

# BOUNTIFUL CITY COUNCIL

Tuesday, July 8<sup>th</sup>, 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](http://www.bountifulutah.gov)) approximately one hour prior to the start of the meeting.

## AGENDA

### 6:00 p.m. – Work Session

1. Governor Cox Housing Affordability Data – Mr. Gary Hill pg. 3

### 7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and city of residency, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Council reports
4. BCYC reports
5. Consider approval of expenditures greater than \$1,000 paid on June 18<sup>th</sup> and 25<sup>th</sup>, 2025 pg. 5
6. Honor Mae Johnson for earning a Top National Long Jumper Award – Mayor Kendalyn Harris
7. Consider approval of a liquor license for Fat Fish 2 LLC, located at 595 West 2600 South – Mr. Francisco Astorga pg. 9
8. Consider approval of a Liquor License for Smokin Bones LLC, located at 364 South 200 West – Mr. Francisco Astorga pg. 11
9. Consider approval of the following for Hidden Gardens Development at 2122 Orchard Drive – Ms. Amber Corbridge pg. 13
  - a. Final Site Plan
  - b. Ordinance No. 2025-10 amending the Zoning and Development Plans
10. Consider approval of Ordinance No. 2025-11 regarding a land use text amendment for the building height of accessory structures in single-family residential zones – Ms. Amber Corbridge pg. 55
11. Consider approval of Ordinance No. 2025-12 regarding a land use text amendment to the boundary adjustment process – Ms. Amber Corbridge pg. 69
12. Consider approval of the purchase of 6 police vehicles in the total amount of \$248,373 – Lt. Andrew Smith pg. 89
13. Consider approval of the purchase of 2 one-ton dump truck chassis and 2 bodies from Young Ford and Young Commercial & Fleet in the total amount of \$146,453 – Mr. Charles Benson pg. 91
14. Consider approval of the purchase of 2 International HV615 Trucks from Rush Truck and 2 Dump Body & Snowplow Packages with Wings from Young Commercial & Fleet in the total amount of \$654,987 – Mr. Charles Benson pg. 93
15. Consider approval of the purchase of a truck chassis from Rush Truck and a GapVax body from Olympus Equipment in the total amount of \$600,114 pg. 95
16. Consider approval of the purchase of 1 Peterbilt 520 Chassis from Jackson Group Peterbilt and 1 Labrie Refuse Body from Signature Equipment in the total amount of \$382,819 – Mr. Charles Benson pg. 97
17. Consider approval of the purchase of a John Deere 724 P Loader from RDO Equipment in the total amount of \$390,501 – Mr. Charles Benson pg. 99
18. Consider approval of the purchase of tapered steel for the NW Substation from Klute in the total amount of \$145,965 – Mr. Allen Johnson pg. 101
19. Consider approval of the purchase of standard steel for the NW Substation from Klute in the total amount of \$40,173 – Mr. Allen Johnson pg. 103
20. Adjourn

  
City Recorder





# City Council Staff Report



**Subject:** Housing Affordability Data

**Author:** Gary Hill

**Department:** Administration

**Date:** July 8, 2025

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## **Background**

Housing affordability remains a pressing issue at every level of government. While cities do not build housing directly, local governments are often on the front lines of this challenge because they control land use through zoning, permitting, and development regulations. As a result, cities are frequently the focus of proposed state legislation aimed at increasing housing supply.

A common narrative suggests that housing shortages could be solved if cities would simply “get out of the way” and let the market respond. However, the role of local government is more complex. Cities must balance the short-term interests of developers with the long-term interests of residents and the broader community. This includes ensuring infrastructure capacity, maintaining neighborhood character, protecting open space, and planning for sustainable growth.

Governor Spencer Cox has called on all stakeholders to take meaningful steps toward increasing homeownership opportunities—particularly for younger families who are increasingly priced out of the market and left with few options beyond renting. Local governments are being asked to consider policies that expand access to owner-occupied housing.

## **Analysis**

On May 26, 2025 Governor Cox hosted a meeting with municipal mayors and managers at the Governor’s Mansion to discuss housing affordability. The meeting featured conversations between state and local leaders, along with a presentation on wage, demographic, and housing data from the Kem C. Gardner Policy Institute. At the work session on July 8 Mayor Harris and I will share the Policy Institute data with the city council.

## **Department Review**

This report was written by the City Manager

## **Significant Impacts**

None

## **Recommendation**

This item is for information only.



# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
June 18 & 25, 2025

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** July 8, 2025

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid June 18 & 25, 2025.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00****Paid June 18, 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>
16119	ADVANCED EXTERIORS	Golf Course	555500 473100	Improv Other Than Bldgs	8,600.00	245802	507-002	Driveway Concrete
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,001.91	245804	X05282025	Account # 287314361186
13596	BENCHMARK ANALYTICS	Police	104210 429200	Computer Software	5,000.00	245806	3529	Annual Subscription for Bountiful PD
1555	CALLAWAY GOLF	Golf Course	555500 448240	Items Purchased - Resale	4,507.65	245813	939734935	Clubs - Acct # 14853
12287	CITY CREEK CONSTR	Redevelopment Agency	737300 472100	Buildings	134,516.33	245818	2406-1	Project #2406 work completed through May 2025
1707	CLEVELAND GOLF/SRIXO	Golf Course	555500 448240	Items Purchased - Resale	1,179.12	245819	8479229 SO	Clubs - Acct # 80447
2008	DURA-CRETE INC	Water	515100 448400	Dist Systm Repair & Maint	1,440.00	245824	INV1999	Meter Box
2059	ELECTRO POWER UTAH,	Water	515100 431000	Profess & Tech Services	6,400.00	245826	7187	Misc. Parts/Supplies
5281	ENBRIDGE GAS UTAH	Police	104210 427000	Utilities	1,757.86	245828	06012025N	Account # 3401140000
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	41,496.64	245828	06012025	Account # 6056810000
13042	ENFUSION TECHNOLOG	Engineering	104450 429200	Computer Software	2,750.00	245829	250374	Maintenance & yearly fees for software
13042	ENFUSION TECHNOLOG	Planning	104610 429200	Computer Software	2,750.00	245829	250374	Maintenance & yearly fees for software
13832	HUNT, SHELDON	Information Technology	104136 428000	Internet & Telephone Expense	1,064.90	245840	06012025	Reimbursed for Cell Ph Use
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,790.10	245845	13918	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,827.36	245845	13842	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	6,801.30	245845	13876	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	24,824.88	245845	13893	Paving - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	32,310.90	245845	13940	Paving - Cust # BOUN02610
6326	LEXIPOL, LLC	Police	104210 429200	Computer Software	10,993.17	245848	INVLEX11254567	Annual Law Enforcement Policy Manual & Training
2983	M & M ASPHALT SERVIC	Streets	104410 473210	Road Recondition & Repair	113,607.84	245849	125047	Road Slurry Sealing
3249	NATIONAL TACTICAL OF	Police	104210 423000	Travel & Training	1,745.00	245856	11606	NTOA Tactical Leadership module
12326	PARSONS BEHLE & LAT	Liability Insurance	636300 431000	Profess & Tech Services	6,421.05	245862	1709941	Brian L. & Jayne H Farr - Client # 29728
15715	PAVION CORP	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,314.47	245863	PSE-PSI-15043	Water Treatment Plant Access Controls
16117	REHRIG PACIFIC CO	Recycle Collection Operations	585810 448010	Recycle Containers	5,678.00	245871	50483781	Recycling Parts - Cust # 246467
1078	ROADSAFE TRAFFIC	Streets	104410 448000	Operating Supplies	69,144.47	245875	336372	Road Stripping for Bountiful City
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	11,060.58	245879	30404	Engineering SCADA - Project # M187
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,465.59	245888	920666290	Golf Balls - Acct # US00021802
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	290,800.00	245897	05312025	May 2025 Fiber network connections
16102	VAN ORDEN, CHAUNTELL	Liability Insurance	636300 451100	Insurance & Surety Bonds	5,847.30	245898	06102025	for damage to vehicle
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,801.91	245900	6114877862	Account # 371517689-00001
16121	WHEN THEN PROJECT	Police	104210 429200	Computer Software	2,850.00	245905	INV-0001299	Computer Software for Bountiful City P.D.
15839	WM RECYCLE AMERICA	Recycle Collection Operations	585810 431550	Recycling Processing Fees	2,291.02	245906	IAC6870145	Recycling Fees
TOTAL:					<u>805,039.35</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00**  
**Paid June 25, 2025**

<b>VENDOR</b>	<b>VENDOR NAME</b>	<b>DEPARTMENT</b>	<b>ACCOUNT</b>	<b>ACCOUNT DESC</b>	<b>AMOUNT</b>	<b>CHECK NO</b>	<b>INVOICE</b>	<b>DESCRIPTION</b>
1164	ANIXTER, INC.	Light & Power	535300 448636	Special Equipment	2,531.00	245907	6318286-07	Misc. Parts/Supplies - Cust # 6000052
1164	ANIXTER, INC.	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	21,160.00	245907	6433328-00	Misc. Parts/Supplies - Cust # 6000052
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	96,100.35	245911	21417507	Natural Gas - Contract # 23191
1555	CALLAWAY GOLF	Golf Course	555500 448240	Items Purchased - Resale	1,807.66	245913	939780168	Clubs - Acct # 14853
1707	CLEVELAND GOLF/SRIXO	Golf Course	555500 448240	Items Purchased - Resale	1,027.91	245916	8495708 SO	Clubs - Bill # 80447
1845	D & L SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	3,460.00	245918	0000179122	Valve Boxes - Cust ID UT-BOUNTIFUL
15414	DESIGN WEST ARCHITEC	Redevelopment Agency	737300 472100	Buildings	10,917.20	245921	2025-9845	Project #824294 Bountiful City Restaurant Study
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,750.00	245923	76580	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,011.20	245923	76581	Tree Trimming
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	4,557.84	245926	1268376	Misc. Parts/Supplies - Cust # 48108
16122	HUCKLEBERRY GRILL	Legislative	104110 461750	Employee Wellness & Recognit'n	1,709.10	245934	20250623-4	Emplyee Awards catering
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	1,164.25	245935	38551	Misc. Parts/Supplies
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,036.26	245938	13991	Patching - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	2,760.10	245939	434779	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	3,499.68	245939	434813	Road Base - Cust # BCTY07399
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,116.73	245949	S107087991.001	Misc. Parts/Supplies - Cust # 18498
15142	OLYMPUS REFUSE	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	3,442.00	245954	625686	Misc. Parts/Supplies
10820	PEAK ASPHALT, LLC	Streets	104410 473200	Road Materials - Overlay	2,288.55	245973	90005474	Asphalt - Cust # 1003321
3575	PROFESSIONAL SALES &	Streets	104410 425000	Equip Supplies & Maint	1,761.44	245978	33742	Misc. Parts/Supplies
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	3,427.84	245982	194150	Traffic Delineators - Cust ID 00330
3901	SHERWIN-WILLIAMS COM	Streets	104410 448000	Operating Supplies	9,999.00	245983	4437-4	Road Striping Supplies - Acct # 8115-7535-6
3901	SHERWIN-WILLIAMS COM	Streets	104410 448000	Operating Supplies	10,723.93	245983	4129-7	Account # 8115-7535-6
4126	SYMBOLARTS	Golf Course	555500 422100	Advertising & Marketing	1,486.00	245990	0532955	Anniversary Coin
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	8,029.25	245991	2025100108363	Chlorine - Cust # C1303
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,675.75	245993	0400451	Bulk Fluids - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,529.70	245993	0400332	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	3,292.69	245993	0399699	Fuel - Acct # 000276
6483	TURF SOLUTIONS, INC	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,535.75	245996	5929	Damp Bulk
5000	U.S. BANK CORPORATE	Legislative	104110 461000	Miscellaneous Expense	4,620.31	245998	06102025SW	Employee Awards - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	2,016.00	245998	06102025HR	Service Day Food Truck- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,285.00	245998	06102025DG	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 426010	Tire House Maintenance	1,255.74	245998	06102025MS	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 461000	Miscellaneous Expense	1,285.14	245998	06102025EB	Training & etc. - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 425000	Equip Supplies & Maint	1,254.50	245998	06102025JE	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 429200	Computer Software	2,464.78	245998	06102025JE	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 441300	Street Signs	2,289.36	245998	06102025AP	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,720.15	245998	06102025BH	Misc. Parts/Supplies- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423000	Travel & Training	1,092.21	245998	06102025AJ	Trvl&Train expense/misc- Acct #4246-0445-5571-8851
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	123,808.06	246002	04302025 INSTALL	April 2025 connections for Bountiful City
16126	WALL, KEITH	Liability Insurance	636300 451150	Liability Claims/Deductible	1,152.23	246003	06252025	Personal injury from @ golf course
10024	WASATCH FRONT REGION	Legislative	104110 461000	Miscellaneous Expense	7,500.00	246004	351049	Match Agreement
<b>TOTAL:</b>					<b>401,544.66</b>			



# City Council Staff Report

**Subject:** Liquor License – Fat Fish 2 LLC  
595 West 2600 South  
**Author:** Sam Harris, Business License Coordinator  
Francisco Astorga, Business License Supervisor  
**Date:** July 08, 2025

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## Background

Vincent Nguyen, the owner of Fat Fish 2 LLC located at 595 West 2600 South, submitted a Liquor License application to be able to sell liquor inside their restaurant, located in the General Commercial (CG) Zone. A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor (including beer and wine) as permitted in the State license. Fat Fish 2 LLC has new ownership and has an active business license with the City.

## Analysis

The applicant and the proposed premise meet the required qualifications included in Bountiful City Municipal Code § 5-7-103. The applicable departments have reviewed the proposed application and have not found any criminal record or other obstacle that prevents approval of the application.

## Department Review

This Staff Report has been reviewed by the Planning Director, City Attorney, and City Manager.

## Significant Impacts

There are no significant impacts on the community upon potential approval of this application.

## Recommendation

Staff recommends approval of the requested Liquor License for Fat Fish 2 LLC at 595 West 2600 South, Vincent Nguyen as the responsible license owner for the Liquor License, based on the following conditions outlined in Municipal Code § 5-7-108. License Conditions:

1. Licensed premises shall be illuminated at a minimum of 2 candlepower light measured at a level 5 feet above the floor at all times that it is occupied or open for business and no booth, blind or stall shall be maintained unless all tables, chairs and occupants, if any, therein are kept open to full view from the main floor of such licensed premises.
2. Licensed premises selling beer on draft shall be so situated that the beer-dispensing device is not visible from the area normally occupied by customers or patrons.
3. All licensed premises shall be subject to inspection by any police officer.
4. All employees handling and selling liquor must be at least twenty-one years of age.

## Attachments

1. Drafted Local Consent

DRAFT Local Consent  
Liquor License

July 08, 2025

Utah Department of Alcoholic Beverage Services  
Licensing and Compliance Section  
1625 South 900 West  
Salt Lake City, Utah 84130-0408

To Whom It May Concern:

Bountiful City hereby grants its consent to the issuance of a Liquor License to:

Business Name: Fat Fish 2 LLC

Applicant: Vincent Nguyen

Location Address: 595 West 2600 South, Bountiful, UT 84010

On July 08, 2025, the City Council of Bountiful City approved a Liquor License as described in Bountiful City Code § 5-7-109 (f) as found below:

*A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor as permitted in the State license. Issuance of this license by the City for liquor package agencies, restaurants, special uses, public service, and single events is intended to constitute the written consent of the local authority that is required by State law. Club liquor licenses will not be issued by the City, and the City will not give local consent for State club liquor licenses.*

Furthermore, the applicant has met all ordinances and requirements relating to issuance of local business license(s). See attached DABS suggested form.

\_\_\_\_\_  
Authorized Signature  
Kendalyn Harris, Mayor



# City Council Staff Report

**Subject:** Liquor License – Smokin Bones LLC  
364 South 200 West  
**Author:** Sam Harris, Business License Coordinator  
Francisco Astorga, Business License Supervisor  
**Date:** July 08, 2025

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## Background

Jessica Kearns, the owner of Smokin Bones LLC located at 364 South 200 West, submitted a Liquor License Application to sell liquor inside their restaurant, located in the General Commercial (CG) Zone. A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor (including beer and wine) as permitted in the State license. Smokin Bones LLC has an active business license with the City.

## Analysis

The applicant and the proposed premise meet the required qualifications included in Bountiful City Municipal Code § 5-7-103. The applicable departments have reviewed the proposed application and have not found any criminal record or other obstacle that prevents approval of the application.

## Department Review

This Staff Report has been reviewed by the Planning Director, City Attorney, and City Manager.

## Significant Impacts

There are no significant impacts on the community upon potential approval of this application.

## Recommendation

Staff recommends approval of the requested Liquor License for Smokin Bones LLC at 364 South 200 West, Jessica Kearns as the responsible license owner for the Liquor License, based on the following conditions outlined in Municipal Code § 5-7-108. License Conditions:

1. Licensed premises shall be illuminated at a minimum of 2 candlepower light measured at a level 5 feet above the floor at all times that it is occupied or open for business and no booth, blind or stall shall be maintained unless all tables, chairs and occupants, if any, therein are kept open to full view from the main floor of such licensed premises.
2. Licensed premises selling beer on draft shall be so situated that the beer-dispensing device is not visible from the area normally occupied by customers or patrons.
3. All licensed premises shall be subject to inspection by any police officer.
4. All employees handling and selling liquor must be at least twenty-one years of age.

## Attachments

1. Drafted Local Consent

**DRAFT** Local Consent  
Liquor License

July 08, 2025

Utah Department of Alcoholic Beverage Services  
Licensing and Compliance Section  
1625 South 900 West  
Salt Lake City, Utah 84130-0408

To Whom It May Concern:

Bountiful City hereby grants its consent to the issuance of a Liquor License to:

Business Name: Smokin Bones LLC

Applicant: Jessica Kearns

Location Address: 364 South 200 West, Bountiful, UT 84010

On July 08, 2025, the City Council of Bountiful City approved a Liquor License as described in Bountiful City Code § 5-7-109 (f) as found below:

*A Liquor License, in conjunction with a valid license issued by the State of Utah according to State law, entitles the licensee to sell liquor as permitted in the State license. Issuance of this license by the City for liquor package agencies, restaurants, special uses, public service, and single events is intended to constitute the written consent of the local authority that is required by State law. Club liquor licenses will not be issued by the City, and the City will not give local consent for State club liquor licenses.*

Furthermore, the applicant has met all ordinances and requirements relating to issuance of local business license(s). See attached DABS suggested form.

\_\_\_\_\_  
Authorized Signature  
Kendalyn Harris, Mayor

# City Council Staff Report

**Subject:** Final Architectural and Site Plan Approval and Ordinance/Development Plan Amendment for a Project at 2122 South Orchard Drive  
**Author:** Amber Corbridge, Senior Planner  
**Date:** July 8, 2025

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## **Background**

The applicant, Randy Beyer with *Knowlton General, LC* project manager for *Hidden Gardens Development*, is requesting Final Architectural Site Plan Approval for a mixed-use project at 2122 South Orchard Drive. The 2.1-acre site was recently rezoned to Mixed Use Residential (MXD-R) with an approved Development Plan, including details for design and site layout (See [Ordinance 2024-09](#)). This approved Development Plan regulates how the site will develop, such as permitted uses, building heights, setbacks, landscaping, parking, structure design and materials, site plan approval, etc.

This approved mixed-use project proposal consists of adding six (6) new townhomes near the existing multi-family structures (one duplex and one fourplex) and replacing two (2) nonconforming commercial structures with two (2) vertical mixed use structures facing Orchard Drive. The maximum building height for the buildings in the rear of the property is two-stories, and the maximum building height for the structures facing Orchard Drive is thirty-five (35) feet.

The Hidden Gardens Ordinance/Development Plan approved in 2024 requires an amendment to the front yard setback minimum. This should have been completed when the Development Plan was approved but was overlooked, as there was a discrepancy between the adopted ordinance text and the site plan dimension.

On June 17, 2025, the Planning Commission reviewed the proposed application and development plan amendment, held a public hearing, and forwarded a positive recommendation (4-0) with Staff recommendations, listed below.

## **Analysis**

The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, parking, and other applicable standards are reviewed for compliance and meet the Hidden Gardens Plan and Ordinance.

## ***Site Plan Approval Standards***

*The City Council shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301 and 14-2-306). The purpose of the architectural and site plan review and approval process includes:*

- 1. Implementing the policies and goals established in the Bountiful City General Plan.*

2. *Compliance with the Land Use Code.*
3. *Promoting the orderly and safe development of land in the City.*
4. *Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*

The structures are designed to fit within the Hidden Gardens Development, where exterior architectural elements and materials are compatible with other structures in the area. The proposal meets the goals and objectives of Bountiful City General Plan, where more options for live, work, and play are presented and approved with a development plan.

### *Building Setbacks*

The Final Site Plan matches and complies with the Development Site Plan, where front yard setbacks are shown at ten (10) feet (See attached AS101: Architectural Site Plan). The ordinance text which reads “Front Yard: 20 feet” (Bountiful City Ordinance No. 2024-09, Page 2), should have been updated to ten (10) feet at the time of Development Agreement approval, but this step was accidentally overlooked. Staff recommends the front yard setback text change from 20’ to 10’ to match the Site Plan approved in the Development Plan (See attached Amended Ordinance and Development Plan).

### *Full Boundary Adjustment*

The project consists of two separate parcels (050020125 and 050020047). As a condition of rezone approval, the parcels shall be combined through a Full Boundary Adjustment application through the Planning Department.

### *Landscaping Requirements*

The Landscape Plan meets the requirements of the code; however, the development plan requires seating amenities, such as benches, tables, and/or chairs in the landscaped areas used for shared open space near the proposed duplex (See Figure 1, below).

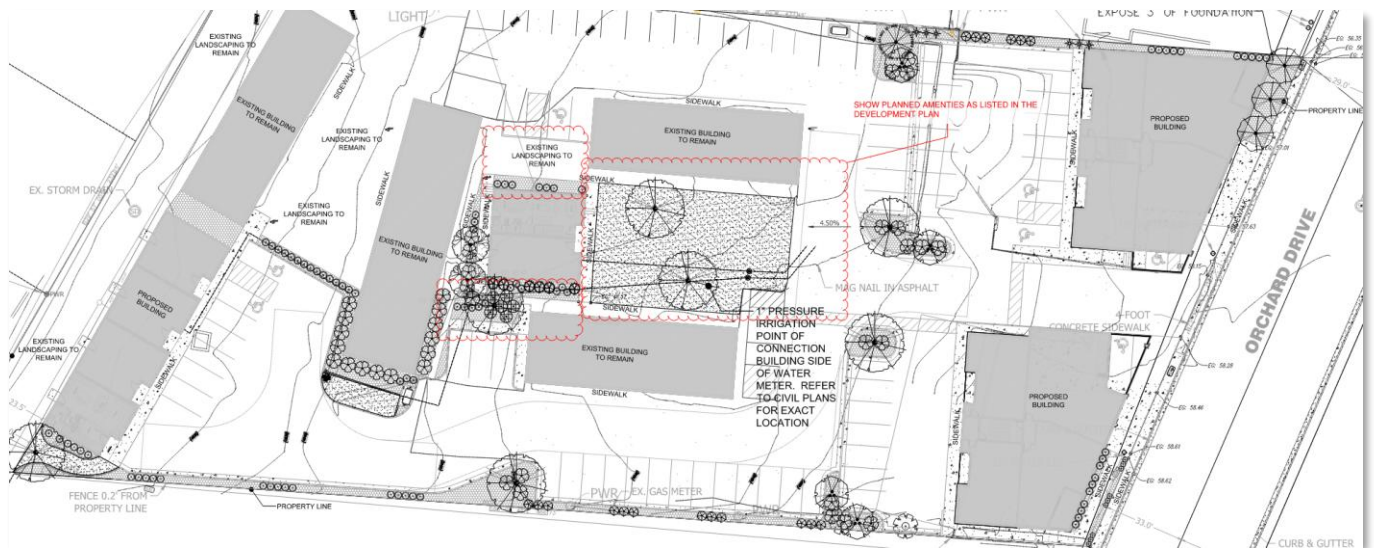


Figure 1. Hidden Gardens Landscape Plan, Sheet L-1

### **Department Review**

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

### **Significant Impacts**

The site is wedged between commercial and residential zoned properties, as well as mixed-use property. The existing infrastructure support the proposed changes to the site and will be an improvement along Orchard Drive.

### **Recommendations**

1. Planning Commission and Staff recommend the City Council review the proposed Ordinance/Development Plan Amendment for Hidden Gardens (Attached Draft Ordinance) and approve.
2. Planning Commission and Staff recommend that the City Council review the Final Architectural and Site Plan application for the mixed-use project, *Hidden Gardens*, and approve subject to:
  - a. Meet the approved phasing plan where construction begins with the garden style residential units *Building C and D*, then the mixed-use style units *Building A and B*.
  - b. Complete the Boundary Adjustment Review and Approval process to combine parcels 050020125 and 050020047, prior to occupancy or final building approval.
  - c. Add inviting features/elements such as benches, tables, and/or chairs to the public amenity areas.
  - d. Meet requirements of the Fire Marshal for fire protection and emergency vehicle access.

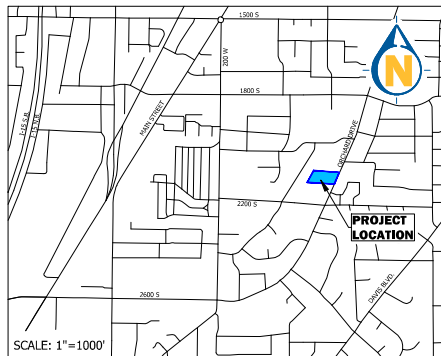
### **Attachments**

1. Civil and Site Plans
2. Landscape Plan
3. Architectural Plans
4. AS101: Architectural Site Plan
5. Draft Ordinance 2025-10

# HIDDEN GARDENS EXPANSION

**2122 ORCHARD DRIVE**  
**PARCEL #05-002-0125 & #05-022-0047**  
**LOCATED IN THE NW 1/4 OF SECTION 31, T. 2 N., R. 1 E., S.L.B.&M.**  
**BOUNTIFUL CITY, DAVIS COUNTY, UTAH**  
**CURRENT ZONING: COMMERCIAL**  
**FEMA FLOOD ZONE: - MAP #49011C0507F DATED: 9-15-22**

## VICINITY MAP



## CIVIL DRAWING INDEX

Sheet Number	Sheet Title
C100	COVER & INDEX
C101	NOTES & LEGEND
C200	EXISTING CONDITIONS
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C690	EROSION CONTROL PLAN
C691	EROSION CONTROL DETAILS
C900	ADA DETAILS
C901	SITE DETAILS
C910	UTILITY DETAILS
C911	STORMTECH DETAILS
C920	CITY DETAILS

## GENERAL NOTES

- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND THEY SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.Entellus.com

**DEVELOPER**  
**KNOWLTON GENERAL**  
1201 NORTH MAIN STREET STE 106  
BOUNTIFUL, UT 84010  
Phone: 801-428-0756  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**  
2122 ORCHARD DRIVE  
PARCEL #05-002-0125 & #05-022-0047  
LOCATED IN THE NW 1/4 OF SECTION 31, T. 2 N., R. 1 E., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**REVISIONS**


DRAWN BY: 2023-05-26  
APPROVED: CK 2023-05-26  
PROJECT #: 1158030  
PLANSET: 1158030.dwg

**C100**  
COVER & INDEX



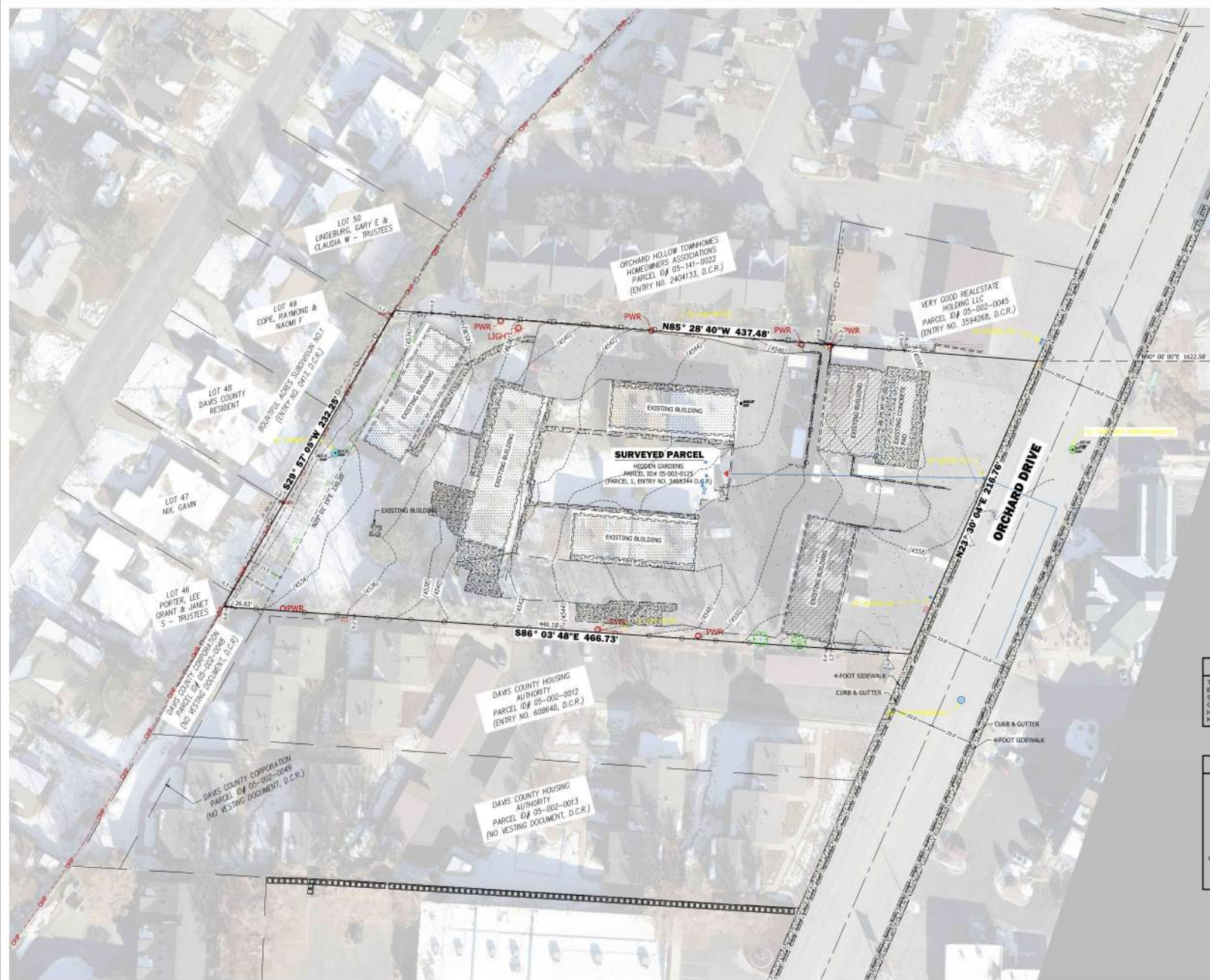
**BENCHMARK** CENTER OF COMM. BOX AT THE NORTHEAST CORNER OF PROPERTY  
**ELEVATION** 4556.37'



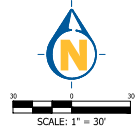












#### SYMBOL LEGEND

- (D-1) EXISTING BUILDING TO BE REMOVED
- (D-2) EXISTING CONCRETE PAD TO BE REMOVED
- (D-3) EXISTING CONCRETE WALL TO BE REMOVED
- (D-4) EXISTING ASPHALT TO BE REMOVED
- (D-5) EXISTING SIGN POLE TO BE REMOVED
- (D-6) EXISTING STREET LIGHT TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION
- (D-7) EXISTING VINYL FENCE TO REMAIN IN PLACE AND PROTECTED DURING CONSTRUCTION
- (D-8) SAW CUT ASPHALT
- (D-9) EXISTING TREE TO BE REMOVED
- (D-10) EXISTING SHED AND PARKING AREA AND CONCRETE TO BE REMOVED



#### DEMOLITION LEGEND

- ASPHALT TO BE REMOVED
- CONCRETE TO BE REMOVED
- STRUCTURE TO BE REMOVED
- CLEAR AND GRUB
- TREES TO BE REMOVED

#### NOTES

1. MEASURE DOWN (MD) ARE FROM CITY GIS MAPS. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF EXISTING MEASURE DOWN DOES NOT MATCH PLANS.
2. CONTRACTOR TO REPORT ANY DISCREPANCIES SEEN IN THE FIELD BEFORE CONSTRUCTION BEGINS.

**Know what's below.**  
**Call 801-468-4600 before you dig.**  
**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
 1-800-662-4111

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 Woods Cross, UT 84010  
 Phone 801.298.2236  
[www.Entellus.com](http://www.Entellus.com)  
**Entellus**

**DEVELOPER**  
**KNOWLTON GENERAL**  
 1200 NORTH MAIN STREET STE 106  
 BOUNTIFUL, UT 84010  
 Phone: 801-428-0756  
[RANDY@KNOWLTONGENERAL.COM](mailto:RANDY@KNOWLTONGENERAL.COM)



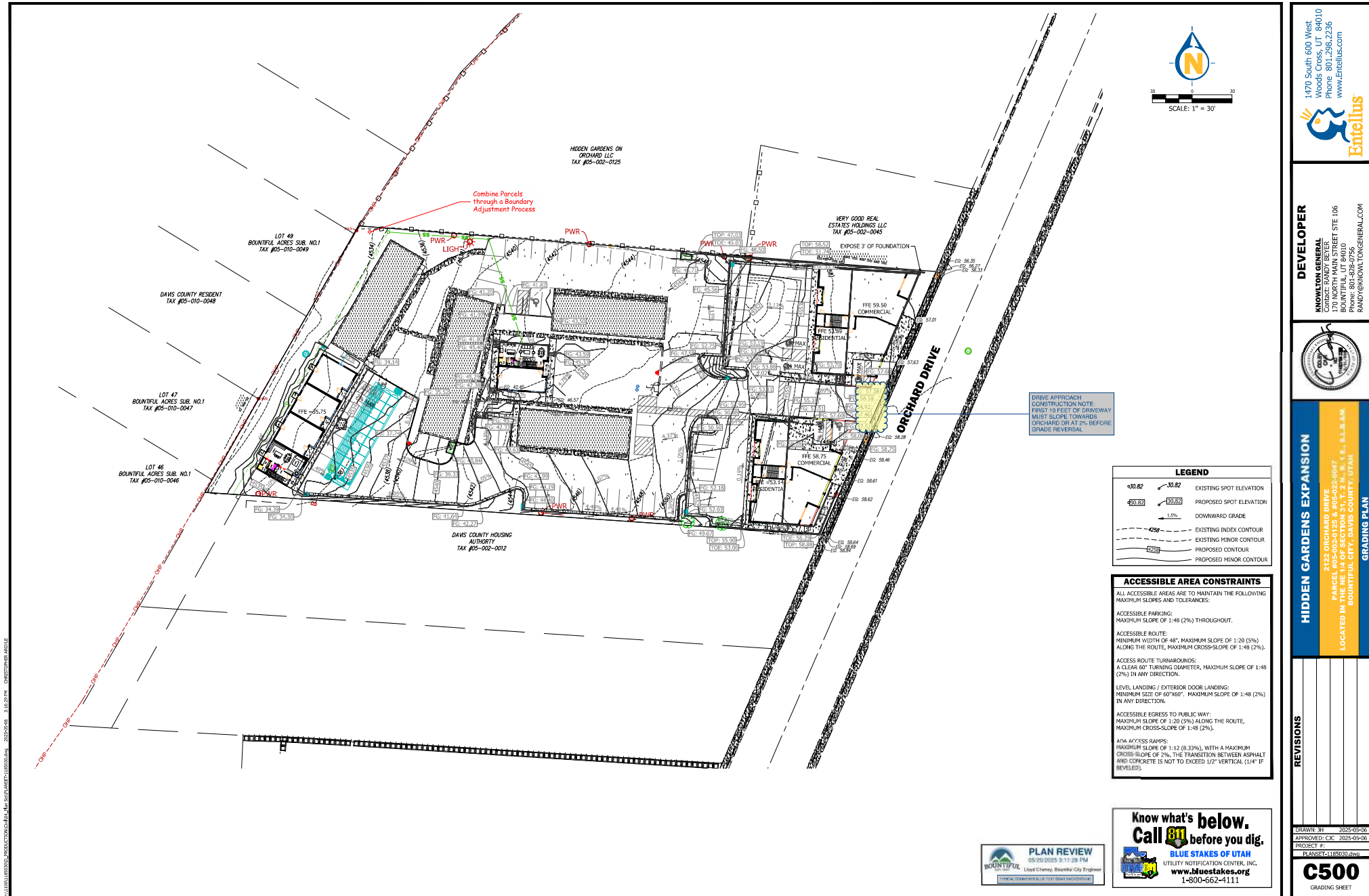
**HIDDEN GARDENS EXPANSION**  
 21025 ORCHARD DRIVE  
 PARCEL 100-0100-0100  
 LOCATED IN THE NE 1/4 OF SECTION 31, T. 2 N., R. 1 E., S. 10 E.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
**DEMOLITION PLAN**

REVISIONS		

DRAWN BY: JH  
 APPROVED: CK  
 PROJECT #: 1185030  
 PLANSET: 1185030.dwg  
**C300**  
 DEMOLITION PLAN







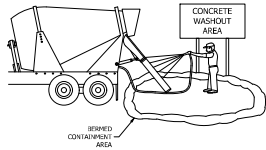






## CONCRETE WASTE MANAGEMENT

## CWM-BERM



- DESCRIPTION**  
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.
- APPLICABILITY**  
Applicable to sites where concrete will be placed.
- IMPLEMENTATION**
1. Storm dry materials under cover, away from drainage areas
  2. Minimize excess mixing of fresh concrete, mortar or cement on site
  3. Do not wash out concrete trucks into storm drains, open ditches, at entry, or streams
  4. Do not allow excess concrete to be dumped privately, mixed in designated areas
  5. When washing concrete to remove free particles and coarse the aggregate, avoid creating runoff by draining the water within a limited or fixed area (0' tall or wide)
  6. Train employees and subcontractors in proper concrete waste management
- LIMITATIONS**  
Off-site washout or concrete wastes may not always be possible.
- MAINTENANCE**
1. Inspect subcontractors to ensure that concrete wastes are being properly managed.
  2. If using a temporary site, dispose of hardened concrete in a regular basis.

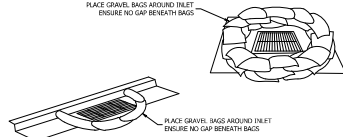


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Adapted from Davis County Stormwater Coalition materials.

## INLET PROTECTION - GRAVEL BAGS

## IP-GB



- DESCRIPTION**  
Sediment barrier erected around storm drain inlet.
- APPLICABILITY**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.
- IMPLEMENTATION**
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet
  2. When construction of curb and gutter and roadway is complete, install gravel bag bags around perimeter of inlet
  3. Fill to recommended levels to reduce spilling of bags
- LIMITATIONS**
1. Recommended maximum contributing drainage area of one acre.
  2. Requires shallow slope adjacent to inlet.
- MAINTENANCE**
1. Inspect inlet protection following storm event and at a minimum of once every 14 days.
  2. Remove accumulated sediment when it reaches half the height of the bag.
  3. Look for bypassing or undercutting and repair or replace as needed.
  4. Replace and clean up spilled gravel when bags split.

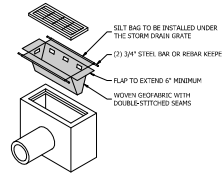


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## INLET PROTECTION - SILT BAGS

## IP-SB



- DESCRIPTION**  
Collect and trap sediment and debris entering catch basins from either graded or curb inlets. Inlet is made of fabric and is placed in the drain inlet around the perimeter of the grate. Bagged passes through the bag before discharging into the drain outlet pipe. Overflow holes are usually provided to pass larger flows without causing a backwater at the grate. Certain manufactured products include polymers intended to increase pollutant removal effectiveness.
- APPLICABILITY**  
Storm drain inlet basins.
- IMPLEMENTATION**
1. Local Maintenance is necessary
  2. Evaluation of the device should be balanced with cost
  3. Hydraulic capacity controls effectiveness
  4. Most useful in small drainage areas (< 1 Acre)
  5. Used in combination with other BMPs
- LIMITATIONS**
1. Cost.
  2. Maintenance required to prevent plugging and remain effective.
- MAINTENANCE**  
Inspection after all storm events and as required between event.

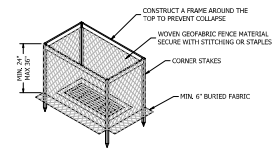


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## INLET PROTECTION - SILT FENCE

## IP-SF



- DESCRIPTION**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).
- APPLICABILITY**  
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction (for inlets in paved areas see other information sheets for inlet protection).
- IMPLEMENTATION**
1. Provide up-gradient sediment controls, such as silt fence during construction of inlet.
  2. When construction of site is complete, erect silt fence barrier or silt fence surrounding perimeter of inlet. Follow instructions and guidelines on individual BMP information sheets for silt fence barrier and silt fence construction.
- LIMITATIONS**
1. Recommended maximum contributing drainage area of one acre.
  2. Limited to sites located in open unimproved areas.
  3. Requires shallow slopes adjacent to inlet.
- MAINTENANCE**
1. Inspect silt fence protection following storm event and at a minimum of once every two weeks.
  2. Remove accumulated sediment when it reaches 4" in depth.
  3. Repair or replace barrier/fence as needed.
  4. Look for bypassing or undercutting and recastup silt around barrier/fence as required.



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## PORTABLE TOILET

## PT



- DESCRIPTION**  
Temporary on-site sanitary facilities for construction personnel.
- APPLICABILITY**  
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.
- IMPLEMENTATION**
1. Locate portable toilets in a convenient location throughout the site
  2. Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel
  3. Construct vent line permit (see Davis Form Barrier Sheet), control for soil/ leak protection.
  4. Anchor the portable toilet to prevent tipping
- LIMITATIONS**  
No limitations
- MAINTENANCE**
1. Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection
  2. Regular waste collection should be arranged with licensed service
  3. All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval

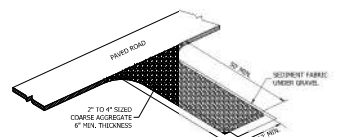


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## STABILIZED CONSTRUCTION ENTRANCE

## SCE



- DESCRIPTION**  
A stabilized pad of crushed stone located where construction traffic enters or leaves the site from or to paved surface.
- APPLICABILITY**  
At any point of ingress and egress at a construction site where adjacent traveled way is paved. Generally applies to sites over 2 acres unless special conditions exist.
- IMPLEMENTATION**
1. Clear and grub area and grade to provide maximum slope of 2%
  2. Compact subgrade and place filter fabric if desired (recommended for entrances to remain for more than 3 months)
  3. Place coarse aggregate, 3-6 inches in size, to a minimum depth of 8 inches
- LIMITATIONS**
1. Requires periodic top dressing with additional stones
  2. Should be used in conjunction with street sweeping on adjacent public right-of-way
- MAINTENANCE**
1. Inspect daily for loss of gravel or sediment buildup
  2. Inspect adjacent roadway for sediment deposit and clean by sweeping or blowing
  3. Repair entrance and replace gravel as required to maintain control in good working condition
  4. Engage stabilized area as required to accommodate traffic and prevent erosion at driveway

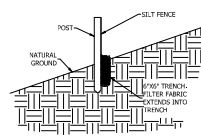


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## SILT FENCING

## SF



- DESCRIPTION**  
A temporary sediment barrier consisting of entrenched filter fabric stretched across and secured to supporting posts.
- APPLICABILITY**
1. Perimeter control place barrier at down-gradient limits of disturbance.
  2. Sediment barrier place barrier at toe of slope or soil stockpile.
  3. Protection of existing waterways place barrier at top of stream bank.
  4. Inlet protection place fence surrounding catch basins.
- IMPLEMENTATION**
1. Place posts 6' apart on center along contour (or use preassembled unit) and drive 2' minimum into ground. Excavate an anchor trench immediately up gradient of post.
  2. Cut fabric to require width, unroll along length of barrier and drape over barrier. Secure fabric to mesh with twine, staples, or similar, with trailing edge extending into anchor trench.
  3. Install trench over fabric to anchor
  4. Fabric must have 80% minimum sediment removal efficiency
- LIMITATIONS**
1. Recommended maximum drainage area of 0.5 acre per 100 feet
  2. Recommended maximum vegetation slope length of 150'
  3. Recommended maximum cut/fill grade of 1:1 (50%)
  4. Recommended maximum flow rate of 0.5 cfs
  5. Ponding should not be allowed behind fence
- MAINTENANCE**
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall
  2. Look for runoff bypassing ends of barrier or undercutting barrier
  3. Repair or replace damaged areas of the barrier and remove accumulated sediment
  4. Replace fence as necessary to prevent short-circuiting
  5. Remove accumulated sediment when it reaches 1/2 the height of the fence

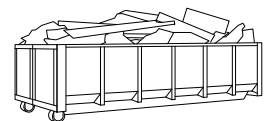


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Adapted from Davis County Stormwater Coalition materials.

## WASTE DISPOSAL

## WD



- DESCRIPTION**  
Control storage and disposal of solid waste generated by construction activities.
- APPLICABILITY**  
All construction sites
- IMPLEMENTATION**
1. Designate one or several waste collection areas with easy access for construction vehicles and personnel. Ensure no waterways or storm drainage inlets are located near the waste collection areas.
  2. Construct contained surface area (see Davis Form Barrier Information Sheet), or similar perimeter containment around collection area for impoundment in the case of spills.
  3. Ensure all on site personnel are aware of and follow designated waste collection area properly and for intended use only (e.g., all toxic, hazardous, or recyclable materials shall be properly disposed of separately from general construction waste).
  4. Arrange for periodic pickup, transfer and disposal of collected waste at an authorized disposal location. Include regular Participate service in waste management activities.
- LIMITATIONS**  
On-site personnel are responsible for correct disposal of waste.
- MAINTENANCE**
1. Discuss waste management procedures at progress meetings.
  2. Collect site trash daily and deposit in containers at designated collection areas.
  3. Randomly check disposed materials for any unauthorized waste (e.g., toxic materials).



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**DEVELOPER**

**KNOWLTON GENERAL**  
1201 NORTH MAIN STREET STE 105  
BOUNTIFUL, UT 84010  
Phone: 801.428.0756  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**

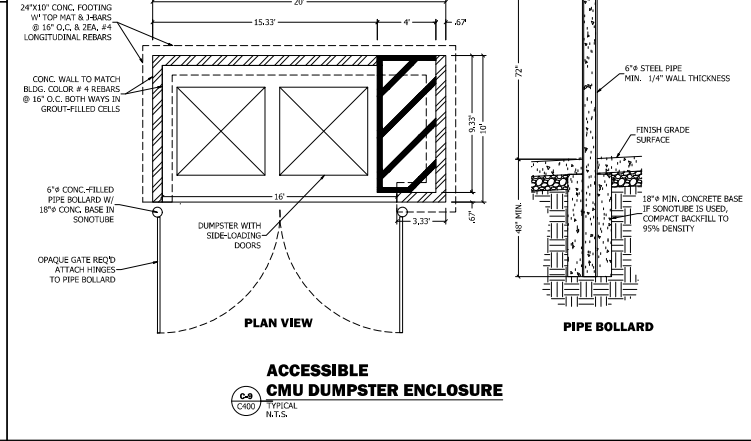
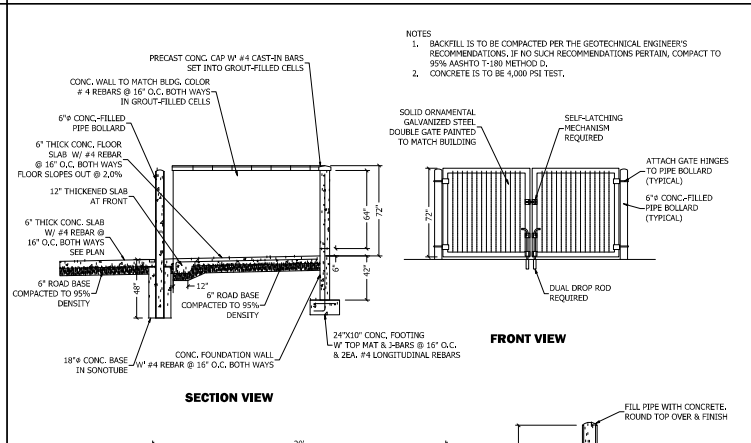
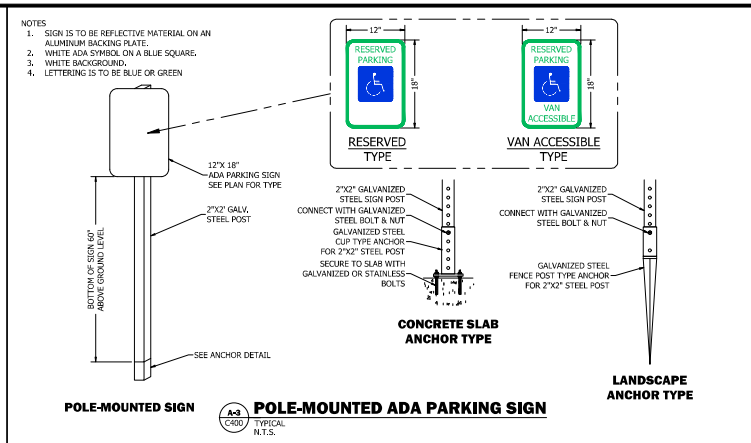
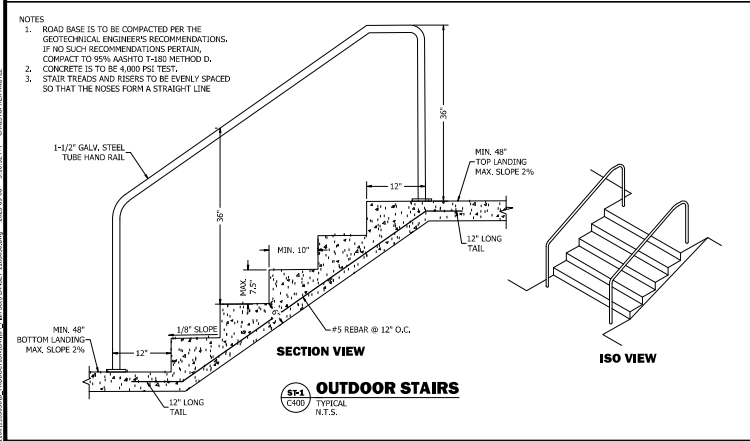
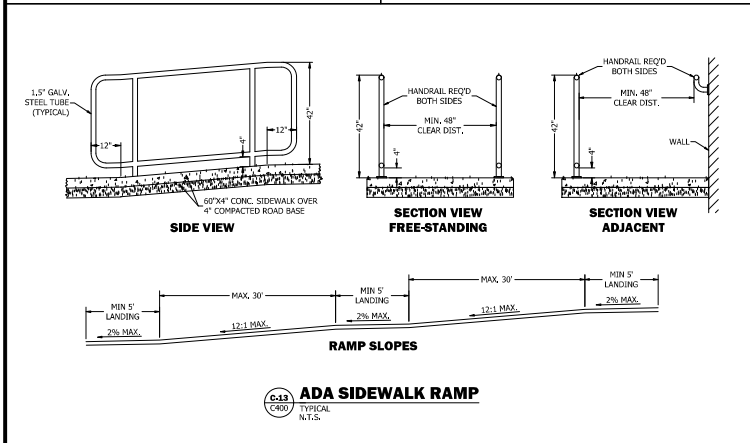
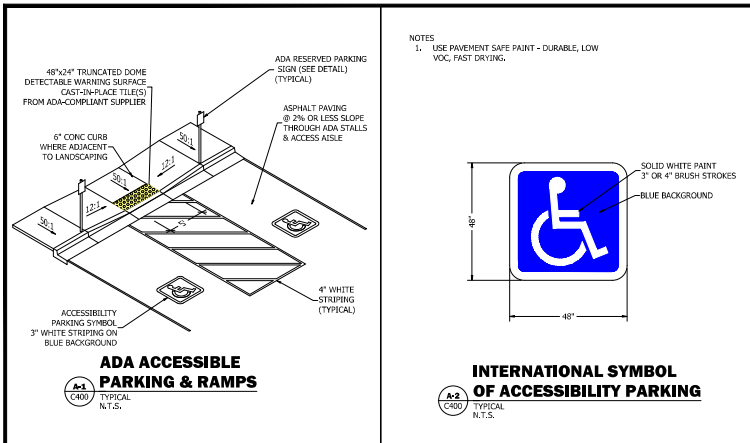
2452 GARDENS DRIVE  
PARCEL 10 OF SECTION 34, T. 2 N., R. 1 E., S. 8 R. 4 M.  
LOCATED IN THE NE 1/4 OF SECTION 34, T. 2 N., R. 1 E., S. 8 R. 4 M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**EROSION CONTROL DETAILS**

REVISIONS	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

**C691**

EROSION CONTROL DETAILS



**Entellus**

**DEVELOPER**

**KNOWLTON GENERAL**  
Contact: RANDY BEYER  
70 NORTH MAIN STREET STE 106  
BOULDER, UT 84003  
Phone: 801-628-0756  
RANDY@KNOWLTONGENERAL.COM

**HIDDEN GARDENS EXPANSION**

2122 ORCHARD DRIVE  
BOULDER, UT 84003  
LOCATED IN THE CITY OF BOULDER  
BOULDER CITY, DAVIS COUNTY, UTAH

**PLAN REVIEW**

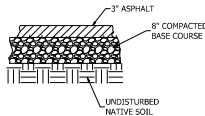
05/20/2025 3:25:06 PM  
Lloyd Cheney, Boulder City Engineer  
TYPICAL COMMENTS TO BLUE PRINT (ONLY BACKGROUND)

**C900**

ADA DETAILS

\\1001\000000\PROJECTS\2025\25-0000\Drawings\25-0000-0000-0000-0000.dwg 3/15/25 PM 3:15:06 PM C:\COURTESY\ASSTC

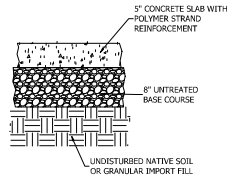
NOTES  
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.  
2. PLACE MATERIAL PER APWA SECTION 32.05.10.



**PRIVATE ASPHALT SECTION**  
C-4  
C400  
TYPICAL  
N.T.S.

NOTES

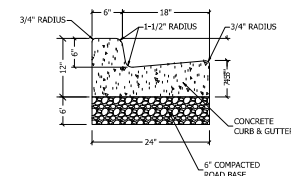
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE CONCRETE PAVING SLAB SECTION**  
C-5  
C400  
TYPICAL  
N.T.S.

NOTES

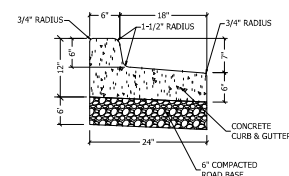
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE 24" CATCH CURB & GUTTER**  
C-6  
C400  
TYPICAL  
N.T.S.

NOTES

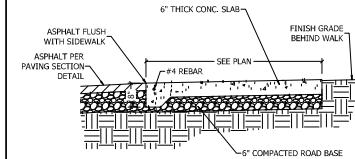
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 10' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



**PRIVATE 24" RELEASE CURB & GUTTER**  
C-7  
C400  
TYPICAL  
N.T.S.

NOTES

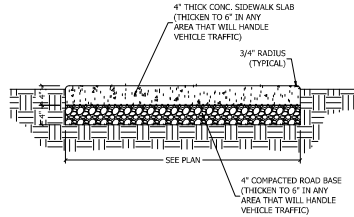
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
5. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



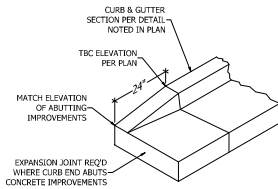
**PRIVATE FLUSH EDGE SIDEWALK**  
C-8  
C400  
TYPICAL  
N.T.S.

NOTES

1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT 5' INTERVALS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.



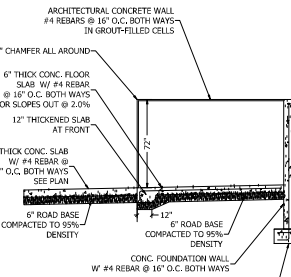
**PRIVATE CONCRETE SIDEWALK**  
C-9  
C400  
TYPICAL  
N.T.S.



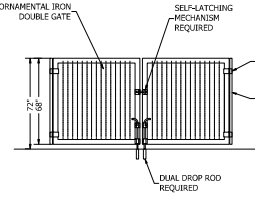
**PRIVATE TAPERED END HI-BACK CURB & GUTTER**  
C-10  
C400  
TYPICAL  
N.T.S.

NOTES

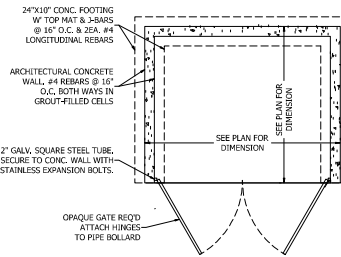
1. BACKFILL IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.



**SECTION VIEW**



**FRONT VIEW OF GATE**



**PLAN VIEW**

**CONCRETE DUMPSTER ENCLOSURE**  
C-11  
C400  
TYPICAL  
N.T.S.

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
www.EnTelius.com



**DEVELOPER**  
**KNOWLTON GENERAL**  
Contract RANDY BETER  
720 NORTH MAIN STREET STE 106  
BOULDER, UT 84003  
Phone 801.628-0756  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**  
2122 ORCHARD DRIVE  
PARKER, UTAH 84068  
LOCATED IN PARKER, UTAH  
BOULDER CITY, DAVIS COUNTY, UTAH

REVISIONS

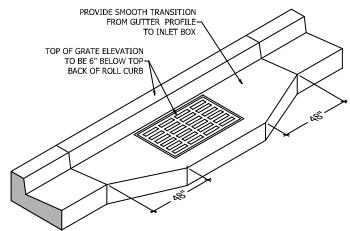
DRAWN BY: 05/20/2025  
APPROVED BY: 05/20/2025  
PROJECT #: 1185030  
PLANSET: 1185030.000

**C901**  
SITE DETAILS



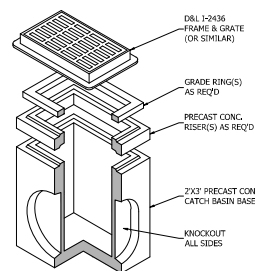
NO COMMENTS



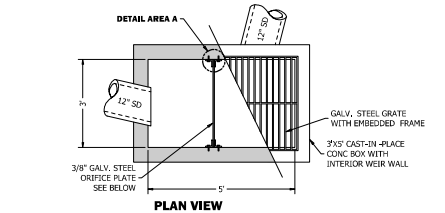


**GRATE & FRAME IN CONCRETE WATERWAY**

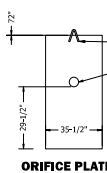
**SD-1**  
C900 TYPICAL  
N.T.S.



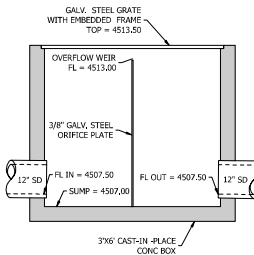
**GRATE & FRAME WITH PRECAST CONCRETE BOX**



**PLAN VIEW**

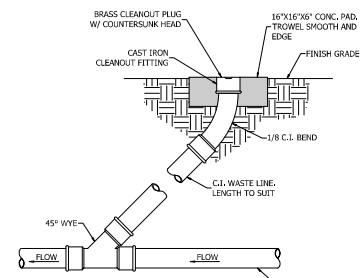


**ORIFICE PLATE**



**SECTION VIEW**

**PRIVATE STORM DRAIN CONTROL BOX WITH OVERFLOW WEIR**  
**SD-1**  
C900 TYPICAL  
N.T.S.



**SEWER CLEANOUT**  
**SS-1**  
C900 TYPICAL  
N.T.S.



**DEVELOPER**  
**KNOWLTON GENERAL**  
Contact: RANDY BEYER  
70 NORTH MAIN STREET STE 106  
BOULDER, UT 84003  
Phone: 801-428-0755  
RANDY@KNOWLTONGENERAL.COM



**HIDDEN GARDENS EXPANSION**  
2122 ORCHARD DRIVE  
PARCEL 1805665013 & 1805665015  
LOCATED IN THE  
BOULDER CITY, DAVIS COUNTY, UTAH

**REVISIONS**


DRAWN BY: 2025-01-08  
APPROVED: CK: 2025-05-06  
PROJECT #: 11885930  
PLANSET-11885930.dwg

**C910**  
UTILITY DETAILS



NO COMMENTS

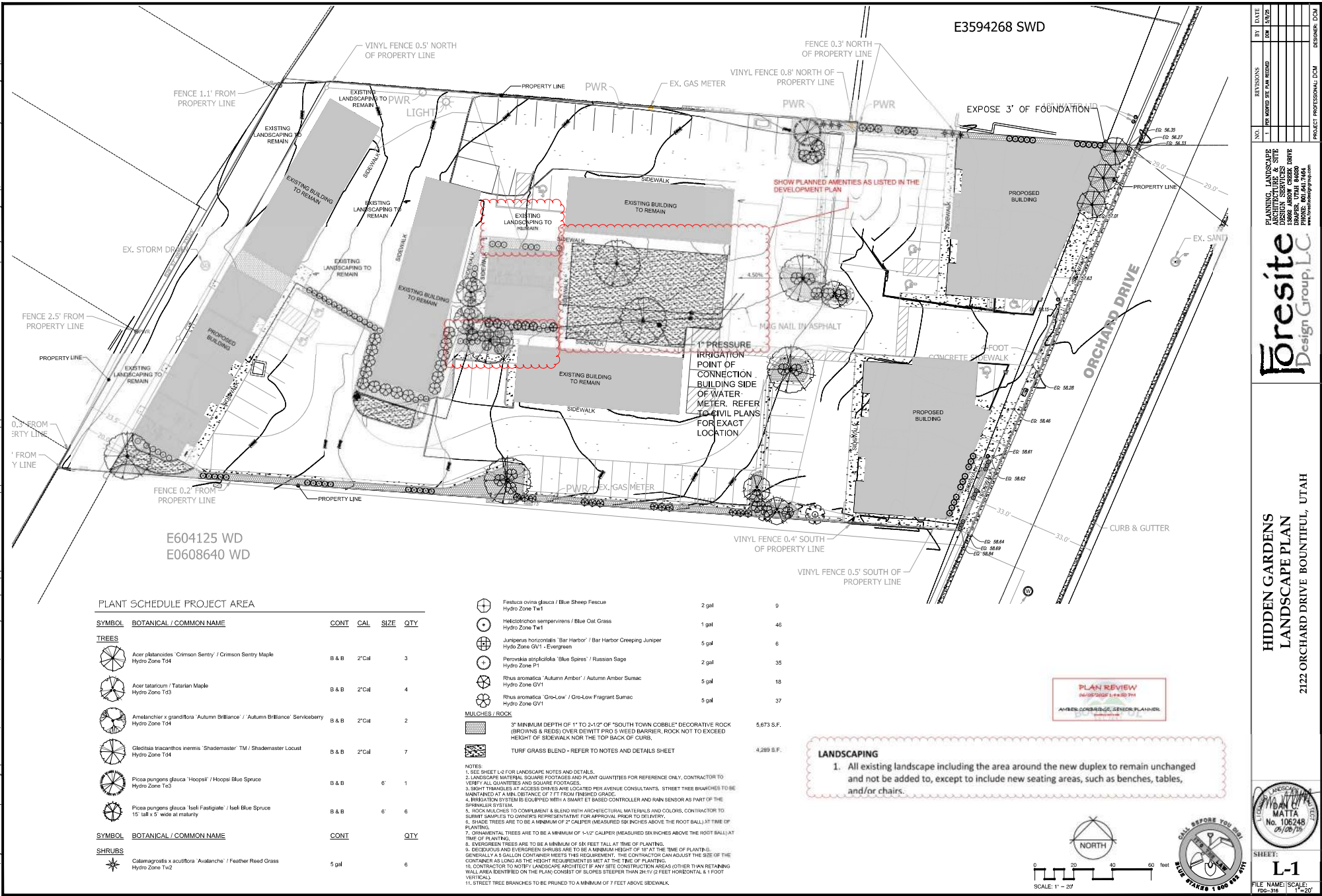
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This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Review of any instrument of service in this document without written authorization and adaptation by Foresite Design Group, LLC shall be without liability to Foresite Design Group, LLC.





2122 ORCHARD DRIVE, BOUNTIFUL UT 84010  
OWNERS: KNOWLTON GENERAL  
**SITE PLAN REVIEW** 05.14.2025

SHEET #		SHEET NAME
GENERAL		
0001	COVER SHEET	
<b>SITE</b>		
AS101	ARCHITECTURAL SITE PLAN	
AS101.1	SITE USE DIAGRAM	
AS101.2	PEDESTRIAN PATH PROGRAM	
AS102	SITE VIEWS - AERIAL + STREET	
AS103	SITE VIEWS - MAIN DRIVEWAY	
AS104	SITE VIEW - STREET FROM NORTH	
AS105	SITE VIEWS - STREET FROM SOUTH	
AS106	SITE VIEWS - INTERIOR AERIAL AB	
AS107	SITE VIEW - BUILDING A + B REAR	
AS108	SITE VIEWS - INTERIOR AERIAL CD	
AS109	SITE VIEWS - BUILDING C + D	
<b>BUILDING A/B</b>		
AE101	BUILDING A + B FLOOR PLANS	
AE102	BUILDING A + B FLOOR PLANS	
AE103	BUILDING A + B FLOOR PLANS	
AE104	BUILDING A + B FLOOR PLANS	
AE201A	BUILDING A ELEVATIONS	
AE202A	BUILDING A ELEVATIONS	
AE201B	BUILDING A SECTIONS	
AE201B	BUILDING A ELEVATIONS	
AE202B	BUILDING B ELEVATIONS	
AE203B	BUILDING B SECTIONS	
<b>BUILDING C</b>		
AE101C	BUILDING C FLOOR PLAN	
AE201C	BUILDING C ELEVATIONS	
AE301C	BUILDING C SECTIONS	
<b>BUILDING D</b>		
AE101D	BUILDING D FLOOR PLAN	
AE201D	BUILDING D ELEVATIONS	
AE202D	BUILDING D ELEVATIONS	
AE203D	BUILDING D SECTIONS	

PROJECT ADDRESS:	2122 ORCHARD DRIVE, BOUNTIFUL UT 84010
PROJECT OWNER:	KNOWLTON GENERAL
GENERAL CONTRACTOR:	KNOWLTON GENERAL
ARCHITECT:	PROCESS STUDIO PLLC
STRUCTURAL ENGINEER:	TBD
CIVIL ENGINEER:	ENTLELLS, INC.
PROJECT DESCRIPTION:	EXPANSION OF RESIDENTIAL AND MIXED-USE AT HIDDEN GARDENS COMMUNITY

[illegible][illegible]

NO COMMENTS

[illegible]


Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2025
Drawn by	EGE
Checked by	DJY
GI001	



**ORCHARD DRIVE**

P · R · O · C · E · S · S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.0866  
www.processtpc.com

[illegible]

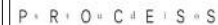
Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2023
Drawn by	EGE
Checked by	DJY
AS102	
Scale	

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

**BLDG C**  
**DUPLEX**

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

**ORCHARD DRIVE**



3055 s. grace street  
salt lake city, utah 84105  
p.801.906.0866  
www.rproccssplk.com

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

[illegible]

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL, UT 84010

SITE VIEWS - MAIN  
DRIVEWAY

Project Status	SITE PLAN REVIEW
Project Number	23_0043
Date	05.14.2025
Drawn by	EGE
Checked by	DJY

AS103

Scale

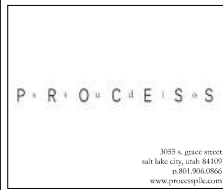








A 3D architectural rendering of a modern, multi-story building with a mix of white, grey, and brown facade. The building features large windows and balconies. In front of the building is a parking lot with several blue cars parked. A covered walkway with a dark roof extends from the building towards the parking area. A large green tree is planted near the walkway. The scene is set on a light-colored ground surface.



<h1>HIDDEN GARDENS EXPANSION</h1> <p>2122 ORCHARD DRIVE, BOUNTIFUL UT 84010</p>	
<h2>SITE VIEWS - INTERIOR AERIAL A/</h2>	
Project Status	SITE PLAN REVIEW
Project Number	23_00
Date	05.14.20
Drawn by	EQ
Checked by	D.
<h1>AS106</h1>	
Scale	







**BUILDING C**  
**DUPLEX**

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

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.086  
www.ptoccspllc.com



NO COMMENTS

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #105  
BOUNTFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: [randy@knowltongeneral.com](mailto:randy@knowltongeneral.com)

[illegible]

## HIDDEN GARDENS EXPANSION

2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

SITE VIEWS -  
BUILDING C + D

Project Status	SITE PLAN REVIEW
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Project Number	23 004
----------------	--------

Date	02.03.202
------	-----------

Drawn by EG

Checked by	DJY
------------	-----

[illegible]

AS109

70103

Scale
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**NOTE:**  
ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED  
(PARAPET SCREENING WOULD NOT BE CALCULATED WITH-  
BUILDING HEIGHT). UTILITY METERS SHALL BE SCREENED.



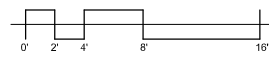
3055 s. grace street  
salt lake city, utah 84105  
p.801.906.0866  
www.proccsppk.com



**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #105  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

Scale  $1/4" = 1'-0"$



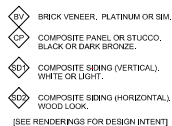


Scale	1/4" = 1'-0"
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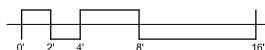
**NOTE:**  
ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED  
(PARAPET SCREENING WOULD NOT BE CALCULATED WITH  
BUILDING HEIGHT). UTILITY METERS SHALL BE SCREENED.



NORTH (DRIVEWAY) ELEVATION C5  
1/4" = 1'-0" \AE2018



EAST (STREET) ELEVATION A5  
1/4" = 1'-0" \AE2018



3055 s. grace street  
salt lake city, utah 84105  
p.801.906.0866  
www.proccssplc.com



**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

**B**

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

Project Status	SITE PLAN REVIEW
----------------	------------------

Project Number	23_0043
----------------	---------

Date	05.14.2025
------	------------

Drawn by	EGE
----------	-----

Checked by	DJY
------------	-----

AE201B

AE201B

Scale  $1/4" = 1'-0"$



[illegible]

GENERAL NOTES:

**MATERIAL LEGEND:**

- AS ASPHALT SHINGLES, COLOR TBD.
- BV BRICK VENEER, COLOR TBD.
- SC SEALED CONCRETE.
- SDV COMPOSITE SIDING (VERTICAL), COLOR TBD.
- SDH COMPOSITE SIDING (HORIZONTAL), COLOR TBD.

**NORTH**

**SOUTH**

**MATERIAL LEGEND:**

3

20'-0" x 1'-4"

T.O. PLATE (02)  
4367.23

9'-0"

1'-2 3/4"

T.O. DECK (02)  
4368.23

T.O. PLATE (01)  
4367.00

9'-0"

T.O. SLAB (01)  
4348.00

1/4" = 1'-0" RE2012

C3

20'-0" x 1'-4"

T.O. PLATE (02)  
4367.23

9'-0"

1'-2 3/4"

T.O. DECK (02)  
4368.23

T.O. PLATE (01)  
4367.00

9'-0"

T.O. SLAB (01)  
4348.00

1/4" = 1'-0" RE2012

A3

3

KEYED NOTES:

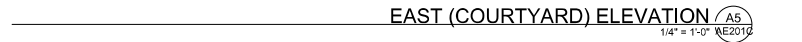
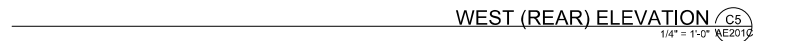
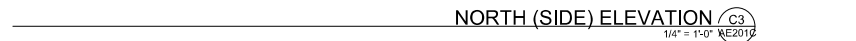
15

This architectural drawing shows a section of a building elevation. On the left, a diamond-shaped key marker contains the number '15'. A vertical line extends from this marker to a door. The door is a simple rectangular opening with a dark frame. To the right of the door is a window with a dark frame and a light-colored, possibly paneled, interior. The building's facade is composed of horizontal lines, suggesting a material like brick or stone. The roofline is visible at the top, sloping upwards to the right.

KEYED NOTES:

WEST (REAR) ELEVATION

COURTYARD) ELEVATION



3055 s. grace street  
salt lake city, utah 84116  
p.801.906.0860  
www.ptoccspllc.co










Scale	1/4" = 1'-0"
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GENERAL NOTES:

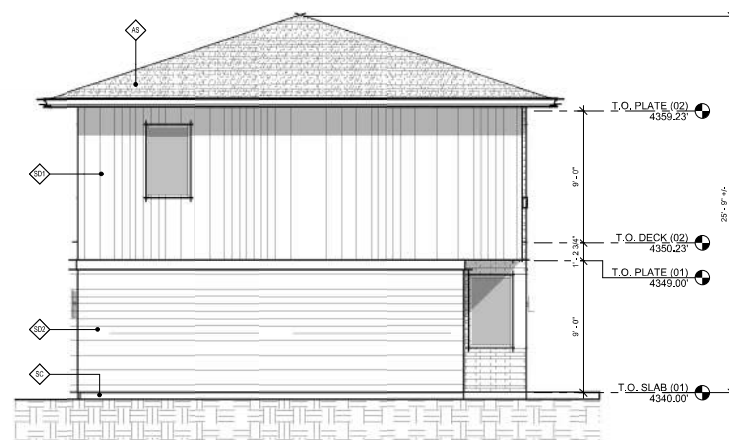
MATERIAL LEGEND:

- |   |   |
|---|---|
|  | ASPHALT SHINGLES. COLOR TBD.              |
|  | BRICK VENEER. COLOR TBD.                  |
|  | SEALED CONCRETE.                          |
|  | COMPOSITE SIDING (VERTICAL). COLOR TBD.   |
|  | COMPOSITE SIDING (HORIZONTAL). COLOR TBD. |

**MATERIAL LEGEND:**

KEYED NOTES:

KEYED NOTES:



SOUTH (SIDE) ELEVATION C5  
1/4" = 1'-0" ME2010



EAST (FRONT) ELEVATION A5  
1/4" = 1'-0" A/E 2010

P · R · O · C · E · S · S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.086  
www.ptocetsplc.com



NO COMMENTS

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #105  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

***D***

[illegible]

**HIDDEN GARDENS  
SW TOWNHOMES**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

## BUILDING D ELEVATIONS

Project Status SITE PLAN REVIEW

Project Number	23 004
----------------	--------

Date	02.03.202
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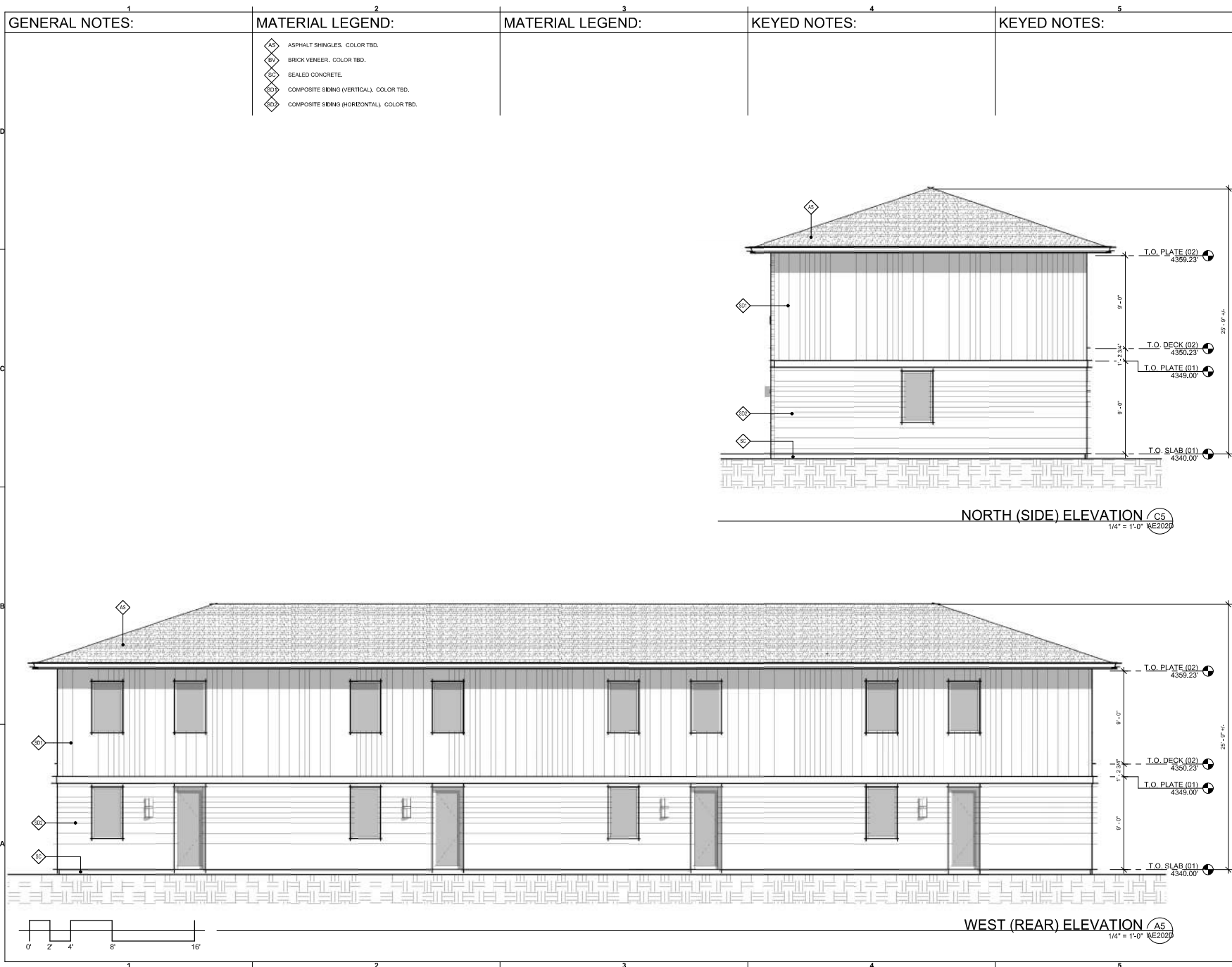
Drawn by	EG
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Checked by	DJY
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AE201D

Scale  $1/4" = 1'-0"$





P · R · O · C · E · S · S

3055 s. grace street  
salt lake city, utah 84106  
p.801.906.0866  
www.processpllc.com



NO COMMENT

**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #105  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

***D***

[illegible]

**HIDDEN GARDENS  
SW TOWNHOMES**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**BUILDING D  
ELEVATIONS**

Project Status	SITE PLAN REVIEW
----------------	------------------

Project Number	23 0043
----------------	---------

Date	02.03.2025
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Drawn by	EGE
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Checked by \_\_\_\_\_ DJY

AE202D

AE202D

Scale  $1/4" = 1'-0"$

[illegible]

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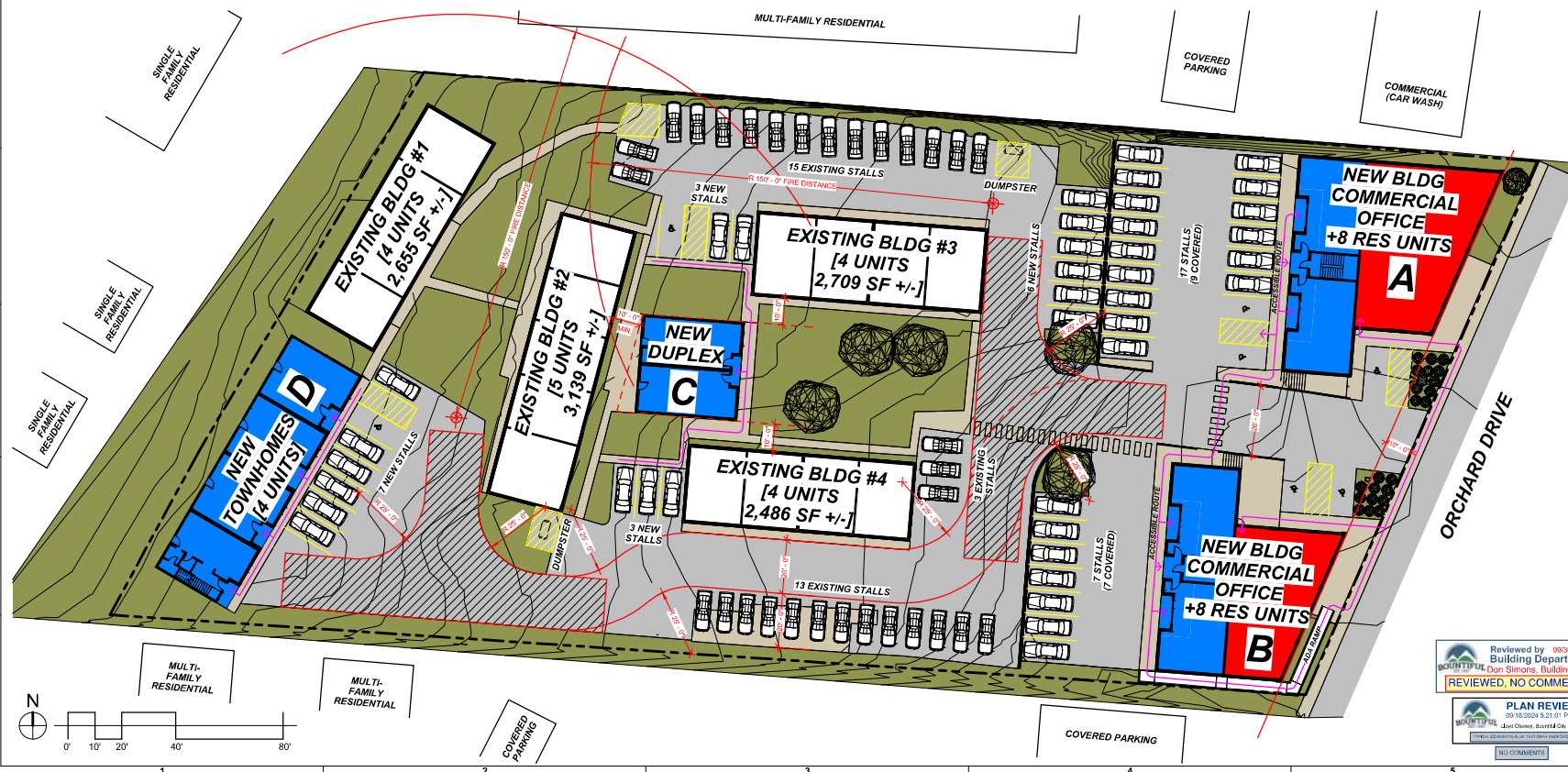
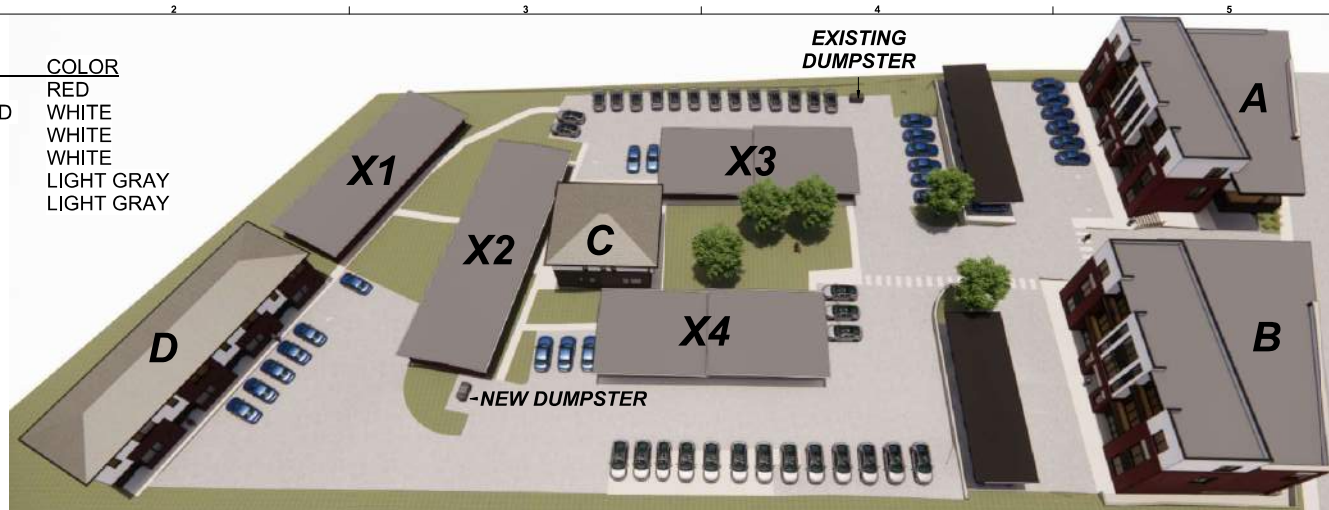
50

29

- BRICK VENEER
- VERTICAL SIDING @GABLE END
- ALUMINUM WINDOWS
- METAL FASCIA/GUTTERS
- ASPHALT SHEET ROOF
- TPO MEMBRANE ROOF

COLOR  
RED  
WHITE  
WHITE  
WHITE  
LIGHT GRAY  
LIGHT GRAY

NOTE: PROVIDE LANDSCAPING  
OR SCREENING ELEMENTS FOR  
GROUND LEVEL OR ROOFTOP  
UTILITIES AND MECHANICAL  
EQUIPMENT.



P · R · O · C · E · S · S

3055 s. grace street  
salt lake city, utah 84105  
p.801.906.0866  
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**GENERAL CONTRACTOR**  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTIFUL, UT 84010  
PHONE: 801-828-0756  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

[illegible]

**HIDDEN GARDENS  
EXPANSION**  
2122 ORCHARD DRIVE, BOUNTIFUL UT 84010

**ARCHITECTURAL SIT  
PLAN**

Project Status	ZONE MODIFICATION
Project Number	23_0043
Date	09.06.2024

Drawn by	EGE
Checked by	DJY
AS101	

Scale  $1'' = 20'-0''$



# BOUNTIFUL

MAYOR  
Kendalyn Harris

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

CITY MANAGER  
Gary R. Hill

## Bountiful City **DRAFT Ordinance No. 2025-10**

**An Ordinance Amending Section 2 Minimum Building Setbacks of Bountiful City Ordinance No. 2024-09 Which Contained the Development Standards of the Hidden Gardens Project located in the MXD-R Zone Approved by the City Council on December 10, 2024.**

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

1. The Bountiful City Council is empowered to adopt and Ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The proposed Ordinance/Development Plan amendment request has been made by the owner of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this Ordinance/Development Plan amendment is found to be in harmony with the objectives and purposes of the Land Use Code.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this Ordinance amendment on **June 17, 2025**.
5. The Bountiful City Council reviewed this proposal on **July 8, 2025**.

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

**Section 1.** This Ordinance pertains to the Hidden Gardens Project consisting of approximately 2-acre parcel of land located at 2122 Orchard Drive located in the Mixed-Use Residential (MXD-R) zone.

**Section 2.** The front yard building setback, measured from Orchard Drive, is ten feet (10') minimum, and supersede any conflict.

**Section 3.** City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

**Section 4.** This ordinance shall go into effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 8<sup>th</sup> day of July 2025.**

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Kendalyn Harris, Mayor

ATTEST:

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Sophia Ward, City Recorder





# City Council Staff Report

**Subject:** Land Use Code Text Amendment Affecting building height of single-family residential accessory structures  
**Author:** Francisco Astorga, AICP, Planning Director  
Amber Corbridge, Senior Planner  
**Date:** July 8, 2025

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## Background

The applicant, Lisa Hicks, is proposing to amend the language in Chapter 4 of the Land Use Code ([14-4-105](#)) requesting to increase the maximum height of accessory structures within the Single-Family Residential Zone. Reasons for the request include providing an option of being able to build two story accessory dwelling units (ADUs), which minimizes the impact on lot coverage. The applicant proposes the following changes:

### [14-4-105\(J\)\(1\)\(i\) and \(j\):](#)

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

*j. The height of an accessory structure shall not exceed ~~twenty-five (25) twenty (20)~~ feet.*

On June 17, 2025, the Planning Commission reviewed the proposed amendment, held a public hearing, and forwarded a positive recommendation (4-0) to approve Staff recommendation (discussed in detail, below) with a change to the enhanced accessory structure maximum height from twenty-five (25) feet to twenty-eight (28) feet (See Attached Draft Ordinance).

## Analysis

The City Council will need to find that the proposed Land Use Code Text Amendments as stated above are necessary, in the interest of the public, and meets the goals and objectives of the Bountiful General Plan.

In the last several years, the Planning Department has observed that current maximum building height restrictions can limit residential accessory structures, such as ADUs. The current code contains the following height parameters in the Single-Family Residential Zone (R-1, R-3, R-4, and R-F):

Primary dwelling height parameter:

- No building or structure in the (R) Zone shall exceed **thirty-five (35) feet** in height as measured at the average grade (14-4-107[A]).

Accessory structure height parameters:

- The height of an accessory structure shall not exceed **twenty (20) feet** (14-4-105[J][1][j]).
- The **sidewall** of an accessory structure shall not exceed **fifteen (15) feet** in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature (14-4-105[J][1][i]).

The Land Use Code offers the following definitions and graphics which can be used to assist in determining the height of primary structures (single-family dwellings) and accessory structures:

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

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

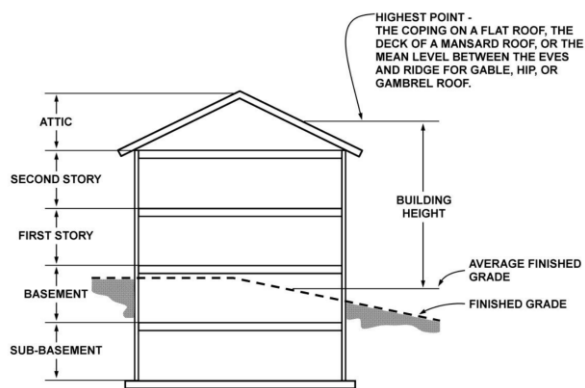


FIGURE 3-1

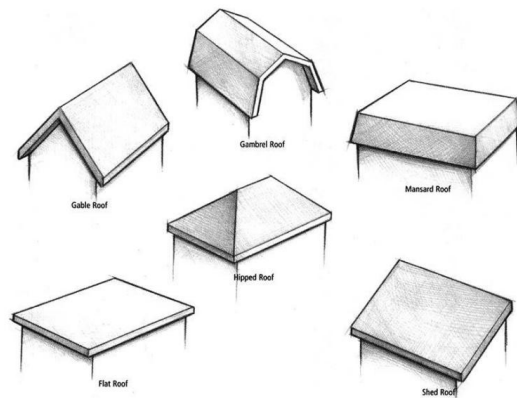
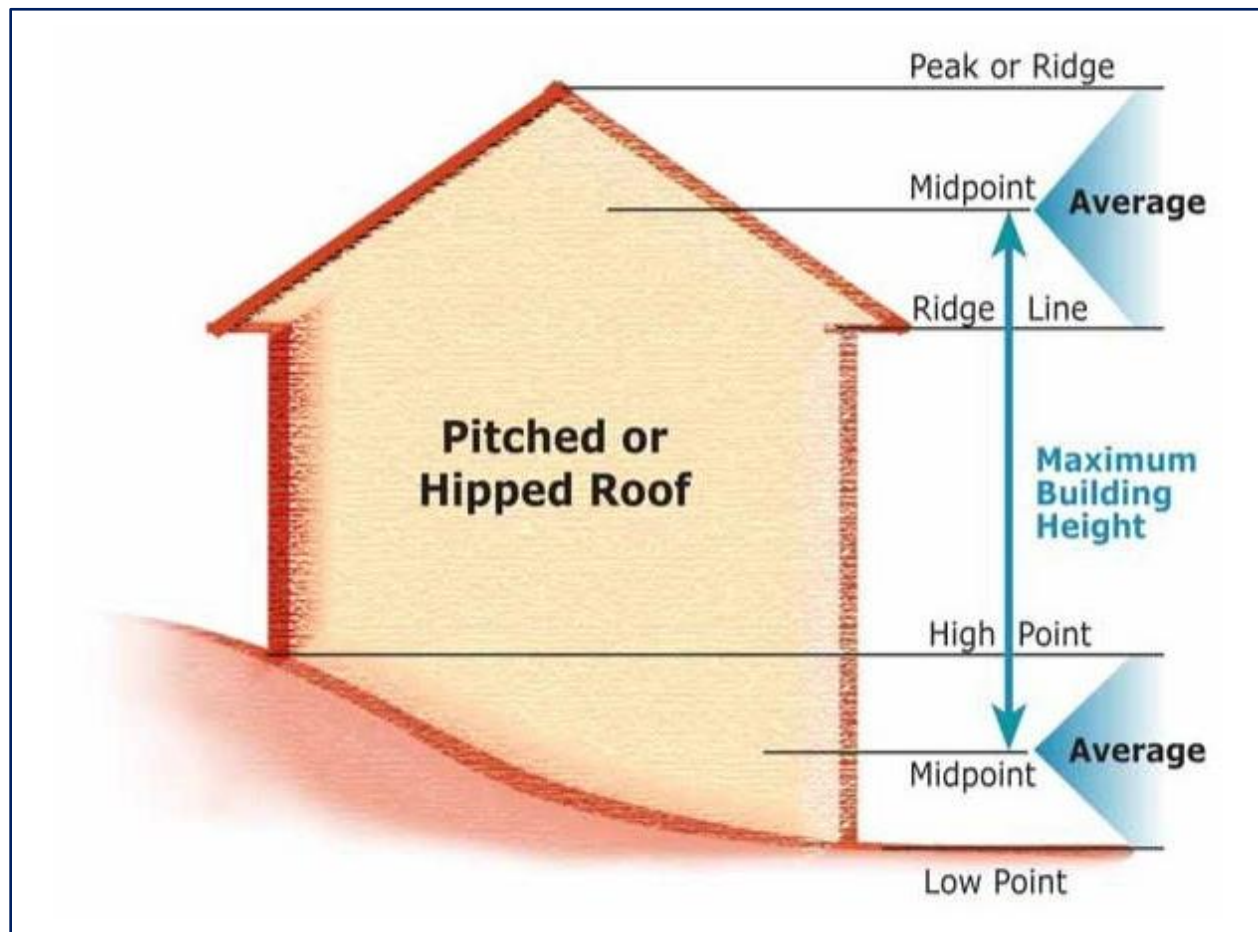


FIGURE 3-2  
ROOF TYPES

The following exhibit further clarifies diagrammatically how height is measured.

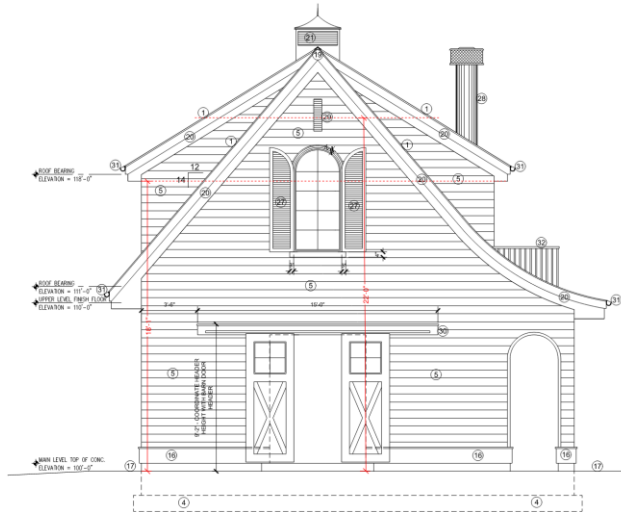


Staff believes it is in the best interest of the City to continue to promote moderate income housing options, and provide development alternatives for ADUs, as individual circumstances vary. In many cases it is difficult and challenging to accommodate an ADU above a detached garage or as a two-story dwelling based on the current limitations of the maximum building height of accessory structures. The following graphics are some examples of recognized challenges with these types of ADUs based on the maximum building height of accessory structures.

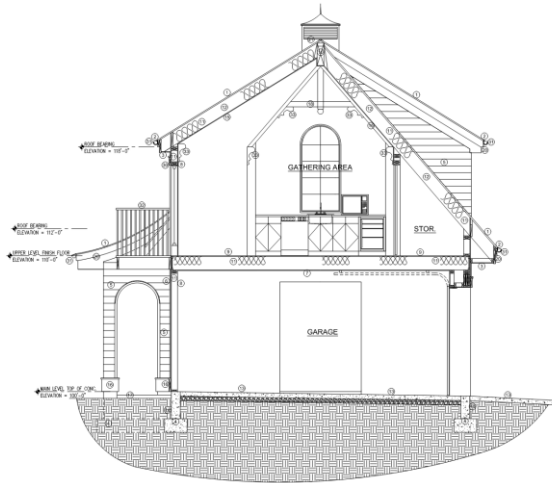


Example 1: A plan submitted last year for an ADU above a garage does not meet current accessory structure sidewall and building height requirements. The plans show 18 feet for the sidewall, where only 15 would be allowed; and 22 feet for the overall height, where 20 would be allowed.

Front Elevation:

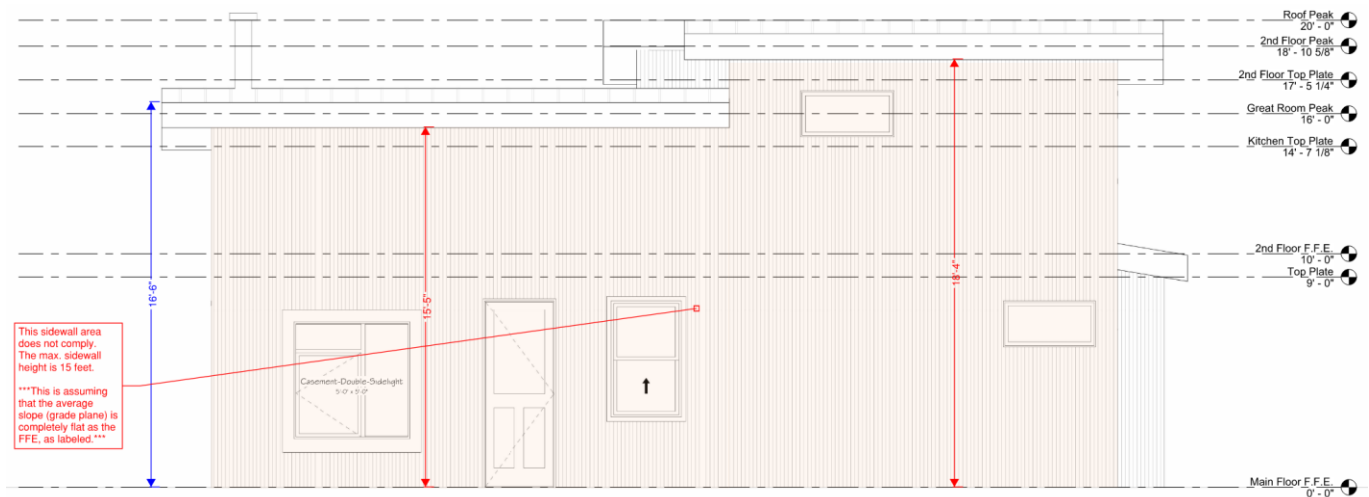


Rear Elevation:

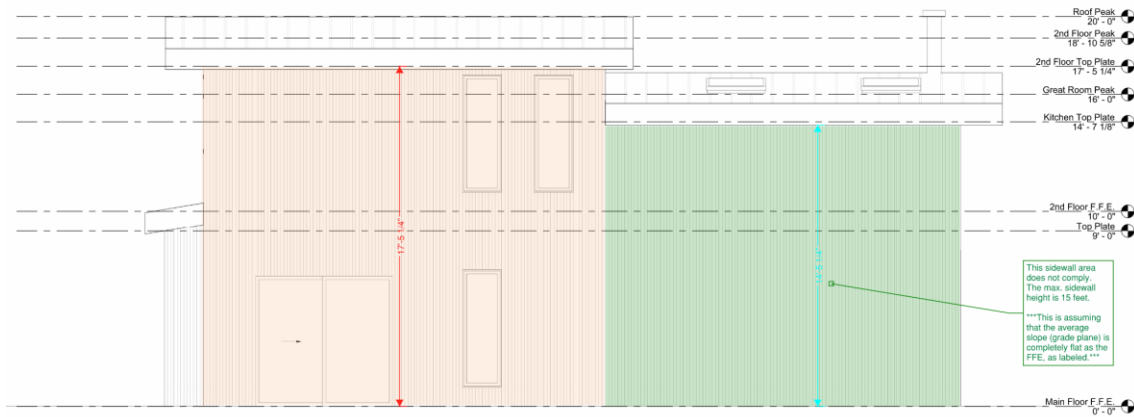


Example 2: A proposed two-story ADU also does not meet the sidewall height requirement. The plans show 15-18 feet, where a maximum of 15 feet would be.

Front Elevation:



Rear Elevation:



Amending city code to allow slightly taller accessory structures will provide residents with more options for detached ADU construction.

### Setback Requirements:

A consistent concern heard from neighbors about accessory structures is proximity to the property line, with taller structures typically generating more complaints. Setback requirements for primary and secondary structures are currently as follows:

#### Primary dwelling

Front yard	25 feet
Side yard	8 feet (20 feet total both side for the RF)
Rear yard	20 feet
Street yard	20 feet (applies to corner lots only)

#### Accessory structures

Same as primary dwelling **or** if placed 10 feet behind the front wall place of the primary dwelling:

Side yard	3 feet
Rear yard	3 feet
Street yard	20 feet (applies to corner lots only)

Staff finds it is important to keep the current height and setback regulations, but recommends mitigating the visual impacts of taller accessory structures by increasing the accessory structure setbacks five (5) additional feet, if the sidewall and overall height exceed 15 and 20 feet, respectively. (See attached Draft Ordinance where the text in blue was drafted to clarify the current code while the text in red is either removed or added, as shown).

### Department Review

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

### Significant Impacts

Possible impacts are mitigated via the location of where the accessory structure height can be located consisting of the building envelope.

**Recommendation**

Planning Commission and Staff recommend the City Council review the proposed Land Use Code Text Amendment and approve Ordinance No. 2025-11.

**Attachments**

1. Draft Ordinance 2025-11



## **BOUNTIFUL**

### **Bountiful City DRAFT Ordinance No. 2025-11**

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

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

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

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

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

**Adopted by the City Council of Bountiful, Utah, this 8th day of July 2025.**

**MAYOR**  
Kendalyn Harris

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

**CITY MANAGER**  
Gary R. Hill



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Kendalyn Harris, Mayor

ATTEST:

---

Sophia Ward, City Recorder

#### 14-4-105 YARD AND SETBACK REQUIREMENTS

The following minimum yard requirements shall apply in the (R) Zone:

A. Front Yard – Each lot or parcel shall have a front yard setback of not less than twenty-five (25) feet from the front lot line. Except for corner lots, where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50) feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.

B. Side Yard; Interior Lot – Each interior lot or parcel of land shall have two (2) side yards as indicated below for the sub-zone in which the lot or parcel is located:

<u>Subzone</u>	<u>Minimum Side Yard (ft)</u>	<u>Total Combined (ft)</u>
R-3, R-4, R-1	8	16
R-F	8	20

C. Side Yard; Corner Lot – On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than twenty (20) feet, and shall not be paved or used for vehicle parking, except for a legally constructed driveway that provides direct access to a garage or carport. The interior side yard setback shall be the same as the side yard setback for an interior lot. The twenty (20) foot street side yard extends from the minimum front yard setback to the rear property line.

D. Side Yard; Flag Lot – A flag lot shall have a minimum side yard setback equal to the minimum required rear yard setback.

E. Side Yard; Deep Setback – Any home that is located more than one hundred (100) feet from the front property line shall have a minimum side yard setback equal to the minimum required rear yard setback.

F. Side Yard; Driveway – When used for vehicle access to a garage, carport, or parking area in the rear yard, an interior side yard setback shall include at least eight (8) feet of unobstructed paved surface exclusive of window wells, stairs, door stoops, chimneys and other obstructions. Vehicle access to rear yards shall be in accordance with the minimum dimensions shown on Figure 14-4-1.

G. Side Yard; Accessory Structure – No accessory structures shall be allowed in any required side yard setback.

H. Rear Yard – Each lot or parcel shall have a rear yard setback of not less than twenty (20) feet.

I. Rear Yard; Irregular Lot – On any lot which is not generally rectangular in shape, the required minimum rear yard setback may be an average of the distances measured from the rear corners of the main building directly to the rear property line(s). However, at no point may the main building be closer than fifteen (15) feet to the rear property line(s).

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

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

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

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

~~An accessory structure shall comply with either i. Standard Height and Setbacks or ii. Enhanced Height and Setbacks.~~

i. Standard Height and Setbacks.

(A) Height Requirements:

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

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

(B) Setback Requirements:

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

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

ii. Enhanced Height and Setbacks. Accessory structures that exceed the standard height in section i above that remain within the setback limits below may be permitted.

(A) Height Requirements:

(1) The maximum height shall not exceed 28 feet.

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

(B) Setback Requirements:

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

c. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.

d. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.

e. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.

f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.

g. An accessory structure shall meet all applicable provisions of the International Building Code.



- 134 h. An accessory structure shall not encroach on any easements,  
135 recorded or otherwise.  
136  
137 i. ~~The sidewall of an accessory structure shall not exceed fifteen (15)~~  
138 ~~feet in height, as measured from the average slope of the ground to~~  
139 ~~the point where the undersides of the eaves connect to the top of~~  
140 ~~the sidewall. For a flat or mansard roof, the sidewall shall be~~  
141 ~~measured from the average slope of the ground to the highest point~~  
142 ~~of the roof, including any coping, parapet, or similar feature.~~  
143  
144 j. ~~The height of an accessory structure shall not exceed twenty (20)~~  
145 ~~feet.~~  
146

147 2. Accessory Structure, Conditional Use – An accessory structure may be  
148 allowed as a conditional use in accordance with the following:  
149

- 150 a. The approval body shall consider the following when reviewing the  
151 proposed accessory structure:  
152  
153 i. The extent that sunlight, air, and viewsheds are  
154 obstructed/disturbed,  
155  
156 ii. The proximity to adjoining structures,  
157  
158 iii. The contour of the land, both existing and proposed,  
159  
160 iv. Features peculiar to the site and the immediately adjoining  
161 properties.  
162  
163 v. The location of windows, doors, balconies, and other  
164 openings that may intrude on the privacy of adjoining  
165 property owners,  
166  
167 vi. The proposed and potential uses based on the size,  
168 configuration, and other aspects of the structure.  
169  
170 b. The total building footprint of any and all accessory structures shall  
171 not exceed fifteen percent (15%) of the entire lot or parcel area,  
172 and no lot or parcel shall be reduced in area after the construction  
173 of an accessory building, such that it is in violation of this provision.  
174  
175 c. ~~An accessory structure shall meet all of the setbacks of a primary~~  
176 ~~structure, or it shall be setback at least ten (10) feet behind the front~~  
177 ~~building line of a primary structure, and shall be setback at least~~  
178 ~~three (3) feet from a rear or interior side property line, and at least~~  
179 ~~twenty (20) feet from a street side yard property line. The~~

180 ~~approving body may require an increased setback based on the~~  
181 ~~criteria of 14-4-106(C.)(1.).~~

182  
183 An accessory structure shall comply with either i. Standard Height  
184 and Setbacks or ii. Enhanced Height and Setbacks.

185  
186 i. Standard Height and Setbacks.

187  
188 (A) Height Requirements:

189  
190 (1) The maximum height shall not exceed 20 feet.

191  
192 (2) The height to the eave line, measured from the  
193 average slope of the ground to the point where the  
194 eaves connect to the top of the sidewall, shall not  
195 exceed 15 feet.

196  
197 (B) Setback Requirements:

198  
199 (1) Standard Setbacks: The structure shall comply  
200 with all required setbacks applicable to a primary  
201 structure.

202  
203 (2) Reduced Setbacks: If the structure is located at  
204 least 10 feet behind the front building line of the  
205 primary structure the minimum rear and side yards  
206 setbacks shall be 3 feet, and the minimum street  
207 side yard setback shall be 20 feet.

208  
209 ii. Enhanced Height and Setbacks. Accessory structures that  
210 exceed the standard height in section i above that remain  
211 within the setback limits below may be permitted.

212  
213 (A) Height Requirements:

214  
215 (1) The maximum height shall not exceed 28 feet.

216  
217 (2) The height to the eave line, measured from the  
218 average slope of the ground to the point where the  
219 eaves connect to the top of the sidewall, shall not  
220 exceed 20 feet.

221  
222 (B) Setback Requirements:

223  
224 (1) Reduced Setbacks: If the structure is located at  
225 least 10 feet behind the front building line of the

primary structure, the minimum rear and side yard setbacks shall be 8 feet, and the minimum street side yard setback on corner lots shall be 20 feet.

iii. The approving body may require an increased setback based on the criteria of 14-4-106(C)(1).

- d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys, and any other protrusion on either the accessory building or the primary structure.
- e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.
- f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- h. An accessory structure shall meet all applicable provisions of the International Building Code.
- i. An accessory structure shall not encroach on any easements, recorded or otherwise.
- j. ~~The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet, or similar feature.~~
- k. ~~The height of an accessory structure shall not exceed twenty (20) feet.~~
- l. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

# City Council Staff Report

**Subject:** Boundary Adjustment Land Use Code Text Amendment  
**Author:** Amber Corbridge, Senior Planner  
**Date:** July 8, 2025

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## Background

Utah State Senate Bill 104 requires municipalities to comply with new processes and procedures for boundary adjustments, formerly known as Lot Line Adjustments ([10-9a-523 Property Boundary Adjustment](#)). This process includes an agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots/parcels, excluding adding lots/parcels.

The land use authority shall consent to a proposed **Simple Boundary Adjustment** if the following apply:

1. The proposal includes a conveyance document complying with Utah Code [57-1-45.5](#) and describes all lots/parcels affected by the proposed boundary adjustment.
2. Does not affect:
  - a. The public right-of-way, municipal easement, or other public property
  - b. Affect an existing easement, onsite wastewater system, or an internal lot restriction
  - c. Result in a lot or parcel out of conformity with land use regulations

If the land use authority determines that the proposal **does not** meet the above criteria for **Simple Boundary Adjustment**, then a **Full Boundary Adjustment** process is required, where the land use authority shall give consent if:

1. The proposal submitted includes all necessary information in [Utah Code](#).
2. The resulting boundary adjustment complies with land use regulations.
3. If required, a plat amendment corresponding with the boundary adjustment has been approved.

The Planning Commission reviewed the proposed amendment on June 17, 2025, held a public hearing, and forwarded a positive recommendation (4-0) to City Council.

## Analysis

The City Council will need to find that the proposed Land Use Code Text Amendment is necessary, in the best interest of the public, and meets the goals and objectives of the Bountiful General Plan.

The attached drafted ordinance amendments would meet the requirements stated above. Staff recommends the Planning Director and City Engineer are designated as the Land Use Authority for Boundary Adjustment Applications (See Attached Application Agreement



Forms). Previously, Lot Line Adjustment Applications were reviewed by the City Council. Now, Boundary Adjustment Applications (both Simple and Full) would be reviewed by the City Engineer and Planning Director, as an administrative item.

### **Department Review**

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

### **Significant Impacts**

There are no significant impacts related to the proposed amendments.

### **Recommendation**

Planning Commission and Staff recommends the City Council review the proposed Land Use Code text amendment and approve based on the findings drafted on the attached proposed Draft Ordinance.

### **Attachments**

1. Draft Ordinance 2025-12
2. Draft Bountiful Simple Boundary Adjustment Agreement
3. Draft Bountiful Full Boundary Adjustment Form Agreement



## **BOUNTIFUL**

### **Bountiful City Draft Ordinance No. 2025-12**

**MAYOR**  
Kendalyn Harris

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

**CITY MANAGER**  
Gary R. Hill

### **An Ordinance Amending Section 14-2-111 Approval/Review Bodies, Section 14-3-102 Definitions, and Section 14-20 Subdivision of the Land Use Code, Title 14, of the Bountiful City Code.**

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

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and
3. After review and a public hearing on June 17, 2025, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on July 8, 2025, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.
5. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

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

**SECTION I.** Section 14-2-111 Approval/Review Bodies Chapter 2 – Administration and Procedures of the Land Use Code, Title 14 of the Bountiful City Code; are hereby amended as shown on Exhibit A.

**SECTION II.** Section 14-3-102 Definitions of Chapter 3 – Definitions of the Land Use Code, Title 14 of the Bountiful City Code; is hereby amended as shown on Exhibit B.

**SECTION III.** Sections 14-20-701, of Chapter 20 - Subdivisions of the Land Use Code Title 14 of the Bountiful City Code; is hereby added shown on Exhibit C.

**Adopted by the City Council of Bountiful, Utah, this 8<sup>th</sup> day of July 2025.**

\_\_\_\_\_  
Kendalyn Harris, Mayor

ATTEST:

\_\_\_\_\_  
Sophia Ward, City Recorder

**Exhibit A**  
**Section I**  
**14-2-111 APPROVAL/REVIEW BODIES**

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Conditional Use Permit	Home Occupation Licenses & Commercial Business Operation	No	Final	No	No
	Detached Accessory Dwelling Units	No	Final	No	No
	All Others	No	No	Final	No
Internal Accessory Dwelling Units	All	Final	No	No	No
Subdivision	One-Family, Two-Family, and Townhomes Plat	Final	No	Preliminary	No
Subdivision	All Other Developments	No	No	Recommend	Final
Re-Zone	All	No	No	Recommend	Final
Land Use Code Text Amendment	All	No	No	Recommend	Final
<del>Combine Lots/Lot Line Adjustment Boundary Adjustments</del>	All	No Planning Director and City Engineer	Final No	No	No
Land Use Code/Map Interpretation	All	Planning Director	No	No	No
General Plan	All	No	No	Recommend	Final
Site Plan	Residential SFD	Final	No	Appeal	No
	Res SFD 150+ feet from street	No	Final	No	No
	All other Residential	No	No	Recommend	Final
	Res. SFD Accessory Structure	Final	No	No	No
	All other Res. Accessory Structure	Final	No	No	No
	Non-Residential	No	No	Recommend	Final
	Non-Residential Accessory Structure	Final	No	No	No
	All Non-SFD Residential Amend	No	No	Recommend	Final
	All Non-Residential Amend	No	No	Recommend	Final
Alteration and Modification of Non-Complying Site or Structure	Residential SFD	As Designated	All Others	No	No
	All Others	No	As Designated	All Others	No



Alteration and Modification of Non-Conforming Use	All	No	As Designated	All Others	No
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#### 14-2-111 APPROVAL/REVIEW BODIES (CONTINUED)

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Easement Release	All	No	No	No	Final
Variance	All	No	No	Final	No
Drive Approach	Residential SFD	Final	No	No	No
	All Non-SFD (without site plan review)	Final	No	No	No
	All Non-SFD (with site plan review)	No	No	Recommend	Final
Interior Remodel	All	Final	No	No	No
Retaining Wall	All	Final	No	No	No
Signs	Commercial Pole/Monument – New Developments	No	No	Recommend	Final
	All Others	Final	No	No	No
Utility Connections	All	Final	No	No	No
Vacate/Abandon Public Property	All	No	No	Recommend	Final
Improve Public Property	All	No	No	Recommend	Final
ADA and FFHA Accommodations	All	Planning Director	No	No	No

**Staff** = The Planning, Engineering, and/or Building Department employees as assigned.

**AC** = Administrative Committee; As currently composed.

**PC** = Planning Commission; As currently composed.

**CC** = City Council; As currently composed.

[...]

**Exhibit B**  
**Section II.**

**CHAPTER 3**

**DEFINITIONS**

**14-3-102 DEFINITIONS**

**XX BOUNDARY ADJUSTMENT:** An agreement between adjoining property owners to relocate a common boundary that results in a conveyance of property between the adjoining lots, adjoining parcels, or adjoining lots and parcels, which does not create an additional lot or parcel.

**Exhibit C**  
**Section III.**

**CHAPTER 20**

**SUBDIVISIONS**

<b>PART 1</b>	<b>GENERAL PROVISIONS</b>
<b>PART 2</b>	<b>SUBDIVISION APPROVAL PROCEDURE</b>
<b>PART 3</b>	<b>SUBDIVISION IMPROVEMENT REQUIREMENTS</b>
<b>PART 4</b>	<b>AMENDING OR VACATING A SUBDIVISION PLAT</b>
<b>PART 5</b>	<b>COMMERCIAL, CONDOMINIUM, AND PUD PLATS</b>
<b>PART 6</b>	<b>BOUNDARY ADJUSTMENTS</b>

[...]

**14-20-103 DEFINITIONS**

A. The definitions of terms set forth in the Utah Municipal Land Use Development and Management Act (§10-9a-101, et. Seq., of the Utah Code) are hereby adopted.

B. See Chapter 3 of this Title for the following definitions:

SUBDIVIDER  
PROPERTY  
MASTER STREET PLAN  
MAJOR STREET  
COLLECTOR STREET  
MINOR STREET  
UTILITIES  
PUBLIC UTILITY EASEMENT  
TOWN-HOUSE  
AVERAGE SLOPE  
**BOUNDARY ADJUSTMENT**

[...]

**PART 6 – BOUNDARY ADJUSTMENTS**

**14-20-701 PURPOSE AND PROCESS**

The purpose of this section is to establish procedures and requirements for boundary adjustments between adjoining parcels or lots within the City, in accordance with Utah Code §10-9a-523, to promote orderly land development and facilitate efficient land use. All boundary adjustment proposals shall be reviewed and approved by the Planning Director and City Engineer of Bountiful City.



## SIMPLE BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between [Party 1], of [insert Party 1 address], (hereinafter referred to as "Party 1"), and [Party 2], of [insert Party 2 address], (hereinafter referred to as "Party 2"). All the Property described herein is in Davis County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

### RECITALS

#### WHEREAS:

- A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 1 DESCRIPTION]

(Hereinafter referred to as the "**Party 1 Property.**")

- B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 2 DESCRIPTION]

(Hereinafter referred to as the "**Party 2 Property.**")

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- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

**AGREEMENT AND CONVEYANCE**

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the “**Party 1 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 1 Adjusted Property**  
Parcel ID \_\_\_\_\_

[INSERT PARTY 1 ADJUSTED DESCRIPTION]

2. The **Party 2 Property** shall henceforth be referred to as the “**Party 2 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 2 Adjusted Property**  
Parcel ID \_\_\_\_\_

[INSERT PARTY 2 ADJUSTED DESCRIPTION]

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit \_\_\_\_.
4. [INSERT IF SURVEY IS CONDUCTED] The undersigned parties mutually recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established boundary between their respective parcels. The said survey was performed on [Date], by [Name of Company], of [City], Utah, and certified by [Surveyor Name], [License Number], as [Project Number]. The survey is filed in the office of the [County] Surveyor as [File Number].
5. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1

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- Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

County of Davis )  
State of Utah )

My commission expires:

County of Davis )  
State of Utah )

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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
**Party 2**

County of Davis                    )  
State of Utah                        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Party 2**.

\_\_\_\_\_  
Notary Public

My commission expires:

County of Davis                    )  
State of Utah                        )

\_\_\_\_\_  
Notary Public

My commission expires:

## EXHIBIT A

### [Inset Graphic]

- ☐ Graphical exhibit of all properties affected by the adjustment, depicting:
  - Former boundary location
  - New boundary location
  - Size, shape and dimensions of each adjusted property, and
- ☐ A reference to a record of survey defined in Section 17-23-17, if conducted

DRAFT

## EXHIBIT B

### Notice of Consent

### Simple Boundary Adjustment

I, \_\_\_\_\_, the designated Land Use Authority for Bountiful City, in accordance with §10- 9a-523 (3) or §17-27a-522 (3), hereby provide consent to a **Simple Boundary Adjustment** proposed by [Party 1] and [Party 2] that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Does not:
  - (i) affect a public right-of-way, county utility easement, or other public property;
  - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
  - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ [signature]

\_\_\_\_\_ [printed name]

Designated Land Use Authority of Bountiful City



## FULL BOUNDARY ADJUSTMENT AGREEMENT

The Agreements and Conveyances set forth hereinafter are made and entered into by and between [Party 1], of [insert Party 1 address], (hereinafter referred to as "Party 1"), and [Party 2], of [insert Party 2 address], (hereinafter referred to as "Party 2"). All the Property described herein is in Davis County, Utah.

This Boundary Adjustment Conveyance Document is made in accordance with Utah Code § 57-1-45.5 between adjoining property owners adjusting their existing common boundary.

### RECITALS

#### WHEREAS:

- A. "Party 1" is the owner of the following parcel of real property as reflected in the current instruments recorded at Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 1 DESCRIPTION]

(Hereinafter referred to as the "**Party 1 Property.**")

- B. "Party 2" is the owner of the following parcel of real property as reflected in the current instruments recorded as Entry Number \_\_\_\_\_ Book \_\_\_\_ at Page \_\_\_\_ of the \_\_\_\_\_ County records:

**Parcel ID Number** \_\_\_\_\_

[INSERT CURRENT PARTY 2 DESCRIPTION]

(Hereinafter referred to as the "**Party 2 Property.**")

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- C. Party 1 and Party 2 desire to adjust the boundary line between the **Party 1 Property** and the **Party 2 Property** to a more desirable position.

**AGREEMENT AND CONVEYANCE**

NOW THEREFORE, in consideration of the above premises, and for other good and valuable consideration, the sufficiency and receipt of which is hereby acknowledged, and for the purpose of permanently establishing an adjusted boundary line between the **Party 1 Property** and the **Party 2 Property**, Party 1 and Party 2 agree as follows:

1. The **Party 1 Property** shall henceforth be referred to as the “**Party 1 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 1 Adjusted Property**  
Parcel ID \_\_\_\_\_

[INSERT PARTY 1 ADJUSTED DESCRIPTION]

2. The **Party 2 Property** shall henceforth be referred to as the “**Party 2 Adjusted Property**” and shall, based upon the adjusted boundary, be more particularly described as follows:

**Party 2 Adjusted Property**  
Parcel ID \_\_\_\_\_

[INSERT PARTY 2 ADJUSTED DESCRIPTION]

3. A visual graphic prepared in accordance with §57-1-45.5(3)(a) depicting the affected properties with their former and new adjusted boundary location is attached as Exhibit \_\_\_\_.
4. [INSERT IF SURVEY IS CONDUCTED] The undersigned parties mutually recognize that a survey has been made in accordance with §57-1-45.5(3)(b) to describe permanent monuments defining the location of the established boundary between their respective parcels. The said survey was performed on [Date], by [Name of Company], of [City], Utah, and certified by [Surveyor Name], [License Number], as [Project Number]. The survey is filed in the office of the [County] Surveyor as [File Number].
5. In order to establish the adjusted boundary, Party 1 hereby relinquishes, conveys and quitclaims to Party 2 any right, title, interest and estate Party 1

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6. In order to establish the adjusted boundary, Party 2 hereby relinquishes, conveys, and quitclaims to Party 1 any right, title, interest, and estate Party 2 may have in the property described in Paragraph 1 above, which lies within the adjusted boundary of the Party 1 Adjusted Property.
7. Nothing contained herein shall be construed as giving, granting, conveying, releasing, relinquishing, or otherwise affecting any existing easement rights, interests or claims which otherwise inure to the benefit of Party 1 or Party 2.
8. The terms and conditions of this agreement shall be and hereby are agreed to be binding on the heirs, administrators, executors, personal representatives, successors, and/or assigns of the parties hereto and shall run with the property.

## Party 1

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Party 1**.

Notary Public

County of Davis )  
State of Utah )

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Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,

\_\_\_\_\_  
**Party 2**

County of Davis                    )  
State of Utah                        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **Party 2**.

\_\_\_\_\_  
Notary Public

My commission expires:

County of Davis                    )  
State of Utah                        )

\_\_\_\_\_  
Notary Public

My commission expires:

## EXHIBIT A

### [Inset Graphic]

- ☐ Graphical exhibit of all properties affected by the adjustment, depicting:
  - Former boundary location
  - New boundary location
  - Size, shape and dimensions of each adjusted property, and
- ☐ A reference to a record of survey defined in Section 17-23-17, if conducted

## EXHIBIT B

### Notice of Consent

### Full Boundary Adjustment

I, \_\_\_\_\_, the designated Land Use Authority for [City/County], in accordance with §10- 9a-523 (6) or §17-27a-522 (6), hereby provide consent to a Full Boundary Adjustment proposed by [Party 1] and [Party 2] that:

- (a) Includes the attached conveyance document that complies with §57-1-45.5;
- (b) Includes a reference to a survey that complies with §57-1-45.5(3)(b);
- (b) If required by local ordinance, includes a proposed plat amendment corresponding with the proposed full boundary adjustment, prepared in accordance with 17-27a-608; and
- (c) Does not:
  - (i) affect a public right-of-way, county utility easement, or other public property;
  - (ii) affect an existing easement, onsite wastewater regulation, or an internal lot restriction; or
  - (iii) result in a lot or parcel out of conformity with land use regulations.

This notice of consent is an administrative act. The land use authority is not responsible for any error related to the boundary adjustment. The recording of a boundary adjustment does not constitute a land use approval. The land use authority may withhold approval of a land use application for property that is subject to a boundary adjustment if the county determines that the resulting lots or parcels are not in compliance with the county's land use regulations in effect on the day on which the boundary adjustment is recorded.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_ [signature]

\_\_\_\_\_ [printed name]

Designated Land Use Authority of Bountiful City.

**Bountiful City Department of Planning and Economic Development**

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# City Council Staff Report

**Subject:** Vehicle Purchase  
**Author:** Lt. Andrew Smith  
**Department:** Police Department  
**Date:** July 1<sup>st</sup>, 2025



## **Background**

The following is a request to approve the purchase of six police vehicles. Funding for these vehicles is included in our FY 2026 budget. The police department assesses the need for vehicle replacement based on 90k miles and/or 5+ years old.

## **Analysis**

The vehicles to be purchased are:

One Dodge Durango assigned to the patrol division. This Dodge Durango will be purchased from the Young Automotive Group for \$40,930. No other bids were attempted due to Young Automotive having this vehicle on state contract pricing.

Three Ford F-150's assigned to the supervisors in the patrol division. These vehicles will be purchased from Young Automotive. Two for \$47,375, and one for \$55,875 (SWAT Team Leader Vehicle which includes a Century-Ultra Fiber Glass Topper, Decked Drawer System, and Cargo Glide Bed Slide). These vehicles are on state contract pricing and no other bids were received.

Two Toyota Camrys assigned to the detective division. These vehicles will be purchased from Young Automotive for \$28,409 each. These vehicles are on state contract and no other bids were received.

We will sell 6 vehicles in our fleet to be replaced:

2016 Ford Explorer- current miles 108,167  
2018 Ford F-150- current miles 76,395  
2018 Ford F-150- current miles 77,917  
2019 Dodge Durango- current miles 74,503  
2019 Toyota Camry- current miles 84,418  
2022 Toyota Camry- Total Loss from Traffic Accident (Sold)

## **Department Review**

The Police Department and City Manager have reviewed this staff report.

## **Significant Impacts**

No significant impacts.

## **Recommendation**

I respectfully request your approval to purchase police vehicles in the amount of \$248,373. Thank you for your consideration in this matter.

**Attachments**

None

# City Council Staff Report

**Subject: 2 - 1 Ton Dump Trucks**  
**Author: Streets Director**  
**Department: Streets**  
**Date: July 8, 2025**



## **Background**

The Street Department needs to replace 2 of our one-ton dump trucks. The Street Department utilizes these trucks for road maintenance and associated tasks.

## **Analysis**

The Street Department found 2 Ford F-350 chassis from Young Ford on State Contract #MA3800 for \$54,897. ea. and 2 Dump Bodies from Young Commercial & Fleet on State Contract #MA4075 for \$18,329.03 ea.

The breakdown of the cost proposal is:

2 - 1 Ton Truck Chassis	Young Ford	\$109,794.00
2 - Dump Body	Young Commercial & Fleet	<u>\$ 36,658.06</u>
	Total:	\$146,452.06

## **Department Review**

This report was reviewed by the Streets Director, Public Works Director, and the City Manager.

## **Significant Impacts**

This equipment replacement is part of our 10-year capital scheduled equipment replacement plan. The Street Department has allocated \$150,000 in the FY26 budget for this purchase.

## **Recommendation**

Staff recommends that the Council approve the purchase of 2 one-ton dump truck chassis and 2 bodies from Young Ford and Young Commercial & Fleet in the total amount of \$146,452.06.

## **Attachments**

None (bids are available for review if desired)



# City Council Staff Report

**Subject: 2 Plow/10-Wheel Dump Trucks**  
**Author: Streets Director**  
**Department: Streets**  
**Date: July 8, 2025**



## **Background**

The Street Department needs to replace 2 of our 10-wheel plow/dump trucks. These trucks are used year-round for snow removal and road construction.

## **Analysis**

The Street Department found 2 International HV615 trucks from Rush Truck on State Contract #MA4779 for \$151,752.07 ea. and 2 Dump Body & Snowplow Packages with Wings from Young Commercial & Fleet on State Contract #MA4749 for \$175,741.41 ea.

The breakdown of the cost proposal for two trucks:

2 - International HV615	Rush Truck-	\$ 303,504.14
2 - Dump Body & Snowplow Package	Young Commercial & Fleet	<u>\$ 351,482.82</u>
	Total:	\$ 654,986.96

## **Department Review**

This report was reviewed by the Streets Director, Public Works Director, and the City Manager.

## **Significant Impacts**

This equipment replacement is part of our 10-year capital scheduled equipment replacement plan. The Street Department has allocated \$662,000.00 in the FY26 budget for this purchase.

## **Recommendation**

Staff recommends that the Council approve the purchase of 2 International HV615 Trucks from Rush Truck for \$303,504.14 and 2 Dump Body & Snowplow Packages with Wings from Young Commercial & Fleet for \$351,482.82 for a total of \$654,986.96.

## **Attachments**

None (bids are available for review if desired)





# City Council Staff Report

**Subject: Storm Drain Cleaning Truck**  
**Author: Storm Water Director**  
**Department: Storm Water**  
**Date: July 8, 2025**



## **Background**

The Storm Water Department needs to replace our 1998 Vactor storm drain cleaning truck. This truck is used to clean the 74 miles of storm drains and the hundreds of inlets and other catch basins in the city drainage network. It is also used if we have a sudden blockage in a drain during a thunderstorm. It can reopen the drain lines to help minimize flooding.

## **Analysis**

The Storm Water Department consulted the State purchasing contract and found MA4660 from GapVax that meet the needs for the vacuuming and flushing part of the truck and MA4779 from International that meet the needs of the chassis to mount the GapVax on. Both components are on the State Contract and are the best value for the City

### **The breakdown of the cost proposal is:**

Truck Chassis	Rush Truck Center	\$161,493.02
GapVax Body	Olympus Equipment	<u>\$438,620.00</u>
	Total:	\$600,113.02

## **Department Review**

This report was reviewed by the Storm Water Director, Public Works Director, and the City Manager.

## **Significant Impacts**

This equipment replacement is part of our 10-year capital scheduled equipment replacement plan. The Storm Water Department has allocated \$635,000 in the FY26 budget for this purchase.

## **Recommendation**

Staff recommends that the Council approve the purchase of the truck chassis from Rush Truck (\$161,493.02) and the GapVax body from Olympus Equipment (\$438,620.00) for the total amount of \$600,113.02.

## **Attachments**

None (bids are available for review if desired)



# City Council Staff Report

**Subject: Side Loader Refuse Truck**  
**Author: Fleet/Shop Supervisor**  
**Department: Sanitation**  
**Date: July 8, 2025**



## **Background**

The Sanitation Department needs to replace one of its side loader trucks. The trucks are used to collect residential garbage. We have 5 first line trucks that are out daily. The rotation schedule for these trucks is based on 6-years of daily (first line) use after which a truck is used as a reserve for two years before being retired.

## **Analysis**

Availability has limited us to one viable proposal. Obtaining refuse bodies and chassis has been very difficult for the past few years. We are fortunate to have the opportunity to purchase the chassis and body that we would have selected competitively.

The breakdown of the cost proposal is:

Peterbilt 520 Chassis-	Jackson Group	Peterbilt-	\$212,969.00
Labrie Refuse Body-	Signature Equipment Company-		<u>\$169,850.00</u>
	Total:		\$382,819.00

## **Department Review**

This report was reviewed by the Sanitation Director, Public Works Director, and the City Manager.

## **Significant Impacts**

This equipment replacement is part of our 10-year capital scheduled equipment replacement plan. The Sanitation Department has allocated \$393,000.00 in the FY26 budget for this purchase.

## **Recommendation**

Staff recommends that the Council approve the purchase of 1 Peterbilt 520 Chassis from Jackson Group Peterbilt for \$212,969.00 and 1 Labrie Refuse Body from Signature Equipment for \$169,850.00 for a total of \$382,819.00.

## **Attachments**

None (bids are available for review if desired)



# City Council Staff Report

**Subject:** Loader for Landfill  
**Author:** Landfill Director  
**Department:** Landfill  
**Date:** July 8, 2025



---

## **Background**

Loaders are used to place material where it is needed and are a key piece of equipment in landfill operations. This Loader will be used in the composting area of operation and is a mid-sized loader to work with normal residential sized vehicles. This will be replacing our 2006 John Deere 624 J.

## **Analysis**

Staff looked at the needs of the Landfill and found this mid-sized loader John Deere 724P (State Contract MA4805) fulfills the needs in the composting area. It will be used handling compost for the screening process, turning and loading into residents' vehicles. It is a good fit for the operation and good value for the city.

## **Department Review**

This report was reviewed by the Landfill Director, Public Works Director, and the City Manager.

## **Significant Impacts**

This equipment replacement is part of our 10-year capital scheduled equipment replacement plan. The Landfill has allocated \$392,000 in the FY 26 budget for this purchase.

## **Recommendation**

Staff recommends that the Council approve the purchase of John Deere 724 P Loader from RDO Equipment in the amount of \$390,500.28 on State Contract MA4805.

## **Attachments**

None





# City Council Staff Report



**Subject:** Tapered Steel for the NW Substation  
from Klute Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** July 8, 2025

---

## **Background**

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

This rebuild project is scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026.

## **Analysis**

We held a bid opening on June 25, 2025, and the results of the bid opening are as follows:

Structure Bidder	Plant Location	Total Bid Price	Delivery
<b>Klute</b>	<b>York, Nebraska</b>	<b>\$145,965</b>	<b>24 weeks</b>
Pinnacle	Commerce City, Colorado	\$162,840	35 weeks
Pelco	Claremore, Oklahoma	\$165,642	28 weeks
Nello	South Bend, Indiana	\$200,813	28 weeks
Meyer Utility	Castanos, Mexico	\$238,637	27 weeks
Dis-Tran	Pineville, Louisiana	\$269,089	56 weeks

We have purchased Tapered Steel Structures from Klute for another project in Bountiful and were happy with the product they provided.

Electrical Consultants, Inc. (ECI) has reviewed the proposal from Klute, and they have determined that the bid meets the specifications.

## **Department Review**

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

## **Significant Impacts**

This item is included in the 2025-26 fiscal budget and will be paid for from the Northwest Substation Capital Work in Progress account 535300-474790.

**Recommendation**

Staff recommend approval of the bid from Klute for a total of \$145,965.

We will contact the Power Commissioners prior to the City Council meeting on July 8, 2025, and we will bring their recommendation to the City Council meeting.

**Attachments**

None

# City Council Staff Report



**Subject:** Standard Steel for the NW Substation  
from Klute Approval  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** July 8, 2025

---

## **Background**

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

This rebuild project is scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026.

## **Analysis**

We held a bid opening on June 25, 2025, and the results of the bid opening are as follows:

Structure Bidder	Plant Location	Total Bid Price	Delivery
<b>Klute</b>	<b>York, Nebraska</b>	<b>\$40,173</b>	<b>16 weeks</b>
Pinnacle	Commerce City, Colorado	\$44,679	12 weeks
Advance Industrial	Grove City, Ohio	\$48,791	16 weeks
Dis-Tran	Pineville, Louisiana	\$67,221	54 weeks

We have purchased Steel Structures from Klute for another project in Bountiful and were happy with the product they provided.

Electrical Consultants, Inc. (ECI) has reviewed the proposal from Klute, and they have determined that the bid meets the specifications.

## **Department Review**

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

## **Significant Impacts**

This item is included in the 2025-26 fiscal budget and will be paid for from the Northwest Substation Capital Work in Progress account 535300-474790.

**Recommendation**

Staff recommend approval of the bid from Klute for a total of \$40,173.

We will contact the Power Commissioners prior to the City Council meeting on July 8, 2025, and we will bring their recommendation to the City Council meeting.

**Attachments**

None