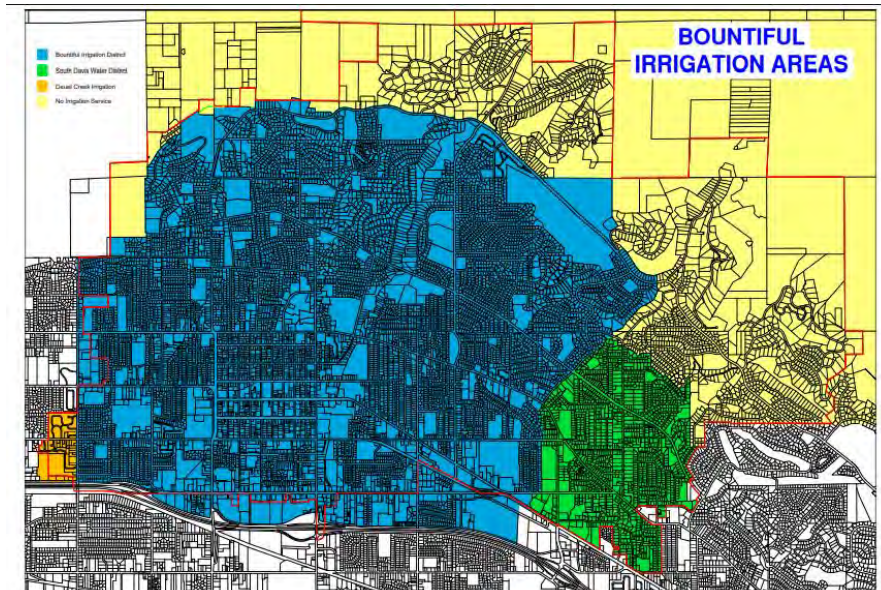
Once the City's system reaches its capacity, the City will have to purchase expensive water from Weber Basin, upgrade storage capacity, refurbish wells, and/or possibly drill more very costly wells if allowed to do so by the State Engineer given the 1995 Ground-Water Management Plan's restrictions. The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

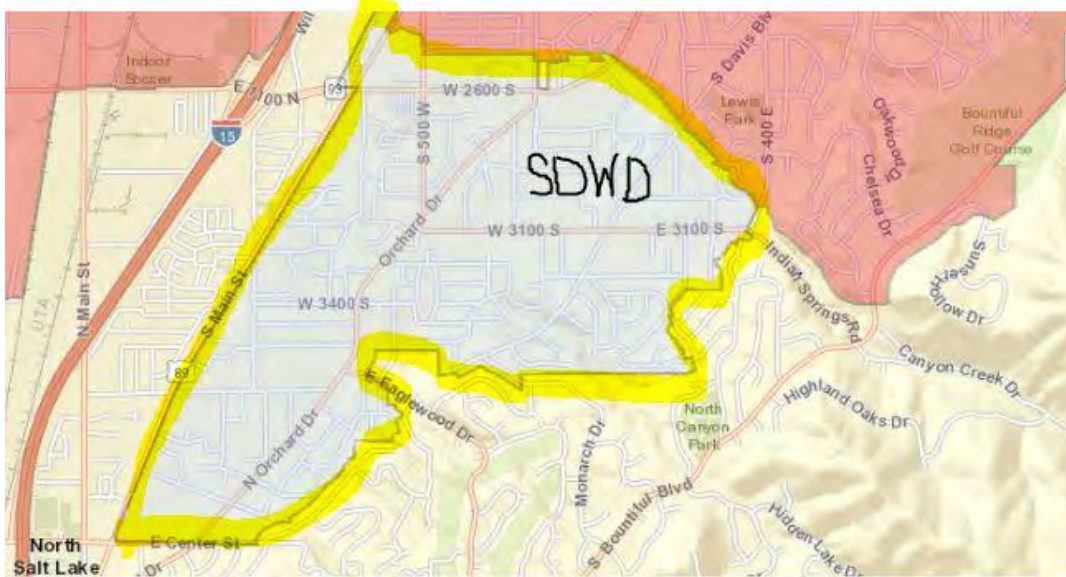
Taking the foregoing into consideration, this *Water + Preservation* element of the General Plan identifies the City's water resources and seeks to ensure that its future water needs will be met while respecting state and regional water conservation goals. Therefore, Bountiful will (1) work to improve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

Water Providers Serving Bountiful Residents

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

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





South Davis Water District Service Area.

Bountiful Controlled Water Resources and Aquifer Concerns

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

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

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

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

Weber River Basin Water

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

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

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

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

Bountiful's Culinary and Irrigation Water Usage

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

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

State Requirements for Water Conservation and Aquifer Preservation

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

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

District.

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

Water Conservation and Aquifer Preservation Approach

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Conservation Measures

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

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

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

Conclusion

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



Darfur, Sudan (NGO Photo)



Rural Mauritania (Photo by Ronald Mortensen)

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

Amend Guiding Principles as follows:

p. 75 A Welcoming Community for Everyone

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

p. 78 An Active Community

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

Page 79 An Efficient and Resilient Community

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

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

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

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

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

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

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

City Council Staff Report

Subject: Public Notice of City Council's Meeting Schedule
Author: Sophia Ward, City Recorder
Date: 9 December 2025



Background

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

Analysis

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

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

Department Review

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

Significant Impacts

There are no significant impacts from this action.

Recommendation

It is recommended that the City Council approve the 2026 Meeting Schedule to meet on the second and fourth Tuesdays of each month.

Attachments

The Public Notice of Bountiful City Council Meetings in 2026.

PUBLIC NOTICE

Pursuant to UCA 52-4-202(2), the City of Bountiful hereby gives public notice of its annual meeting schedule for 2026. Regular meetings of the City Council shall take place the second and fourth Tuesdays of each month, unless otherwise advertised. City Council meetings shall be held at the Bountiful City Hall, unless otherwise advertised. The meetings will begin promptly at 7:00 p.m.

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

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

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

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

Dated this 9th day of December, 2025.

Gary R. Hill
City Manager