



# BOUNTIFUL CITY COUNCIL

Tuesday, January 13<sup>th</sup>, 2026

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. Legislative Update – Representative Ward and Representative Ballard

### 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. Consider approval of the minutes of the previous meetings held on November 25<sup>th</sup>, December 9<sup>th</sup>, 2025, and January 5<sup>th</sup>, 2026 pg. 3
4. BCYC Report
5. Council reports
6. Consider approval of:
  - a. Expenditures greater than \$1,000 paid on December 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup>, 23<sup>rd</sup>, and 30<sup>th</sup>, 2025 pg. 27
  - b. November 2025 Financial Report pg. 35
7. Honor the Bountiful High School Girls Soccer Team for Winning the State Championship – Mayor Kate Bradshaw
8. Swearing-In of a New Councilmember– Ms. Sophia Ward
9. Consider Approval of an Architectural and Site Plan Application for Soul Elevation Health and Wellness, 485 South 100 East – Ms. Amber Corbridge pg. 51
10. Consider Approval of an Architectural and Site Plan Application for Onkels Chiropractic, 471 West 800 South – Mr. Chaz Leech pg. 75
11. Consider Approval of an Architectural and Site Plan Application for LaSalle Yi LLC, 420 West 500 South – Mr. Chaz Leech pg. 87
12. Consider Approval of the Purchase of a Groundwater Monitor Contract with Wasatch Environmental in the Total Amount of \$82,408 – Mr. Todd Christensen pg. 103
13. Consider Approval of Resolution No. 2026-01, Council Appointments and Liaisons – Mr. Bradley Jeppsen pg. 107
14. Adjourn

  
\_\_\_\_\_  
City Recorder



Minutes of the  
BOUNTIFUL CITY COUNCIL  
November 25, 2025 – 7:00 p.m.

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

**Regular Meeting – 7:00 p.m.**  
**City Council Chambers**

|          |                       |  |
|----------|-----------------------|--|
| Present: | Mayor                 | Kendalyn Harris  |
|          | Councilmembers        | Kate Bradshaw, Beth Child (via Zoom), Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager          | Gary Hill  |
|          | Asst City Manager     | Galen Rasmussen  |
|          | City Attorney         | Brad Jeppsen   |
|          | City Engineer         | Lloyd Cheney   |
|          | Planning Director     | Francisco Astorga  |
|          | Finance Director      | Tyson Beck   |
|          | Streets Director      | Charles Benson   |
|          | Power Director        | Allen Johnson  |
|          | City Recorder         | Sophia Ward  |
|          | Network Administrator | Dan Urban  |
|          | Planning Admin Asst   | Rachel Coleman   |
|          | Asst Water Director   | Jerry Wilson   |
|          | Recording Secretary   | Maranda Hilton   |
| Excused: | Senior Planner        | Amber Corbridge  |

**WELCOME AND PLEDGE OF ALLEGIANCE**

Mayor Harris called the meeting to order at 7:02 pm and welcomed those in attendance. Ms. Lisa Fifield led the Pledge of Allegiance.

**AWARD WINNING FIRST AMENDMENT CONTEST SPEECHES BY AURI WALKER, JOHNNY ALLEY, AND ANDERS HOLZER**

Students Auri Walker, Anders Holzer and Johnny Alley offered speeches on the Constitutional right of freedom of speech.

**PUBLIC COMMENT**

The public comment period was opened at 7:14 pm.

Mr. Richard Watson announced that the Bountiful Christmas Concert will take place on December 12<sup>th</sup> and that tickets can be purchased online. He explained that proceeds from this concert help fund the Summer Concert Series and encouraged everyone to buy a ticket. He also reported that the Summer Concert Series is still in need of sponsors.

Mr. Ron Mortensen said that he feels the Water section of the draft General Plan is still too

1 weak regarding protecting the aquifer. He said it should include a reference to the State Engineer’s  
2 groundwater management plan and should also require developers to perform an aquifer impact  
3 analysis when new developments are proposed.

4 Mr. Phil Ferguson said the North Canyon Towns PUD up for approval tonight is in his  
5 backyard, and that he and his neighbors were told that the green buffer zone between the care facility  
6 and his street would remain for as long as the care facility was there. This was to protect his  
7 neighborhood from noise and traffic. He urged the Council to review the minutes and documents  
8 from the meetings that occurred when the care facility was built before they approve that  
9 development. He said it took place sometime between 1984 and 1987.

10 Mr. Gary Davis (2814 South 500 West) said he was happy to see young people energetically  
11 supporting free speech but cautioned that free speech has consequences and that people need to  
12 assume responsibility for the things they say.

13 The public comment period was closed at 7:20 pm.

14  
15 **CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON**  
16 **NOVEMBER 19<sup>TH</sup>, 2024, OCTOBER 28<sup>TH</sup>, 2025, AND NOVEMBER 18<sup>TH</sup>, 2025**

17 Councilmember Higginson made a motion to approve the minutes from the previous meetings  
18 and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
19 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

20  
21 **COUNCIL REPORTS**

22 Councilmember Murri said that the tree lighting ceremony last night was a wonderful event  
23 and thanked the Mainstreet Merchants Association and the City employees who helped make it  
24 special.

25 Councilmember Price-Huish reported that the BCYC held a very successful food drive last  
26 week for the Bountiful Food Pantry. She reminded people that the needs at the pantry are high right  
27 now. She thanked the Power Department for their efforts putting up the holiday light display along  
28 Main Street, saying it’s always a delight to see them at the beginning of this wonderful season.

29 Mayor Harris reported that she attended a Wasatch Front Regional Council workshop about  
30 transportation, city centers and the BRT alignment where Bountiful was recognized for its city center.  
31 She said that the Fire District received a donated piece of property from the refineries that they may  
32 potentially place a building on for use in training firefighters. She also reported that the Sewer  
33 District’s new administration building is coming along nicely.

34 Councilmember Child thanked Mr. Richard Watson for announcing the Christmas concert and  
35 for all he does for our community. She reported that the Bountiful Community Service Council  
36 received valuable training on how to use the JustServe platform at a recent meeting.

37 Councilmember Bradshaw reported that the Winter Art Market at the BDAC is now open and  
38 will remain open until December 20<sup>th</sup>, selling unique gifts from local artisans. The BDAC will also  
39 host its annual Gingerbread Festival on December 6<sup>th</sup>; gingerbread entries must be submitted by  
40 December 1<sup>st</sup>.

41 Councilmember Higginson did not have a report.

42 Mayor Harris added that The Square on 2600 is having a “Jingle and Mingle” event on  
43 December 14<sup>th</sup> from 3-6 pm. It will have great activities for the entire family.

44  
45 **CONSIDER APPROVAL OF THE SEPTEMBER 2025 FINANCIAL REPORT**

46 Councilmember Murri made a motion to approve the September financial report and  
47 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
48 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

49  
50 **RECOGNIZE MATT NADAULD FOR WINNING THE UNITED STATES TENNIS**

1 **ASSOCIATION JUNIOR WHEELCHAIR NATIONAL CHAMPIONSHIPS IN BOTH**  
2 **SINGLES AND DOUBLES – MAYOR KENDALYN HARRIS**

3 Mayor Harris welcomed the US Tennis Association Junior Wheelchair Tennis National  
4 Champion Matt Naduald and his family to the meeting and asked Councilmember Murri to introduce  
5 Matt further.

6 Councilmember Murri said that he has known Matt Naduald, currently a junior at Bountiful  
7 High, for years, and described him as an incredibly kind and exceptional young man. He explained  
8 that Matt began playing tennis in 2023 and quickly dominated the sport, winning several tournaments  
9 and also the national championship this year in both singles and doubles. Councilmember Murri  
10 added that Matt has also received two major awards for sportsmanship, which shows that he plays  
11 with integrity and heart. He thanked Matt for showing everyone what can be achieved with  
12 determination and a positive outlook, and expressed how proud he is of Matt.

13 Mayor Harris asked Matt what he liked most about playing, and Matt answered that he is very  
14 competitive, so he is just happy to be playing the sport he loves at a high level.

15 Councilmember Bradshaw asked him what comes next in his tennis journey. Matt said he  
16 hopes to be competing internationally next year.

17 Mayor Harris presented Matt with a certificate of achievement and they took a picture with the  
18 Council.

19  
20 Mayor Harris apologized that this item was not on the agenda, but asked to take a moment to  
21 honor the 100<sup>th</sup> anniversary of the PTA.

22 She asked all present and past PTA members to come forward and expressed her appreciation  
23 for the many hours of work and the long nights that the PTA puts in to help raise our children and  
24 support the families in our community. She said that their actions truly have a ripple effect and make  
25 a difference.

26 Councilmember Price-Huish also expressed her appreciation for the PTA, explaining that it  
27 was through her involvement in the PTA that she found her community and developed her love of  
28 civic service. She said she loves the work of helping kids believe in themselves and become future  
29 leaders and contributors. She also expressed appreciation for all the teachers in our community who  
30 put in so much time and are simply amazing.

31 Mayor Harris asked each PTA representative to introduce themselves and say a few words.  
32 Ms. Ginger Vandenberg, Ms. Tiffany Smith, Ms. Nicole Gappmayer, Ms. Heather Shirley, and Ms.  
33 Tabitha Davis all spoke about their experiences being part of the PTA community.

34 Mayor Harris thanked each of them for their service and for being here this evening.

35  
36 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR THE**  
37 **RENAISSANCE TOWNE CENTER COMMERCIAL PLANNED UNIT DEVELOPMENT,**  
38 **PHASE 3, PLAT 1, LOT 11 AMENDMENT – MS. AMBER CORBRIDGE**

39 Mr. Francisco Astorga presented this item for approval, explaining that this will convert Lot  
40 11 of Phase 3 into two lots (Lot 15 and Lot 16). He explained that the reason for this application is  
41 for the Council to approve the separate ownership of the individual lots, which will allow the project  
42 to move forward more efficiently. The architectural and design elements are the same as when this  
43 project was originally approved.

44 Councilmember Price-Huish asked about the timeframe for completion. Mr. Brian Knowlton  
45 answered that things are moving quickly and they are just wrapping up financial details right now so  
46 they can begin building as soon as possible.

47 Councilmember Higginson added that this item received a unanimous vote of approval in the  
48 Planning Commission meeting.

49 Councilmember Higginson made a motion to approve the preliminary and final plat for the  
50 Renaissance Towne Center commercial PUD and Councilmember Bradshaw seconded the motion.

1 The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting  
2 “aye.”  
3

4 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR THE NORTH**  
5 **CANYON TOWNS PLANNED UNIT DEVELOPMENT – MS. AMBER CORBRIDGE**

6 Mr. Astorga explained that this is a proposed 21-lot subdivision in the multi-family residential  
7 zone. The subdivision will create 20 new townhomes and it meets all requirements for density,  
8 setbacks, lot sizes, building heights and parking. The Planning Commission reviewed it last week and  
9 forwarded a positive recommendation to the Council with three conditions of approval.

10 Councilmember Price-Huish asked is there will be a sidewalk on 500 West, since the plan  
11 does not show one. Mr. Astorga explained that because this is a subdivision application, it does not  
12 show the site details. Mr. Lloyd Cheney answered that there is existing sidewalk there and it will  
13 remain.

14 Councilmember Price-Huish asked if the townhomes will be for sale or will be rentals. Mr.  
15 Astorga answered that they are platted individually, so they can be sold individually, and the  
16 applicant, Mr. John Blocker, confirmed that that is the intent.

17 Councilmembers Higginson, Price-Huish, and Bradshaw asked questions about the possibility  
18 of a deed restriction on the property, in response to the comment made by Mr. Ferguson earlier, and  
19 what would happen if one were found at this point. Mr. Cheney answered that a title report was  
20 submitted to the City and nothing concerning was on it. He explained that the burden of proof rests  
21 on the developer however, and the City mostly requires a title report to make sure they know who  
22 owns and has a financial interest in the property.

23 Mr. Jeppsen added that if some sort of restriction were found later on, the developer would  
24 most likely have to make some sort of monetary reparation for damages or do something to remedy  
25 the situation.

26 Councilmember Higginson wished to make it clear that the City does not own this property  
27 and is not in the business of soliciting developers to build townhomes. They are simply fulfilling their  
28 obligation to review applications that are legally submitted.

29 Councilmember Higginson made a motion to approve the preliminary and final plat for the  
30 North Canyon Towns PUD and Councilmember Murri seconded the motion. The motion passed with  
31 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”  
32

33 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-16 ADOPTING THE “BOUNTIFUL**  
34 **BY DESIGN” GENERAL PLAN AND THE ASSOCIATED FUTURE LAND USE MAP – MR.**  
35 **FRANCISCO ASTORGA**

36 Mayor Harris proposed that this agenda item be moved to the end of the meeting.  
37 Councilmember Murri made a motion to move this agenda item to the end of the meeting.  
38 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
39 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”  
40

41 **CONSIDER APPROVAL OF A CIVICPLUS CONTRACT FOR WEBSITE REDESIGN AND**  
42 **HOSTING IN THE TOTAL ONE-TIME AMOUNT OF \$37,637.40 – MR. GALEN**  
43 **RASMUSSEN, MS. SOPHIA WARD, AND MR. DAN URBAN**

44 Mr. Galen Rasmussen explained that staff have determined it is time to redesign the City’s  
45 website. They solicited proposals and received six from both local and national companies. He said  
46 that he, Ms. Sophia Ward, Mr. Dan Urban, and Councilmember Murri reviewed the proposals and  
47 request that the Council approve the proposal from CivicPlus. The redesign will improve our website  
48 in many ways, including making it more mobile-friendly, adding online reservation capability for the  
49 parks, making the land use code and ordinances searchable, and adding better maps and calendars.

1 Mr. Rasmussen added that CivicPlus has built websites for many Utah cities including Provo,  
2 Ogden and Kaysville and staff feel they will be the best option to provide what Bountiful City needs.  
3 The one-time cost for the first year is \$37,637.40 and the annual maintenance cost is set at \$6,891.00  
4 but is subject to a 5% increase each year after the first year.

5 Mayor Harris thanked the committee for their work on this and asked what the timeframe is  
6 for the redesign. Mr. Rasmussen said their start time is to be determined, but once they start it  
7 generally takes between 16 and 28 weeks.

8 Councilmember Bradshaw expressed her excitement that the website will be more useful for  
9 our residents and a better tool for the Council when they need to share information quickly.

10 Councilmember Bradshaw made a motion to approve the contract with CivicPlus and  
11 Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
12 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

13  
14 **SOUTH DAVIS RECREATION DISTRICT PROPOSED TAX INCREASE – MR. TYSON**  
15 **BECK**

16 Mr. Tyson Beck explained that because the South Davis Recreation District (SDRD) is  
17 proposing an increased property tax this year which will affect the residents of Bountiful, the Council  
18 is required to hear the details, hear public comment, and report back to the SDRD Board with their  
19 opinion. The Council is not voting or making any decisions on this item. He said that the Board  
20 approved a 5% tax increase that will bring in an estimated additional \$86,000 and equate to \$2.11 per  
21 year for the average home in Bountiful.

22 Councilmember Bradshaw explained how the SDRD Board has worked very hard to get the  
23 SDRD budget in a more sustainable position by using all three “levers” available to them over the last  
24 two years; increasing program and membership fees, cutting expenses, and increasing property taxes.  
25 She explained that the implementation of a more robust accounting system is helping them scrutinize  
26 the various programs and make decisions about future offerings and sustainability. She also  
27 explained that the SDRD has been in talks with the school district about their compensation for use of  
28 the pool for district practices and meets.

29 Mayor Harris thanked both Councilmember Bradshaw and Mr. Beck for their efforts spent  
30 getting the SDRD to a better financial position.

31 **A. PUBLIC COMMENT PERIOD**

32 The mayor opened up the meeting for public comment at 8:23 pm.

33 Mr. Ron Mortensen said he felt this tax increase was not a necessity and stated that between  
34 2004 and 2024 the SDRD did not raise taxes at all, but the revenue that came in from local growth  
35 exceed the increased cost of inflation. He explained that they raised taxes by 39% last year and he  
36 does not feel another raise is warranted because new growth will probably cover inflation again. He  
37 also took exception to the fact that several of the special districts are imposing tax increases this year,  
38 saying that if this keeps up the SDRD will be in a better financial position than the taxpayers who are  
39 supporting it. He asked the Council to tell the Board they did not support the tax increase.

40 Mr. Layne Papenfuss said he and his family love the SDRD and utilize its facility, races, and  
41 programs often. He expressed how important he feels the facility is to the health of our residents,  
42 especially our children and senior populations. He said he was in support of the tax increase proposal.

43 The mayor closed the public comment period at 8:28 pm.

44 Councilmember Higginson said he also appreciates the facility and uses its racquetball courts  
45 frequently.

46 Councilmember Price-Huish said she also supports the tax increase.

47  
48 **PRESENTATION OF THE FISCAL YEAR 2025 ANNUAL COMPREHENSIVE FINANCIAL**  
49 **REPORT (ACFR) AND INDEPENDENT AUDIT OF FINANCIAL STATEMENTS – MR.**  
50 **TYSON BECK**

1 **A. FINANCIAL REVIEW**

2 Mr. Beck presented an overview of the Fiscal Year 2025 Annual Comprehensive  
3 Financial Report (ACFR) and explained that the process of creating the report and going  
4 through the independent audit process is a lengthy endeavor. He thanked the entire Financial  
5 Department and especially Mr. David Burgoyne and Mr. Galen Rasmussen for their help on  
6 it.

7 He explained the various revenues sources and expenses that the City has, and said that  
8 the financial position, a key metric of the financial health of an organization, is trending  
9 upwards. The City continues to be in a good financial position.

10 He went over the fund balances for each of the major funds of the City and showed that  
11 each was meeting its reserve balances with the exception of the Fiber Fund. He explained that  
12 this was an expected outcome of the startup nature of the fiber project but it is on track to  
13 reverse after a few years.

14 Mayor Harris thanked him for his report.

15 **B. INDEPENDENT AUDIT REVIEW – K&C CPA’S**

16 Mr. Marcus Arbuckle explained that his firm conducted an audit of the financial  
17 statements and internal controls of the City and have issued a clean or unmodified opinion. He  
18 stated that they found the City to have good accounting practices and adequate internal  
19 controls. This year they were also required to analyze budgetary compliance, fund balance  
20 compliance, restricted taxes, the City’s fraud risk assessment, government fees, impact fees,  
21 URS compliance, and the public treasurer’s bond by the State Auditor’s Office.

22 He said the auditor had two minor findings; first, a leave of absence form was not filled  
23 out and submitted to URS, and second, the Fiber Fund has a deficit. The URS issue has since  
24 been corrected and a process implemented to make sure it will not happen again, and the City  
25 is already aware that the Fiber Fund has a deficit.

26 He thanked Mr. Beck and all the staff for helping the audit go smoothly, saying they did  
27 not encounter any difficulties.

28  
29 **CONSIDER APPROVAL OF THE PURCHASE OF TWO 150 KVA ERMCO**  
30 **TRANSFORMERS FROM WESTERN UNITED IN THE TOTAL AMOUNT OF \$30,436 –**  
31 **MR. ALLEN JOHNSON**

32 Mr. Allen Johnson explained that these two transformers have a 25–26-week lead time and  
33 will be placed in inventory when they arrive. Inventory is getting low and these will be needed for the  
34 future.

35 Councilmember Price-Huish made a motion to approve the purchase of two 150 KVA Ermco  
36 transformers from Western United and Councilmember Bradshaw seconded the motion. The motion  
37 passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
38

39 **CONSIDER APPROVAL OF:**

40 **A. BOUNTIFUL CITY POWER MASTER AGREEMENT UT-05 A**

41 **B. BOUNTIFUL CITY POWER OUTSIDE ENGINEERING SERVICES**  
42 **REIMBURSEMENT AGREEMENT**

43 - **MR. ALLEN JOHNSON**

44 Mr. Johnson explained that UDOT is going to widen I-15 from 600 North in Salt Lake City  
45 up to Farmington, which affects several of our intersections. UDOT and the City already have a  
46 Master Agreement in place for this project, but DOT would like more specific agreements with both  
47 the Power department and the Engineering Department. This agreement specifies the details about the  
48 relocation of power poles between Pages Lane and Parrish Lane on the frontage road. The details  
49 may still change, but it determines how the City and UDOT will work together and how cost  
50 reimbursement will take place.

1 Mr. Johnson said that this work will start now and be done prior to spring 2027, prior to when  
2 UDOT is set to begin its project. The initial cost of materials will probably exceed the current budget,  
3 but that cost will all be reimbursed by the State.

4 Councilmember Bradshaw made a motion to approve the Master Agreement UT-05A and the  
5 Outside Engineering Services Reimbursement Agreement. Councilmember Price-Huish seconded the  
6 motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-  
7 Huish voting “aye.”

8  
9 **CONSIDER APPROVAL OF THE QUOTE FROM ECI FOR THE UDOT I-15**  
10 **RECONSTRUCTION PROJECT IN THE TOTAL AMOUNT OF \$163,700 – MR. ALLEN**  
11 **JOHNSON**

12 Mr. Johnson explained that the Power Department will need to do have this power pole  
13 relocation designed by engineers now that the agreement is approved. The City has already worked  
14 extensively with ECI and believes they will do a great job on this. UDOT has also already approved  
15 this quote of \$163,700 for reimbursement, and he will be coming back later with more bids once they  
16 know the full scope of the project.

17 Councilmember Price-Huish made a motion to approve the quote from ECI and  
18 Councilmember Higginson seconded the motion. The motion passed with Councilmembers  
19 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

20  
21 **CONSIDER APPROVAL OF AN ADDITIONAL FUNDING ALLOCATION FOR THE**  
22 **VIEWMONT WELL REHABILITATION PROJECT IN THE TOTAL AMOUNT OF**  
23 **\$150,000 – MR. LLOYD CHENEY**

24 Mr. Cheney explained that the Viewmont Well has been going through a rehabilitation  
25 process and it needs more work than they initially planned for. At this point, they have extracted and  
26 replaced the damaged screens, but now they have to spend some time pumping and surging the well  
27 water to help prepare it for use. This is a slow and demanding process, and it is unknown how long it  
28 will take before the well is finally ready, but staff is confident they can achieve the desired results.  
29 But it is an important final step that creates a barrier to keep the sand in, it is just taking longer than  
30 anticipated. So, they are requesting another \$150,000 to use if needed, in hopes that it will be  
31 sufficient to get the well into service again.

32 Councilmember Price-Huish asked what output they are hoping to achieve once the well is  
33 operating again. Mr. Cheney said they would be pleased with 1000 gal/min.

34 Councilmember Price-Huish asked if our other wells are experiencing same problems and  
35 lowered output. Mr. Cheney said not really, but they did recently rehabilitate the Calder Well and the  
36 Davis Well.

37 Councilmember Price-Huish made a motion to approve additional funding for the Viewmont  
38 well project and Councilmember Murri seconded the motion. The motion passed with  
39 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

40  
41 The mayor proposed a short recess at 9:18 pm.

42 The meeting was resumed at 9:25 pm.

43  
44 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-16 ADOPTING THE “BOUNTIFUL**  
45 **BY DESIGN” GENERAL PLAN AND THE ASSOCIATED FUTURE LAND USE MAP – MR.**  
46 **FRANCISCO ASTORGA**

47 Mr. Francisco Astorga gave an overview of the process and timeline of the development of  
48 the Bountiful by Design General Plan which began in 2022. He explained that tonight they would be  
49 going over the final recommendations from the Planning Commission and any other items that the  
50 Council would like to discuss. He clarified that adoption of this plan will have no immediate effect on

1 any part of the Land Use Code or the City’s zoning map. It simply serves as a guide for future  
2 changes.

3 The first recommendation from the Planning Commission was to add Neighborhood Center  
4 place-type nodes along Bountiful Blvd, specifically adding a Neighborhood Center node at the  
5 intersection of Bountiful Blvd. and Mueller Park Road and describe where limited commercial areas  
6 should be located within the Foothill Residential place-type text section. They also looked at the third  
7 recommendation, to include a node near the Bountiful Ridge Golf Course, during this discussion. The  
8 Council discussed this recommendation and collectively agreed that the proposed locations of those  
9 Neighborhood Center nodes did not make practical sense and asked for them to be removed from the  
10 Future Land Use Map.

11 The second proposal from the Planning Commission was to expand the Neighborhood Mix  
12 Residential place-type to the east side of Bountiful Blvd. on the Future Land Use Map. The Council  
13 discussed this recommendation and agreed it was a good idea.

14 The fourth recommendation from the Planning Commission was to remove the suggested  
15 density range from the Single-Family Residential place-type. The Council discussed this item and  
16 decided it was a good idea.

17 The fifth recommendation from the Planning Commission was to consider identifying the  
18 various overlays with a distinct designation name/label to further illustrate the intended flexibility of  
19 affected sites, clarifying that they have dual place-type designations without prioritization between  
20 them. The Council discussed this item and agreed it was a good idea.

21 The sixth recommendation from the Planning Commission was to include Neighborhood Mix  
22 Residential west of 200 West between 1600 North and 1000 North, and the area adjacent to I-15 west  
23 of 400 West between 1600 North and 1000 North. The Council discussed this item and  
24 Councilmember Higginson asked that the boundary be drawn at the street instead of straddling the  
25 road. The Council approved the recommendation with that amendment.

26 The seventh recommendation from the Planning Commission was to keep the Neighborhood  
27 Mix Residential place-type designation between 200 West and Main Street between 1600 North and  
28 the Recreation Center. The Council agreed to this recommendation.

29 The eighth recommendation from the Planning Commission was to keep the Neighborhood  
30 Center Overlay designation on Orchard Drive. The Council discussed this extensively and voted to  
31 downgrade the “bend” in Orchard Drive to a Neighborhood Mixed Residential Overlay that will  
32 allow for lower intensity use there. The bend was defined as Orchard Drive from 2550 South to the  
33 intersection at 200 West where it rejoins 2600 South. The Council also asked that this area be  
34 included in the corridor study done of Orchard Drive in the future.

35 The ninth recommendation from the Planning Commission was to amend the map to include  
36 Single Family Residential in the area between 200 West and 500 West, south of the cemetery and  
37 near 2600 South with the boundary to be drawn at staff discretion. The Council discussed this item  
38 and everyone except Councilmember Price-Huish voted to adopt that recommendation.

39 The tenth recommendation from the Planning Commission was to add text to the place-type  
40 introduction describing future flexibility which is meant to give the City additional tools for PUDs.  
41 After some discussion, Councilmember Price-Huish said she did not support this recommendation but  
42 asked that they at least further clarify in the text about the place-types this applies to, and Mr. Astorga  
43 said they can add a note that it only applies to Mixed Residential and above. The Council agreed to  
44 that.

45 The eleventh recommendation from the Planning Commission was to add this language to the  
46 Connected Community section about pedestrian networks on page 45, “Not all roads need to be  
47 designed for all users, the overall road network must accommodate all users, emphasizing a layered  
48 networks approach rather than a strict ‘complete streets’ requirement for every corridor.” The  
49 Council approved that recommendation to change the text.

50 Councilmember Price-Huish asked why this text does not include the term “active

1 transportation” anywhere and said she hoped the Plan would prioritize and call-out active  
2 transportation and she suggested adding language that does so. After some discussion about where to  
3 place it in the text, the Council replaced the words “all modes of transportation” with “active  
4 transportation” in Goal 1, Action 2 under “Connected Community,” with the caveat that if they found  
5 a better place to put that language they would do so.

6 Councilmember Higginson made a suggestion to remove the last bullet point from the key  
7 attributes of the Foothill Residential place-type since it was decided earlier that the overlay would be  
8 removed. The bullet point states, “Low-impact commercial services in limited key places.”  
9 Councilmembers debated leaving it in for future flexibility, but ultimately the majority voted to take  
10 it out. Councilmembers Higginson, Bradshaw and Child wanted to remove it due to concerns about  
11 encouraging more traffic to travel through the entire City to reach commercial uses.

12 The twelfth recommendation from the Planning Commission was to complete an Orchard  
13 Drive Corridor Study in the future to help establish a clear, specific vision for its future. The Planning  
14 Commission added language in Goal 3, Action 2 to accommodate this language. The Council all  
15 agreed it was a good addition to the General Plan, but ultimately decided it was more appropriately  
16 placed under Goal 1 as Action 3. Mr. Astorga was tasked with writing the language that would be  
17 added before the next meeting.

18 The final recommendation from the Planning Commission was to add an aspirational  
19 statement about addressing the need to analyze the use of culinary water for irrigation purposes under  
20 the “An Efficient and Resilient Community with Effective Utilities and Robust Service” section on  
21 page 50. Staff then found four additional opportunities within the plan to make changes that would  
22 support this aspiration. Mr. Astorga went through each of the proposed edits and the Council  
23 reviewed them.

24 Councilmember Price-Huish asked about the feasibility of incorporating Mr. Ron Mortensen’s  
25 recommendation of requiring developers to do an aquifer study before approving development. Mr.  
26 Gary Hill answered that requiring an aquifer study would be a policy change that is not necessary to  
27 spell out in this kind of document. He advised that the guiding principle of taking care of our natural  
28 resources would inform any policy changes the Council wants to make in the future. Councilmember  
29 Higginson added that he feels a study should be done, but that the State should be conducting and  
30 funding such a study, if anyone. It would be inappropriate to require individual developers to do one  
31 given the multi-jurisdictional nature of the aquifer.

32 Once all the Planning Commission recommendations were reviewed, Mayor Harris asked the  
33 Council to next address any other issues they desire before the Plan is ready for adoption.

34 Councilmember Higginson asked that the overlay be removed from the entirety of 400 North  
35 so that it can remain a beautiful, mostly residential area. After some discussion, the Council settled on  
36 removing the overlay from Main Street moving eastward.

37 Councilmember Murri pointed out a discrepancy between the wording on page 35 about the  
38 Downtown place-type and the chart on page 37. The Council agreed and Mr. Astorga said he would  
39 correct it.

40 Councilmember Child asked if there needed to be a special designation for the reception  
41 center and mortuary in the single-family zone. The answer was no, because single-family areas  
42 include few, and low-intensity commercial uses.

43 Councilmember Child said her only other recommendation was to make a very thorough  
44 editing of typographical errors and grammar.

45 Councilmember Bradshaw asked to strike the last sentence about “Internet/Broadband” on  
46 page 126 because it addressed the future completion of the fiber network, which is now complete.  
47 The Council agreed that was a good idea.

48 Councilmember Bradshaw next asked that the neighborhood immediately east of the  
49 Downtown Zone be designated as Single-Family Residential instead of Neighborhood Mix  
50 Residential. After some discussion, the Council had a majority in favor of leaving it as Neighborhood

1 Mix Residential, with Councilmembers Price-Huish, Child and Murri voting to leave it alone.

2 Councilmember Price-Huish said she was concerned about the hospital zone being in a  
3 Community Commercial place-type. She asked that they change the language to take out “big box”  
4 and “high sales tax” uses. Councilmember Bradshaw said she thought that the Council had already  
5 discussed and decided to create a specific sub-zone for the Hospital Zone within the Community  
6 Commercial place-type, which the wording allows in the definition. Mr. Astorga validated her  
7 memory of that discussion, saying that the wording was created specifically to allow the creation of a  
8 special Hospital Neighborhood.

9 Councilmember Price-Huish asked why they shouldn’t just create a new place-type for the  
10 hospital. Mr. Hill suggested that the place-types were meant to be large, general areas and suggested  
11 they rework the wording instead to clarify that in certain subzones things like retailers or restaurants  
12 would be inappropriate. Councilmember Bradshaw suggested they also take housing density out of  
13 the Hospital Neighborhood as well. Councilmember Price-Huish asked to take big box development  
14 out also.

15 Councilmember Bradshaw asked that the “limited residential uses integrated above or behind  
16 commercial uses” bullet point in the key attributes of Community Commercial be taken out as well.  
17 Mr. Astorga agreed, saying that it may have been an oversight that it was included at all.

18 Councilmember Price-Huish pointed out an error on page 50, “Utah’s 2021 Water Resources  
19 Plan projects that supply will exceed demand by 2050.” Mr. Astorga agreed that it was an error and  
20 made a note to correct it.

21 Councilmember Bradshaw made a motion to continue this item to the next council meeting  
22 scheduled for December 9<sup>th</sup>, 2025, and Councilmember Murri seconded the motion. The motion  
23 passed with Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.” Councilmember  
24 Higginson voted “nay.”

25

26 **ADJOURN**

27 Councilmember Higginson made a motion to adjourn the meeting and Councilmember Murri  
28 seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri  
29 and Price-Huish voting “aye.”

30

31

The meeting was adjourned at 11:29 pm.

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*Mayor Kendalyn Harris*

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*City Recorder*

Minutes of the  
BOUNTIFUL CITY COUNCIL  
December 9, 2025 – 6:00 p.m.

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

**Work Session – 6:00 p.m.**  
**City Council Chambers**

- |          |                           |   |
|----------|---------------------------|---|
| Present: | Mayor                     | Kendalyn Harris   |
|          | Councilmembers            | Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish |
|          | City Manager              | Gary Hill   |
|          | City Attorney             | Brad Jeppsen  |
|          | City Engineer             | Lloyd Cheney  |
|          | Planning Director         | Francisco Astorga   |
|          | Finance Director          | Tyson Beck  |
|          | Streets Director          | Charles Benson  |
|          | Chief of Police           | Ed Biehler  |
|          | Police Lieutenant         | Andrew Smith  |
|          | Planning Admin. Assistant | Sam Harris  |
|          | Recording Secretary       | Maranda Hilton  |

Mayor Harris opened the meeting at 6:04 pm and welcomed those in attendance.

**BOUNTIFUL LIBRARY LAND SWAP – MR. GARY HILL**

Mr. Gary Hill gave an update on the library renovation plan, explaining that the County has decided to renovate the existing library instead of building a new one. The architect they hired for the project has identified some site improvements that they hope will help with traffic circulation and pedestrian safety at both the library and the adjacent senior center. In order to do those site improvements, they are suggesting that the property the library is on, which is owned by the County, and the property that the senior center is on, which is owned by the City, swap two pieces of property on either side of the library lot, each approximately 5,500 square feet.

Mr. Lloyd Cheney explained what the basic design is for the new parking lot layout and traffic circulation plan, as well as the relocation of the crosswalk on Main Street. He added that the exact location of the crosswalk will be determined by where the new BRT bus stop is located. He also said that removing the existing Main Street entrance will allow for more parking in front of the library and be safer for pedestrians and cars alike.

Mr. Hill said that he would like to get the Council’s input on the proposed land swap and the preliminary design. If both parties are agreeable, the County will draw up the necessary documents and they will sign an interlocal agreement.

Councilmember Bradshaw asked where the new ballot box location will be, and Mr. Hill said he assumes it will be on the east side next to the new book drop box. Councilmember Bradshaw said

1 she feels it will be important for voters to know exactly where it is. Mr. Hill said he would mention  
2 that to the County as a priority.

3 Councilmember Murri shared concerns about the ballot box being on the east side of the  
4 building, making it more susceptible to vandalism because it will not be visible from the street.  
5 Councilmember Bradshaw said there are some new laws about ballot boxes being under camera  
6 surveillance which should help with that issue.

7 Councilmember Higginson asked if the parking spaces on the west side of the senior center  
8 will be used by the library or by the senior center. Mr. Cheney answered the intent is for the senior  
9 center to use them as they are ADA accessible and very much needed.

10 Councilmember Higginson asked if the County intends to improve the land between the  
11 library and the creek. Mr. Hill said that they intend to, and Mr. Cheney added that the County has  
12 talked about creating a plaza atmosphere there and adding a deck to the library on the north side.  
13 Councilmember Higginson said he really liked that idea and has no issues with this project proposal.

14 The entire Council agreed it was a good idea to do the land swap and approved of the  
15 preliminary design.

### 16 17 **CITY HALL ROOM RENTAL POLICIES – MR. GARY HILL**

18 Mr. Hill explained that when City Hall was remodeled, the basement was redesigned in a way  
19 that would allow the rooms to be used by both the City and the public. He said that staff has drafted  
20 both a policy detailing the renting of four of the rooms and a corresponding table of fees. The four  
21 rentable spaces are the council chambers, the basement conference room, and one or both halves of  
22 the basement multi-purpose room.

23 Mr. Hill first asked if the council was comfortable charging different rates for residents than  
24 non-residents, as is proposed in the table of fees. Councilmember Bradshaw asked if rentals would be  
25 hourly or for some set block of time. Mr. Hill said room rentals would be for essentially “half a day.”  
26 The Council agreed they were comfortable giving preferential treatment to Bountiful residents, and  
27 Councilmember Higginson proposed making the non-resident rate even higher. After some  
28 discussion, most of the Council agreed they would be okay with raising the non-resident rate a bit  
29 more, but Councilmember Price-Huish said she felt the proposed margin was appropriate.

30 Councilmember Child asked what the rental fee would be for groups who benefit our  
31 community but are not from Bountiful. Mr. Hill explained that in the past the City has allowed those  
32 groups to use our building for free and suggested we keep that same policy, perhaps creating a  
33 separate category to differentiate non-profits from residents who want to host family parties or  
34 receptions. The Council liked that suggestion.

35 Mayor Harris asked which rental uses would require staff to be present. Mr. Hill said that the  
36 building door locks are programmable, so hopefully most events will not require any staff to  
37 supervise. Groups that require use of the A/V system in the council chambers would be the only  
38 exception, but staff is hopeful that will not be a regular occurrence. The policy could specify charging  
39 an additional fee if staff time or on-site assistance is required.

40 Councilmember Bradshaw asked if the tables and chairs in the multi-purpose room would be  
41 included in the rental of that room. Mr. Hill answered that they would be included.

42 Mayor Harris said she did not like the idea of being in competition with event centers and said  
43 perhaps the City should cater more to educational events instead of private parties. Councilmember  
44 Price-Huish shared that her family rents a large room at the Lehi PD every year for a Christmas party  
45 and said she felt all uses should be allowed so that more people can come in the doors and feel a  
46 connection to their government and their community. The Mayor agreed that it should be accessible

1 for residents.

2 Councilmember Bradshaw asked to discuss the policies about political campaign events. After  
3 much discussion the Council decided that political events that were educational in nature and a  
4 benefit to the voters and residents should be encouraged and allowed. Events would need to invite all  
5 candidates on the ballot, be organized by a reputable group, and allow sufficient notice for all  
6 candidates. Councilmember Bradshaw suggested drafting an application for those events that will  
7 require an official representative of the group or party sign and attest to the type of event it is and that  
8 every candidate was invited with adequate notice given. Mr. Hill said that staff could draft it any way  
9 the Council would like and the Council agreed with the policy as proposed by Councilmember  
10 Bradshaw.

11 Councilmember Bradshaw also suggested the refundable deposit be increased in the case of a  
12 bad actor causing damage to City Hall. Mr. Hill said staff would evaluate it.

13 The Council all agreed with both the policy to not allow food in the chambers and the  
14 proposed hours of availability.

15  
16 The meeting ended at 6:55 pm.  
17  
18

19 **Regular Meeting – 7:00 p.m.**  
20 **City Council Chambers**

|             |                        |  |
|-------------|------------------------|--|
| 22 Present: | Mayor                  | Kendalyn Harris  |
|             | Councilmembers         | Kate Bradshaw, Beth Child, Richard Higginson, Matt<br>Murri, Cecilee Price-Huish |
|             | City Manager           | Gary Hill  |
|             | Assistant City Manager | Galen Rasmussen  |
|             | City Recorder          | Sophia Ward  |
|             | City Attorney          | Brad Jeppsen   |
|             | City Engineer          | Lloyd Cheney   |
|             | Planning Director      | Francisco Astorga  |
|             | Finance Director       | Tyson Beck   |
|             | Recording Secretary    | Maranda Hilton   |

33  
34 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

35 Mayor Harris called the meeting to order at 7:02 pm and welcomed those in attendance. Mr.  
36 Steve Huish led the Pledge of Allegiance and Mr. James Harris offered a prayer.  
37

38 **PUBLIC COMMENT**

39 The time for public comment began at 7:04 pm.

40 Mr. Richard Watson announced the upcoming Christmas concert at Woods Cross HS this  
41 Friday. He expressed appreciation for Mayor Harris and Councilmember Price-Huish for their  
42 constant support and to Mr. Rasmussen for his work to make the concerts happen.

43 Mr. Gary Davis thanked Mr. Pitcher for his contributions to the Power Commission, and Mr.  
44 Rasmussen for all the work he accomplished behind the scenes, saying he appreciated them both. He  
45 asked if the room rental policy discussed during the work session was an effort to fix a known  
46 problem or not. He shared concerns about decisions being left up to the “discretion” of some

1 unknown entity instead of stating the criteria openly. He offered “The Tumbleweeds” as a potential  
2 local political party name.

3 Mr. Alan Arbuckle said he feels the process for conditional use permits in Bountiful is too  
4 complicated and overwhelming. He suggested the Council turn the responsibility over to the staff and  
5 the Planning Commission and stop requiring that these permits also go through the City Council.

6 Ms. Cosette Keyes thanked her daughter, Mayor Harris, for her unwavering commitment and  
7 integrity as the Mayor of Bountiful.

8 Mr. James Harris expressed how proud he is of his wife’s hard work as the mayor of  
9 Bountiful. He also thanked the other leaders and staff who associated with Mayor Harris during her  
10 service here, for making it a wonderful experience and for doing so much for the community.

11 Ms. Barbara Price thanked the Council and staff as well, saying she appreciated the things  
12 they accomplished in the last few years and how they handled some very difficult issues.

13 Mr. Casey Haslam explained that he was trying to start a business here in Bountiful but it has  
14 been a very difficult process and asked the Council to make the process for obtaining a conditional  
15 use permit easier.

16 The time for public comment ended at 7:12 pm.  
17

### 18 **BCYC REPORT**

19 Ms. Lily Evans, BCYC Mayor, reported that the BCYC food drive was very successful and  
20 that they held their white elephant party last Tuesday. She announced that the BCYC will participate  
21 in a service project at the Food Pantry on January 20<sup>th</sup> and is planning a day at the state legislature for  
22 January 23<sup>rd</sup>.  
23

### 24 **COUNCIL REPORTS**

25 Councilmember Price-Huish thanked members of the Power Commission for being there this  
26 evening and expressed what an honor it was for her to serve with them. She thanked the snowplow  
27 drivers for their efforts to clear the streets last week. She announced that the ice ribbon at Town  
28 Square is now open. She encouraged everyone to support our business owners by shopping locally  
29 this season.

30 Councilmember Child thanked Mr. Pitcher, Mr. Rasmussen, Councilmember Price-Huish and  
31 Mayor Harris for their service to Bountiful. She announced the concert on Friday night and  
32 encouraged people to attend. She reported that the “Shake, Rattle and Roll” earthquake drill event  
33 hosted by the Emergency Response Council was very successful. She announced that there will be an  
34 interfaith choir concert on December 21<sup>st</sup> at the Bountiful Tabernacle.

35 Councilmember Bradshaw encouraged everyone to check out the Winter Art Market still  
36 going on at the BDAC.

37 Councilmember Higginson offered thanks to Mr. Pitcher for his long service on the Power  
38 Commission and to Mr. Rasmussen for his expertise, professionalism, and watchful care of City  
39 funds serving as the Assistant City Manager for many years. He also expressed a personal  
40 appreciation for Mayor Harris and Councilmember Price-Huish for their kindness and support during  
41 his recent health trials, and for their professionalism and commitment to their duties as public  
42 servants.

43 Councilmember Murri announced that the Mosquito Abatement District will be holding a  
44 Truth in Taxation meeting on Thursday at 7pm. He also expressed appreciation to Mr. Pitcher and  
45 Mr. Rasmussen for their excellent service to the city. He thanked Mayor Harris for her  
46 encouragement and support as he began his service on the Council, and thanked Councilmember

1 Price-Huish for her public service and continued friendship.

2  
3 **CONSIDER APPROVAL OF:**

4 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON OCTOBER 22<sup>ND</sup> AND 29<sup>TH</sup>,**  
5 **NOVEMBER 5<sup>TH</sup>, 12<sup>TH</sup>, 19<sup>TH</sup>, 26<sup>TH</sup>, AND DECEMBER 1<sup>ST</sup>, 2025**

6 **B. OCTOBER 2025 FINANCIAL REPORT**

7 Councilmember Higginson made a motion to approve the expenditures and the October 2025  
8 Financial Report and Councilmember Price-Huish seconded the motion. The motion passed with  
9 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

10  
11 **RECOGNIZE JED PITCHER FOR HIS 26 YEARS OF SERVICE ON THE POWER**  
12 **COMMISSION**

13 Mayor Harris honored Mr. Jed Pitcher for his 26 years of service on the Power Commission,  
14 reflecting on the many things that had happened over that time and thanking him and his wife for  
15 their dedication to their community.

16 Mr. Allen Johnson said he was sad to see Mr. Pitcher go, saying he was instrumental in  
17 making sure the department always stayed financially healthy by scrutinizing the budgets and helping  
18 make tough decisions about large power projects. Mr. Johnson said he cherished Mr. Pitcher’s  
19 knowledge and professionalism but would also miss him as a friend.

20 Ms. Suzie Becker expressed what a privilege it was to serve with Mr. Pitcher, who she said  
21 always listened to people and had an amazing ability to immediately cut the core of an issue. She said  
22 she learned a lot from Mr. Pitcher over the years and thanked him for his friendship and his  
23 leadership.

24 Mr. Pitcher reflected that over 26 years he had worked with five mayors, two City managers,  
25 two Power Directors, and many wonderful board members. He expressed appreciation for being  
26 allowed to serve in this capacity and said he knew the right people were in place to see the  
27 Commission through the big issues they are facing next.

28 Mr. Johnson presented Mr. Pitcher with a plaque in recognition of his outstanding service to  
29 the City, and they took a photo with the Council.

30  
31 **RECOGNIZE GALEN RASMUSSEN FOR HIS RETIREMENT AFTER 33 YEARS OF**  
32 **SERVICE AT BOUNTIFUL CITY**

33 Mayor Harris honored Mr. Galen Rasmussen for his 33 years of service as an employee of the  
34 City, first as Treasurer, then as Administrative Services Director, and finally as Assistant City  
35 Manager. She expressed appreciation for his quiet, impactful service that did so much good.

36 Mr. Gary Hill spoke about Mr. Rasmussen’s stewardship of the City’s budget, the overseeing  
37 of the financial and utility billing departments, the awarding of community grants, and so much more.  
38 He joked about Mr. Rasmussen’s love of puns and said Mr. Rasmussen was a man of integrity who  
39 he was able to trust completely.

40 Mr. Rasmussen thanked everyone for the kind words that were spoken about him and  
41 expressed what a pleasure and honor it has been to work for the City. He reminisced about serving  
42 with other employees to get through multiple windstorms, earthquakes, “Y2K”, annual budgets, and  
43 all the other things a local government endures. He sincerely thanked everyone for letting him serve  
44 in his various capacities for 33 years.

45 Mayor Harris said they would miss him and thanked him once more for all he had given.

46 His wife was presented with a bouquet of flowers and they took a photo with the Council.

1 **RECOGNIZE MAYOR HARRIS AND COUNCILMEMBER PRICE-HUISH FOR THEIR**  
2 **SERVICE ON THE BOUNTIFUL CITY COUNCIL**

3 Mayor Harris expressed her appreciation for Councilmember Price-Huish, saying she always  
4 embodied her oft-quoted phrase of being a “happy maker.” She mentioned her appreciation for  
5 Councilmember Price-Huish’s thoughtful and studious preparation for discussions and her care and  
6 concern for the underrepresented in our community.

7 Councilmember Higginson also noted that Councilmember Price-Huish came to meetings  
8 more prepared than anyone and took her responsibilities seriously. He also thanked her for her  
9 pleasant demeanor and said he appreciated his association with her.

10 Councilmember Murri thanked Councilmember Price-Huish for their long friendship and  
11 expressed what a pleasure it had been to rub shoulders with her and continually learn from her  
12 insights.

13 Councilmember Child reminisced about their shared service in the PTA and said she has  
14 always appreciated Councilmember Price-Huish’s brilliant mind and her passion for the many  
15 projects she took on. She said she would miss Councilmember Price-Huish’s deep insights and  
16 thoughtful questions at the Council meetings.

17 Councilmember Bradshaw also commented on Councilmember Price-Huish’s use of the  
18 phrase “happy maker,” saying she had a wonderful talent for shining a light on the good things  
19 happening in the community. She commented on Councilmember Price-Huish’s strange love of and  
20 enthusiasm for the Landfill and thanked her for spearheading a field trip that was interesting and  
21 engaging. She thanked Councilmember Price-Huish for her extraordinary service with the BCYC and  
22 how she got to know the members individually and connected with them on a personal level. She said  
23 Councilmember Price-Huish had made an impact on all of them and thanked her.

24 Mayor Harris presented a framed photo from a bygone Bountiful Cantaloupe Days as a gift  
25 for Councilmember Price- Huish, and Councilmember Bradshaw explained that it represented  
26 Councilmember Price-Huish’s dedication to creating a community garden in Bountiful.

27 Councilmember Price-Huish expressed her love for Bountiful, saying she moved here with  
28 her husband 25 years ago and they have raised their family, started businesses, played, worked and  
29 grieved here. She said her service on the Council has only increased her love for this city and all of  
30 the “happy makers” here; the parks, trails, landfill, police department, power company, snowplow  
31 drivers, water crews, street crews, city administration staff, farmers market, Bountiful Davis Art  
32 Center, concerts in the park, recreation district, fire district, local businesses, skate park, golf course,  
33 and volunteers and neighbors who all work hard to make this community connected and magical. She  
34 said she is so grateful to live in a place where people care. She thanked her family for their support  
35 and patience as she served on the Council. She thanked her colleagues for making this time in service  
36 a wonderful experience.

37 Councilmember Price-Huish was presented with a bouquet of flowers.

38 Councilmember Bradshaw honored Mayor Harris, highlighting her “strength through  
39 kindness” approach to leadership. She said that kindness can be overlooked as a leadership trait, but  
40 that the mayor showed everyone how powerful and effective it is, often helping everyone return to  
41 kindness during charged discussions. She also celebrated the mayor’s unwavering excitement for and  
42 support of Bountiful’s local businesses, saying she is amazed how well the mayor knows and  
43 understands them individually. She said the mayor’s work on Main Street especially will continue to  
44 benefit and bless our businesses and residents for many years to come. She said everyone is cheering  
45 for the mayor as she moves onward, knowing she will take all these traits with her as she serves in a  
46 new capacity.

1 Councilmember Higginson said his twelve years of service alongside the mayor has been a  
2 pleasure and echoed the sentiment about her being a great example of kindness. He said that people  
3 should know that she spearheaded the effort to have public comment in every Council meeting and  
4 has been a great example of always doing the right thing for the right reason. He expressed his  
5 appreciation for their friendship and, lastly, explained that although he endorsed a different candidate  
6 in the last mayoral election, she “proved him wrong”, showing that things can be done differently and  
7 did an awesome job in her capacity as Mayor of Bountiful.

8 Councilmember Murri expressed what a pleasure it has been to serve with Mayor Harris, and  
9 his appreciation of her many phone calls and support during his time serving. He said what a blessing  
10 it is to serve on a Council where difference of opinion can be expressed, but after a decision is made,  
11 they stand united.

12 Councilmember Price-Huish expressed her gratitude for Mayor Harris, saying she appreciated  
13 how engaged the mayor is, always listening to others and leading the discussions with a question. She  
14 also commented on Mayor Harris’ innovations during her time in service, explaining how Mayor  
15 Harris instigated the public comment period in council meetings, spearheaded the TEDxBountiful  
16 event and the annual Bountiful Business Forum. She said she appreciated Mayor Harris’ ability to  
17 prioritize and focus on what mattered most, and her ability to be a creative thinker and problem  
18 solver.

19 Councilmember Child said she appreciates the calm kindness that seems to exist in the  
20 political arena here in Bountiful and attributed that to the mayor’s example. She thanked Mayor  
21 Harris for her mentorship, helping her and many others become more involved in the community. She  
22 said that the mayor always had wise counsel to share and has political savvy that quietly builds  
23 through her relationships with the people around her. She said the City is a better place because of  
24 Mayor Harris’ service.

25 Mayor Harris, first, thanked her family and friends, especially her husband, James, and their  
26 four children. She thanked her siblings, her mother, her late father, and her mother- and father-in-law  
27 for helping and supporting her through it all. She explained that, as the mayor, she tried to focus on  
28 what was essential to making the City function and shared her deep appreciation for each of the  
29 department heads who work hard to serve our community in their respective roles. She thanked Ms.  
30 Sophia Ward, Mr. Gary Hill, and former Mayor Randy Lewis, expressing her appreciation for  
31 working with all of them. She thanked all of the City employees, saying she often gets credit for the  
32 work that they do; keeping the lights on, the water running, and the streets plowed. She thanked the  
33 business owners who choose to do their life’s work here in Bountiful. She also thanked the many  
34 volunteer organizations that make this a great place to live, putting on events, parades and concerts,  
35 running the food pantry, and running the history museum. She said that the city is good because of  
36 the good people that live here, and that it was an honor to serve for 8 years on the Council and for 4  
37 years as the Mayor.

38 The Mayor was presented with a framed photo of historic Main Street, representing her  
39 dedicated work to making it a vibrant part of the community, and a bouquet of flowers. The Council  
40 and Mayor and staff took a group photo.

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46

1 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-17, REMOVING FIREWORK**  
2 **RESTRICTIONS DURING NEW YEAR AND CHINESE NEW YEAR WINDOWS – MR.**  
3 **BRADLEY JEPSEN**

4 Councilmember Higgins made a motion to approve Ordinance No. 2025-17 and  
5 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
6 Child, Higginson, Murri, and Price-Huish voting “aye.”  
7

8 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-18, APPROVING THE UTAH STATE**  
9 **URBAN WILDLAND-URBAN INTERFACE CODE AND THE BOUNTIFUL CITY**  
10 **WILDFIRE URBAN INTERFACE ZONE MAP – MR. BRADLEY JEPSEN**

11 Mr. Brad Jeppsen explained that state law is now requiring all cities adopt the Utah State  
12 Wildlife Urban Interface Code, and also create a map identifying where the code will apply in their  
13 city. The map should identify where developed areas meet undeveloped areas. Ultimately the state  
14 plans to issue a map of high-risk areas that will be under the requirements of the new code, but for  
15 now each city will submit its own. The code specifies building requirements pertaining to roofing,  
16 defensible space clearance and vegetation management standards and other things that help reduce  
17 fire risk. He explained that if a substantial remodel or new build permit is applied for in one of these  
18 areas, then staff would notify the owner of the requirements. A map of the affected areas will be  
19 available on the City website.

20 Councilmember Child asked if it is possible to educate the residents who live in these areas of  
21 the changing standards. Mr. Hill said the City has the ability to mail each affected property a copy of  
22 the ordinance if the Council would like that to happen. Councilmember Child said she would like  
23 that.

24 Councilmember Bradshaw asked about the second phase of this new legislation that is  
25 forthcoming. Mr. Jeppsen answered that, yes, the State will be issuing a second part to the legislation  
26 that will be more invasive, regarding defensible space and vegetation management. Chief Stewart  
27 added that in creating this map and adopting the new code, the City is fulfilling its requirements with  
28 the State. Ultimately the City will not have power over what the State decides to label as “high risk,”  
29 it can only recommend urban interface areas.

30 Councilmember Higginson asked if it would be possible to post the new map and the  
31 ordinance on the City website. The answer was yes. Mr. Hill suggested only doing outreach and  
32 education for this first piece of the legislation at this point, since the City has no control over the next  
33 piece and does not yet know the boundaries.

34 Councilmember Price-Huish made a motion to approve Ordinance No. 2025-18 and the  
35 Bountiful City Wildlife Urban Interface Map and Councilmember Higginson seconded the motion.  
36 The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish  
37 voting “aye.”  
38

39 **CONSIDER APPROVAL OF RESOLUTION NO. 2025-12, APPROVING THE LAND LEASE**  
40 **AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC – MR. BRADLEY JEPSEN**

41 Mr. Jeppsen explained that in the City code, we specify that cell towers impact the public, but  
42 are a necessity, so we try to place them in public spaces where possible, to lessen the impact to  
43 residents. The location chosen for this new tower, after working with the Planning and Engineering  
44 Departments, is immediately north of the ball field at Rocket Park. He explained that the terms of the  
45 20-year lease are fairly standard for the industry and are favorable.  
46

1 Councilmember Murri asked if they could disguise the tower as a tree, as he has seen in other  
2 places. Mr. Jeppsen said that would require the renegotiation of the contract and it was probably too  
3 late for that at this point. Towers are a permitted use in city parks, so we do not have a lot of latitude  
4 for adding conditions to the agreement. If the Council wants to discuss guidelines for future towers,  
5 they may do so.

6 Councilmember Bradshaw asked about why this location was chosen and if it has to do with  
7 dropped emergency calls through AT&T. Mr. Jeppsen said he cannot say for sure other than that the  
8 company believes this will fill a gap in coverage.

9 Councilmember Price-Huish asked how they plan to communicate with the affected property  
10 owners. Mr. Cheney said staff will have a preconstruction meeting with the contractors once it has  
11 gone through the permitting process, and encourage them to communicate with the neighbors about  
12 the construction schedule, etc. Councilmember Price-Huish said she would like to have that happen.

13 Councilmember Price-Huish said she would like to see the aesthetic of cell towers discussed  
14 in the future.

15 Councilmember Price-Huish made a motion to approve Resolution No. 2025-12 and  
16 Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,  
17 Child, Higginson, Murri, and Price-Huish voting “aye.”

18  
19 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-18, ADOPTING THE BOUNTIFUL**  
20 **BY DESIGN GENERAL PLAN AND FUTURE LAND USE MAP – MR. FRANCISCO**  
21 **ASTORGA**

22 Mr. Francisco Astorga reviewed the changes made to the general plan draft that were  
23 requested at the previous council meeting, making sure everything was satisfactory to the Council  
24 and asked if the Councilmembers had any other edits.

25 Councilmember Price-Huish asked if the words “routes” could be added after “active  
26 transportation” in Goal 2 under Connected Community. Everyone agreed.

27 Councilmember Murri said he thought the Council had asked to remove the Hospital District  
28 from the list in Strategy 3. Mr. Astorga explained that staff left it in, because of the restrictions in the  
29 Moderate-Income Housing Plan required by the State. Mr. Astorga said changing the text might put  
30 them in jeopardy of being penalized for not fulfilling that requirement. However, he added that the  
31 Governor’s housing plan is supposed to be coming out this month to replace the Moderate-Income  
32 Housing Plan, so it might be okay. The Council decided to remove the Hospital District from the list  
33 in Strategy 3.

34 Mr. Astorga then presented the changes made to the Future Land Use map, and the Council  
35 approved the map.

36 The Councilmembers were each given opportunities to request last-minute changes.

37 Councilmember Bradshaw asked that a recommendation from the Planning Commission be  
38 approved, to add the following sentence to the “Special Thanks” page at the beginning of the  
39 document; “This plan is dedicated to the planning and design advocate Jesse Bell. A wise man plants  
40 trees in whose shade he will never sit.” The Council agreed to that.

41 Councilmember Price-Huish asked that the term “white settlement” be changed to “non-  
42 Native American settlement” in the introduction section on page 79 of the document. The Council  
43 agreed to that.

44 **A. PUBLIC HEARING**

45 The public hearing was opened at 9:04 pm.

46 Mr. Gary Davis said that he was very concerned at the beginning of this process with

1 the vision and goals of the General Plan, but said he supports the Council adopting it after  
2 going through such an extensive process, saying it is not the law, it is just a guiding document  
3 that can be fine-tuned as they move forward.

4 Ms. Elaine Oaks thanked the Council for the time and effort they put into the new  
5 General Plan. She asked them to reconsider the boundaries of the Neighborhood Mixed  
6 Residential Overlay” on orchard Drive to include the section from 2550 North up to Boulton  
7 Way (Dick’s Market) explaining that the homes behind Dick’s Market are all newer homes  
8 and it would be best to keep any changes to that neighborhood “scale appropriate” as the  
9 Neighborhood Mixed-Use Residential specifies.

10 Mr. Ron Mortensen criticized the General Plan, saying it was created by an outside  
11 organization and kowtows to legislative demands, making the City a slave to the State instead  
12 of defending its residents’ needs. He added that the Plan offers fewer protections for the west  
13 side of the city and also fails to acknowledge water resource issues. He said he feels the Plan  
14 drives a “final stake in the heart of Bountiful”, condemning it to become “another non-  
15 descript suburb of Salt Lake.” He evidenced the fact that very few people attended the  
16 meeting to prove that the Council had killed resident’s hopes of having their voices heard.

17 Mr. Gary Davis corrected an analogy spoken earlier about needing 2 keys to launch a  
18 submarine, saying it was missiles that require 2 keys, not submarines. He also stated that Mr.  
19 Mortensen supported a tax increase for the South Davis Metro Fire District.

20 The public hearing was closed at 9:10 pm.

21  
22 Councilmember Higginson defended the Council’s placement of the overlay on Orchard  
23 Drive, saying it was done partly to encourage development of the properties to the west, and said he  
24 felt comfortable leaving it as it is. He addressed Mr. Mortensen’s remarks, saying that he felt that the  
25 lack of resident attendance this evening is proof that people were given ample opportunities to have  
26 their concerns discussed, and those concerned were discussed robustly. He stated that the process was  
27 very thorough and he is very proud of many aspects of the General Plan and comfortable with how it  
28 ended up.

29 Councilmember Price-Huish agreed with him, saying each of the Councilmembers worked  
30 very hard to represent the residents of Bountiful and to protect the quality of life we all enjoy here as  
31 we move forward. She said she was good with where the overlay is placed on orchard as well. She  
32 pointed out an unfinished sentence that needed to be removed from the final draft. Mr. Astorga  
33 apologized for that error and said he would remove it.

34 Finally, Mr. Astorga went back over all the new changes that were discussed during the  
35 meeting, and the Council approved of them.

36 Councilmember Higginson made a motion to approve Ordinance No. 2025-19 adopting the  
37 Bountiful By Design General Plan update with the proposed edits as discussed. Councilmember  
38 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higgins,  
39 Murri, and Price-Huish voting “aye.”

40  
41 **CONSIDER APPROVAL OF THE 2026 CITY COUNCIL MEETING SCHEDULE – MR.**  
42 **GARY HILL**

43 Mr. Hill explained that the Council must adopt and give notice of their meeting schedule  
44 every year to be in compliance with the Utah Open & Public Meetings Act. Staff is proposing the  
45 Council continue meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. He reminded the Council that  
46 meeting dates can be changed at any point.

1 Councilmember Price-Huish made a motion to approve the 2026 City Council Meeting  
2 Schedule and Councilmember Murri seconded the motion. The motion passed with Councilmembers  
3 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
4

5 **CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF REAL PROPERTY,**  
6 **PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER AND/OR**  
7 **COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205) – MR. GARY HILL**

8 Councilmember Bradshaw made a motion to adjourn to a closed session to discuss the  
9 acquisition or sale of real property, pending litigation, and/or to discuss the character and/or  
10 competency of an individual(s) as stipulated by state law. Councilmember Murri seconded the  
11 motion, which passed with the following roll call vote:

12 Bradshaw Aye  
13 Higginson Aye  
14 Murri Aye  
15 Child Aye  
16 Price-Huish Aye  
17

18 The regular meeting was adjourned to a closed session at 9:19 pm.

19 Present: Mayor Kendalyn Harris  
20 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
21 Murri, Cecilee Price-Huish  
22 City Manager Gary Hill  
23 City Attorney Brad Jeppsen  
24

25 Councilmember Higginson made a motion to return to the open meeting at 9:49 pm and  
26 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
27 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
28

29 **ADJOURN**

30 Councilmember Higginson made a motion to adjourn the open meeting and Councilmember  
31 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child,  
32 Higginson, Murri, and Price-Huish voting “aye.”  
33

34 The meeting was adjourned at 9:49 pm.

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*Mayor Kendalyn Harris*

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*City Recorder*

Minutes of the  
BOUNTIFUL CITY COUNCIL  
January 5, 2026 – 5:00 p.m.

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

**Special Council Meeting– 5:00 p.m.**  
**City Council Chambers**

|          |                     |   |
|----------|---------------------|---|
| Present: | Mayor               | Kate Bradshaw                                       |
|          | Councilmembers      | Dan Bell, Beth Child, Richard Higginson, Matt Murri |
|          | City Manager        | Gary Hill   |
|          | Asst City Manager   | Tyson Beck  |
|          | City Attorney       | Brad Jeppsen  |
|          | City Engineer       | Lloyd Cheney  |
|          | Planning Director   | Francisco Astorga                                   |
|          | City Recorder       | Sophia Ward   |
|          | Recording Secretary | Maranda Hilton                                      |

**PRELUDE MUSIC – BOUNTIFUL PHILHARMONIA**

Mayor-Elect Kate Bradshaw opened the meeting at 5:05 pm. She thanked the Bountiful Philharmonia for the wonderful prelude music and welcome everyone in attendance.

**PLEDGE OF ALLEGIANCE AND INVOCATION**

Logan and Lincoln Bell led the Pledge of Allegiance. Mr. Jamie Dester, Bountiful Interfaith Council, offered the invocation.

**INTRODUCTION AND REMARKS**

Mayor-Elect Bradshaw thanked Lt. Governor Diedre Henderson for coming this evening to assist in the ceremony.

Lt. Governor Henderson praised the wonderful prelude music, saying that institutions like Bountiful Philharmonia are a key ingredient to the greatness of America and its democracy. She explained that the French philosopher Alexis De Tocqueville once toured the United States, trying to identify what made America so special. He determined that it was the cities and the towns and all the local institutions that bring people together to make their communities better and create a culture of “togetherness.” She said it is important to remember why this country was created and that local government is so important to that vision. It’s “where the rubber meets the road”, where people vote for their local leaders and learn about democracy.

Lt. Governor Henderson shared the story of her 3<sup>rd</sup> Great-grandmother, who immigrated from Liverpool in 1860 and ended up settling in Bountiful, where she raised nine children and ran a farm. She said her ancestor found freedom, community, happiness and opportunities here that she could never have found in England.

Lt. Governor Henderson said she got her start in politics by joining the Spanish Fork Theater Board in 1998 with no intention of a career in politics. She explained that participating in our own

1 communities to make them stronger is where it all starts, and it is how we make this country great  
2 and strong. She expressed how grateful she is to these people that are willing to stand up and serve in  
3 local government and for the people here to support them and be engaged in their communities.  
4

5 **OATH OF OFFICE ADMINISTERED BY LT. GOVERNOR DIEDRE HENDERSON**

6 **A. MAYOR KATE BRADSHAW**

7 **B. COUNCIL MEMBERS DAN BELL AND BETH CHILD**

8 Lt. Governor Henderson administered the Oaths of Office to Councilmember Child,  
9 Councilmember Bell and Mayor-Elect Bradshaw in that order.  
10

11 **MUSICAL SELECTION**

12 Bountiful Philharmonia played a selection of songs.  
13

14 **REMARKS BY NEWLY SWORN OFFICIALS**

15 Councilmember Child thanked Bountiful Philharmonia, Lt. Governor Henderson, and  
16 everyone who came to show their support. She said that she and her husband moved to Bountiful in  
17 2000, buying a home and settling their three children into the community. She recounted a story of a  
18 poor tailor who traveled a long way from home in search of treasure, only to find the treasure buried  
19 under his own stove. She said this story held a lot of meaning for her as she related it to her own life,  
20 realizing only after she had lived in Bountiful for some time, just what a treasure she had in the  
21 community and the people here. She said her motivation to run for the City Council is to help others  
22 find that same treasure. She promised to uphold the oath she took and be a wise steward of this city  
23 and its people.

24 Councilmember Bell expressed how much he appreciated being given this opportunity to  
25 serve Bountiful. He said that he moved to Bountiful when he was 6 years old and shared his  
26 memories of making the basketball team at Mill Creek Junior High. He explained that getting your  
27 basketball uniform was a special moment, it signified that you would now represent your school and  
28 your peers, it was evidence of the hard work you (and your family) had put in, and it was a token of  
29 the work you were committed to doing as part of the team. He said joining the Council felt similar in  
30 many regards. He was ready to represent Bountiful and its residents, had worked hard to campaign  
31 and win an election, and was now committed to work even harder as part of “Team Bountiful.” He  
32 thanked Kendalyn Harris for her encouragement, thanked his wife, Marilyn, for her support “past and  
33 future,” and expressed his gratitude for the City staff and first responders for the essential services  
34 they provide to 45,000 residents every day. He said he agreed with ChatGPT when it answered that a  
35 great city is “where people care about their families, their neighbors, their children, and their shared  
36 future. When those values are lived daily, a city becomes more than just a place to live.”

37 Mayor Bradshaw said she used her campaign to ask people to send colleagues her way that  
38 would help her do the important work of the City, and they delivered. She congratulated  
39 Councilmembers Child and Bell on running clean and thoughtful campaigns focused on how they  
40 could improve Bountiful. She thanked everyone who came tonight for their support, saying that  
41 serving on a local level is very intimate and can be bruising, but that the excellent people around you  
42 make the hard days better. Mayor Bradshaw explained that she first joined the Council as a mid-term  
43 vacancy replacement and recounted how humbling it was to be chosen from among the many people  
44 who were willing to serve. She said that being chosen for the Council completely changed the  
45 trajectory and focus of her life. Her focus has been on Bountiful and this community. She explained  
46 that her philosophy has not changed since she was chosen seven years ago; a good leader listens more

1 than they talk and must stay connected to the people they serve. She said she has worked very hard to  
2 be responsive and accessible as a Councilmember, and pledged to continue that plight in her role as  
3 Bountiful's mayor. She explained that she believes how people feel about their streets, homes, public  
4 safety and parks has a bigger effect on their personal happiness than anything that happens at the state  
5 level, so she chooses to focus her time here where she can make a difference. She thanked her  
6 husband, Michael, for being willing to edit newsletters, cancel vacation plans, hand out flyers, supply  
7 late dinners, and completely disrupt his life in support of her big ideas. She thanked her siblings for  
8 being her biggest cheerleaders and for keeping her grounded. She expressed what an honor it is to  
9 work with an army of city employees who make sure the City runs and functions every day, saying  
10 they are the "secret sauce" that makes Bountiful a great place to live. Finally, she thanked the many  
11 mentors who nudged and directed her over the years, committing to reflect all the love and support  
12 she has received back to the people of Bountiful.

13

14 **ADJOURN**

15 Councilmember Higginson made a motion to adjourn the meeting and Councilmember Murri  
16 seconded the motion. The motion passed with Councilmembers Bell, Child, Higgins, and Murri  
17 voting "aye."

18

19 The meeting ended at 5:48 pm.

20

21

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*Mayor Kate Bradshaw*

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*City Recorder*

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
December 3, 10, 17, 23 & 30, 2025  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** January 13, 2026

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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 December 3, 10, 17, 23 & 30, 2025.

***Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 3, 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>                      |
|---------------|----------------------|-------------------------|----------------|-----------------------------|-------------------|-----------------|------------------|---|
| 11636         | BLACK FOREST PAVING  | Streets                 | 454410 473500  | Road Reconstruction         | 45,071.26         | 248630          | 11242025         | 200 East Reconstruction - App # 3       |
| 1473          | BROKEN ARROW INC     | Streets                 | 104410 441100  | Special Highway Supplies    | 12,014.28         | 248636          | 52491            | Road Salt - Cust # BOUNTIFUL            |
| 1393          | BTS LANDSCAPING PROD | Landfill Operations     | 585820 462400  | Contract Equipment          | 10,284.00         | 248637          | 122              | Green waste grinding - Cust # BOUNTIFUL |
| 12287         | CITY CREEK CONSTR    | Redevelopment Agency    | 737300 472100  | Buildings                   | 135,805.09        | 248644          | 2406-7           | Project #2406 Main St renovation        |
| 1685          | CIVICPLUS LLC        | Legislative             | 104110 429200  | Computer Software           | 37,767.03         | 248645          | 357151           | Annual Municipal Websites               |
| 1826          | CUMMINS ROCKY MOUNTA | Streets                 | 104410 425000  | Equip Supplies & Maint      | 8,821.29          | 248646          | 60-251180200     | Misc. Parts/Supplies - Cust # 466117    |
| 2164          | FERGUSON ENTERPRISES | Water                   | 515100 448400  | Dist System Repair & Maint  | 11,194.58         | 248655          | 1280148          | gate & Valves - Cust # 48108            |
| 16215         | ISOLVED TALENT ACQUI | Police                  | 104210 429200  | Computer Software           | 1,256.54          | 248662          | 112883-2         | Applicant Tracking System               |
| 3195          | MOUNTAINLAND SUPPLY  | Water                   | 515100 448400  | Dist System Repair & Maint  | 3,284.83          | 248669          | S107327433.002   | Misc. Parts/Supplies - Cust # 18498     |
| 3195          | MOUNTAINLAND SUPPLY  | Water                   | 515100 448400  | Dist System Repair & Maint  | 8,928.19          | 248669          | S107466837.001   | Misc. Parts/Supplies - Cust # 18498     |
| 13975         | PERSONAL IMPRESSIONS | Light & Power           | 535300 431001  | Blue Stake & Location       | 1,153.74          | 248699          | 1015             | Red Marking Flags                       |
| 15056         | RDO EQUIPMENT CO.    | Streets                 | 104410 425000  | Equip Supplies & Maint      | 1,385.76          | 248706          | W09479R2         | Misc. Parts/Supplies - Acct # 61750001  |
| 15056         | RDO EQUIPMENT CO.    | Landfill Operations     | 585820 425000  | Equip Supplies & Maint      | 14,332.13         | 248706          | P52158R2         | Misc. Parts/Supplies - Acct # 61110002  |
| 3972          | SOLAR TURBINES, INC. | Light & Power           | 535300 423000  | Travel & Training           | 8,100.00          | 248711          | ARC10000093      | Titan Training                          |
| 3985          | SOUTH DAVIS SEWER DI | Police                  | 104210 427000  | Utilities                   | 1,522.88          | 248712          | 11182025         | Account # 30884-00                      |
| 4229          | TOM RANDALL DIST. CO | Streets                 | 104410 425000  | Equip Supplies & Maint      | 24,356.17         | 248716          | 0408471          | Fuel - Acct # 000275                    |
| 4334          | USDA-FOREST SERVICE  | Light & Power           | 535300 448627  | Echo Hydro Operating Costs  | 4,029.30          | 248718          | BF041901AG007    | Land Use Permit - Job # D5507F26        |
| 10811         | UTOPIA FIBER         | Fiber                   | 505000 473150  | Fiber Network Lines/Conduit | 35,335.16         | 248719          | 11302025 INSTALL | Fiber Network connection fees           |
| 10811         | UTOPIA FIBER         | Fiber                   | 505000 473150  | Fiber Network Lines/Conduit | 108,950.00        | 248719          | 12012025         | November 2025 Fiber Connection Fees     |
| 15372         | WCF MUTUAL INSURANCE | Workers' Comp Insurance | 646400 451150  | Liability Claims/Deductible | 2,461.93          | 248722          | 8256747          | Deductible Payment - Acct # 257435      |
| 15372         | WCF MUTUAL INSURANCE | Workers' Comp Insurance | 646400 451150  | Liability Claims/Deductible | 5,950.95          | 248722          | 8254807          | Premium payment                         |
| 4535          | WEBER RIVER WATER US | Light & Power           | 535300 448627  | Echo Hydro Operating Costs  | 94,626.00         | 248723          | 12-5888          | 50% Safety of Dams                      |
| TOTAL:        |                      |                         |                |                             | <u>576,631.11</u> |                 |                  |   |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 10, 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>                          |
|---------------|----------------------|-------------------------------|----------------|-------------------------------|---------------|-----------------|----------------|---|
| 16206         | BERLINER             | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 21,621.00     | 248734          | 2028100-108104 | Misc. Parts/Supplies - Cust # 2028100       |
| 5499          | BIG T RECREATION     | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 8,400.00      | 248735          | 7140           | Playground Safety Surfacing                 |
| 1428          | BOUNTIFUL IRRIGATION | Streets                       | 104410 427000  | Utilities                     | 3,250.39      | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Parks                         | 104510 461400  | Purchase Of Water             | 105,673.01    | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Storm Water                   | 494900 427000  | Utilities                     | 1,497.95      | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Water                         | 515100 426000  | Bldg & Grnd Suppl & Maint     | 12,324.29     | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Light & Power                 | 535300 424002  | Office & Warehouse            | 3,240.78      | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Light & Power                 | 535300 448639  | Substation                    | 2,252.26      | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Golf Course                   | 555500 426000  | Bldg & Grnd Suppl & Maint     | 98,229.41     | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Cemetery                      | 595900 426000  | Bldg & Grnd Suppl & Maint     | 38,868.79     | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 1428          | BOUNTIFUL IRRIGATION | Redevelopment Agency          | 737300 427000  | Utilities                     | 2,203.78      | 248736          | 03-2303        | non-taxable assessment 2025                 |
| 5115          | BRIGHTON HOMES UTAH  | Engineering                   | 104450 453100  | Interest Expense              | 1,370.09      | 248737          | 12032025       | Bond Release for Val Verda Meadows          |
| 1473          | BROKEN ARROW INC     | Streets                       | 104410 441100  | Special Highway Supplies      | 22,796.18     | 248738          | 52577          | Salt for the Roads - Cust # BOUNTIFUL       |
| 1577          | CARPENTER PAPER COMP | Water                         | 515100 448000  | Operating Supplies            | 1,147.33      | 248740          | 3215879        | Misc. Parts/Supplies - Cust ID 5473         |
| 1935          | DESIGN WEST          | Redevelopment Agency          | 737300 472100  | Buildings                     | 12,729.88     | 248745          | 2025-1070      | Bountiful City Restaurant Study             |
| 9982          | DIAMOND TREE EXPERTS | Light & Power                 | 535300 448632  | Distribution                  | 7,763.50      | 248746          | 76617          | Tree Trimming                               |
| 9982          | DIAMOND TREE EXPERTS | Light & Power                 | 535300 448632  | Distribution                  | 12,311.80     | 248746          | 76616          | Tree Trimming                               |
| 11484         | EAST PENN MANUFAC    | Streets                       | 104410 425000  | Equip Supplies & Maint        | 1,360.28      | 248750          | 251141706      | DEKA Datedcoded - Cust # 570600167          |
| 2055          | ELECTRICAL CONSULTAN | Light & Power                 | 535300 448614  | Power Plant Equipment Repairs | 4,651.40      | 248751          | 138887         | Generation Interconnect - Project # BCP-026 |
| 2142          | FASTENAL CO          | Light & Power                 | 535300 448636  | Special Equipment             | 1,035.33      | 248754          | UTSL1196244    | Extension Ladder - Cust # UTSL10068         |
| 2725          | GENEVA HYDRAULICS    | Streets                       | 104410 425000  | Equip Supplies & Maint        | 4,791.65      | 248757          | 74545          | Mail Hot Dual Trunion Mount                 |
| 5458          | HANSEN, ALLEN & LUCE | Water                         | 515100 431000  | Profess & Tech Services       | 3,428.40      | 248760          | 56336          | Nov. 2025 engineering                       |
| 16226         | J.L. MATTHEWS CO     | Light & Power                 | 535300 445201  | Safety Equipment              | 1,425.19      | 248768          | IN121801       | Misc. Parts/Supplies                        |
| 6959          | JANI-KING OF SALT LA | Light & Power                 | 535300 424002  | Office & Warehouse            | 1,883.10      | 248769          | SLC12250039    | Dec. 2025 Janitorial Services               |
| 2670          | J-MAC RADIATOR WAREH | Streets                       | 104410 425000  | Equip Supplies & Maint        | 2,390.00      | 248767          | 68057A         | Radiator Repair                             |
| 2719          | JMR CONSTRUCTION INC | Streets                       | 104410 473400  | Concrete Repairs              | 33,660.97     | 248771          | 12092025a      | Work completed through Nov. 2025            |
| 2719          | JMR CONSTRUCTION INC | Water                         | 515100 461300  | Street Opening Expense        | 23,577.28     | 248771          | 12092025a      | Work completed through Nov. 2025            |
| 2719          | JMR CONSTRUCTION INC | Golf Course                   | 555500 473100  | Improv Other Than Bldgs       | 2,731.82      | 248771          | 12092025a      | Work completed through Nov. 2025            |
| 2765          | JP ELECTRICAL, LC    | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 1,225.00      | 248772          | W28027         | Troubleshoot and Repair for breakers        |
| 8137          | LAKEVIEW ASPHALT PRO | Streets                       | 104410 441200  | Road Matl Patch/ Class C      | 1,406.70      | 248773          | 15582          | Patching - Cust # BOUN02610                 |
| 2896          | LARRY H. MILLER      | Streets                       | 104410 425000  | Equip Supplies & Maint        | 1,252.50      | 248774          | 3000005        | Misc. Parts/Supplies                        |
| 8635          | LARSEN LARSEN NASH & | Legal                         | 104120 431100  | Legal And Auditing Fees       | 5,600.00      | 248775          | 11302025       | Legal Fees for Nov. 30,2025                 |
| 13969         | LAUNCH CONSTRUCTION  | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 4,630.00      | 248776          | 2530-1         | Mulch for Brickyard Bark Park               |
| 15142         | OLYMPUS REFUSE       | Recycle Collection Operations | 585810 425000  | Equip Supplies & Maint        | 2,454.35      | 248786          | 626232         | Misc. Parts/Supplies                        |
| 3458          | PETERBILT OF UTAH, I | Refuse Collection Operations  | 585800 425000  | Equip Supplies & Maint        | 1,121.86      | 248788          | 1096560PU      | Misc. Parts/Supplies - Acct # 457           |
| 11960         | PROFESSIONAL TREE    | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 1,500.00      | 248790          | 11182025a      | Tree Removal for Bountiful City             |
| 11960         | PROFESSIONAL TREE    | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 15,800.00     | 248790          | 11182025       | Tree Removal for Bountiful City             |
| 5553          | PURCELL TIRE AND SER | Streets                       | 104410 425000  | Equip Supplies & Maint        | 4,209.57      | 248793          | 2801867        | Tires and Service - Cust # 2801867          |
| 13120         | RECYCLE IT           | Landfill Operations           | 585820 448000  | Operating Supplies            | 5,477.50      | 248797          | 10772          | Mattress Recycling for November 2025        |
| 3712          | RIDGE ROCK INC       | Storm Water                   | 494900 473106  | Storm Drain Construction      | 168,970.71    | 248799          | 34006-3        | Work on 100 West project                    |
| 16175         | RIGHT CHOICE DOORS   | Landfill Operations           | 585820 426000  | Bldg & Grnd Suppl & Maint     | 2,850.00      | 248800          | 3689           | Service call/ Repair                        |
| 3832          | SALT LAKE MAILING &  | Finance                       | 104140 429050  | Utility Billing Supplies      | 50,000.00     | 248803          | 12092025       | Mailing & Printing Utility Bills            |
| 4064          | STEVE REGAN CO       | Parks                         | 104510 426000  | Bldg & Grnd Suppl & Maint     | 1,122.10      | 248809          | 1548302        | Misc. Parts/Supplies - Cust # 51024         |
| 4171          | THATCHER COMPANY     | Water                         | 515100 448000  | Operating Supplies            | 3,417.82      | 248814          | 2025100118336  | T-Chlor                                     |
| 4229          | TOM RANDALL DIST. CO | Streets                       | 104410 425000  | Equip Supplies & Maint        | 20,620.85     | 248816          | 0408942        | Fuel - Acct # 000275                        |
| 4273          | TURF EQUIPMENT CO    | Golf Course                   | 555500 425000  | Equip Supplies & Maint        | 1,232.88      | 248819          | 3037770-00     | Bedknife / parts                            |

| <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>                 |
|---------------|----------------------|-------------------------------|----------------|---------------------------|---------------------|-----------------|----------------|------------------------------------|
| 7842          | UTILISYNC LLC        | Storm Water                   | 494900 429200  | Computer Software         | 1,650.00            | 248823          | INV-1810       | Blue Stakes                        |
| 7842          | UTILISYNC LLC        | Water                         | 515100 431000  | Profess & Tech Services   | 1,650.00            | 248823          | INV-1810       | Blue Stakes                        |
| 7842          | UTILISYNC LLC        | Light & Power                 | 535300 431001  | Blue Stake & Location     | 1,650.00            | 248823          | INV-1810       | Blue Stakes                        |
| 4448          | VEOLIA ENVIRONMENTAL | Refuse Collection Operations  | 585800 448000  | Operating Supplies        | 179,656.87          | 248826          | INV-648479     | Household Hazardous Waste Disposal |
| 4535          | WEBER RIVER WATER US | Light & Power                 | 535300 448618  | Echo Hydro Major Repairs  | 336,925.30          | 248829          | 12032025       | Echo Stilling Basin                |
| 15839         | WM RECYCLE AMERICA   | Recycle Collection Operations | 585810 431550  | Recycling Processing Fees | 9,350.55            | 248831          | IAC7550433     | Recycling Fees                     |
| 15772         | YOUNG AUTO GP LAYTON | Water                         | 515100 474500  | Machinery & Equipment     | 48,661.00           | 248832          | 19S3315        | 2026 RAM VIN # 1C6RRFFGOTNN270090  |
| 15205         | YOUNG TRUCK & TRAIL  | Streets                       | 454410 474500  | Machinery & Equipment     | 152,529.12          | 248834          | MVC-46201      | Plow Truck body - VIN # SN484192   |
| 15205         | YOUNG TRUCK & TRAIL  | Streets                       | 454410 474500  | Machinery & Equipment     | 152,529.12          | 248834          | MVC-46202      | Plow Truck body - VIN # SN484193   |
| TOTAL:        |                      |                               |                |                           | <u>1,614,109.66</u> |                 |                |                                    |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 17, 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>                        |
|---------------|----------------------|----------------------|----------------|------------------------------|-------------------|-----------------------|----------------|---|
| 7164          | BOUNTIFUL COLLISION  | Police               | 104210 425430  | Service & Parts              | 1,758.94          | 248840 19817          |                | Repair/ Service                           |
| 1433          | BOUNTIFUL MEMORIAL A | Cemetery             | 595900 426000  | Bldg & Grnd Suppl & Maint    | 2,150.00          | 248841 11132025       |                | Broken Memorial Replacement               |
| 1447          | BP ENERGY COMPANY    | Light & Power        | 53 213100      | Accounts Payable             | 29,053.31         | 248842 21591735       |                | Natural Gas - Contract # 23191            |
| 1836          | CUSTOM FENCE CO.     | Parks                | 104510 425000  | Equip Supplies & Maint       | 3,795.00          | 248851 K6508          |                | Chain Link for Bountiful Parks            |
| 1836          | CUSTOM FENCE CO.     | Parks                | 104510 426000  | Bldg & Grnd Suppl & Maint    | 4,859.00          | 248851 K6528          |                | Chain Link for Bountiful Parks            |
| 1836          | CUSTOM FENCE CO.     | Parks                | 104510 426000  | Bldg & Grnd Suppl & Maint    | 7,500.00          | 248851 K6531          |                | Chain Link for Bountiful Parks            |
| 1836          | CUSTOM FENCE CO.     | Parks                | 104510 426000  | Bldg & Grnd Suppl & Maint    | 8,264.00          | 248851 K6546          |                | Chain Link for Bountiful Parks            |
| 5281          | ENBRIDGE GAS UTAH    | Police               | 104210 427000  | Utilities                    | 2,266.74          | 248857 12012025H      |                | Account # 3401140000                      |
| 5281          | ENBRIDGE GAS UTAH    | Water                | 515100 427000  | Utilities                    | 1,399.81          | 248857 12012025B      |                | Account # 9591363682                      |
| 16239         | GARFF-CJDR BTFL, LLC | Streets              | 104410 425000  | Equip Supplies & Maint       | 1,252.50          | 248859 3000005        |                | Misc. Parts/Supplies                      |
| 2564          | I-D ELECTRIC INC     | Water                | 515100 448000  | Operating Supplies           | 1,696.79          | 248864 117572         |                | Replaced phase monitor                    |
| 3924          | JOHNSON CONTROLS     | Police               | 454210 472100  | Buildings                    | 2,515.17          | 248866 00048768634    |                | Work done on Bountiful P.D.               |
| 3924          | JOHNSON CONTROLS     | Police               | 454210 472100  | Buildings                    | 77,131.88         | 248866 00048654548    |                | Work done on Bountiful P.D.               |
| 8137          | LAKEVIEW ASPHALT PRO | Streets              | 104410 441200  | Road Matl Patch/ Class C     | 1,512.00          | 248869 15617          |                | Patching - Cust # BOUN02610               |
| 3186          | MOTOROLA             | Police               | 104210 429200  | Computer Software            | 1,250.00          | 248880 1187161320     |                | Sales Order - Customer # 1000743551       |
| 3195          | MOUNTAINLAND SUPPLY  | Water                | 515100 448400  | Dist System Repair & Maint   | 11,590.43         | 248882 S107504763.001 |                | Misc. Parts/Supplies - Cust # 18498       |
| 3271          | NETWIZE              | Computer Maintenance | 616100 429200  | Computer Software            | 8,265.17          | 248885 26793          |                | Microsoft Server Licensing                |
| 11104         | POLICE LEGAL SCIENCE | PSAP - E911          | 104219 423000  | Travel & Training            | 2,078.00          | 248913 13630          |                | Dispatch Pro 12 Lesson Packages           |
| 5553          | PURCELL TIRE AND SER | Streets              | 104410 425000  | Equip Supplies & Maint       | 4,978.40          | 248917 42107669       |                | Tires and Service - Cust # 2801867        |
| 5553          | PURCELL TIRE AND SER | Light & Power        | 535300 448635  | Vehicles                     | 1,296.20          | 248917 280128104      |                | Tires and Service - Cust # 2804231        |
| 5553          | PURCELL TIRE AND SER | Light & Power        | 535300 448635  | Vehicles                     | 1,296.20          | 248917 280128324      |                | Tires and Service - Cust # 2804231        |
| 5553          | PURCELL TIRE AND SER | Light & Power        | 535300 448635  | Vehicles                     | 2,812.44          | 248917 280128591      |                | Tires and Service - Cust # 2804231        |
| 8613          | SALMON HVAC SHA      | Police               | 454210 472100  | Buildings                    | 76,981.60         | 248927 012323         |                | Work completed for Bountiful City P.D.    |
| 4131          | T-MOBILE             | Police               | 104210 428000  | Internet & Telephone Expense | 1,585.96          | 248932 11212025A      |                | Account # 992894616                       |
| 4229          | TOM RANDALL DIST. CO | Streets              | 104410 425000  | Equip Supplies & Maint       | 2,085.00          | 248934 0409263        |                | Diesel Exhaust - Acct # 000275            |
| 4229          | TOM RANDALL DIST. CO | Streets              | 104410 425000  | Equip Supplies & Maint       | 18,227.73         | 248934 0409620        |                | Fuel - Acct # 000275                      |
| 4281          | TWIN D INC.          | Storm Water          | 494900 426000  | Bldg & Grnd Suppl & Maint    | 1,030.00          | 248936 807205 RI      |                | Misc. Parts/Supplies - Cust # 4592161     |
| 4285          | TYLER TECHNOLOGIES,  | Computer Maintenance | 616100 429200  | Computer Software            | 7,370.58          | 248937 C1100-00243223 |                | Tyler Annual PACT Training - Cust # 41630 |
| 7732          | WINGFOOT CORP        | Police               | 104210 426000  | Bldg & Grnd Suppl & Maint    | 2,475.00          | 248947 25-00985       |                | Janitorial Services                       |
| TOTAL:        |                      |                      |                |                              | <u>288,477.85</u> |                       |                |   |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid December 23, 2025**

| <u>VENDOR</u> | <u>VENDOR NAME</u>   | <u>DEPARTMENT</u>      | <u>ACCOUNT</u> | <u>ACCOUNT DESC</u>           | <u>AMOUNT</u>     | <u>CHECK NO</u> | <u>INVOICE</u> | <u>DESCRIPTION</u>                                 |
|---------------|----------------------|------------------------|----------------|-------------------------------|-------------------|-----------------|----------------|--|
| 1164          | ANIXTER, INC.        | Light & Power          | 535300 474790  | CIP 09 Dist Sub NW Substation | 16,720.92         | 248951          | 6406386-00     | Misc. Parts/Supplies - Cust # 6000052              |
| 7989          | CONTROLLIX CORP      | Light & Power          | 535300 474790  | CIP 09 Dist Sub NW Substation | 30,981.60         | 248957          | 150010         | NW Sub Capacitor - Cust # BOUNTIFUL CI             |
| 9982          | DIAMOND TREE EXPERTS | Light & Power          | 535300 448632  | Distribution                  | 12,421.60         | 248959          | 76619          | Tree Trimming                                      |
| 9982          | DIAMOND TREE EXPERTS | Light & Power          | 535300 448632  | Distribution                  | 12,421.60         | 248959          | 76620          | Tree Trimming                                      |
| 2055          | ELECTRICAL CONSULTAN | Light & Power          | 535300 474790  | CIP 09 Dist Sub NW Substation | 33,655.50         | 248962          | 139740         | NW Substation                                      |
| 8045          | ELITE LANDSCAPE SERV | Parks                  | 104510 426000  | Bldg & Grnd Suppl & Maint     | 2,700.00          | 248963          | 25704          | Install at Bountiful Bark Park                     |
| 5281          | ENBRIDGE GAS UTAH    | Light & Power          | 53 213100      | Accounts Payable              | 21,329.78         | 248964          | 12012025N      | Account # 6056810000                               |
| 8756          | IRBY ELECTRICAL DIST | Light & Power          | 535300 445202  | Uniforms                      | 1,242.00          | 248970          | S014447682.002 | Work Gloves - Cust # 221694                        |
| 8137          | LAKEVIEW ASPHALT PRO | Streets                | 104410 441200  | Road Matl Patch/ Class C      | 1,027.62          | 248971          | 15631          | Patching - Cust # BOUNO2610                        |
| 3805          | S.D.P. MANUFACTURING | Light & Power          | 535300 448635  | Vehicles                      | 2,833.88          | 248999          | 55423          | Hauler Rope  |
| 4273          | TURF EQUIPMENT CO    | Golf Course            | 555500 425000  | Equip Supplies & Maint        | 1,877.40          | 249007          | 3037770-01     | Bedknife Edgemaz                                   |
| 5000          | U.S. BANK CORPORATE  | Legislative            | 104110 423000  | Travel & Training             | 5,115.00          | 249010          | 12102025SW     | Galen Retire Party/Trvl-Acct # 4246-0445-5571-8851 |
| 5000          | U.S. BANK CORPORATE  | Legislative            | 104110 461000  | Miscellaneous Expense         | 1,167.93          | 249010          | 12102025SW     | Galen Retire Party/Trvl-Acct # 4246-0445-5571-8851 |
| 5000          | U.S. BANK CORPORATE  | Executive              | 104130 423000  | Travel & Training             | 1,145.41          | 249010          | 12102025GH     | Mngment Retreat - Acct # 4246-0445-5571-8851       |
| 5000          | U.S. BANK CORPORATE  | Executive              | 104130 423000  | Travel & Training             | 2,882.96          | 249010          | 12102025TB     | Travel&Train Expense -Acct # 4246-0445-5571-8851   |
| 5000          | U.S. BANK CORPORATE  | Information Technology | 104136 423000  | Travel & Training             | 1,782.91          | 249010          | 12102025DU     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Information Technology | 104136 429200  | Computer Software             | 2,032.72          | 249010          | 12102025DU     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Police                 | 104210 445100  | Public Safety Supplies        | 4,540.16          | 249010          | 12102025AS     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Streets                | 104410 425000  | Equip Supplies & Maint        | 2,518.00          | 249010          | 12102025CB     | Trvl&Train & Misc. - Acct # 4246-0445-5571-8851    |
| 5000          | U.S. BANK CORPORATE  | Streets                | 104410 425000  | Equip Supplies & Maint        | 2,565.34          | 249010          | 12102025JE     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Streets                | 104410 441300  | Street Signs                  | 3,123.14          | 249010          | 12102025AP     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Engineering            | 104450 423000  | Travel & Training             | 1,193.06          | 249010          | 12102025LC     | Travel&Train Expense -Acct # 4246-0445-5571-8851   |
| 5000          | U.S. BANK CORPORATE  | Parks                  | 104510 425000  | Equip Supplies & Maint        | 1,889.19          | 249010          | 12102025BH     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Parks                  | 104510 426000  | Bldg & Grnd Suppl & Maint     | 1,329.95          | 249010          | 12102025BH     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Parks                  | 104510 448000  | Operating Supplies            | 1,857.18          | 249010          | 12102025BH     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Planning               | 104610 448000  | Operating Supplies            | 1,739.24          | 249010          | 12102025FA     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Water                  | 515100 423000  | Travel & Training             | 1,594.91          | 249010          | 12102025KC     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 5000          | U.S. BANK CORPORATE  | Landfill Operations    | 585820 425000  | Equip Supplies & Maint        | 3,121.69          | 249010          | 12102025JE     | Misc. Parts/Supplies - Acct # 4246-0445-5571-8851  |
| 4450          | VERIZON WIRELESS     | Light & Power          | 535300 448641  | Communication Equipment       | 2,929.46          | 249013          | 6129867111     | Account # 371517689-00001                          |
| TOTAL:        |                      |                        |                |                               | <u>179,740.15</u> |                 |                |  |

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00****Paid December 30, 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>                                 |
|---------------|----------------------|-------------------------------|----------------|------------------------------|---------------------|-----------------|----------------|--|
| 1220          | AT&T MOBILITY        | Streets                       | 104410 428000  | Internet & Telephone Expense | 1,133.76            | 249029          | X12282025      | Account # 287314361186                             |
| 4806          | CHEMTECH-FORD, INC   | Water                         | 515100 431000  | Profess & Tech Services      | 5,664.00            | 249039          | 25L1162        | Lab Fees   |
| 13977         | CHEMTRAC             | Water                         | 515100 448000  | Operating Supplies           | 1,069.00            | 249040          | 36578          | Misc. Parts/Supplies - Cust ID BOUNT               |
| 1826          | CUMMINS ROCKY MOUNTA | Refuse Collection Operations  | 585800 425000  | Equip Supplies & Maint       | 1,623.57            | 249041          | 60-251283141   | Misc. Parts/Supplies / Program E.C.M.              |
| 1845          | D & L SUPPLY         | Storm Water                   | 494900 441250  | Storm Drain Maintenance      | 2,112.00            | 249042          | 0000189000     | Replaced Strome Drain Hardware - Cust ID UT-BOUNTI |
| 9982          | DIAMOND TREE EXPERTS | Light & Power                 | 535300 448632  | Distribution                 | 12,421.60           | 249043          | 76621          | Tree Trimming                                      |
| 12227         | GRAHAM FIRE APPARAT  | Streets                       | 104410 425000  | Equip Supplies & Maint       | 1,844.51            | 249048          | 1568           | Misc. Parts/Supplies                               |
| 3112          | MIDWEST COMMERCIAL I | Light & Power                 | 535300 448613  | Power Plant Operating Costs  | 1,702.86            | 249060          | 167512         | Chairs   |
| 3195          | MOUNTAINLAND SUPPLY  | Water                         | 515100 448400  | Dist Systm Repair & Maint    | 3,992.02            | 249066          | S107473635.001 | Misc. Parts/Supplies - Cust # 18498                |
| 3321          | NORTHERN POWER EQUIP | Light & Power                 | 535300 448632  | Distribution                 | 2,080.50            | 249069          | 89067          | Misc. Parts/Supplies - Cust # 8012986111           |
| 3549          | PREMIER VEHICLE INST | Water                         | 515100 474500  | Machinery & Equipment        | 1,151.63            | 249077          | 49310          | Lights   |
| 5553          | PURCELL TIRE AND SER | Refuse Collection Operations  | 585800 425000  | Equip Supplies & Maint       | 3,224.88            | 249081          | 42107773       | Tires & Service -Cust # 2801867                    |
| 5553          | PURCELL TIRE AND SER | Recycle Collection Operations | 585810 425000  | Equip Supplies & Maint       | 4,706.19            | 249081          | 42107855       | Tires/Service - Cust # 2801867                     |
| 3790          | RURAL WATER ASSOC OF | Water                         | 515100 421000  | Books Subscr & Mmbrshp       | 1,796.00            | 249084          | 26310          | Membership Dues                                    |
| 4229          | TOM RANDALL DIST. CO | Streets                       | 104410 425000  | Equip Supplies & Maint       | 14,506.99           | 249091          | 0410087        | Fuel - Acct # 000275                               |
| 4281          | TWIN D INC.          | Storm Water                   | 494900 462400  | Contract Equipment           | 14,437.50           | 249093          | 813648 RI      | Pipe Clean - Cust # 4592160                        |
| 4334          | USDA-FOREST SERVICE  | Water                         | 515100 426000  | Bldg & Grnd Suppl & Maint    | 1,938.51            | 249095          | BF041901AG029  | Special Permit - Job # D3507F26                    |
| 4341          | UTAH ASSOCIATED MUNI | Light & Power                 | 53 213130      | UAMPS Accrual                | 1,026,791.50        | 249096          | 12232025       | November 2025 payment for Power Resource           |
| 4535          | WEBER RIVER WATER US | Light & Power                 | 535300 448618  | Echo Hydro Major Repairs     | 401,475.40          | 249099          | 12-5891        | Echo Stilling Basin                                |
| TOTAL:        |                      |                               |                |                              | <u>1,503,672.42</u> |                 |                |  |



# City Council Staff Report

**Subject:** November 2025 Financial Reports  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** January 13, 2026



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## **Background**

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

## **Analysis**

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

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

## **Department Review**

These reports were prepared and reviewed by the Finance Department.

## **Significant Impacts**

Financial information to aid in legislative and operational decision making.

## **Recommendation**

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

## **Attachments**

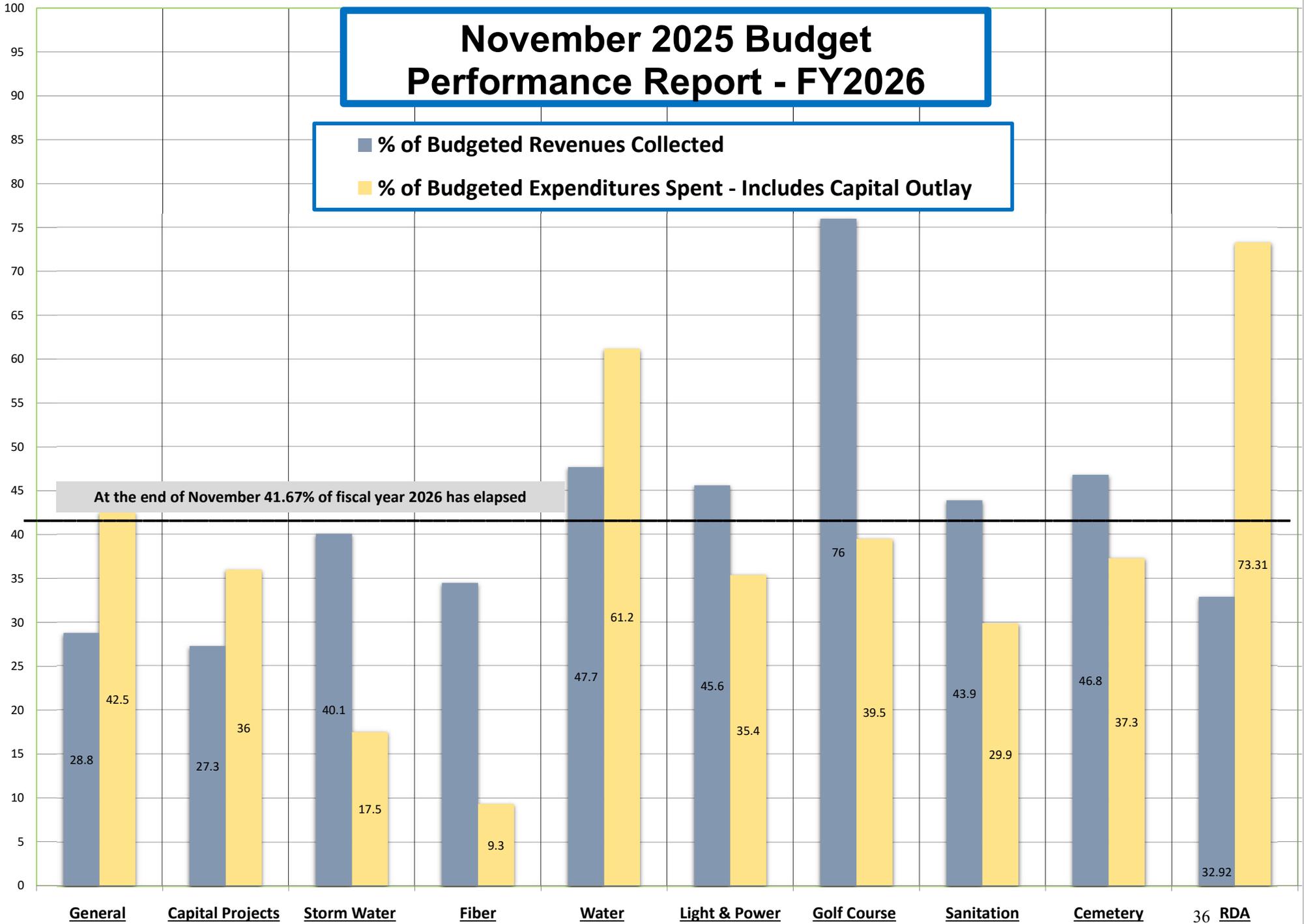
- November 2025 Revenue & Expense Reports – Fiscal 2026 YTD

# November 2025 Budget Performance Report - FY2026

■ % of Budgeted Revenues Collected

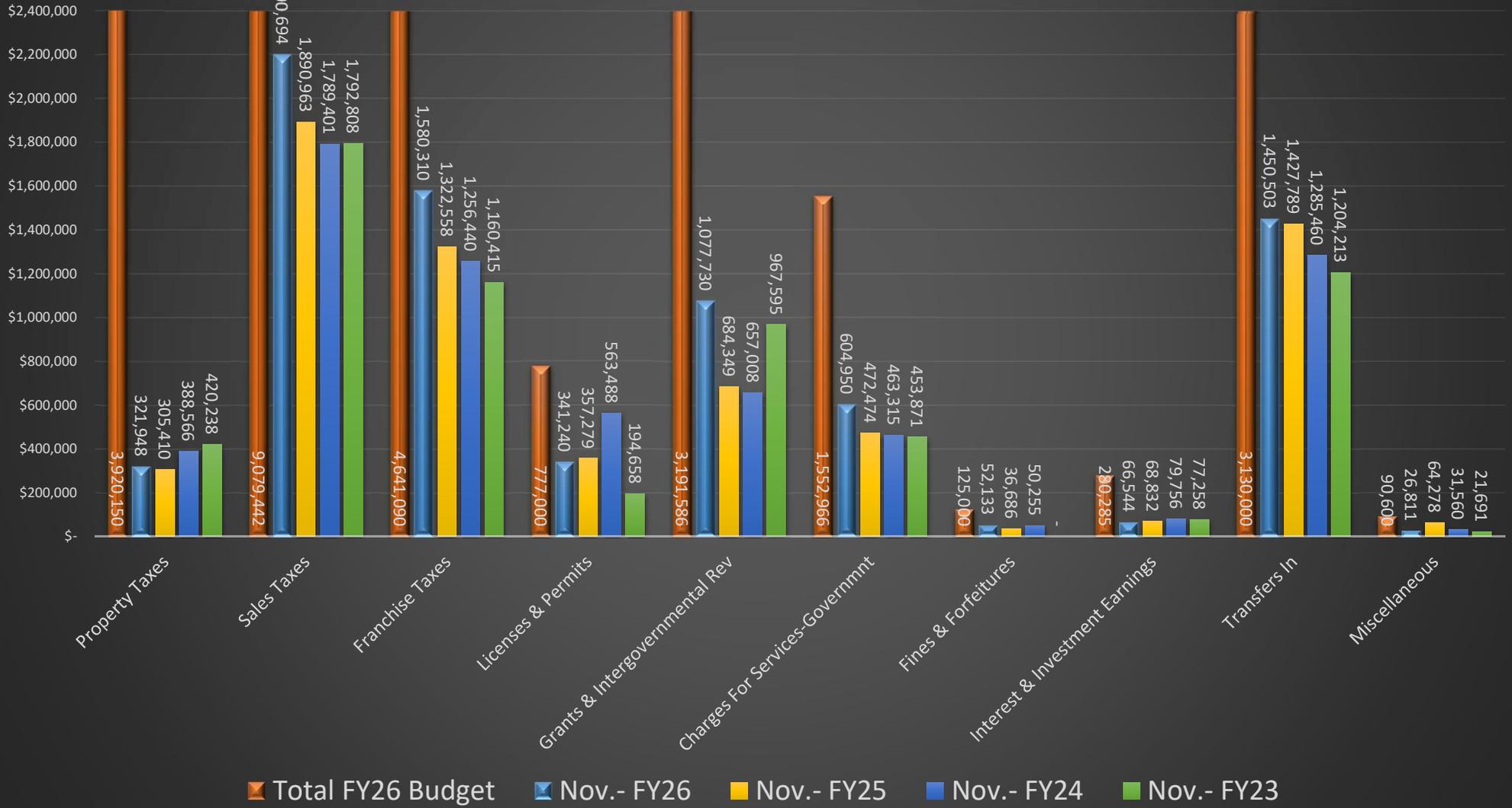
■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of November 41.67% of fiscal year 2026 has elapsed

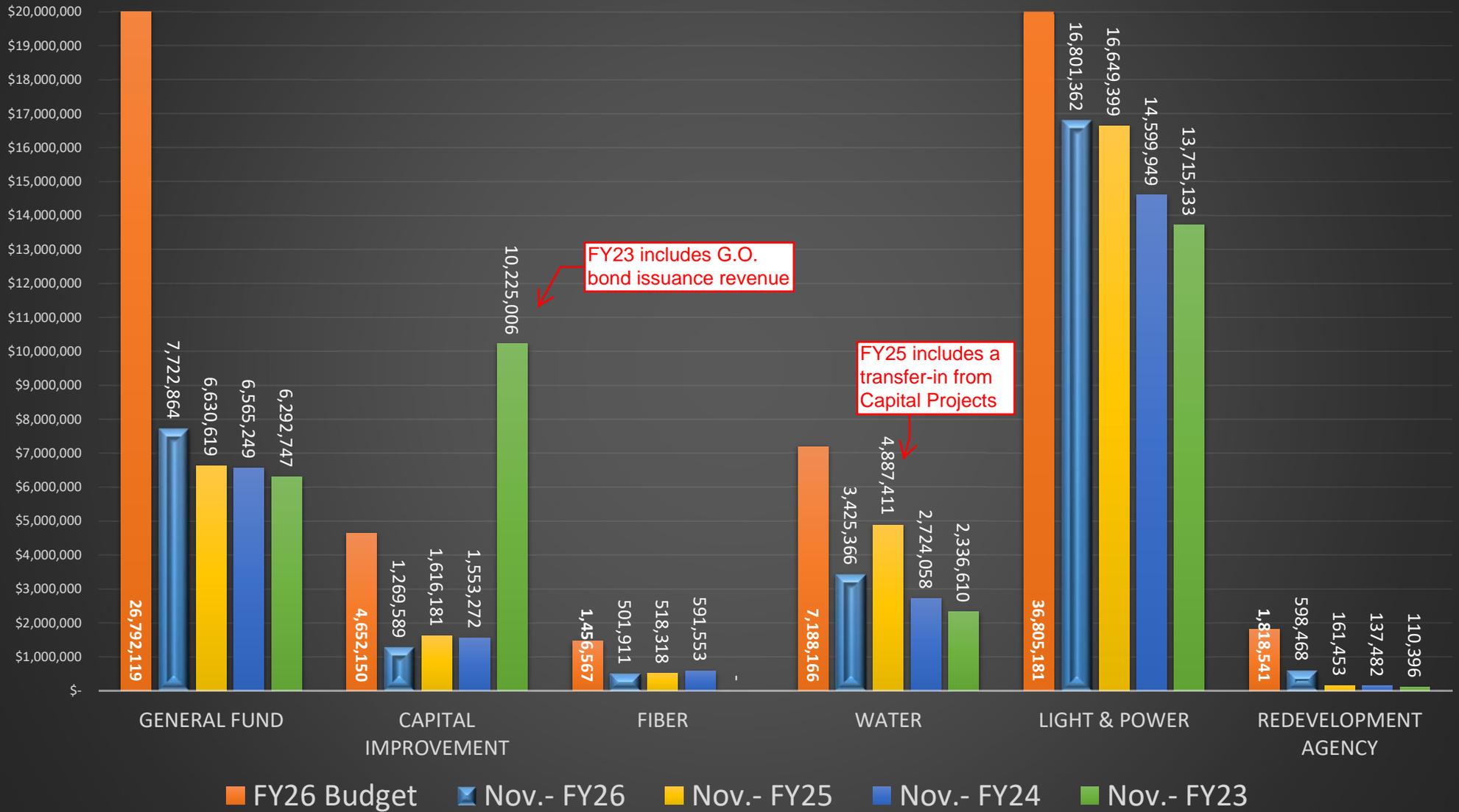


## General Fund Detailed Revenues - November 2025

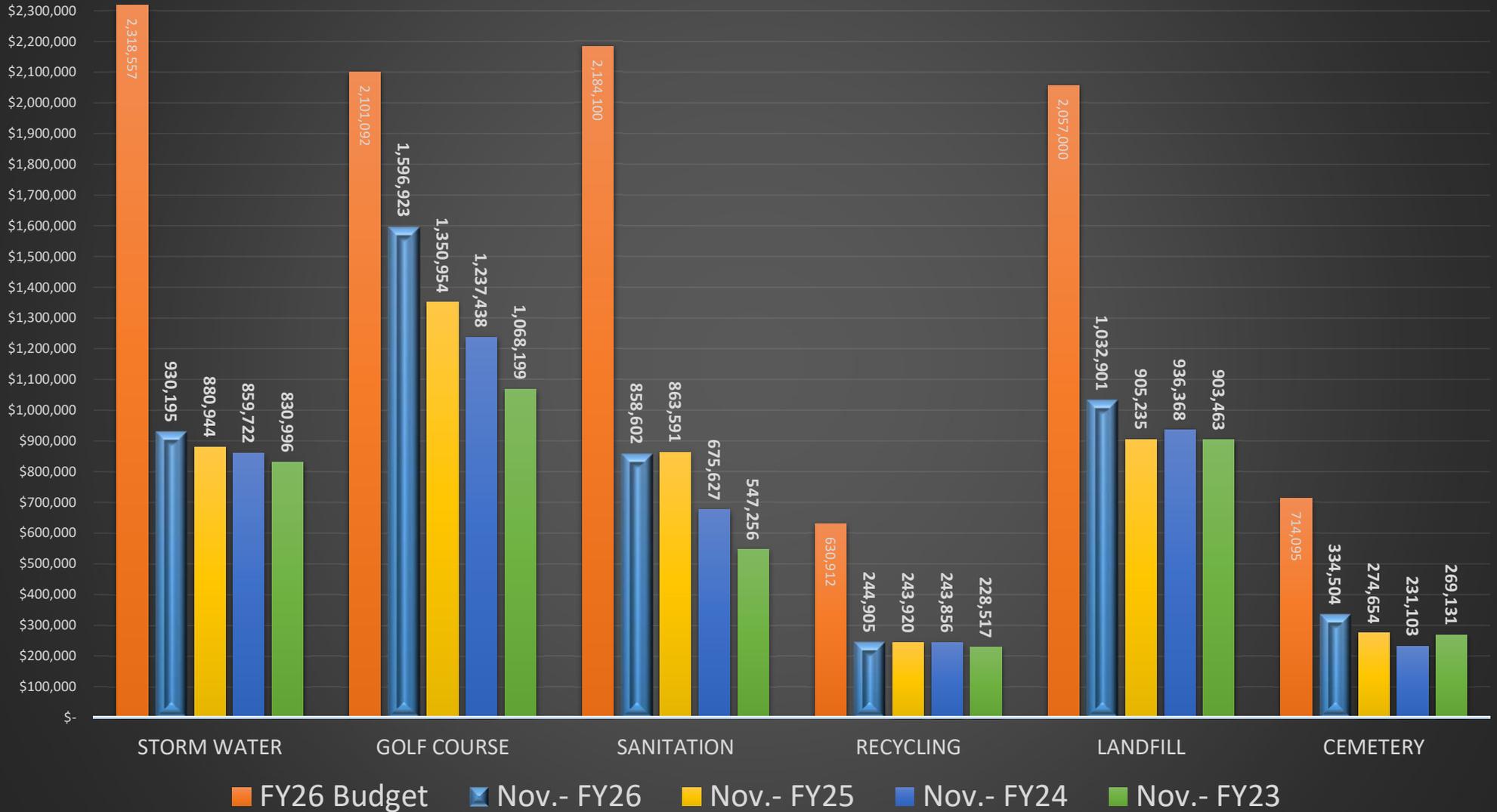
### YTD Revenues (Fiscal Year 2026) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

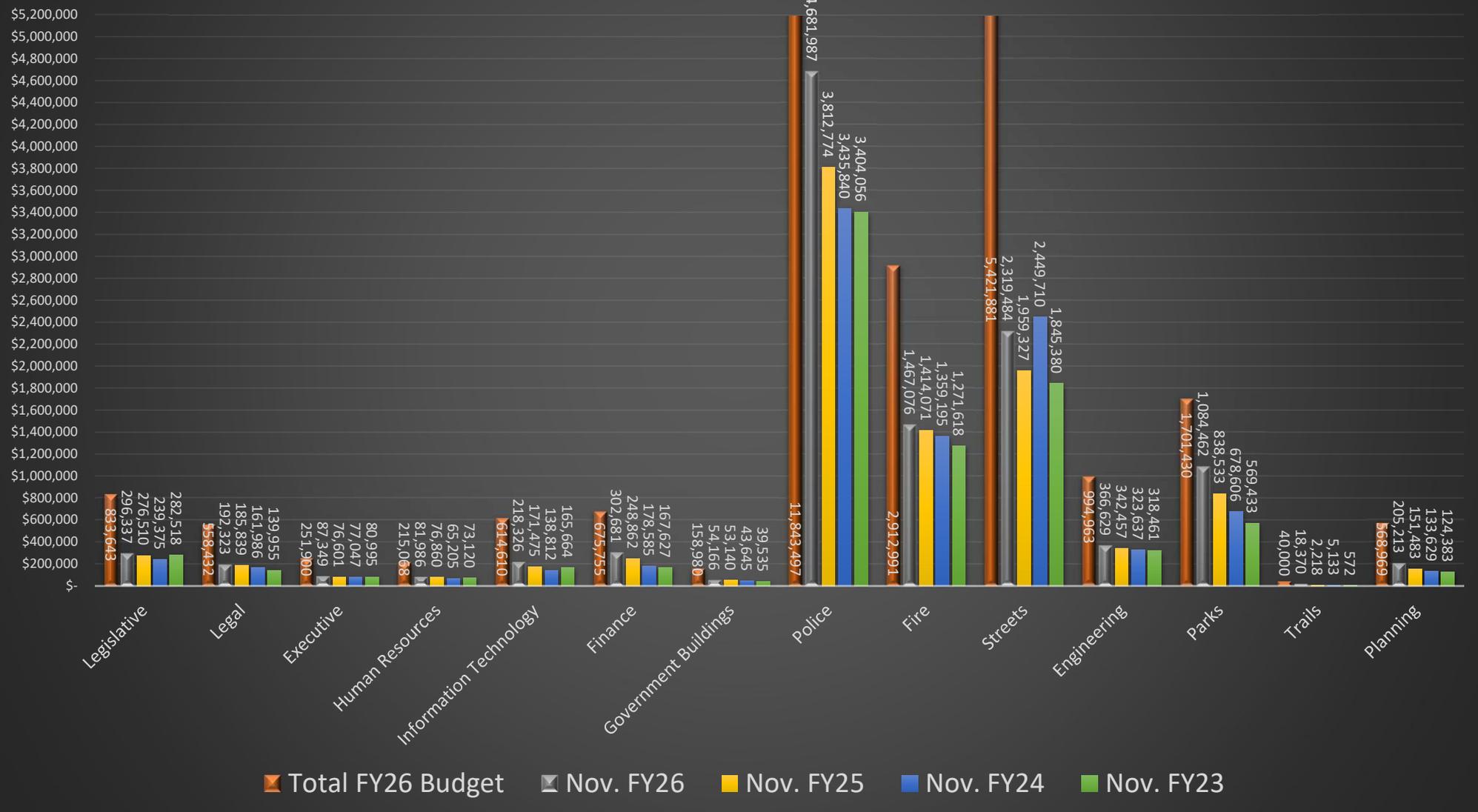


## November 2025 (Fiscal 2026) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

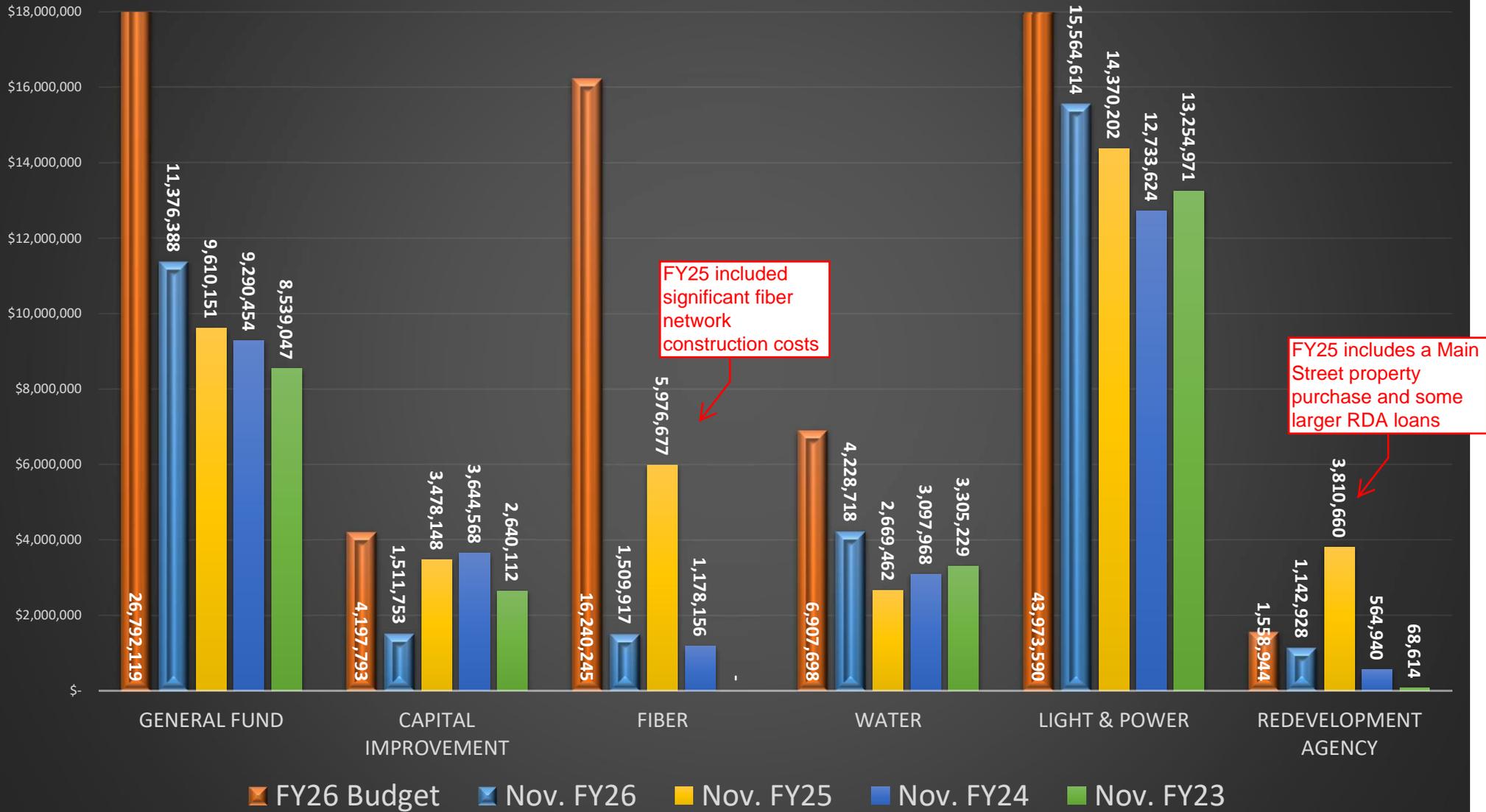


## General Fund Detailed Expenditures - November 2025

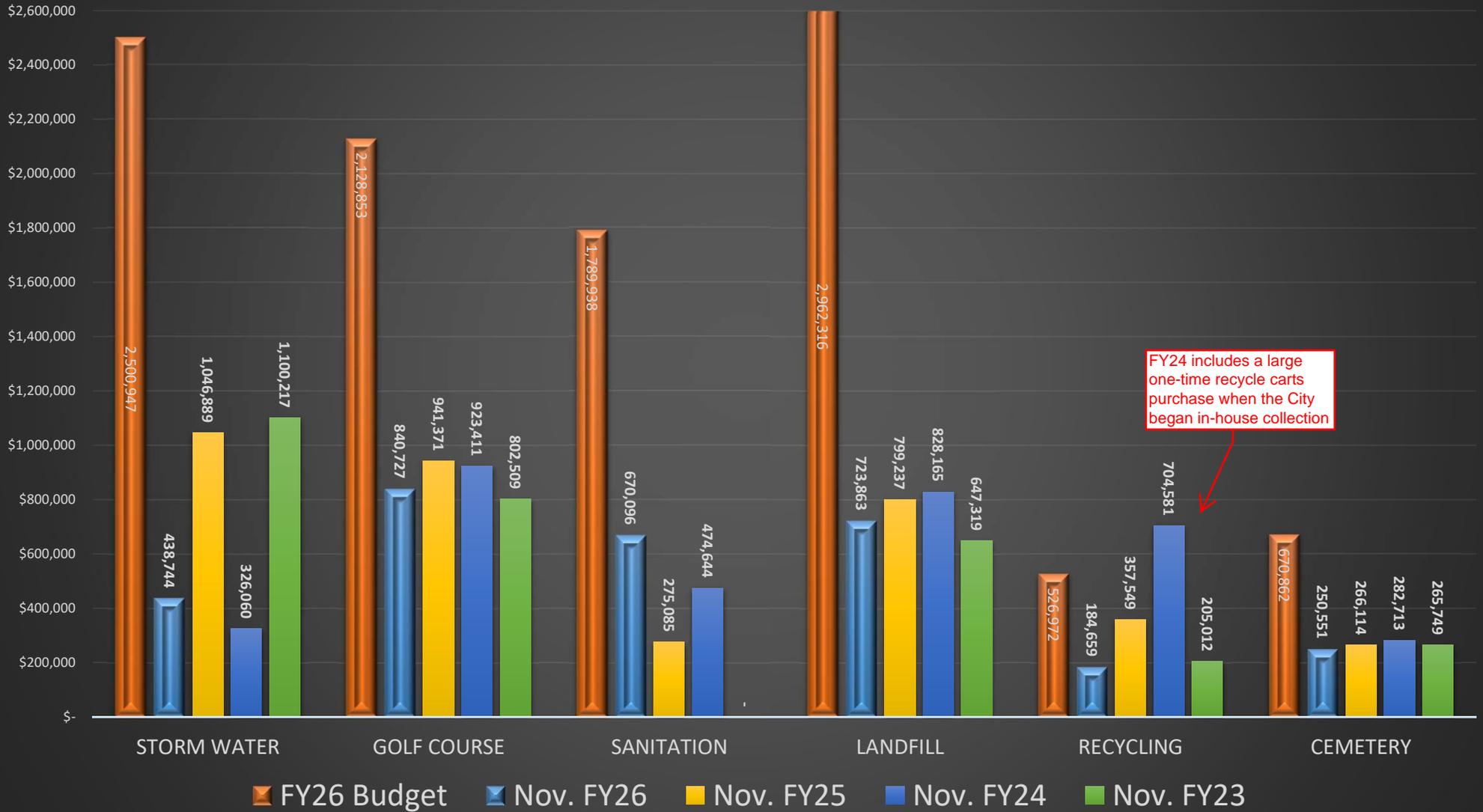
### Fiscal 2026 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



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



NOVEMBER 2025 - FY2026 REVENUE & EXPENSE

FOR 2026 05

|                                    | ORIGINAL APPROP | REVISED BUDGET | YTD ACTUAL    | MTD ACTUAL    | ENCUMBRANCES | AVAILABLE BUDGET | PCT USE/COL |
|------------------------------------|-----------------|----------------|---------------|---------------|--------------|------------------|-------------|
| <b>10 GENERAL FUND</b>             |                 |                |               |               |              |                  |             |
| 1010 Property Tax Revenues         | -3,920,150      | -3,920,150     | -321,948.46   | -135,965.33   | .00          | -3,598,201.54    | 8.2%        |
| 1020 Sales Tax Revenues            | -9,079,442      | -9,079,442     | -2,200,693.64 | -697,853.27   | .00          | -6,878,748.36    | 24.2%       |
| 1030 Franchise Tax Revenues        | -4,641,090      | -4,641,090     | -1,580,310.40 | -291,590.39   | .00          | -3,060,779.60    | 34.1%       |
| 1040 Property Tax Increment Revenu | -4,000          | -4,000         | .00           | .00           | .00          | -4,000.00        | .0%         |
| 2000 License & Permit Revenues     | -777,000        | -777,000       | -341,240.46   | -125,982.15   | .00          | -435,759.54      | 43.9%       |
| 3000 Grants & Intergovernmental Re | -3,191,586      | -3,191,586     | -1,077,729.69 | -490,481.10   | .00          | -2,113,856.31    | 33.8%       |
| 3100 Fine & Forfeiture Revenue     | -125,000        | -125,000       | -52,133.46    | -21,320.59    | .00          | -72,866.54       | 41.7%       |
| 4000 Charges For ServicesRev-Gover | -1,552,966      | -1,552,966     | -604,949.65   | -34,831.53    | .00          | -948,016.35      | 39.0%       |
| 4110 Legislative Expenditures      | 833,643         | 833,643        | 296,336.70    | 58,803.70     | .00          | 537,306.30       | 35.5%       |
| 4120 Legal Expenditures            | 558,432         | 558,432        | 192,322.71    | 41,431.59     | .00          | 366,109.29       | 34.4%       |
| 4130 Executive Expenditures        | 251,900         | 251,900        | 87,349.06     | 13,672.56     | .00          | 164,550.94       | 34.7%       |
| 4134 Human Resources Expenditures  | 215,068         | 215,068        | 81,986.01     | 13,551.07     | .00          | 133,081.99       | 38.1%       |
| 4136 Information Technology Expend | 614,610         | 614,610        | 218,325.72    | 38,477.90     | .00          | 396,284.28       | 35.5%       |
| 4140 Finance Expenditures          | 675,755         | 675,755        | 302,680.95    | 42,907.75     | .00          | 373,074.05       | 44.8%       |
| 4160 Government Buildings Expendit | 158,980         | 158,980        | 54,166.33     | 11,784.21     | .00          | 104,813.67       | 34.1%       |
| 4210 Police Expenditures           | 8,836,417       | 8,836,417      | 3,538,977.67  | 651,078.72    | .00          | 5,297,439.33     | 40.0%       |
| 4215 Reserve Officers Expenditures | 10,000          | 10,000         | .00           | .00           | .00          | 10,000.00        | .0%         |
| 4216 Crossing Guards Expenditures  | 204,689         | 204,689        | 76,529.01     | 22,349.01     | .00          | 128,159.99       | 37.4%       |
| 4217 School Resource Officer Expen | 507,008         | 507,008        | 152,910.31    | 29,071.26     | .00          | 354,097.69       | 30.2%       |
| 4218 Liquor Control Expenditures   | 55,026          | 55,026         | 11,542.08     | 2,949.62      | .00          | 43,483.92        | 21.0%       |
| 4219 PSAP - E911 Expenditures      | 2,230,357       | 2,230,357      | 902,027.49    | 172,871.93    | .00          | 1,328,329.51     | 40.4%       |
| 4220 Fire/EMS Expenditures         | 2,912,991       | 2,912,991      | 1,467,076.00  | .00           | .00          | 1,445,915.00     | 50.4%       |
| 4410 Streets Expenditures          | 5,421,881       | 5,421,881      | 2,319,483.77  | 328,075.14    | .00          | 3,102,397.23     | 42.8%       |
| 4450 Engineering Expenditures      | 994,963         | 994,963        | 366,628.68    | 64,482.54     | .00          | 628,334.32       | 36.8%       |
| 4510 Parks Expenditures            | 1,701,430       | 1,701,430      | 1,084,462.31  | 102,103.42    | .00          | 616,967.69       | 63.7%       |
| 4550 Trails Expenditures           | 40,000          | 40,000         | 18,369.60     | 6,355.61      | .00          | 21,630.40        | 45.9%       |
| 4610 Planning Expenditures         | 568,969         | 568,969        | 205,213.18    | 43,144.57     | .00          | 363,755.82       | 36.1%       |
| 6000 Miscellaneous                 | -90,600         | -90,600        | -26,811.47    | -2,848.00     | .00          | -63,788.53       | 29.6%       |
| 6010 Interest & Investment Earning | -280,285        | -280,285       | -66,543.95    | -15,489.84    | .00          | -213,741.05      | 23.7%       |
| 8010 Transfers In                  | -3,130,000      | -3,130,000     | -1,450,503.15 | -224,485.21   | .00          | -1,679,496.85    | 46.3%       |
| TOTAL GENERAL FUND                 | 0               | 0              | 3,653,523.25  | -397,736.81   | .00          | -3,653,523.25    | 100.0%      |
| TOTAL REVENUES                     | -26,792,119     | -26,792,119    | -7,722,864.33 | -2,040,847.41 | .00          | -19,069,254.67   |             |
| TOTAL EXPENSES                     | 26,792,119      | 26,792,119     | 11,376,387.58 | 1,643,110.60  | .00          | 15,415,731.42    |             |

**30 DEBT SERVICE**

|                            |          |          |            |            |     |             |       |
|----------------------------|----------|----------|------------|------------|-----|-------------|-------|
| 1010 Property Tax Revenues | -519,910 | -519,910 | -57,762.49 | -17,949.69 | .00 | -462,147.51 | 11.1% |
|----------------------------|----------|----------|------------|------------|-----|-------------|-------|

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

|                                    | ORIGINAL<br>APPROP | REVISED<br>BUDGET | YTD ACTUAL | MTD ACTUAL | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USE/COL |
|------------------------------------|--------------------|-------------------|------------|------------|--------------|---------------------|----------------|
| 4710 Debt Sevice                   | 568,419            | 568,419           | 152,022.40 | 169.34     | .00          | 416,396.60          | 26.7%          |
| 6010 Interest & Investment Earning | -2,000             | -2,000            | 218.37     | -141.25    | .00          | -2,218.37           | -10.9%         |
| TOTAL DEBT SERVICE                 | 46,509             | 46,509            | 94,478.28  | -17,921.60 | .00          | -47,969.28          | 203.1%         |
| TOTAL REVENUES                     | -521,910           | -521,910          | -57,544.12 | -18,090.94 | .00          | -464,365.88         |                |
| TOTAL EXPENSES                     | 568,419            | 568,419           | 152,022.40 | 169.34     | .00          | 416,396.60          |                |

**45 CAPITAL IMPROVEMENT**

|                                    |            |            |               |             |     |               |        |
|------------------------------------|------------|------------|---------------|-------------|-----|---------------|--------|
| 1020 Sales Tax Revenues            | -2,410,358 | -2,410,358 | -581,910.02   | -189,933.29 | .00 | -1,828,447.98 | 24.1%  |
| 4110 Legislative Expenditures      | 305,000    | 305,000    | 2,600.00      | .00         | .00 | 302,400.00    | .9%    |
| 4136 Information Technology Expend | 240,000    | 240,000    | 117,388.85    | 139.05      | .00 | 122,611.15    | 48.9%  |
| 4140 Finance Expenditures          | 36,000     | 36,000     | 16,519.90     | 1,399.34    | .00 | 19,480.10     | 45.9%  |
| 4210 Police Expenditures           | 868,668    | 868,668    | 365,394.66    | 40,930.00   | .00 | 503,273.34    | 42.1%  |
| 4410 Streets Expenditures          | 2,487,000  | 2,487,000  | 995,781.06    | 395,694.53  | .00 | 1,491,218.94  | 40.0%  |
| 4510 Parks Expenditures            | 85,000     | 85,000     | 12,945.48     | 12,945.48   | .00 | 72,054.52     | 15.2%  |
| 4550 Trails Expenditures           | 176,125    | 176,125    | 1,122.93      | .00         | .00 | 175,002.07    | .6%    |
| 6000 Miscellaneous                 | -46,628    | -46,628    | -23,042.89    | -7,725.75   | .00 | -23,585.11    | 49.4%  |
| 6010 Interest & Investment Earning | -1,488,101 | -1,488,101 | -658,941.24   | -113,636.13 | .00 | -829,159.76   | 44.3%  |
| 6020 Sale of Capital Assets        | -55,000    | -55,000    | -1,500.00     | -1,500.00   | .00 | -53,500.00    | 2.7%   |
| 8000 Contribution Revenue          | -5,000     | -5,000     | -4,195.00     | -300.00     | .00 | -805.00       | 83.9%  |
| 8010 Transfers In                  | -647,063   | -647,063   | .00           | .00         | .00 | -647,063.00   | .0%    |
| TOTAL CAPITAL IMPROVEMENT          | -454,357   | -454,357   | 242,163.73    | 138,013.23  | .00 | -696,520.73   | -53.3% |
| TOTAL REVENUES                     | -4,652,150 | -4,652,150 | -1,269,589.15 | -313,095.17 | .00 | -3,382,560.85 |        |
| TOTAL EXPENSES                     | 4,197,793  | 4,197,793  | 1,511,752.88  | 451,108.40  | .00 | 2,686,040.12  |        |

**49 STORM WATER**

|                                    |            |            |             |             |     |               |         |
|------------------------------------|------------|------------|-------------|-------------|-----|---------------|---------|
| 4900 Storm Water Expenses          | 2,500,947  | 2,500,947  | 438,744.02  | 88,232.32   | .00 | 2,062,202.98  | 17.5%   |
| 6000 Miscellaneous                 | -5,800     | -5,800     | -2,468.00   | -617.00     | .00 | -3,332.00     | 42.6%   |
| 6010 Interest & Investment Earning | -134,000   | -134,000   | -64,411.11  | -11,000.82  | .00 | -69,588.89    | 48.1%   |
| 7000 Charge For Services Rev.-Prop | -2,178,757 | -2,178,757 | -857,265.12 | -181,509.22 | .00 | -1,321,491.88 | 39.3%   |
| 8020 Impact Fee Revenue            | 0          | 0          | -6,050.96   | -1,405.48   | .00 | 6,050.96      | 100.0%  |
| TOTAL STORM WATER                  | 182,390    | 182,390    | -491,451.17 | -106,300.20 | .00 | 673,841.17    | -269.5% |
| TOTAL REVENUES                     | -2,318,557 | -2,318,557 | -930,195.19 | -194,532.52 | .00 | -1,388,361.81 |         |
| TOTAL EXPENSES                     | 2,500,947  | 2,500,947  | 438,744.02  | 88,232.32   | .00 | 2,062,202.98  |         |

**50 FIBER**

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

| 50 FIBER                           | ORIGINAL APPROP   | REVISED BUDGET    | YTD ACTUAL          | MTD ACTUAL        | ENCUMBRANCES | AVAILABLE BUDGET     | PCT USE/COL |
|------------------------------------|-------------------|-------------------|---------------------|-------------------|--------------|----------------------|-------------|
| 5000 Fiber Expenses                | 16,240,245        | 16,240,245        | 1,509,917.17        | 258,425.53        | .00          | 14,730,327.83        | 9.3%        |
| 6010 Interest & Investment Earning | -300,000          | -300,000          | -134,799.83         | -32,089.58        | .00          | -165,200.17          | 44.9%       |
| 7000 Charge For Services Rev.-Prop | -1,156,567        | -1,156,567        | -367,111.14         | -93,739.45        | .00          | -789,455.86          | 31.7%       |
| <b>TOTAL FIBER</b>                 | <b>14,783,678</b> | <b>14,783,678</b> | <b>1,008,006.20</b> | <b>132,596.50</b> | <b>.00</b>   | <b>13,775,671.80</b> | <b>6.8%</b> |
| TOTAL REVENUES                     | -1,456,567        | -1,456,567        | -501,910.97         | -125,829.03       | .00          | -954,656.03          |             |
| TOTAL EXPENSES                     | 16,240,245        | 16,240,245        | 1,509,917.17        | 258,425.53        | .00          | 14,730,327.83        |             |

**51 WATER**

|                                    |                 |                 |                   |                   |            |                      |                |
|------------------------------------|-----------------|-----------------|-------------------|-------------------|------------|----------------------|----------------|
| 5100 Water Expenses                | 6,907,698       | 6,907,698       | 4,228,718.38      | 994,443.79        | .00        | 2,678,979.62         | 61.2%          |
| 6000 Miscellaneous                 | -2,000          | -2,000          | -55.00            | .00               | .00        | -1,945.00            | 2.8%           |
| 6010 Interest & Investment Earning | -164,166        | -164,166        | -45,623.86        | -7,092.41         | .00        | -118,542.14          | 27.8%          |
| 6020 Sale of Capital Assets        | -25,000         | -25,000         | .00               | .00               | .00        | -25,000.00           | .0%            |
| 7000 Charge For Services Rev.-Prop | -6,887,000      | -6,887,000      | -3,287,810.87     | -545,113.06       | .00        | -3,599,189.13        | 47.7%          |
| 7010 Connection & Servicing Revenu | -40,000         | -40,000         | -9,145.52         | -1,768.45         | .00        | -30,854.48           | 22.9%          |
| 8020 Impact Fee Revenue            | -40,000         | -40,000         | -36,593.20        | -20,953.20        | .00        | -3,406.80            | 91.5%          |
| 8030 Capital Contributions/Donatio | -30,000         | -30,000         | -46,137.20        | 27,232.41         | .00        | 16,137.20            | 153.8%         |
| <b>TOTAL WATER</b>                 | <b>-280,468</b> | <b>-280,468</b> | <b>803,352.73</b> | <b>446,749.08</b> | <b>.00</b> | <b>-1,083,820.73</b> | <b>-286.4%</b> |
| TOTAL REVENUES                     | -7,188,166      | -7,188,166      | -3,425,365.65     | -547,694.71       | .00        | -3,762,800.35        |                |
| TOTAL EXPENSES                     | 6,907,698       | 6,907,698       | 4,228,718.38      | 994,443.79        | .00        | 2,678,979.62         |                |

**53 LIGHT & POWER**

|                                    |                  |                  |                      |                    |            |                     |               |
|------------------------------------|------------------|------------------|----------------------|--------------------|------------|---------------------|---------------|
| 5300 Light & Power Expenses        | 43,973,590       | 43,973,590       | 15,564,613.76        | 2,375,593.60       | .00        | 28,408,976.24       | 35.4%         |
| 6000 Miscellaneous                 | -122,000         | -122,000         | -136,067.91          | -12,714.00         | .00        | 14,067.91           | 111.5%        |
| 6010 Interest & Investment Earning | -595,138         | -595,138         | -334,043.29          | -57,711.90         | .00        | -261,094.71         | 56.1%         |
| 6020 Sale of Capital Assets        | -34,000          | -34,000          | -37,287.50           | -37,287.50         | .00        | 3,287.50            | 109.7%        |
| 7000 Charge For Services Rev.-Prop | -34,984,538      | -34,984,538      | -16,126,437.55       | -2,514,360.42      | .00        | -18,858,100.45      | 46.1%         |
| 7010 Connection & Servicing Revenu | -100,000         | -100,000         | -45,602.83           | -10,451.55         | .00        | -54,397.17          | 45.6%         |
| 7030 Equipment & Facility Rent Rev | -89,505          | -89,505          | .00                  | .00                | .00        | -89,505.00          | .0%           |
| 8030 Capital Contributions/Donatio | -880,000         | -880,000         | -121,923.00          | .00                | .00        | -758,077.00         | 13.9%         |
| <b>TOTAL LIGHT &amp; POWER</b>     | <b>7,168,409</b> | <b>7,168,409</b> | <b>-1,236,748.32</b> | <b>-256,931.77</b> | <b>.00</b> | <b>8,405,157.32</b> | <b>-17.3%</b> |
| TOTAL REVENUES                     | -36,805,181      | -36,805,181      | -16,801,362.08       | -2,632,525.37      | .00        | -20,003,818.92      |               |
| TOTAL EXPENSES                     | 43,973,590       | 43,973,590       | 15,564,613.76        | 2,375,593.60       | .00        | 28,408,976.24       |               |

**55 GOLF COURSE**

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

| 55   | GOLF COURSE                    | ORIGINAL APPROP | REVISED BUDGET | YTD ACTUAL         | MTD ACTUAL       | ENCUMBRANCES | AVAILABLE BUDGET  | PCT USE/COL     |
|------|--------------------------------|-----------------|----------------|--------------------|------------------|--------------|-------------------|-----------------|
| 5500 | Golf Course Expenses           | 2,128,853       | 2,128,853      | 840,727.30         | 149,853.29       | .00          | 1,288,125.70      | 39.5%           |
| 6000 | Miscellaneous                  | -3,000          | -3,000         | -3,391.50          | -235.04          | .00          | 391.50            | 113.1%          |
| 6010 | Interest & Investment Earning  | -48,612         | -48,612        | -26,403.00         | -4,118.45        | .00          | -22,209.00        | 54.3%           |
| 7020 | Admission & Lesson Fee Revenue | -1,196,480      | -1,196,480     | -894,320.76        | -44,827.87       | .00          | -302,159.24       | 74.7%           |
| 7030 | Equipment & Facility Rent Rev  | -555,000        | -555,000       | -429,983.19        | -20,472.75       | .00          | -125,016.81       | 77.5%           |
| 7040 | Concession & Merchandise Sale  | -298,000        | -298,000       | -242,825.04        | -31,814.38       | .00          | -55,174.96        | 81.5%           |
|      | <b>TOTAL GOLF COURSE</b>       | <b>27,761</b>   | <b>27,761</b>  | <b>-756,196.19</b> | <b>48,384.80</b> | <b>.00</b>   | <b>783,957.19</b> | <b>-2724.0%</b> |
|      | TOTAL REVENUES                 | -2,101,092      | -2,101,092     | -1,596,923.49      | -101,468.49      | .00          | -504,168.51       |                 |
|      | TOTAL EXPENSES                 | 2,128,853       | 2,128,853      | 840,727.30         | 149,853.29       | .00          | 1,288,125.70      |                 |

**58 SANITATION**

|      |                               |                |                |                    |                    |            |                   |                |
|------|-------------------------------|----------------|----------------|--------------------|--------------------|------------|-------------------|----------------|
| 5800 | Refuse Collection OperationsE | 1,789,938      | 1,789,938      | 670,095.97         | 81,187.83          | .00        | 1,119,842.03      | 37.4%          |
| 5810 | Recycle CollectionOperationsE | 526,972        | 526,972        | 184,658.73         | 38,167.78          | .00        | 342,313.27        | 35.0%          |
| 5820 | Landfill Operations Expenses  | 2,962,316      | 2,962,316      | 723,862.72         | 134,898.10         | .00        | 2,238,453.28      | 24.4%          |
| 6000 | Miscellaneous                 | 0              | 0              | -0.02              | -0.02              | .00        | 0.02              | 100.0%         |
| 6002 | Miscellaneous - Landfill      | -30,000        | -30,000        | -8,669.58          | -1,782.51          | .00        | -21,330.42        | 28.9%          |
| 6010 | Interest & Investment Earning | -221,831       | -221,831       | -98,848.79         | -16,814.09         | .00        | -122,982.21       | 44.6%          |
| 6012 | Interest Earnings - Landfill  | 0              | 0              | -70,499.49         | -13,246.64         | .00        | 70,499.49         | 100.0%         |
| 7000 | Charge For Services Rev.-Prop | -1,962,269     | -1,962,269     | -759,752.79        | -162,570.31        | .00        | -1,202,516.21     | 38.7%          |
| 7001 | Charge For ServicesRev-Recycl | -630,912       | -630,912       | -244,905.00        | -52,519.02         | .00        | -386,007.00       | 38.8%          |
| 7002 | Charge For ServicesRev-Landfi | -2,027,000     | -2,027,000     | -953,731.47        | -152,463.44        | .00        | -1,073,268.53     | 47.1%          |
|      | <b>TOTAL SANITATION</b>       | <b>407,214</b> | <b>407,214</b> | <b>-557,789.72</b> | <b>-145,142.32</b> | <b>.00</b> | <b>965,003.72</b> | <b>-137.0%</b> |
|      | TOTAL REVENUES                | -4,872,012     | -4,872,012     | -2,136,407.14      | -399,396.03        | .00        | -2,735,604.86     |                |
|      | TOTAL EXPENSES                | 5,279,226      | 5,279,226      | 1,578,617.42       | 254,253.71         | .00        | 3,700,608.58      |                |

**59 CEMETERY**

|      |                               |                |                |                   |                   |            |                  |               |
|------|-------------------------------|----------------|----------------|-------------------|-------------------|------------|------------------|---------------|
| 5900 | Cemetery Expenses             | 670,862        | 670,862        | 250,550.92        | 44,646.71         | .00        | 420,311.08       | 37.3%         |
| 6010 | Interest & Investment Earning | -29,370        | -29,370        | -12,578.63        | -2,171.63         | .00        | -16,791.37       | 42.8%         |
| 7000 | Charge For Services Rev.-Prop | -576,100       | -576,100       | -255,475.00       | -72,100.00        | .00        | -320,625.00      | 44.3%         |
| 7050 | Cemetery Burial Plot Sale Rev | -108,625       | -108,625       | -66,450.00        | -14,800.00        | .00        | -42,175.00       | 61.2%         |
|      | <b>TOTAL CEMETERY</b>         | <b>-43,233</b> | <b>-43,233</b> | <b>-83,952.71</b> | <b>-44,424.92</b> | <b>.00</b> | <b>40,719.71</b> | <b>194.2%</b> |
|      | TOTAL REVENUES                | -714,095       | -714,095       | -334,503.63       | -89,071.63        | .00        | -379,591.37      |               |
|      | TOTAL EXPENSES                | 670,862        | 670,862        | 250,550.92        | 44,646.71         | .00        | 420,311.08       |               |

**61 COMPUTER MAINTENANCE**

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

| 61                                | COMPUTER MAINTENANCE                 | ORIGINAL APPROP | REVISED BUDGET  | YTD ACTUAL         | MTD ACTUAL        | ENCUMBRANCES | AVAILABLE BUDGET   | PCT USE/COL   |
|-----------------------------------|--------------------------------------|-----------------|-----------------|--------------------|-------------------|--------------|--------------------|---------------|
| 4000                              | Charges For ServicesRev-Gover        | -453,517        | -453,517        | -394,916.51        | .00               | .00          | -58,600.49         | 87.1%         |
| 6000                              | Miscellaneous                        | 0               | 0               | -630.00            | .00               | .00          | 630.00             | 100.0%        |
| 6010                              | Interest & Investment Earning        | -1,250          | -1,250          | -5,340.43          | -402.75           | .00          | 4,090.43           | 427.2%        |
| 6100                              | Computer Maintenance Expendit        | 328,567         | 328,567         | 201,000.59         | 36,815.00         | .00          | 127,566.41         | 61.2%         |
|                                   | <b>TOTAL COMPUTER MAINTENANCE</b>    | <b>-126,200</b> | <b>-126,200</b> | <b>-199,886.35</b> | <b>36,412.25</b>  | <b>.00</b>   | <b>73,686.35</b>   | <b>158.4%</b> |
|                                   | TOTAL REVENUES                       | -454,767        | -454,767        | -400,886.94        | -402.75           | .00          | -53,880.06         |               |
|                                   | TOTAL EXPENSES                       | 328,567         | 328,567         | 201,000.59         | 36,815.00         | .00          | 127,566.41         |               |
| <b>63 LIABILITY INSURANCE</b>     |                                      |                 |                 |                    |                   |              |                    |               |
| 6010                              | Interest & Investment Earning        | -21,000         | -21,000         | -4,339.74          | -810.44           | .00          | -16,660.26         | 20.7%         |
| 6300                              | Liability Insurance                  | 1,118,088       | 1,118,088       | 698,173.65         | 12,258.80         | .00          | 419,914.35         | 62.4%         |
| 7000                              | Charge For Services Rev.-Prop        | -780,000        | -780,000        | -623,039.13        | .00               | .00          | -156,960.87        | 79.9%         |
|                                   | <b>TOTAL LIABILITY INSURANCE</b>     | <b>317,088</b>  | <b>317,088</b>  | <b>70,794.78</b>   | <b>11,448.36</b>  | <b>.00</b>   | <b>246,293.22</b>  | <b>22.3%</b>  |
|                                   | TOTAL REVENUES                       | -801,000        | -801,000        | -627,378.87        | -810.44           | .00          | -173,621.13        |               |
|                                   | TOTAL EXPENSES                       | 1,118,088       | 1,118,088       | 698,173.65         | 12,258.80         | .00          | 419,914.35         |               |
| <b>64 WORKERS' COMP INSURANCE</b> |                                      |                 |                 |                    |                   |              |                    |               |
| 6010                              | Interest & Investment Earning        | -29,439         | -29,439         | -15,624.37         | -2,768.88         | .00          | -13,814.63         | 53.1%         |
| 6400                              | Workers' Comp Insurance              | 511,951         | 511,951         | 118,213.34         | 32,886.35         | .00          | 393,737.66         | 23.1%         |
| 7000                              | Charge For Services Rev.-Prop        | -924,039        | -924,039        | -345,846.58        | -69,194.15        | .00          | -578,192.42        | 37.4%         |
|                                   | <b>TOTAL WORKERS' COMP INSURANCE</b> | <b>-441,527</b> | <b>-441,527</b> | <b>-243,257.61</b> | <b>-39,076.68</b> | <b>.00</b>   | <b>-198,269.39</b> | <b>55.1%</b>  |
|                                   | TOTAL REVENUES                       | -953,478        | -953,478        | -361,470.95        | -71,963.03        | .00          | -592,007.05        |               |
|                                   | TOTAL EXPENSES                       | 511,951         | 511,951         | 118,213.34         | 32,886.35         | .00          | 393,737.66         |               |
| <b>72 RDA REVOLVING LOAN FUND</b> |                                      |                 |                 |                    |                   |              |                    |               |
| 6000                              | Miscellaneous                        | -594,992        | -594,992        | -515,320.82        | -5,446.63         | .00          | -79,671.18         | 86.6%         |
| 6010                              | Interest & Investment Earning        | -77,464         | -77,464         | -43,676.89         | -5,160.72         | .00          | -33,787.11         | 56.4%         |
| 7200                              | RDA Revolving Loans Expenditu        | 500,400         | 500,400         | 133.23             | 36.12             | .00          | 500,266.77         | .0%           |
|                                   | <b>TOTAL RDA REVOLVING LOAN FUND</b> | <b>-172,056</b> | <b>-172,056</b> | <b>-558,864.48</b> | <b>-10,571.23</b> | <b>.00</b>   | <b>386,808.48</b>  | <b>324.8%</b> |
|                                   | TOTAL REVENUES                       | -672,456        | -672,456        | -558,997.71        | -10,607.35        | .00          | -113,458.29        |               |
|                                   | TOTAL EXPENSES                       | 500,400         | 500,400         | 133.23             | 36.12             | .00          | 500,266.77         |               |
| <b>73 REDEVELOPMENT AGENCY</b>    |                                      |                 |                 |                    |                   |              |                    |               |

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

| 73                                | REDEVELOPMENT AGENCY                 | ORIGINAL APPROP | REVISED BUDGET  | YTD ACTUAL          | MTD ACTUAL        | ENCUMBRANCES | AVAILABLE BUDGET     | PCT USE/COL     |
|-----------------------------------|--------------------------------------|-----------------|-----------------|---------------------|-------------------|--------------|----------------------|-----------------|
| 1010                              | Property Tax Revenues                | -77,000         | -77,000         | .00                 | .00               | .00          | -77,000.00           | .0%             |
| 1040                              | Property Tax Increment Revenu        | -950,000        | -950,000        | .00                 | .00               | .00          | -950,000.00          | .0%             |
| 4000                              | Charges For ServicesRev-Gover        | -72,000         | -72,000         | -24,000.00          | -12,000.00        | .00          | -48,000.00           | 33.3%           |
| 6010                              | Interest & Investment Earning        | -47,085         | -47,085         | -15,470.41          | -2,339.85         | .00          | -31,614.59           | 32.9%           |
| 7300                              | Redevelopment Agency Expendit        | 1,058,544       | 1,058,544       | 1,142,794.37        | 236,811.29        | .00          | -84,250.37           | 108.0%          |
|                                   | <b>TOTAL REDEVELOPMENT AGENCY</b>    | <b>-87,541</b>  | <b>-87,541</b>  | <b>1,103,323.96</b> | <b>222,471.44</b> | <b>.00</b>   | <b>-1,190,864.96</b> | <b>-1260.4%</b> |
|                                   | TOTAL REVENUES                       | -1,146,085      | -1,146,085      | -39,470.41          | -14,339.85        | .00          | -1,106,614.59        |                 |
|                                   | TOTAL EXPENSES                       | 1,058,544       | 1,058,544       | 1,142,794.37        | 236,811.29        | .00          | -84,250.37           |                 |
| <b>74 CEMETERY PERPETUAL CARE</b> |                                      |                 |                 |                     |                   |              |                      |                 |
| 6010                              | Interest & Investment Earning        | -78,551         | -78,551         | -34,650.21          | -5,819.72         | .00          | -43,900.79           | 44.1%           |
| 7050                              | Cemetery Burial Plot Sale Rev        | -70,000         | -70,000         | -44,600.00          | -10,500.00        | .00          | -25,400.00           | 63.7%           |
| 7400                              | Cemetery Perpetual Care Expen        | 802             | 802             | 450.26              | 135.97            | .00          | 351.74               | 56.1%           |
|                                   | <b>TOTAL CEMETERY PERPETUAL CARE</b> | <b>-147,749</b> | <b>-147,749</b> | <b>-78,799.95</b>   | <b>-16,183.75</b> | <b>.00</b>   | <b>-68,949.05</b>    | <b>53.3%</b>    |
|                                   | TOTAL REVENUES                       | -148,551        | -148,551        | -79,250.21          | -16,319.72        | .00          | -69,300.79           |                 |
|                                   | TOTAL EXPENSES                       | 802             | 802             | 450.26              | 135.97            | .00          | 351.74               |                 |
| <b>78 LANDFILL CLOSURE</b>        |                                      |                 |                 |                     |                   |              |                      |                 |
| 6010                              | Interest & Investment Earning        | -38,250         | -38,250         | -18,844.49          | -3,540.82         | .00          | -19,405.51           | 49.3%           |
|                                   | <b>TOTAL LANDFILL CLOSURE</b>        | <b>-38,250</b>  | <b>-38,250</b>  | <b>-18,844.49</b>   | <b>-3,540.82</b>  | <b>.00</b>   | <b>-19,405.51</b>    | <b>49.3%</b>    |
|                                   | TOTAL REVENUES                       | -38,250         | -38,250         | -18,844.49          | -3,540.82         | .00          | -19,405.51           |                 |
| <b>83 RAP TAX</b>                 |                                      |                 |                 |                     |                   |              |                      |                 |
| 1050                              | RAP Tax Revenues                     | -761,250        | -761,250        | -197,769.12         | -65,409.18        | .00          | -563,480.88          | 26.0%           |
| 6010                              | Interest & Investment Earning        | -13,000         | -13,000         | -5,474.22           | -1,090.56         | .00          | -7,525.78            | 42.1%           |
| 8300                              | RAP Tax Expenditures                 | 762,481         | 762,481         | 70,435.96           | 668.97            | .00          | 692,045.04           | 9.2%            |
|                                   | <b>TOTAL RAP TAX</b>                 | <b>-11,769</b>  | <b>-11,769</b>  | <b>-132,807.38</b>  | <b>-65,830.77</b> | <b>.00</b>   | <b>121,038.38</b>    | <b>1128.5%</b>  |
|                                   | TOTAL REVENUES                       | -774,250        | -774,250        | -203,243.34         | -66,499.74        | .00          | -571,006.66          |                 |
|                                   | TOTAL EXPENSES                       | 762,481         | 762,481         | 70,435.96           | 668.97            | .00          | 692,045.04           |                 |
| <b>99 INVESTMENT</b>              |                                      |                 |                 |                     |                   |              |                      |                 |
| 6010                              | Interest & Investment Earning        | 0               | 0               | -330,351.50         | -64,829.57        | .00          | 330,351.50           | 100.0%          |

**NOVEMBER 2025 - FY2026 REVENUE & EXPENSE**

FOR 2026 05

| 99 | INVESTMENT       | ORIGINAL<br>APPROP | REVISED<br>BUDGET | YTD ACTUAL   | MTD ACTUAL  | ENCUMBRANCES | AVAILABLE<br>BUDGET | PCT<br>USE/COL |
|----|------------------|--------------------|-------------------|--------------|-------------|--------------|---------------------|----------------|
|    | TOTAL INVESTMENT | 0                  | 0                 | -330,351.50  | -64,829.57  | .00          | 330,351.50          | 100.0%         |
|    | TOTAL REVENUES   | 0                  | 0                 | -330,351.50  | -64,829.57  | .00          | 330,351.50          |                |
|    | GRAND TOTAL      | 21,129,899         | 21,129,899        | 2,286,693.06 | -132,414.78 | .00          | 18,843,205.94       | 10.8%          |

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



# City Council Staff Report

**Subject:** Final Architectural and Site Plan for a Wellness Center at 485 South 100 East  
**Author:** Amber Corbridge, Senior Planner  
**Date:** January 13, 2026



## Background

The applicant, Erin Ottley, owner of *Soul Elevation Health and Wellness*, is requesting (with owner *Debbie Noorda Maplewood MHP LLC* consent) **Final Architectural Site Plan Approval** to operate a wellness center at 485 South 100 East (Parcel 03-033-0108). The property is zoned Professional Office Neighborhood (PO-N), where this proposed use as massage therapy and professional office, is listed as a permitted use. The applicant's business includes yoga and meditation events, classes, mental health support groups, and other therapeutic type services. Currently, the property includes parking and structures for professional offices, as shown below in Figure 1, below. This proposed use requires Site Plan Approval (Land Use Code [§14-8-111](#)). There are no proposed changes to the building or site.

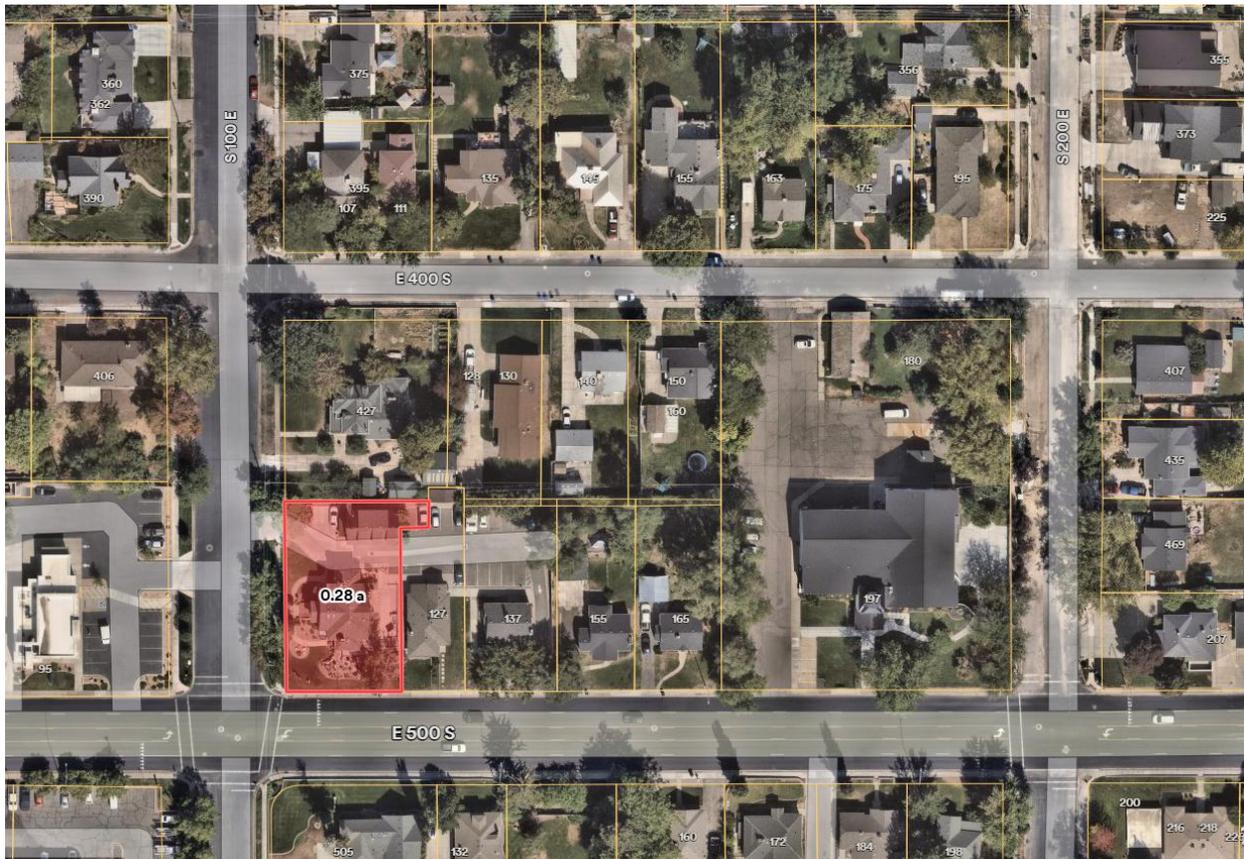


Figure 1. Aerial of 485 S 100 E, Basemap from Nearmap, September 2025

The Planning Commission reviewed this application on January 6, 2026, and forwarded a positive recommendation (0-6) to City Council, with conditions listed below.

### **Analysis**

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](#)). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The proposed use would occupy a vacant office space along 500 South, where adding a wellness center to the site will benefit other surrounding businesses and meet the goals and objectives of the General Plan. The Plan's guiding principles support a "business-friendly community that serves the community with a variety of locally focused services." (Bountiful City General Plan, 2025, Pg. 15)

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as the former use and does not impact the site's existing setbacks, height, landscaping, screening, lighting, and all other applicable standards. The property, and two (2) adjacent properties to the east, received final site plan and plat approval on February 15, 2011, to improve the site by converting single-family dwellings to professional offices (See attached Planning Commission Staff Report, plans, and City Council minutes). The three (3) separate properties were designed to operate under shared ownership of parking, landscaping, and access. The improvements to the site were made since approval; however, the PUD plat (McArthur Park Office Plaza PUD) was not recorded, leaving the parcels unchanged and under separate ownership, as shown in Figure 2.

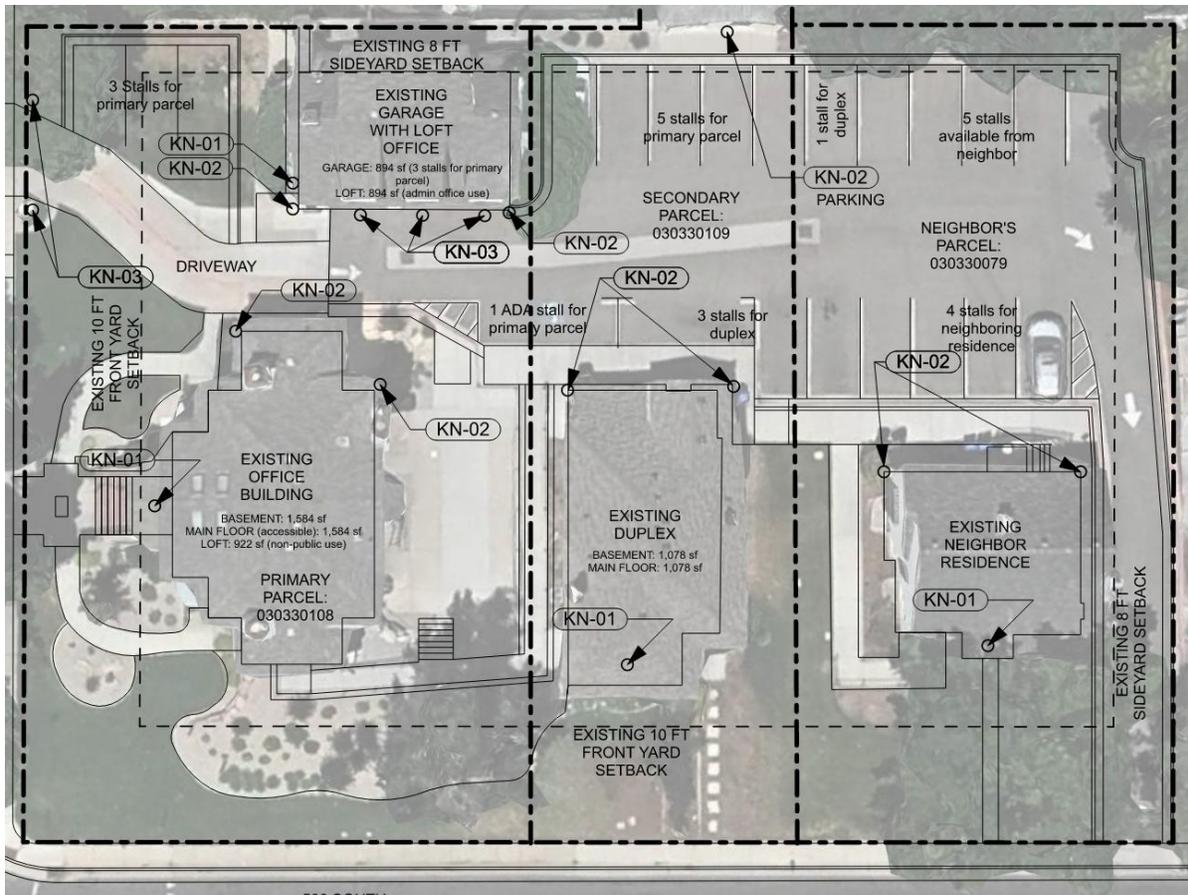


Figure 2. Applicant's Site Plan Submittal, 485 S 100 E

### Parking Requirements

The owner of the subject property (corner lot on 100 E and 500 S) also owns the residential property directly to the east (Parcel 03-033-0109). The owner has indicated on the attached parking plan the number of parking spaces which would be shared between the two (2) properties. The owner also completed a parking study to show the two (2) properties meeting parking demands for both residential and wellness center. The parking study also includes the number of stalls required if the wellness center converted to a bookstore (a concept which was explored but not formally submitted). The following table shows the Hales Engineering Parking Comparison for proposed parking supply, city's parking requirements, and recommended supply based on the ITE Parking Generation rates.

**Table 4: Parking Comparison**

| <b>Parking Rate Source</b>                             | <b># of Stalls</b> |
|--|--------------------|
| Existing Site Plan                                     | 16                 |
| <b>Existing Land Use and Density (Wellness Center)</b> |                    |
| City Requirement                                       | 17                 |
| ITE Parking Generation                                 | 13                 |
| <b>Time-of-Day Parking (Existing Need)</b>             | <b>10</b>          |
| <b>Proposed Future Use (Café/Bookstore)</b>            |                    |
| City Requirement                                       | 17                 |
| ITE Parking Generation                                 | 21                 |
| <b>Time-of-Day Parking (Future Need)</b>               | <b>18</b>          |

Staff finds the attached parking study meets parking stalls needed for the wellness center and the residential dwelling. Staff recommends the applicant work with the owner to complete a recorded shared cross-access and parking agreement between the two (2) properties.

**Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Manager.

**Significant Impacts**

No significant impacts are anticipated, as the proposed use will occupy an existing commercial space and does not involve changes to the site, building, or surrounding infrastructure.

**Recommendation**

Staff and the Planning Commission recommend the City Council review the Final Architectural and Site Plan application at 485 South 100 East and approve, subject to the following:

1. Prior to issuance of a business license, the applicant and property owner shall complete and record a cross-access and shared parking agreement between Parcels 03-033-0108 and 03-033-0109.
2. The applicant shall address and comply with all applicable staff review comments.

**Attachments**

1. Site Plan
2. Parking Study
3. Parking Plan
4. 2011 Planning Commission Staff Report and Plans
5. 2011 City Council Meeting Minutes



CODE ANALYSIS IS BASED ON 2021 UTAH BUILDING CODE AND THE CITY OF BOUNTIFUL LAND USE ORDINANCE.

Proposed use is for a business occupancy involving appointment only health and wellness services including: yoga instruction, nutrition instruction, and related activities.

The primary parcel contains two buildings. The main building on the primary parcel is an older single family home that had previously been converted to office use and has three levels: a basement, main floor, and loft. The main floor is wheelchair accessible. It is planned by the business to use the main floor and basement for customer areas with the main floor containing all types of services so that accessibility can be maintained. The loft space is planned for employee only use, and all employees, due to the nature of their work need to be able bodied.

The second building on the primary parcel is a garage building with a loft. The garage portion has 3 stalls. The loft of this building is also planned by the business to be used for employee functions only.

**OCCUPANCY:**

Main building: 1,584 sf + 1,584 sf + 922 sf = 4,090 sf

Garage building:  
894 sf garage (excluded from occupancy count)  
894 sf loft (B-occupancy)

Total B-occupancy: 4,984 sf / 150 = 33 people.

Plumbing fixtures: Garage building contains one unisex toilet room. Primary building contains 3 unisex toilet rooms. This is sufficient per chapter 29 of the IBC.

Business will provide water coolers for drinking water.

Across the three parcels, the parking is shared with 4 stalls for the existing neighbor residence, 4 stalls for the duplex, and the remainder (including the ADA stall) being allocated to the primary parcel for the business. The means 17 total parking spaces are available to the business.

The business proposed is most similar to a medical office, thus architect proposes the 1 space per 250 sf be used instead of the general business requirement of 200 sf per stall. With that, 19 stalls would be needed. Due to the shared parking and the likelihood that the residential uses primarily will park at night time while the business parks during business hours, the architect proposes the extra two stalls be shared access as it is unlikely the residences will need all 8 stalls allotted during business hours.

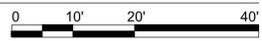


1 SITE PLAN  
SCALE: 1" = 20'

PLAN REVIEW  
05/05/2025 10:26:42 AM  
Lloyd Cheney, Bountiful City Engineer

PLAN REVIEW  
05/06/2025 1:46:09 PM  
AMBER CORBRIDGE, SENIOR PLANNER

KN-01 EXISTING PORCH LIGHT  
KN-02 EXISTING SECURITY FLOOD LIGHT  
KN-03 EXISTING STAGE COACH LIGHT



PROVIDE A CROSS ACCESS AND PARKING AGREEMENT

OTTLEY TENANT IMPROVEMENT SITE PLAN  
ERIN OTTLEY

DEIV Architecture and Design  
PO Box 991  
Bountiful, UT 84011

SITE PLAN  
4/24/25

## MEMORANDUM

Date: October 14, 2025  
To: Bountiful City  
From: Hales Engineering  
Subject: **Bountiful 485 S 100 E Parking Study**



UT25-3096

### Executive Summary

The key findings of this study are as follows:

- There is currently a parking supply of 16 stalls on the project property, not including the unshared parking with the neighboring property to the east
- The existing parking supply is adequate to meet the demand of 10 parking stalls for the existing wellness center and residential duplex
- There are plans to convert the wellness center to a café/bookstore, which is expected to generate a demand of 18 parking stalls
  - It is recommended that at least two additional parking stalls be provided to accommodate this change in demand
  - There is potential for additional parking stalls to be provided on the property or to be leased from the neighboring property.

### Introduction

This memorandum discusses the parking study completed for the existing Bountiful 485 S 100 property located in Bountiful, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). A shared time-of-day analysis is also provided for complimentary land uses on the property that may be able to share parking stalls throughout the day. A vicinity map of the project site is shown in Figure 1.

### Project Description

The project property currently consists of a wellness center providing counseling and therapy services and a single duplex on the eastern portion of the property. A supply of 16 stalls is currently provided for both land uses. Additionally, there are possible future plans to convert the wellness center to a café/bookstore. This alternative was also analyzed and included within the parking study to determine the amount of parking needed in both existing and future conditions.



**Figure 1: Site vicinity map of the project in Bountiful, Utah**

The project property shares a parking lot with an adjacent property to the east that also consists of a single duplex with 8 additional parking stalls. This property was considered to be separate and not included within the parking study or the shared parking analysis.

Although the conventional approach is to run the gross square footage of the building, discussions with the City approved using only usable square footage to be included in the parking rates for the wellness center building. The building was considered to contain a high percentage of unusable space compared to similar land uses. Non-usable square footage was identified and subtracted out by the client and only the remaining approximately 2,480 square feet were used for the parking calculations. The usable square footage breakdown is provided in Appendix A.

### **City Parking Code**

The Bountiful City code specifies parking rates for various land use types. The land uses identified for the wellness center (offices providing customer services) and the café/bookstore (general business/retail) have the same parking rate, so only one calculation is provided. The required

parking rates found in the City code for the study land uses are shown in Table 1. The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 17 stalls for the proposed development without any shared use reductions in both existing and future conditions.

**Table 1: City Parking Rates**

| Land Use                  | Unit Type | Rate (stalls per unit) |
|---------------------------|-----------|------------------------|
| General Business/Retail   | KSF       | 5.00                   |
| Dwellings Multiple Family | DU        | 2.25                   |

*Source: Bountiful City code, 2025*

**Table 2: City Parking Calculations**

| City Parking Calculations<br>Bountiful - 485 S 100 E |            |           |                        |              |
|--|------------|-----------|------------------------|--------------|
| Land Use   | # of Units | Unit Type | Rate (stalls per unit) | Total Stalls |
| Dwellings Multiple Family                            | 2          | DU        | 2.25                   | 5            |
| General Business/Retail                              | 2.48       | KSF       | 5.00                   | 12           |
| <b>TOTAL</b>   |            |           |                        | <b>17</b>    |

*Source: Bountiful City code, 2025.*

### ITE Parking Demand

Hales Engineering also referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (6<sup>th</sup> Edition, 2023) to identify national parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85<sup>th</sup> percentile, and maximum rates. The 85<sup>th</sup> percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85<sup>th</sup> percentile rates. The number of stalls needed based on these rates is shown in Table 3, rounded up to the nearest whole number. As shown in the “demand” columns, ITE would suggest that the parking demand for the existing land uses is 12 stalls and that number would increase to 20 stalls for the proposed land use changes.

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to enter and exit the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand for commercial land uses and 5% for residential land uses. Based on this, the recommended parking supply is 13 stalls for the existing land uses and 21 stalls for the proposed land use changes, as shown in the “supply” columns of Table 3. These represent recommendations before any shared parking reductions are taken into account.

**Table 3: ITE Parking Generation**

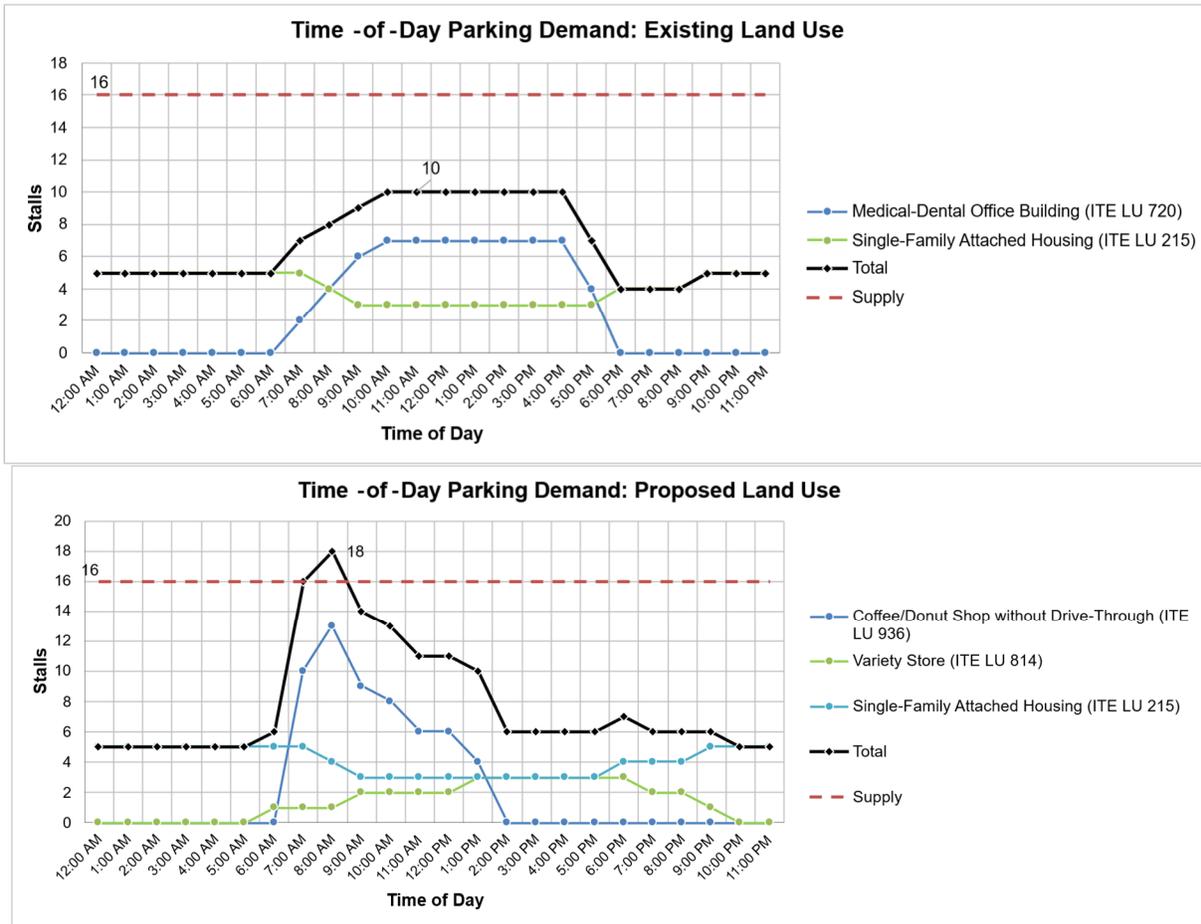
| ITE Parking Demand and Supply (Existing Uses)<br>Bountiful - 485 S 100 E |            |           |                  |           |           |
|--|------------|-----------|------------------|-----------|-----------|
| Land Use   | # of Units | Unit Type | 85th %-tile Rate | Demand    | Supply    |
| Medical-Dental Office Building (ITE LU 720)                              | 2.48       | KSF       | 2.98             | 7         | 8         |
| Single-Family Attached Housing (ITE LU 215)                              | 2          | DU        | 2.27             | 5         | 5         |
| <b>TOTAL</b>   |            |           |                  | <b>12</b> | <b>13</b> |
| <i>Source: ITE Parking Generation, 6th Edition, 2023</i>                 |            |           |                  |           |           |

| ITE Parking Demand and Supply (Proposed Uses)<br>Bountiful - 485 S 100 E |            |           |                  |           |           |
|--|------------|-----------|------------------|-----------|-----------|
| Land Use   | # of Units | Unit Type | 85th %-tile Rate | Demand    | Supply    |
| Coffee/Donut Shop without Drive-Through (ITE LU 936)                     | .70        | KSF       | 16.80            | 12        | 13        |
| Variety Store (ITE LU 814)   | 1.78       | KSF       | 1.85             | 3         | 3         |
| Single-Family Attached Housing (ITE LU 215)                              | 2          | DU        | 2.27             | 5         | 5         |
| <b>TOTAL</b>   |            |           |                  | <b>20</b> | <b>21</b> |
| <i>Source: ITE Parking Generation, 6th Edition, 2023</i>                 |            |           |                  |           |           |

**Time-of-Day Parking Demand**

To further identify a reduction in parking supply requirements, Hales Engineering utilized ITE time-of-day parking demand percentages for the proposed land uses on a typical weekday to identify the needed parking supply at each hour of the day. Land uses that have offset peaks throughout the day, such as residential and office, can reduce the amount of parking demand for the site overall. Vehicles utilizing the residential land uses may need all the parking during the nighttime and reduced parking during the day time, and vice versa for the office/retail land uses. A time-of-day parking supply requirement chart depicting these offset peaks has been provided in Figure 2.

As shown, with the existing 16 parking stall on the property, there is sufficient parking to meet the recommended 16 parking stalls for the existing land uses. However, there is anticipated to be insufficient parking for the proposed land use changes if the existing supply is maintained. For the alternative land uses (cafe/bookstore), a total of 18 parking stalls is recommended and a minimum of two additional parking stalls should be provided. This could be accommodated through adding two new parking stalls or sharing two parking stalls with the neighboring property.



**Figure 2: Time-of-day parking supply requirements**

**Comparison and Recommendation**

A comparison of the proposed supply, the city’s parking requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4 for both land use scenarios. Based on the information provided, Hales Engineering found that the existing land uses have sufficient parking with 16 parking stalls when accounting for shared uses throughout the day. However, if the wellness center is converted into a café/bookstore, it is recommended that a total of 18 stalls be provided. Two additional stalls are recommended to be built onsite or to be leased from the neighboring property.

**Table 4: Parking Comparison**

| <b>Parking Rate Source</b>                             | <b># of Stalls</b> |
|--|--------------------|
| Existing Site Plan                                     | 16                 |
| <b>Existing Land Use and Density (Wellness Center)</b> |                    |
| City Requirement                                       | 17                 |
| ITE Parking Generation                                 | 13                 |
| <b>Time-of-Day Parking (Existing Need)</b>             | <b>10</b>          |
| <b>Proposed Future Use (Café/Bookstore)</b>            |                    |
| City Requirement                                       | 17                 |
| ITE Parking Generation                                 | 21                 |
| <b>Time-of-Day Parking (Future Need)</b>               | <b>18</b>          |

**Conclusions**

The key findings of this study are as follows:

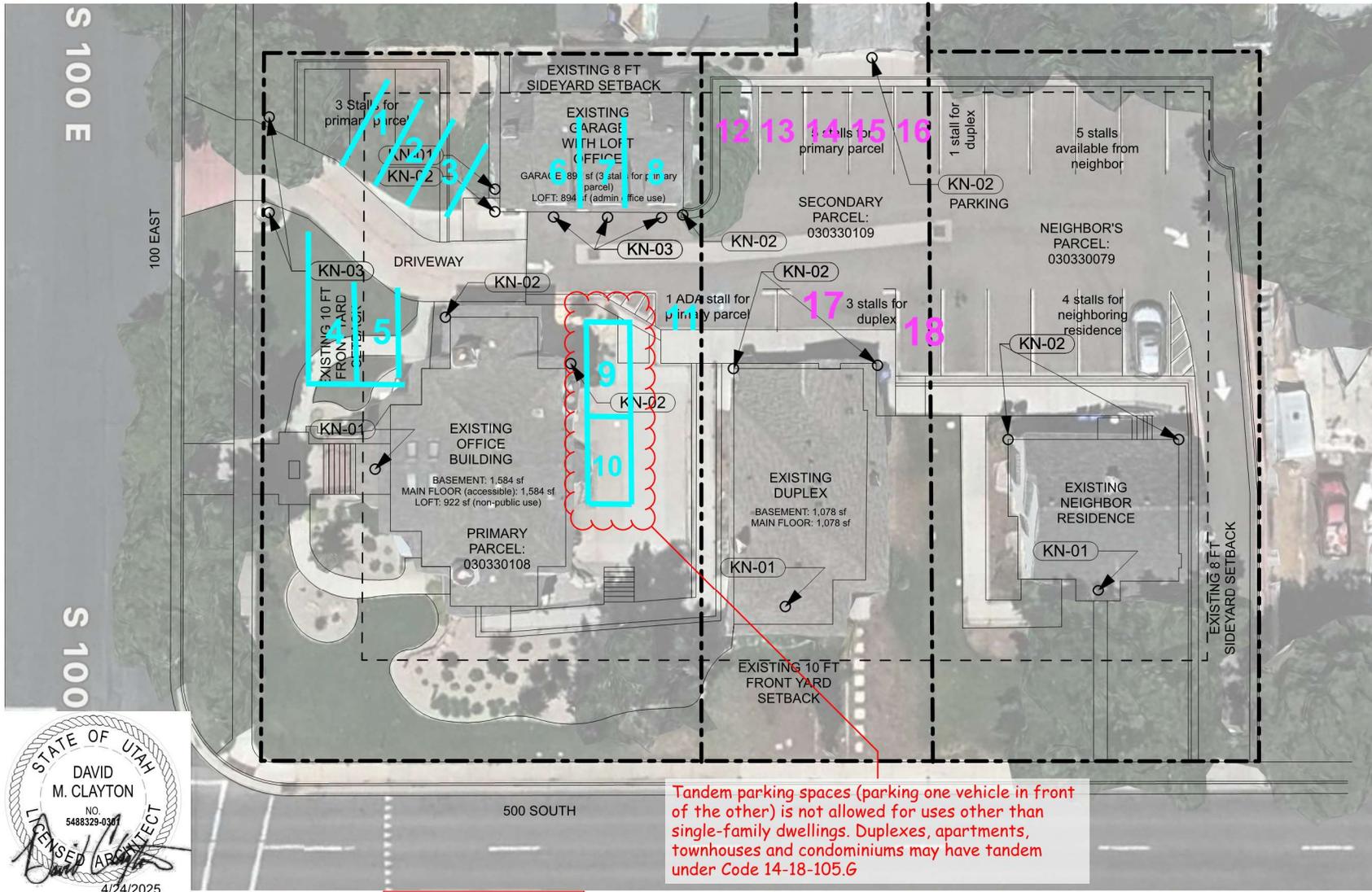
- There is currently a parking supply of 16 stalls on the project property, not including the unshared parking with the neighboring property to the east
- The existing parking supply is adequate to meet the demand of 10 parking stalls for the existing land uses
- There are plans to convert the wellness center to a café/bookstore, which is expected to generate a demand of 18 parking stalls
  - It is recommended that at least two additional parking stalls be provided to accommodate this change in demand
  - There is potential for additional parking stalls to be provided on the property or to be leased from the neighboring property.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

# APPENDIX A

## Land Use Density Summary

|   | <b>TOTAL SQ<br/>FOOTAGE</b> | <b>TOTAL OF<br/>UNUSABLE<br/>SPACE</b> | <b>TOTAL<br/>USEABLE SQ<br/>FOOTAGE</b> |
|---|-----------------------------|--|---|
| Total Unusable on 1st Floor             | 1,584                       | 648                                    | 937                                     |
| Total Unusable on 2nd Floor             | 1,584                       | 555                                    | 1,029                                   |
| Total Unusable on 3rd Floor             | 923                         | 923                                    | -                                       |
| Total Unusable above Garage of Carriage | 894                         | 383                                    | 511                                     |
| <b>Total Unusable Sq Footage</b>        | <b>4,985</b>                | <b>2,509</b>                           | <b>2,476</b>                            |



CODE ANALYSIS IS BASED ON 2021 UTAH BUILDING CODE AND THE CITY OF BOUNTIFUL LAND USE ORDINANCE.

Proposed use is for a business occupancy involving appointment only health and wellness services including: yoga instruction, nutrition instruction, and related activities.

The primary parcel contains two buildings. The main building on the primary parcel is an older single family home that had previously been converted to office use and has three levels: a basement, main floor, and loft. The main floor is wheelchair accessible. It is planned by the business to use the main floor and basement for customer areas with the main floor containing all types of services so that accessibility can be maintained. The loft space is planned for employee only use, and all employees, due to the nature of their work need to be able bodied.

The second building on the primary parcel is a garage building with a loft. The garage portion has 3 stalls. The loft of this building is also planned by the business to be used for employee functions only.

**OCCUPANCY:**  
Main building: 1,584 sf + 1,584 sf + 922 sf = 4,090 sf

Garage building:  
894 sf of garage (excluded from occupancy count)  
894 sf loft (B-occupancy)

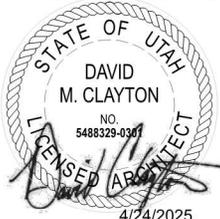
Total B-occupancy: 4,984 sf / 150 = 33 people.

Plumbing fixtures: Garage building contains one unisex toilet room. Primary building contains 3 unisex toilet rooms. This is sufficient per chapter 29 of the IBC.

Business will provide water coolers for drinking water.

Across the three parcels, the parking is shared with 4 stalls for the existing neighbor residence, 4 stalls for the duplex, and the remainder (including the ADA stall) being allocated to the primary parcel for the business. The means 17 total parking spaces are available to the business.

The business proposed is most similar to a medical office, thus architect proposes the 1 space per 250 sf be used instead of the general business requirement of 200 sf per stall. With that, 19 stalls would be needed. Due to the shared parking and the likelihood that the residential uses primarily will park at night while the business parks during business hours, the architect proposes the extra two stalls be shared access as it is unlikely the residences will need all 8 stalls allotted during business hours.

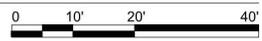


1 SITE PLAN  
SCALE: 1" = 20'

PLAN REVIEW  
05/05/2025 10:26:42 AM  
Lloyd Cheney, Bountiful City Engineer

PLAN REVIEW  
05/06/2025 1:46:09 PM  
AMBER CORBRIDGE, SENIOR PLANNER

KN-01 EXISTING PORCH LIGHT  
KN-02 EXISTING SECURITY FLOOD LIGHT  
KN-03 EXISTING STAGE COACH LIGHT



PROVIDE A CROSS ACCESS AND PARKING AGREEMENT

DEIV Architecture and Design  
PO Box 991  
Bountiful, UT 84011

OTTLEY TENANT IMPROVEMENT SITE PLAN  
ERIN OTTLEY

SITE PLAN  
4/24/25

## Bountiful City Planning Department Staff Report

Item# 3

**For:** Planning Commission  
**Item:** Preliminary and Final Site Plan and Preliminary and Final Plat Review –  
McArthur Park Office Plaza P.U.D.  
**Address:** 100 East 500 South  
**Date:** February 15, 2011

### Background

Mr. Todd McCormick, applicant, requests preliminary and final site plan and preliminary and final plat approval for a professional office development on the northeast corner of 500 South and 100 East, Bountiful, Utah. In brief, the subject properties are located in the Professional Office Neighborhood Zone (PO-N), a zone that was created several years ago in conjunction with local residents to specifically address the deteriorating appearance of properties along 500 South between 100 East and 400 East. The proposal is to convert four existing structures, three of which were originally built as single family homes, into professional offices. Mr. Marv Blosch developed a very similar project on the opposite side of 500 South approximately two years ago (adjacent to Riley Court).

This area was originally developed primarily with single-family homes. As the City started developing further to the east and traffic along 500 South increased, most of the properties were converted into duplexes, demolished and rebuilt as multi-family developments, or simply rented out as-is. As a result, the area gradually fell into decline. In approximately 2005, a group of residents living in the vicinity of Brentwood Circle and 200 East approached the City with concerns about the worsening condition of the area. Over a period of approximately one year the City worked with the residents and Mr. Blosch to create a zone that would allow the conversion of the existing residential structures along 500 South into small, cottage style professional office buildings. The main objectives of the zone were to preserve a residential atmosphere, reduce drive approaches onto 500 South, and to encourage reinvestment and long term maintenance of these properties.

Changing from residential to commercial will require upgrades of the buildings for accessibility and building codes.

### Analysis

As proposed, the site is approximately 2/3 of an acre in size (28,007 sq ft). The four existing structures comprise approximately 8,000 gross square feet, of which approximately 6,000 is used for offices and 2,000 for storage. As configured, the minimum parking requirement for this site is 22 stalls, and the proposed plan contains 22 stalls. The stalls would be accessed in a one way drive configuration, with the entrance on 100 East and the exit on 500 South.

The total project landscaping is slightly less than 45%, which is well in excess of the 15% required in the zone. Since these are existing properties, most of the proposed landscaping already exists and is mature. As driveways and curb cuts are removed, the applicant will need to install some additional landscaping to fill in those areas.

The majority of the storm water would be detained in the parking lot and drain through a reduced orifice into the existing storm drain system in 100 East. The only areas that wouldn't be detained are the first 30 feet or so of the two driveways, which will sheet flow to 500 South and 100 East.

The PUD plat is fairly straightforward; however, the minimum requirements for a P.U.D. plat have changed since the last compilation of the Land Use Ordinance. Also, the PUD drawing currently attached to this staff report is a previous iteration that has some errors, including a Lot 5, which is eliminated on the redlined plans. If the corrected plans are available prior to mailing the staff report, a copy will be included separately. If not, it will be presented at the Commission meeting. The following is an excerpt of the Ordinance as it was revised in June 2010:

**14-20-601 MINIMUM NUMBER AND SIZE OF UNITS AND/OR LOTS**

- A. Any condominium subdivision in any zone shall have a minimum of four (4) legal units, except that in the Downtown (DN) zone a mixed-use or non-residential condominium subdivision shall have a minimum of two (2) legal units.
- B. Any planned unit development (PUD) subdivision in any zone shall have a minimum of four (4) legal pads/lots, with the following exceptions:
  - 1. In the PO-N zone, a professional office subdivision shall have a minimum of two (2) legal pads/lots,
  - 2. In the C-N zone, a commercial subdivision shall have a minimum of two (2) legal pads/lots,
  - 3. In the DN zone, a mixed-use subdivision shall have a minimum of two (2) legal pads/lots.
- C. It is unlawful to create a condominium unit smaller than 500 sq ft in area, or a PUD pad/lot smaller than 1,500 sq ft in area, in any zone.
- D. Any PUD pad site in any zone shall be generally rectangular in shape with a length to width ratio between 3:1 and 1:3.

**14-20-604**

- A. Any legally existing development in any zone, except for multi-family developments, may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum lot size requirements of the zone in which it is located.

Based on these requirements, the proposed plat as redlined meets the minimum requirements because: 1. It is larger than the minimum 0.25 acre lot size in the PO-N zone, 2. It has at least 2 building pads/lots, and 3. All of the pads/lots will be at least 1,500

square feet in size and generally rectangular in shape with length to width ratios between 3:1 and 1:3.

### **Recommended Action**

Recommend preliminary and final site plan and preliminary and final plat approval for the McArthur Park Office Plaza with the following conditions:

1. Provide a landscaping plan meeting the minimum City requirements and to the satisfaction of City staff during construction but prior to the granting of final occupancy,
2. Make all redline corrections as indicated by staff.
3. Post the required bonds and pay any required fees.
4. Provide the necessary plat documents ready for signatures.
5. Sign a Development Agreement with the City.



# McARTHUR PARK OFFICE PLAZA

100 EAST 500 SOUTH  
BOUNTIFUL, UTAH



## INDEX OF DRAWINGS

- 1 of 1 PLAT
- C 1.0 DEMOLITION PLAN
- C 2.0 SITE DIMENSION PLAN
- C 3.0 GRADING AND DRAINAGE PLAN
- C 4.0 EROSION CONTROL PLAN
- C 5.0 GENERAL NOTES

**FOR CONSTRUCTION**

DATE PRINTED  
April 4, 2011

### UTILITY DISCLAIMER

THE CONTRACTOR'S SPECIFICALLY CALLED-OUT LOCATION AND DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT. ON COMPLETE THE CONTRACTOR MUST CALL THE LOCAL UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY CONSTRUCTION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ELUCIDATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

### NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN OR ALLUDED TO THESE PLANS SHALL OBEY ALL CITY ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOUNTIFUL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOUNTIFUL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF BOUNTIFUL.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND THAT THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND THAT THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

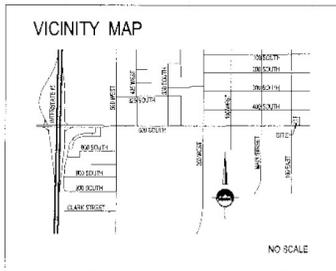
### NOTICE TO DEVELOPER/CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINAL ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE THESE PLANS ARE APPROVED IS UNAUTHORIZED AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO EROSION CONTROL, FENCING, GRADING, SITE UTILITIES, DRAINAGE INFRASTRUCTURE, CONSTRUCTION, ETC.

### CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL COMPLIANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCES. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE DEVELOPER/OWNER, WHOSE NAME IS ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN, QUALITY AND RELATED FIELD OPERATIONS. THE CONTRACTOR/CONTRACTOR IS RESPONSIBLE FOR THE DRAWING MARKS SHALL BE CORRECTED AND CORRECTED AT THE JOB SITE. FURNISHING PROCEDURES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF THE WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE SHALL BE THE WORK.

BY \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER



### GENERAL NOTES

- ALL WORK SHALL CONFORM WITH BOUNTIFUL CITY STANDARDS & SPECIFICATIONS.
- CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- MECHANICAL ELEVATION BOUNTIFUL CITY MECHANICAL SOUTH STREET & 110 SOUTH STREET SOUND ELEVATION ASSUMED.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL UTILITIES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

### ENGINEER/SURVEYOR:

**ENSIGN**

LAYTON  
1445 West 1000th St. Suite 204  
LARKS L'EGRE  
Phone: 801-761-1100  
Fax: 801-761-1100  
www.ensign.com

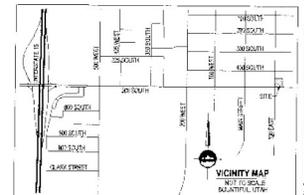
BALL LAKE CITY  
PLUMB & ELECTRICAL  
ALBANY GROVE  
Phone: 801-761-1100  
Fax: 801-761-1100  
TODDLE  
Phone: 801-761-1100

**McARTHUR PARK OFFICE PLAZA  
FOR CONSTRUCTION - March 16, 2011**



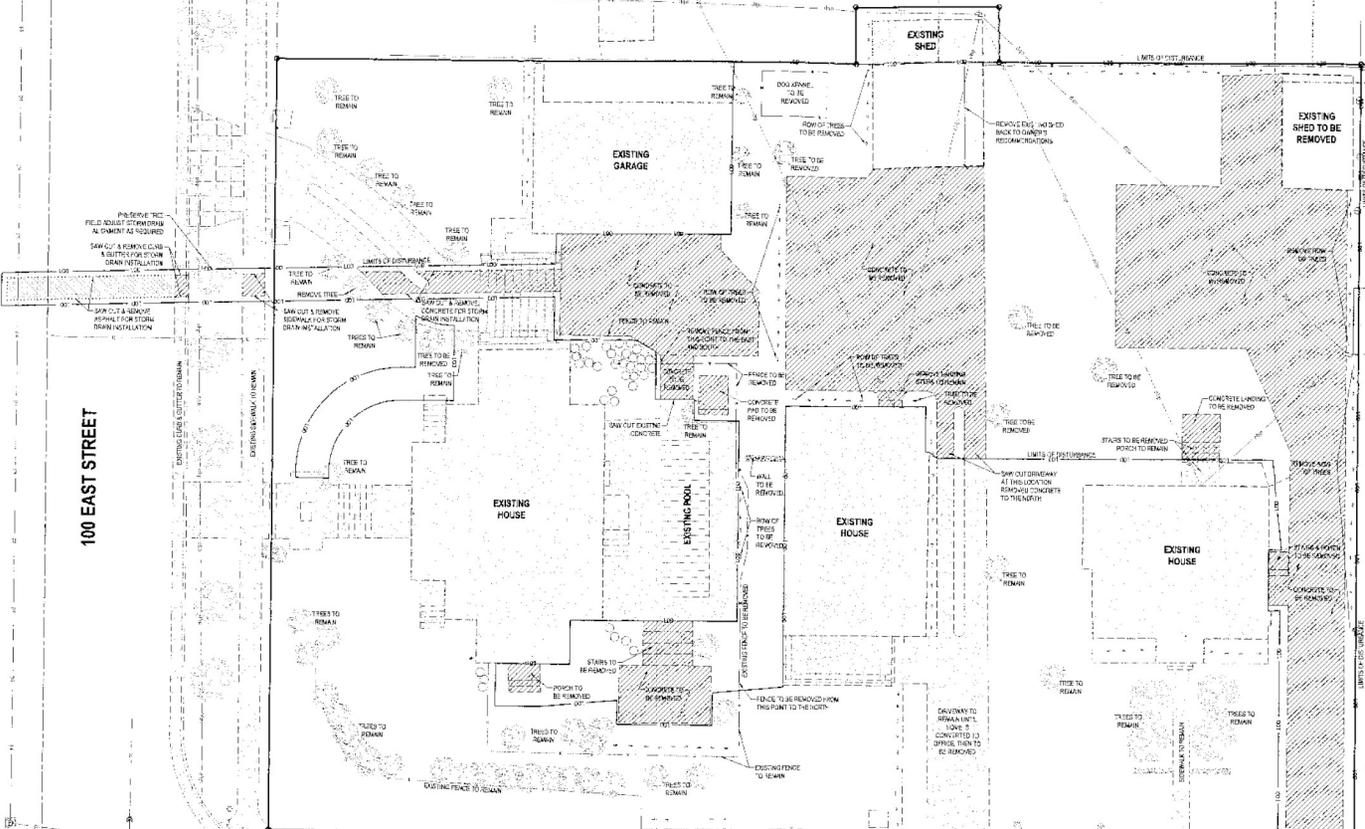
CALL 801.255.4448  
 @ 1:00PM AT LEAST 48  
 HOURS PRIOR TO THE  
 COMMENCEMENT OF ANY  
 CONSTRUCTION

**BENCHMARK**  
 BOUNTIFUL CITY SURVEY POINT MOUNT  
 ON 500 SOUTH STREET & HEIGHT STREET  
 FRONT  
 ELEVATION = 4208.7 (ASSUMED)

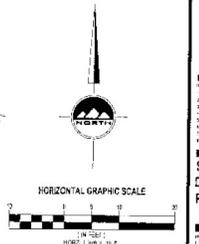


**ENSIGN**  
**SALT LAKE CITY**  
 801 E. Fort Union Blvd  
 Suite 100  
 Midvale UT 84047  
 Phone: 801.255.4529  
 Fax: 801.255.4448  
**LAYTON**  
 Phone: 801.547.1100  
**PLEASANT GROVE**  
 Phone: 801.796.8145  
**TOOELE**  
 Phone: 435.843.3590  
 WWW.ENSIGN.UTAH.COM

- NOTES**
1. TREE LOCATIONS ARE APPROXIMATE. ACTUAL TREE TO BE REMOVED SHALL BE FIELD DETERMINED BASED ON EXISTING PHOTOGRAPHS.
  2. EXISTING IRRIGATION SYSTEMS SHALL BE INSPECTED AND REPAIRED AS NECESSARY TO PREVENT FLOODING OR EROSION. SEE LANDSCAPE & IRRIGATION PLAN.
  3. EXISTING UTILITIES, WHETHER OPEN OR BURIED, SHALL BE FIELD VERIFIED. ALL UTILITIES SHALL BE REMOVED PRIOR TO PLACING ANY WATERFILLS.



- LEGEND**
- EXIST REMAINING DAY
  - NOT EXIST REMAINING DAY
  - WATER VALVE
  - WATER SHUT-OFF
  - WATER VALVE
  - FIRE HYDRANT
  - STORM DRAIN CLEAN-OUT
  - STORM DRAIN CATCH-BASKET
  - UTILITY POLE
  - TREE
  - EDGE OF ASPHALT
  - WALKWAY
  - STORM DRAINLINE
  - DISPERSED DRAIN LINE
  - FENCE
  - EXISTING CONCRETE
  - EXISTING CURB & GUTTER
  - CONCRETE TO BE REMOVED
  - ASPHALT TO BE REMOVED
  - EXISTING BUILDING TO BE REMOVED
  - EXISTING PAVING



500 SOUTH STREET

LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A",  
 SCIMITFUL TOWNSHIP SURVEY  
 ALSO LOCATED IN THE NORTHWEST QUARTER  
 OF SECTION 33  
 TOWNSHIP 2 NORTH, RANGE 1 EAST  
 SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**MCCARTHR PARK  
 OFFICE PLAZA  
 100 EAST 500 SOUTH  
 BOUNTIFUL, UTAH**



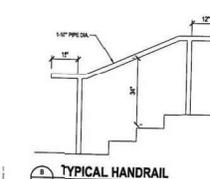
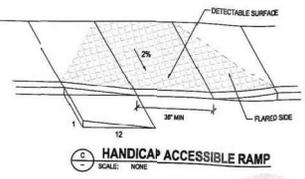
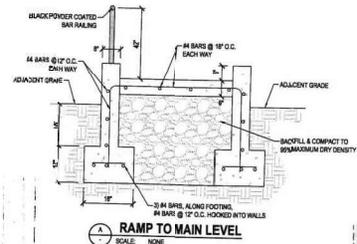
**SITE  
 DEMOLITION  
 PLAN**

**C 1.0**

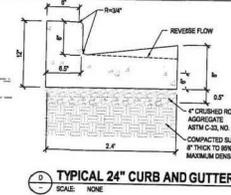
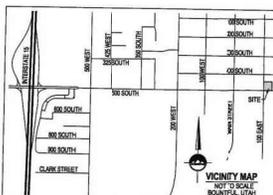
**CALL BLUEPRINTS**  
 @ 1-800-482-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**BENCHMARK**  
 BOUNTIFUL CITY SURVEY MONUMENT  
 90 SOUTH STREET & 100 EAST STREET (POLAR)  
 ELEVATION = 449.0 (ASSUMED)

| PARKING TABLE           |    |
|-------------------------|----|
| STANDARD PARKING STALLS | 21 |
| HANDICAP PARKING STALLS | 1  |
| TOTAL PARKING STALLS    | 22 |

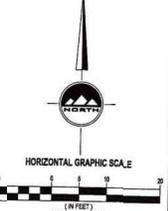


| LAND USE TABLE |            |
|----------------|------------|
| PRIVATE AREA   |            |
| LOT 1          | 3,000 S.F. |
| LOT 2          | 2,000 S.F. |
| LOT 3          | 1,000 S.F. |
| LOT 4          | 2,000 S.F. |
| LOT 5          | 2,000 S.F. |
| LOT 6          | 2,000 S.F. |
| LOT 7          | 2,000 S.F. |
| LOT 8          | 2,000 S.F. |
| LOT 9          | 2,000 S.F. |
| LOT 10         | 2,000 S.F. |
| LOT 11         | 2,000 S.F. |
| LOT 12         | 2,000 S.F. |
| LOT 13         | 2,000 S.F. |
| LOT 14         | 2,000 S.F. |
| LOT 15         | 2,000 S.F. |
| LOT 16         | 2,000 S.F. |
| LOT 17         | 2,000 S.F. |
| LOT 18         | 2,000 S.F. |
| LOT 19         | 2,000 S.F. |
| LOT 20         | 2,000 S.F. |
| LOT 21         | 2,000 S.F. |
| LOT 22         | 2,000 S.F. |
| LOT 23         | 2,000 S.F. |
| LOT 24         | 2,000 S.F. |
| LOT 25         | 2,000 S.F. |
| LOT 26         | 2,000 S.F. |
| LOT 27         | 2,000 S.F. |
| LOT 28         | 2,000 S.F. |
| LOT 29         | 2,000 S.F. |
| LOT 30         | 2,000 S.F. |
| LOT 31         | 2,000 S.F. |
| LOT 32         | 2,000 S.F. |
| LOT 33         | 2,000 S.F. |
| LOT 34         | 2,000 S.F. |
| LOT 35         | 2,000 S.F. |
| LOT 36         | 2,000 S.F. |
| LOT 37         | 2,000 S.F. |
| LOT 38         | 2,000 S.F. |
| LOT 39         | 2,000 S.F. |
| LOT 40         | 2,000 S.F. |
| LOT 41         | 2,000 S.F. |
| LOT 42         | 2,000 S.F. |
| LOT 43         | 2,000 S.F. |
| LOT 44         | 2,000 S.F. |
| LOT 45         | 2,000 S.F. |
| LOT 46         | 2,000 S.F. |
| LOT 47         | 2,000 S.F. |
| LOT 48         | 2,000 S.F. |
| LOT 49         | 2,000 S.F. |
| LOT 50         | 2,000 S.F. |
| LOT 51         | 2,000 S.F. |
| LOT 52         | 2,000 S.F. |
| LOT 53         | 2,000 S.F. |
| LOT 54         | 2,000 S.F. |
| LOT 55         | 2,000 S.F. |
| LOT 56         | 2,000 S.F. |
| LOT 57         | 2,000 S.F. |
| LOT 58         | 2,000 S.F. |
| LOT 59         | 2,000 S.F. |
| LOT 60         | 2,000 S.F. |
| LOT 61         | 2,000 S.F. |
| LOT 62         | 2,000 S.F. |
| LOT 63         | 2,000 S.F. |
| LOT 64         | 2,000 S.F. |
| LOT 65         | 2,000 S.F. |
| LOT 66         | 2,000 S.F. |
| LOT 67         | 2,000 S.F. |
| LOT 68         | 2,000 S.F. |
| LOT 69         | 2,000 S.F. |
| LOT 70         | 2,000 S.F. |
| LOT 71         | 2,000 S.F. |
| LOT 72         | 2,000 S.F. |
| LOT 73         | 2,000 S.F. |
| LOT 74         | 2,000 S.F. |
| LOT 75         | 2,000 S.F. |
| LOT 76         | 2,000 S.F. |
| LOT 77         | 2,000 S.F. |
| LOT 78         | 2,000 S.F. |
| LOT 79         | 2,000 S.F. |
| LOT 80         | 2,000 S.F. |
| LOT 81         | 2,000 S.F. |
| LOT 82         | 2,000 S.F. |
| LOT 83         | 2,000 S.F. |
| LOT 84         | 2,000 S.F. |
| LOT 85         | 2,000 S.F. |
| LOT 86         | 2,000 S.F. |
| LOT 87         | 2,000 S.F. |
| LOT 88         | 2,000 S.F. |
| LOT 89         | 2,000 S.F. |
| LOT 90         | 2,000 S.F. |
| LOT 91         | 2,000 S.F. |
| LOT 92         | 2,000 S.F. |
| LOT 93         | 2,000 S.F. |
| LOT 94         | 2,000 S.F. |
| LOT 95         | 2,000 S.F. |
| LOT 96         | 2,000 S.F. |
| LOT 97         | 2,000 S.F. |
| LOT 98         | 2,000 S.F. |
| LOT 99         | 2,000 S.F. |
| LOT 100        | 2,000 S.F. |



- NOTES**
- ALL DIMENSIONS TO TRIM UNLESS NOTED OTHERWISE.
  - ALL WORK SHALL COMPLY WITH CURRENT APPLICABLE CODES AND SPECIFICATIONS, AND WITH BOUNTIFUL CITY STANDARD PLANS AND SPECIFICATIONS.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.

- LEGEND**
- EXIST REBAR AND CAP
  - SET FINISH REBAR AND CAP
  - WATER METER
  - WATER MANHOLE
  - WATER VALVE
  - FIRE HYDRANT
  - STORM DRAIN CLEAN OUT
  - STORM DRAIN CATCH BASIN
  - UTILITY POLE
  - TREE
  - EXISTING EDGE OF ASPHALT
  - PROPOSED EDGE OF ASPHALT
  - SAW CUT LINE
  - STORM DRAIN LINE
  - OVERHEAD POWER LINE
  - EXISTING FENCE
  - PROPOSED FENCE
  - EXISTING CONCRETE
  - EXISTING CURBS & GUTTER
  - PROPOSED CATCHING CURBS & GUTTER
  - REVERSE PAN CURBS & GUTTER
  - PROPOSED CONCRETE
  - PROPOSED ASPHALT
  - EXISTING BUILDING



LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A", BOUNTIFUL TOWNSHIP SURVEY OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**ENSIGN**

**SALT LAKE CITY**  
 90 E. Fort Union Blvd  
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 Midvale UT 84047  
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 Fax: 801.255.4449

**LAYTON**  
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**PLEASANT GROVE**  
 Phone: 801.955.8145

**TOOELE**  
 Phone: 435.643.3590

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**MCCARTHUR PARK OFFICE PLAZA**  
 100 EAST 500 SOUTH BOUNTIFUL, UTAH

**PROFESSIONAL SEAL**  
 No. 36629  
 State of Utah  
 Surveyor

**SITE DIMENSION PLAN**

PROJECT NUMBER: 0417  
 DATE: 4/21  
 DRAWN BY: MELANIE  
 CHECKED BY: ALEXANDER  
 PROJECT NUMBER: 0417  
 DATE: 4/21

**C 2.0**

CALL SURVEYORS  
@ 1-800-855-4111 AT LEAST 74  
HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

**BENCHMARK**  
BOUNTIFUL CITY QUARRY MONUMENT  
500 SOUTH STREET & 100 EAST STREET  
(PUNK)  
ELEVATION = 4493.00 (ABANDONED)

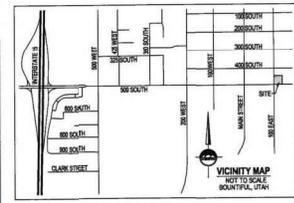
**Orifice Calculations:**

|                          |           |
|--------------------------|-----------|
| High Water Elevation:    | 4.401 FT  |
| Box Invert:              | 4.357 FT  |
| Allowed Basin Discharge: | 0.129 CFS |
| Orifice Height:          | 2.00 IN   |
| Orifice Width:           | 1.00 IN   |
| Design Flow:             | 0.131 CFS |

**Detention Calculations (10-year storm)**

|            |         |   |                                      |                             |
|------------|---------|---|--------------------------------------|-----------------------------|
| Time (min) | In (in) | Cumulative<br>Rainfall to Discharge<br>Depth (ft) | Net Allowed<br>Basin**<br>Depth (ft) | Required<br>Storage<br>(cu) |
| 5          | 3.48    | 263   | 39                                   | 225                         |
| 10         | 2.64    | 399   | 77                                   | 322                         |
| 15         | 2.16    | 490   | 116                                  | 374                         |
| 30         | 1.45    | 662   | 231                                  | 431                         |
| 60         | 0.90    | 816   | 443                                  | 354                         |
| 90         | 0.54    | 900   | 726                                  | 54                          |
| 120        | 0.40    | 1,080   | 1,389                                | (309)                       |
| 360        | 0.24    | 1,324   | 2,778                                | (1,453)                     |
| 720        | 0.15    | 1,669   | 5,555                                | (3,886)                     |
| 1440       | 0.10    | 2,114   | 11,110                               | (8,996)                     |
| 2880       | 0.06    | 2,486   | 22,220                               | (19,734)                    |

Required Detention: 431  
Provided Detention: 731



**ENSIGN**

**SALT LAKE CITY**  
90 E. Fort Union Blvd  
Suite 100  
Midvale UT 84047  
Phone: 801.255.0629  
Fax: 801.255.4449

**LAYTON**  
Phone: 801.547.1100

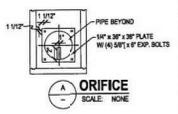
**PLEASANT GROVE**  
Phone: 801.796.8145

**TOOLEE**  
Phone: 435.843.3590  
WWW.ENSIGNUTAH.COM

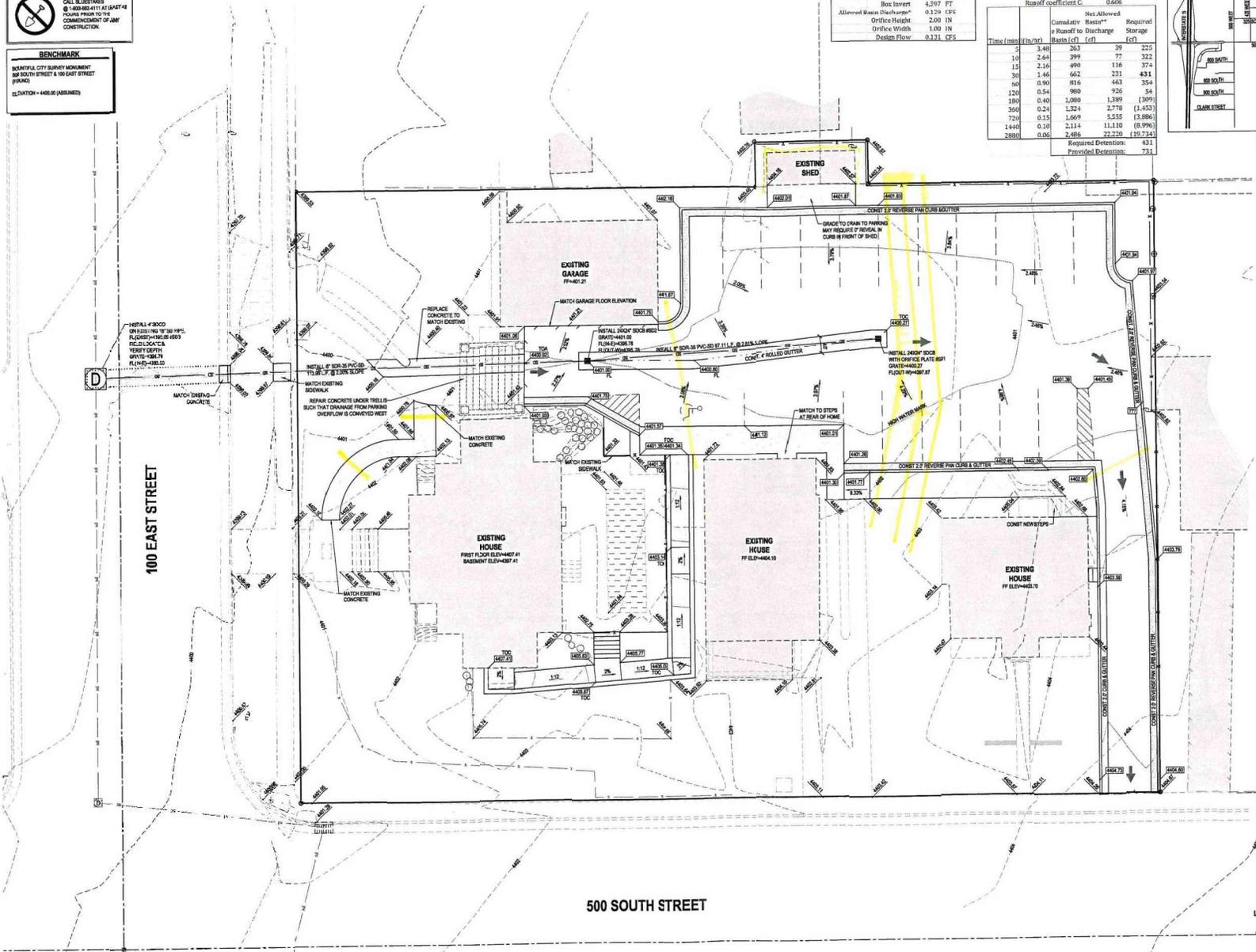
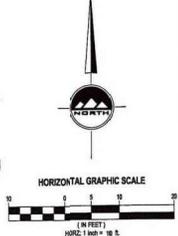
- NOTES**
- ALL GRADES TO TIC UNLESS NOTED OTHERWISE.
  - ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS AND WITH BOUNTIFUL CITY STANDARD PLANS AND SPECIFICATIONS.
  - INLET BOXES SHALL BE CONSTRUCTED PER APWA STANDARD PLAN NO. 313.
  - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR CURB.

**TOOELE**  
1000 MCCORMICK  
400 SOUTH 100 EAST  
BOUNTIFUL, UTAH 84010

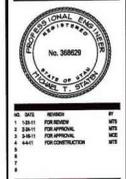
CONTACT:  
TODD MCCORMICK  
PHONE: 801-728-0008  
FAX:



- LEGEND**
- EXISTING GRADE AT TIC (UNLESS OTHERWISE NOTED)
  - PROPOSED GRADE AT TIC (UNLESS OTHERWISE NOTED)
  - DRAINAGE ARROW
  - CATCH BASIN
  - CB
  - FL
  - FF
  - LF
  - TIC
  - RCF
  - TOA
  - TOC
  - SD
  - SD
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - CURB & GUTTER
  - EXISTING CONCRETE
  - PROPOSED CONCRETE
  - PROPOSED BUILDING



**McARTHUR PARK**  
**OFFICE PLAZA**  
100 EAST 500 SOUTH  
BOUNTIFUL, UTAH



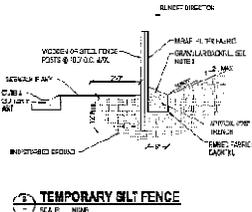
**GRADING & DRAINAGE PLAN**

PROJECT NUMBER: 4417  
DATE: 4/11  
DRAWN BY: ELMER  
CHECKED BY: MSTATEN  
PROJECT MANAGER: GLEITCH

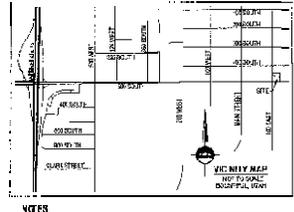
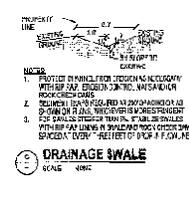
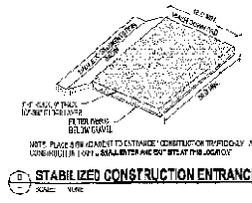
**C 3.0**

500 SOUTH STREET

LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A"  
BOUNTIFUL TOWNSHIP SURVEY  
ALSO LOCATED IN THE NORTHWEST QUARTER  
OF SECTION 30  
TOWNSHIP 2 NORTH, RANGE 1 EAST  
SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



1. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
2. SILT TRAP SHALL BE INSTALLED IN THE DOWNSTREAM END OF THE FENCE.
3. THE FENCE SHALL BE INSTALLED AT A 90 DEGREE ANGLE TO THE DRAINAGE PATH.
4. THE FENCE SHALL BE MAINTAINED AT ALL TIMES TO REMAIN EFFECTIVE.
5. THE FENCE SHALL BE REMOVED AS SOON AS THE EROSION CONTROL MEASURES ARE IN PLACE.
6. THE FENCE SHALL BE INSTALLED AT A 10% SLOPE.



- NOTES**
1. THIS PLAN IS BASED ON THE APPROVAL OF THE CITY ENGINEER AND THE UTAH DEPARTMENT OF HERITAGE AND ARTS.
  2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY ENGINEER'S APPROVAL.
  3. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PLAN.
  4. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY DELAYS TO THE PROJECT.
  5. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY PROBLEMS WITH THE PROJECT.
  6. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY ACCIDENTS OR INJURIES.
  7. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY DAMAGE TO NEIGHBORING PROPERTIES.
  8. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY VIOLATIONS OF THE CITY CODE.
  9. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY OTHER MATTERS.
  10. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY OTHER MATTERS.
  11. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY OTHER MATTERS.

**ENSIGN**

**SALT LAKE CITY**  
912 E. Fort Union Blvd.  
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**LAYTON**  
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**PLEASANT GROVE**  
Phone: 801-796-8149

**TOOLE**  
Phone: 435-943-3590

WWW.ENSIGN.COM

**MCCARTHR PARK**  
**OFFICE PLAZA**  
100 EAST 500 SOUTH  
BOONVILLE, UTAH

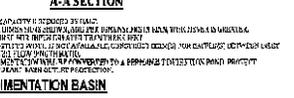
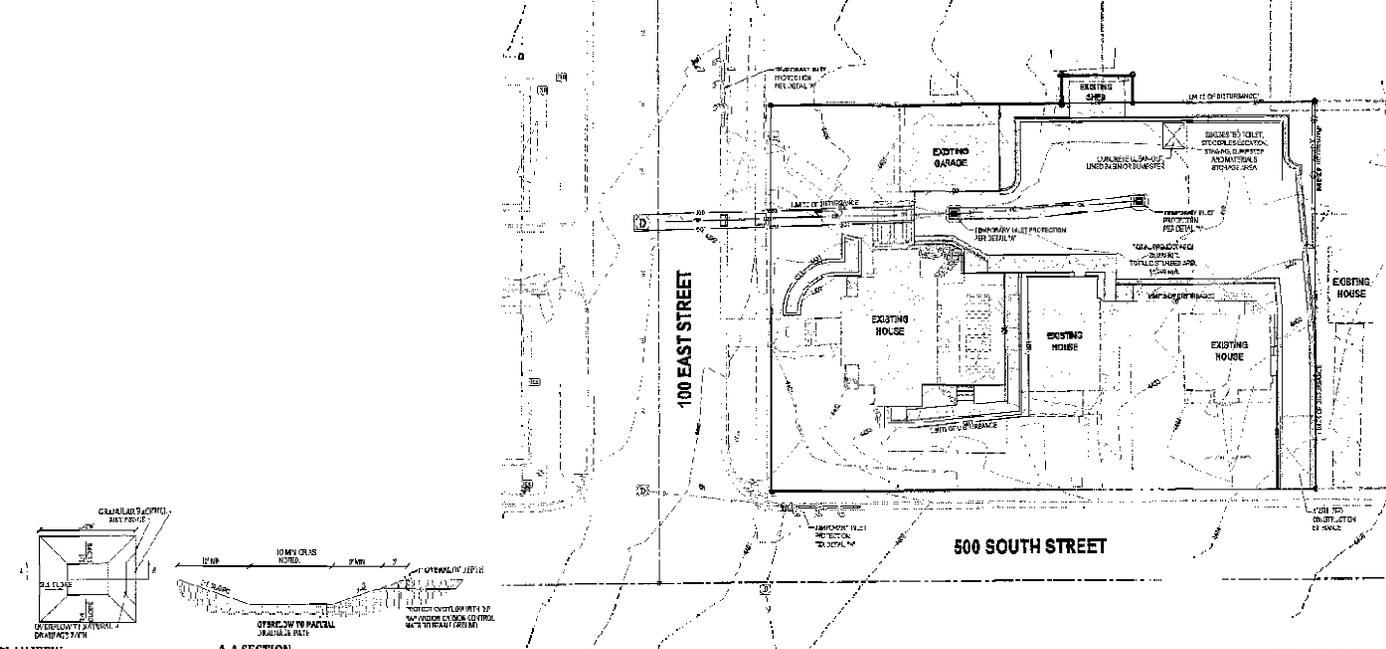
NO. 20020

**EROSION & SEDIMENT CONTROL PLAN**

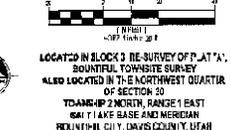
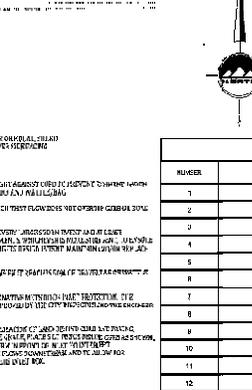
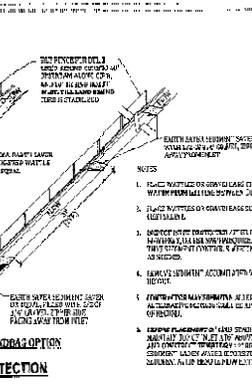
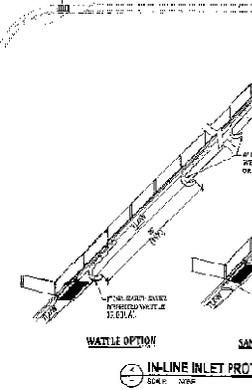
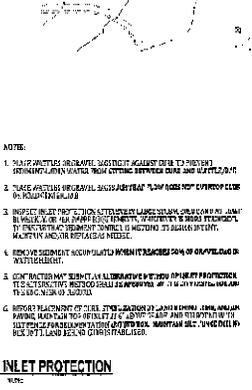
**C 4.0**

**REVISION SCHEDULE**

| NUMBER | DATE | REVISION | BY |
|--------|------|----------|----|
| 1      |      |          |    |
| 2      |      |          |    |
| 3      |      |          |    |
| 4      |      |          |    |
| 5      |      |          |    |
| 6      |      |          |    |
| 7      |      |          |    |
| 8      |      |          |    |
| 9      |      |          |    |
| 10     |      |          |    |
| 11     |      |          |    |
| 12     |      |          |    |



- TEMPORARY SEDIMENTATION BASIN**  
SCALE: NONE
- NOTE:**
1. THE BASIN SHALL BE INSTALLED AT A 90 DEGREE ANGLE TO THE DRAINAGE PATH.
  2. THE BASIN SHALL BE MAINTAINED AT ALL TIMES TO REMAIN EFFECTIVE.
  3. THE BASIN SHALL BE REMOVED AS SOON AS THE EROSION CONTROL MEASURES ARE IN PLACE.
  4. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  5. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  6. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  7. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  8. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  9. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  10. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  11. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.
  12. THE BASIN SHALL BE INSTALLED AT A 10% SLOPE.



1 40-year warranty. Councilwoman Holbrook made a motion to approve the purchase of the cable  
2 as recommended, in the total amount of \$12,424.00. Councilman Tolman seconded the motion  
3 and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted  
4 “aye”.

5  
6 Dispatch Building S&C Switchgear: Mr. Johnson explained that the electrical service to  
7 the new Dispatch building will be connected to the power system between the new Titan  
8 generators and the new Generation Step-up transformer. This is an area which will have a very  
9 high fault current potential. The standard equipment is not rated for this level of fault current, so  
10 the Power Department has requested bids for switchgear with the appropriate ratings. Two bids  
11 were received and it is the recommendation of staff, ICPE and the Power Commission that the  
12 low bid from Northern Power Equipment in the amount of \$34,460 be approved. Councilman  
13 Moss motioned to approve the purchase, as recommended. Councilman Myers seconded the  
14 motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman  
15 voted “aye”.

16  
17 **PRELIMINARY AND FINAL SITE PLAN APPROVED FOR McARTHUR**  
18 **PARK OFFICE PLAZA, 100 EAST 500 SOUTH**

19 Mr. Rowland presented the request of Todd McCormick, applicant, for preliminary and  
20 final site plan approval for a professional office development on the northeast corner of 500  
21 South and 100 East. He reviewed that the subject properties are located in the Professional  
22 Office Neighborhood Zone (PO-N), a zone which was created several years ago in conjunction  
23 with local residents to specifically address the deteriorating appearance of properties along 500  
24 South. The Planning Commission reviewed this proposal and it is their recommendation,  
25 together with staff, the preliminary and final site plan approval be granted subject to the  
26 following conditions:

- 27 1. Provide a final landscaping plan meeting the minimum City requirements and to the  
28 satisfaction of City staff during construction but prior to the granting of final  
29 occupancy.
- 30 2. Make all redline corrections as required by staff and the Fire Marshall.
- 31 3. Increase the amount and visibility of the “Do Not Enter/Exit Only” signage for the  
32 proposed driveway on 500 South, to the satisfaction of City staff.

33  
34 Councilman Myers made a motion to approve the request of Mr. McCormick, as presented and  
35 recommended. Councilwoman Holbrook seconded the motion which carried unanimously.  
36 Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted “aye”.

37  
38 **PUBLIC HEARING TO CONSIDER ZONE CHANGE, APPROXIMATELY**  
39 **3100 SOUTH BETWEEN ORCHARD DR AND 200 EAST, FROM R-4 TO R-1**  
40 **WITH LIMITED DOMESTIC FARM ANIMAL RIGHTS**

41 Mr. Jensen reviewed that a group of property owners in the approximate area of 3100  
42 South between Orchard Drive and 200 East have requested a zone map amendment from Single-  
43 Family (R-4) and Single-Family (R-3) to Single Family with domestic farm animal keeping (R-1)  
44 for multiple properties in the Val Verda area. He showed the properties on a map and aerial  
45 photo. He noted that Ord. No. 2010—04 provides for the keeping of certain domestic farm  
46 animals on properties that are at least one acre in size (Table 14-4-103a and section 14-4-119 of



# City Council Staff Report

**Subject:** Architectural and Site Plan Review for Medical Office at 471 West 800 South  
**Author:** Chaz Leech, Assistant Planner  
**Date:** January 13, 2026



---

## **Background**

The applicant, Michael Onkels with *Onkels Chiropractic* is requesting an **Architectural and Site Plan Review Approval** to operate a medical office at 471 West 800 South. The property is zoned C-H (Heavy Commercial) where this proposed use, medical office, is listed as permitted use ([§14-6-103](#)). Previously, the property was used as professional services (accountant office). This proposed use is considered a change of use, and requires Site Plan Approval (Land Use Code [§14-6-111](#)). There are no proposed changes to the site, as shown below in Figure 1.

The Planning Commission reviewed this application on Tuesday, December 16, 2025. The Planning Commission forwarded a positive recommendation (5-0) to the City Council to approve the site plan with the conditions listed below.



*Figure 1. Aerial of 471 W 800 S, Nearmap, September 2025*

## **Analysis**

The Planning Commission considered if the proposed change of use and existing site are consistent with the purpose and objectives of the Code ([14-2-301](#)) The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The proposed medical office supports General Plan goals by reinvesting in an existing commercial building, strengthening the 500 West corridor, improving site appearance through required landscaping, and adding to the mix of service-oriented businesses. It aligns with the Corridor Commercial place type by reinforcing the area's commercial character and promoting efficient reuse of existing buildings consistent with the City's land use and economic development strategies.

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

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

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as the former use and does not impact the site's setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards. The existing structure is approximately 1,895 square feet (as shown in the Attached Floorplan) and requires ten (10) parking spaces for medical/dental office. The existing site has a total of three (3) parking spaces and is considered nonconforming and may continue if no additions or enlargements are made to the nonconformity. There are no proposed changes to the site. Staff recommends that the existing parking area be properly striped to clearly delineate the three (3) nonconforming parking spaces and ensure safe and orderly on-site circulation.

As conditions of approval, Planning Commission and staff recommends that the applicant plant two (2) trees in the area adjacent to 800 South and that they remove the temporary covered parking structure currently erected in front of existing garage. Both recommendations are based on compliance with the requirements of Chapter 16 (14-16-109) and Chapter 6 (14-6-103). While accessory structures are allowed under the provisions of Chapter 6, the existing temporary carport does not comply due to altering the character of the site and surrounding properties.

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

### **Department Review**

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

### **Significant Impacts**

There are no significant impacts.

### **Recommendation**

The Planning Commission and Staff recommend that the City Council approve the Final Architectural and Site Plan application for the property located at 471 West 800 South, subject to the following conditions of approval:

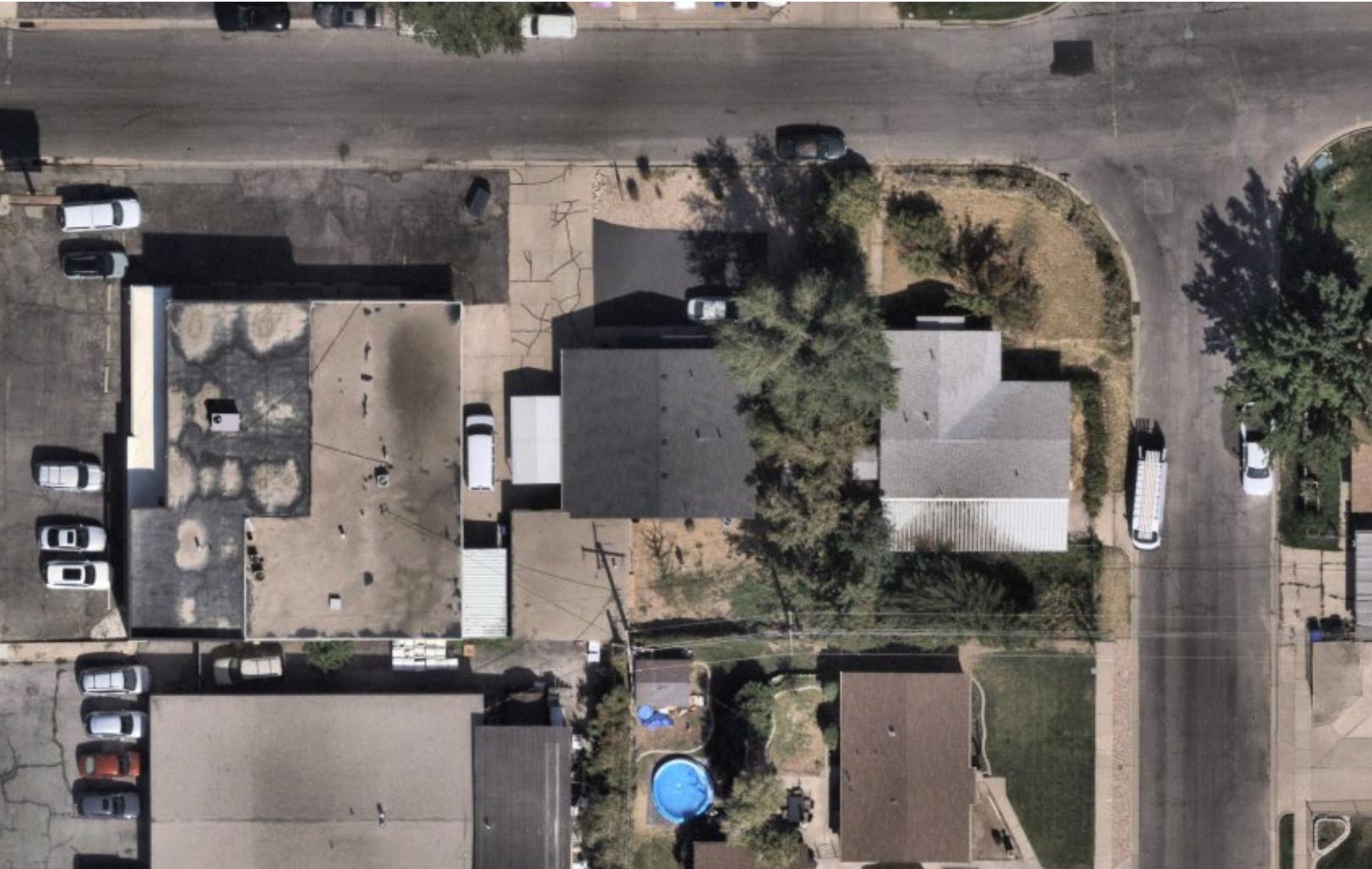
1. The applicant shall remove the temporary covered parking structure on the west side of the property.
2. The applicant shall plant two(2) trees in the street-facing portion of the property, as required in Chapter 16 of the Land Use Code ([14-16-109.A.3](#)).
3. The applicant shall obtain necessary building permits for remodels, signage, etc.
4. The applicant shall stripe or re-stripe the existing parking spaces to clearly delineate all on-site parking stalls.

### **Attachments**

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

# Onkels Chiropractic

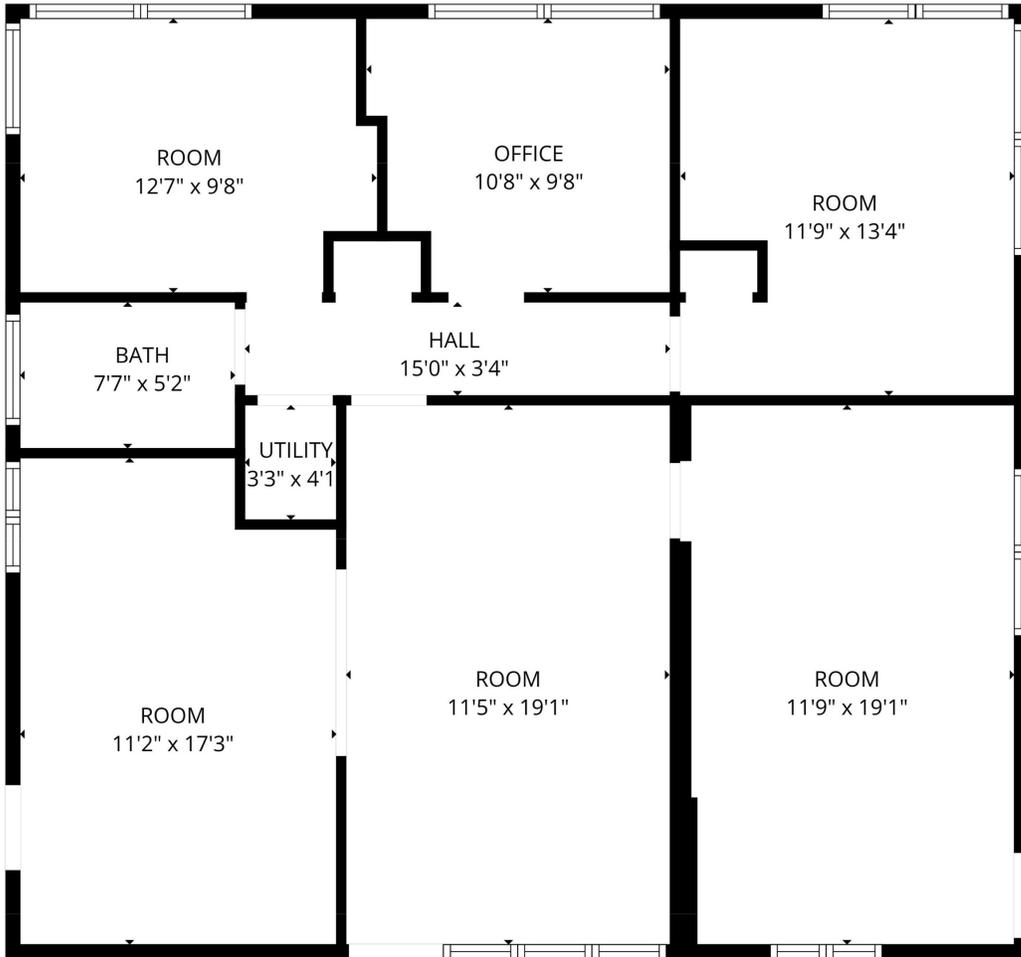
471 West 800 South



Nearmap imagery taken 3 September 2025

Photographs of site taken 12.1.2025 by staff





Floor plan submitted by applicant

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**From:** Michael Onkels <monkels@hotmail.com>  
**Sent:** Friday, November 14, 2025 4:09 PM  
**To:** Chaz Leech  
**Subject:** Re: Architectural Site Plan Review for 471 W 800 S

Hi Chaz,

Thanks for the email.

1. As a chiropractic office we provide non-invasive, drug-free treatment for musculoskeletal conditions. Our services focus on spinal and joint adjustments, soft tissue therapy and nutritional counseling in order to relieve pain, improve mobility and improve overall health.
2. We have two part-time doctors and one person contracted independently. Our office hours are M, T, W from 9am-5pm and Friday 9am-1pm. We are closed Thursdays and the weekends. We are a low-impact, appointment-based healthcare office.

Let me know if you need anything else. We appreciate your help.

Best,

Mike Onkels

---

**From:** Chaz Leech <[chazleech@bountiful.gov](mailto:chazleech@bountiful.gov)>  
**Sent:** Thursday, November 13, 2025 12:51 PM  
**To:** [monkels@hotmail.com](mailto:monkels@hotmail.com) <[monkels@hotmail.com](mailto:monkels@hotmail.com)>  
**Subject:** Architectural Site Plan Review for 471 W 800 S

Hello,

My name is Chaz and I am the planner that has been assigned to review your application to use the building at 471 West 800 South as a chiropractic office. In order to move forward on my review, could you provide me with a statement with the following information:

1)Description of the proposed business: Essentially just a basic description of what the business will be and how it will operate.

2)The number of practitioners and staff (administrative or other) that will be working at the site.

The information is needed so that I can include it in my review and bringing the matter before the Planning Commission. Thank you for your assistance.

**Chaz Leech**



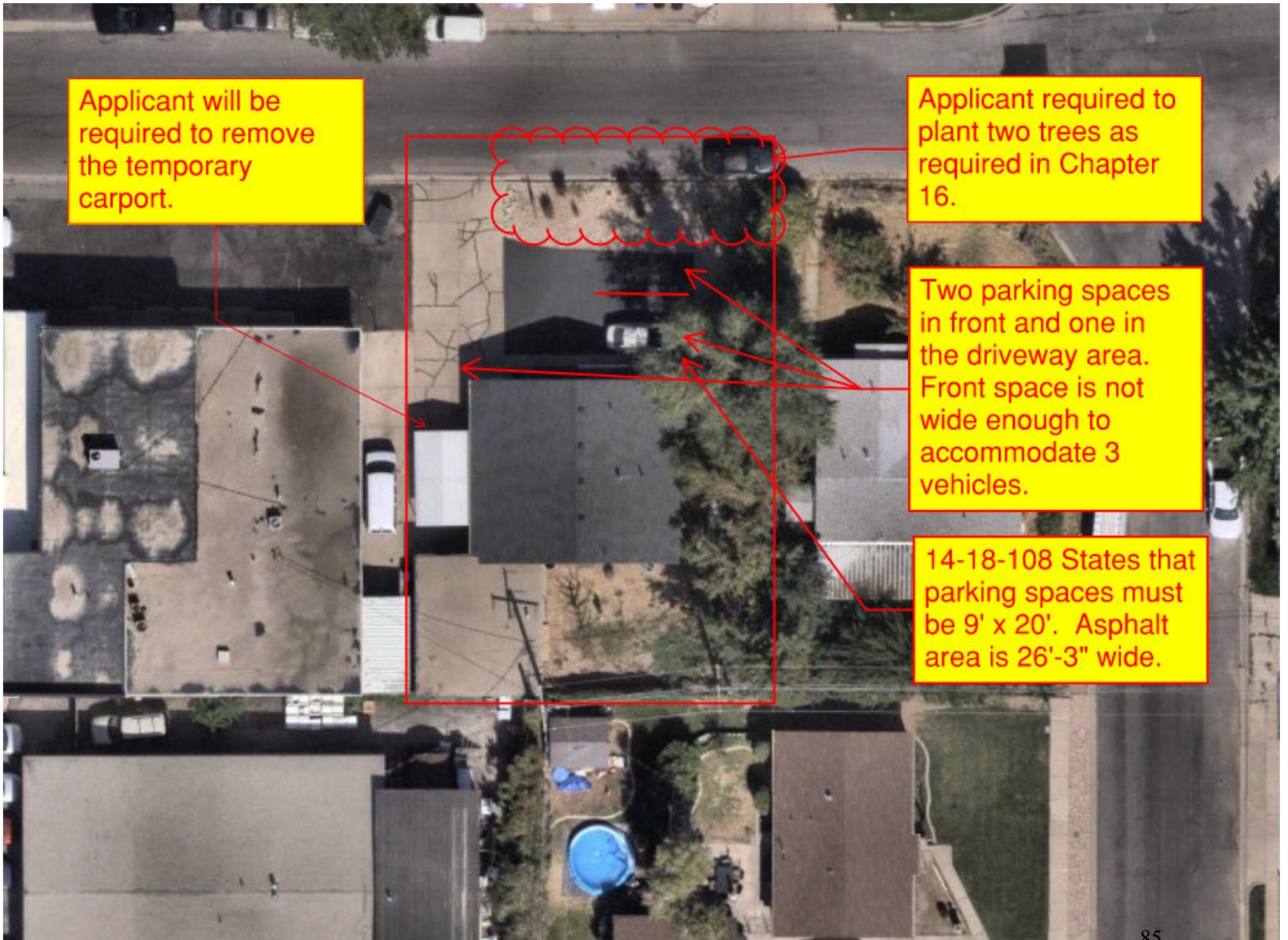
Photographs supplied by applicant



Applicant required to plan two trees as required in Chapter 16 of Land Use Code.

Applicant required to remove temporary carport





Applicant will be required to remove the temporary carport.

Applicant required to plant two trees as required in Chapter 16.

Two parking spaces in front and one in the driveway area. Front space is not wide enough to accommodate 3 vehicles.

14-18-108 States that parking spaces must be 9' x 20'. Asphalt area is 26'-3" wide.



# City Council Staff Report



**Subject:** Architectural and Site Plan Review for a Retail Store/Private Fitness Facility  
**Address:** 420 West 500 South  
**Author:** Chaz Leech, Assistant Planner  
**Date:** January 13, 2026

---

## **Background**

The applicant, Joel LaSalle, property owner with LaSalle Yi LLC, is requesting Final Architectural Site Plan Approval at 420 West 500 South to use the existing site for a retail store and private fitness facility (gymnasium). The parcel is approximately 1.8 acres and includes various active businesses, such as Starbucks and Bountiful Emissions; however, the project being considered involves reviewing a remodel of the existing bicycle (Guthrie Bicycle) shop, approximately 11,700 square ft. The proposal would create two (2) indoor spaces which would be used as a private fitness facility and a specialty retail sports equipment store .

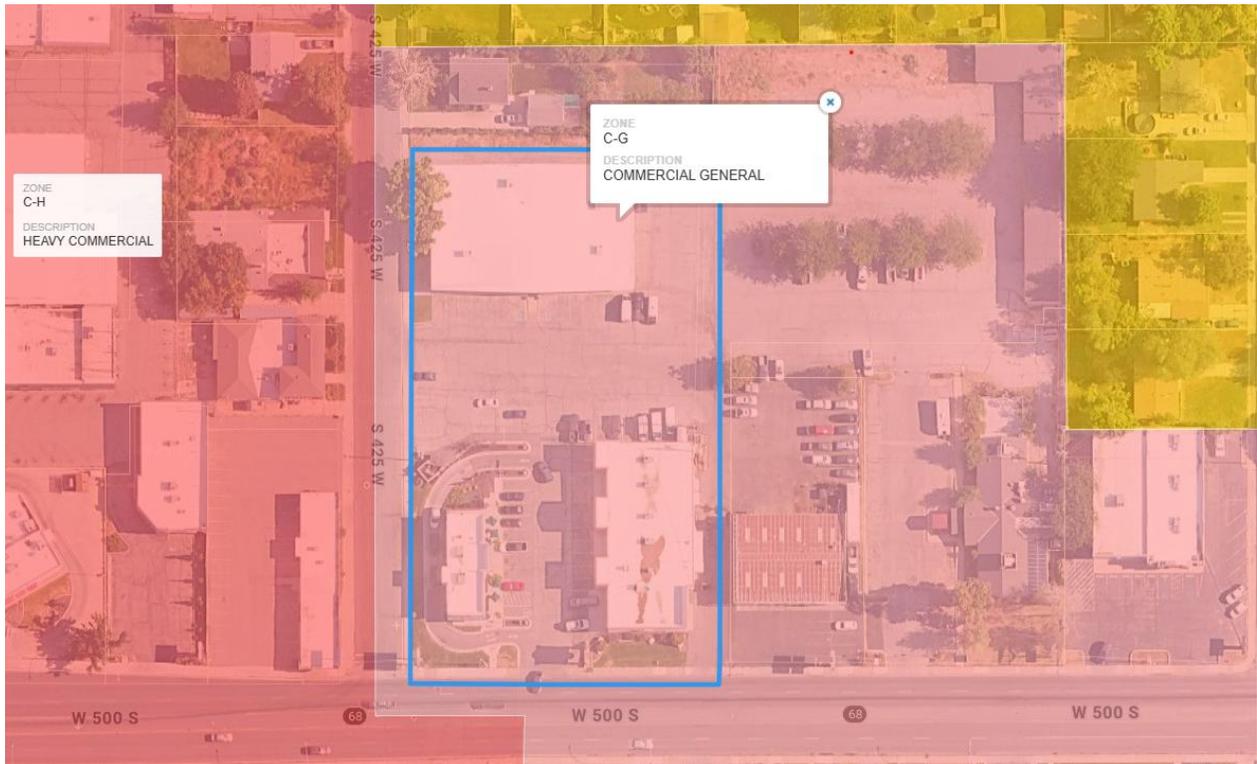
The Planning Commission reviewed this application on Tuesday, January 6, 2026, and has forwarded a positive recommendation (5-0) to the City Council to approve the site plan with the conditions listed below.



*Figure 1. Aerial Photo of 420 W 500 S and Surrounding Properties, 2025*

## **Analysis**

The property is in the Commercial General (C-G) Zone, where Bountiful Land Use Code 14-6-111 states that Site Plan Approval shall be required for any new construction or change in use in the (C) Zone.



*Figure 2. Current Bountiful Zoning of 420 W 500 S*

## ***Architectural and Site Plan Review***

The Planning Commission considered if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code ([14-2-301](#)). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The plans have been reviewed by staff, where landscaping, parking, lighting, screening, and all other applicable standards are reviewed for compliance. The site meets all of the current

applicable standards with the exception of parking. The proposed use would require 58 parking spaces based on the concept that the previous use and proposed use are equal in intensity. The submitted site plan indicates 28 spaces, however, there are 24 additional parking spaces adjacent to existing building (on the same parcel) that could be utilized with the implementation of a shared parking agreement.

The existing on-site parking supply is sufficient to accommodate the proposed use. The applicant's request does not increase the building's floor area, occupancy load, or operational intensity compared to the previous approved use. The proposed activity is expected to generate a parking demand of similar magnitude and duration, with no additional peak-hour impacts. Based on this comparable intensity and the site's historical performance, the current parking configuration is adequate and no additional parking improvements or modifications are warranted at this time.



1 NEW EXTERIOR PERSPECTIVE - LOOKING NORTHEAST  
N.T.S.

Figure 3. New Northeast Exterior Perspective



Figure 4. Comparison of New and Current Perspectives

The applicant is proposing several improvements to the existing building and parking areas. Regarding the building upgrades, the proposal includes; remove all existing exterior finishes, install new façade cladding with EIFS finish, ledgerstone wainscot and synthetic wood siding, construct new storefront entries with canopy lighting, place extended parapets to conceal new rooftop HVAC equipment.

The improvements to the parking area would include new pole and building mounted lighting, and new parking lot surfacing and striping which would increase the number of parking stalls. Additionally, the applicant is proposing to landscape the northern portion of the site adjacent to the boundary line, thereby increasing the overall landscaping for the site to approximately eleven percent (11%). The proposed architectural improvements exceed the requirements of Chapter 15 ([14-15-104](#)) in that the primary façade would have fifty-one percent (51%) upgraded architectural features (where twenty-five (25%) is required), and the secondary facade would have twenty-five (25 %) architectural upgrades (where fifteen percent (15%) is required).

The proposed private fitness facility supports General Plan goals by reinvesting in an existing building, improving site appearance through several architectural, structural and landscaping improvements. It aligns with the Community Commercial place type by providing a mid-level intensity and adding to the mix of commercial business types.

### **Department Review**

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

### **Significant Impacts**

There are minimal impacts of this proposed development on the property and surrounding uses, as the proposed use and site does not require additional parking, landscaping, or traffic flow. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

### **Recommendation**

The Planning Commission and Staff recommend that the City Council approve the Final Architectural and Site Plan application for the property located at 420 West 500 South subject to the following conditions:

1. The applicant shall provide a recorded shared cross-parking agreement prior to building occupancy approvals.
2. The applicant shall obtain necessary building permits for remodels, signage, etc.
3. The applicant shall meet all staff review comments.

### **Attachments**

1. Statement of Intent
2. Site Plan
3. Landscape Plan
4. Proposed Façade Remodel

September 30, 2025

Bountiful City Planning  
795 South Main Street  
Bountiful, UT 84010

**Subject: 420 West 500 South  
Architectural Site Plan Review (Non-Residential)  
Statement of Intent  
Application Number: PREPSR25-031**

The above-mentioned property will be undergoing a façade and parking lot remodel.

The building currently houses a business named Guthrie Bicycle.

Proposed work includes the following:

1. Removal of all existing exterior finishes.
2. New façade cladding with EIFS finish, ledgerstone wainscot and wood (synthetic) siding.
3. New storefront entries and canopies with lighting.
4. Extended parapets to conceal new rooftop HVAC equipment.
5. New parking lot surfacing and striping to increase number of parking stalls.
6. New pole mounted parking lot lighting and building mounted area lighting.
7. Updated landscaping.

If you have any questions or concerns, please contact me at (480) 397-0005.

Sincerely,

**DXU Architects**

Keith Sullivan  
Senior Project Manager  
ksullivan@dxuarch.com

D:\DXU LLC Dropbox\Danielle Wilson\DxU-Projects\Xponential Brands\Rumble\24-379 Oceanside, CA (2)13.013.4 Permit Submittals\Building - 2nd Submittal\Response Letter.doc





**811**  
 CALL BEFORE YOU DIG  
 800-4-A-SHIELD  
 800-427-4743  
 200 WEST 100 SOUTH  
 SALT LAKE CITY, UT 84119

**BENCHMARK**  
 INTERSECTION OF  
 425 WEST STREET AND  
 500 SOUTH STREET  
 BOUNTIFUL, UT 84002  
 ELEVATION: 7277



**Landscaping**

| Qty | Symbol | Common Name    | Botanical Name     | Plant Size |
|-----|--------|----------------|--------------------|------------|
| 4   |        | Norway Spruce  | Abies Nordmanniana | 7" Cal.    |
| 3   |        | Cedar deodarum | Conifera Lindleyi  | 7" Cal.    |

**Shrubs**

| Qty | Symbol | Common Name           | Botanical Name          | Plant Size |
|-----|--------|-----------------------|-------------------------|------------|
| 13  |        | Battery Cactus Pinyon | Brachyotidium Douglasii | 5 Calens   |
| 8   |        | Bamboos Lancelot      | Bambusa multiplex       | 5 Calens   |
| 24  |        | Chamaelirium          | Parthenocissus vitacea  | 5 Calens   |
| 20  |        | Winged Eucalyptus     | Eucalyptus amata        | 5 Calens   |
| 9   |        | Pine Mugo             | Pinus mugo              | 5 Calens   |
| 12  |        | Fuchsia Coral         | Fuchsia coccinea        | 1 Calens   |

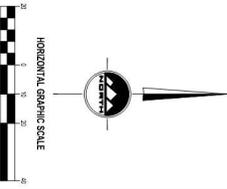
**Perennials-Pteris**

| Qty | Symbol | Common Name      | Botanical Name | Plant Size |
|-----|--------|------------------|----------------|------------|
| 18  |        | Daily            | Hemerocallis   | 1 Calens   |
| 3   |        | Bank Elyon Swain | Rubus idaeus   | 1 Calens   |

1) In all planted bed areas, install 6" deep 2" dia. Mesh Rock & Gravel cover 20lb/ton or equal, depending on soil and water table. 2) 2"

**LANDSCAPE TABLE**

| SYMBOL | PLANT NAME            | PLANT SIZE   |
|--------|-----------------------|--------------|
|        | NORWAY SPRUCE         | 7.00 FT DIA. |
|        | CEDAR DEODARUM        | 7.00 FT DIA. |
|        | BATTERY CACTUS PINYON | 5.00 FT DIA. |
|        | BAMBOOS LANCELOT      | 5.00 FT DIA. |
|        | CHAMAELIRIUM          | 5.00 FT DIA. |
|        | WINGED EUCALYPTUS     | 5.00 FT DIA. |
|        | PINE MUGO             | 5.00 FT DIA. |
|        | FUCHSIA CORAL         | 1.00 FT DIA. |
|        | DAILY                 | 1.00 FT DIA. |
|        | BANK ELYON SWAIN      | 1.00 FT DIA. |



**ENSIGN**  
 THE STANDARD IN EXTERIOR  
 LANDSCAPE ARCHITECTURE

LAYTON  
 915 NORTH 400 WEST  
 SALT LAKE CITY, UT 84119  
 PHONE 801.547.1100

SANDY  
 PHONE 801.265.0529

TODD E.  
 PHONE 435.843.3590

CEBDAQ CITY  
 PHONE 435.865.1453

RICHFIELD  
 PHONE 435.865.2853

WWW.ENSIGN.COM

**LASALLE BOUNTIFUL  
 SITE UPDATES**

420 WEST 500 SOUTH  
 BOUNTIFUL, UTAH

PROJECT NUMBER: 120088  
 DATE: 2025-11-05  
 DRAWN BY: TAYLOR THOMAS  
 CHECKED BY: REBECCA

**L-100**

# PROPOSED FACADE REMODEL 420 WEST 500 SOUTH BOUNTIFUL, UT 84010



THIS REMODEL QUALIFIES FOR A LEVEL 3 ALTERATION WITH A CHANGE OF OCCUPANCY IN THE EXISTING BUILDING CODE. YOU MUST PROVIDE AN SEISMIC EVALUATION WITH RECOMMENDATIONS FROM A LICENSED ENGINEER.

## 2021 IEBC

### SECTION 604 ALTERATION - LEVEL 3

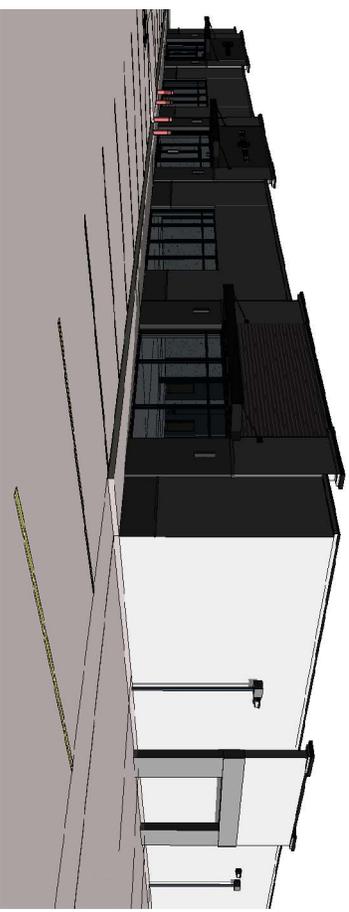
604.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.

604.2 SCOPE. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.

### SECTION 605 CHANGE OF OCCUPANCY

605.1 SCOPE. CHANGE OF OCCUPANCY PROVISIONS APPLY WHERE THE ACTIVITY IS CLASSIFIED AS A CHANGE OF OCCUPANCY AS DEFINED IN CHAPTER 2.

605.2 APPLICATION. CHANGES OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10.



THIS ARCHITECTURAL SHELL BUILDING IS A MODERN SINGLE-STORY RETAIL/FITNESS DEVELOPMENT DESIGNED TO ACCOMMODATE MULTIPLE TENANTS. THE STRUCTURE FEATURES A CLEAN AND CONTEMPORARY FAÇADE WITH A COMBINATION OF MATERIALS INCLUDING SMOOTH GRAY WALL PANELS, LEDGESTONE WAINSCOT, AND ACCENT CLADDING AT EACH STOREFRONT ENTRY. PROMINENT PARAPET ELEMENTS HIGHLIGHT TENANT SIGNAGE AREAS, FRAMED WITH CONTRASTING FINISHES TO CREATE STRONG VISUAL IDENTITY FOR EACH OCCUPANT.



Reviewed by Planning  
Department

Chaz Leech, Assistant Planner  
12/22/2025 8:10:48 AM



PROJECT ADDRESS:  
 420 WEST 500 SOUTH  
 BURLINGTON, VT 05401

REVISIONS: DATE  
 NO. DESCRIPTION

TITLE:  
 PERSPECTIVE

DATE:  
 11/14/2025  
 PROJECT NO.  
 25-415

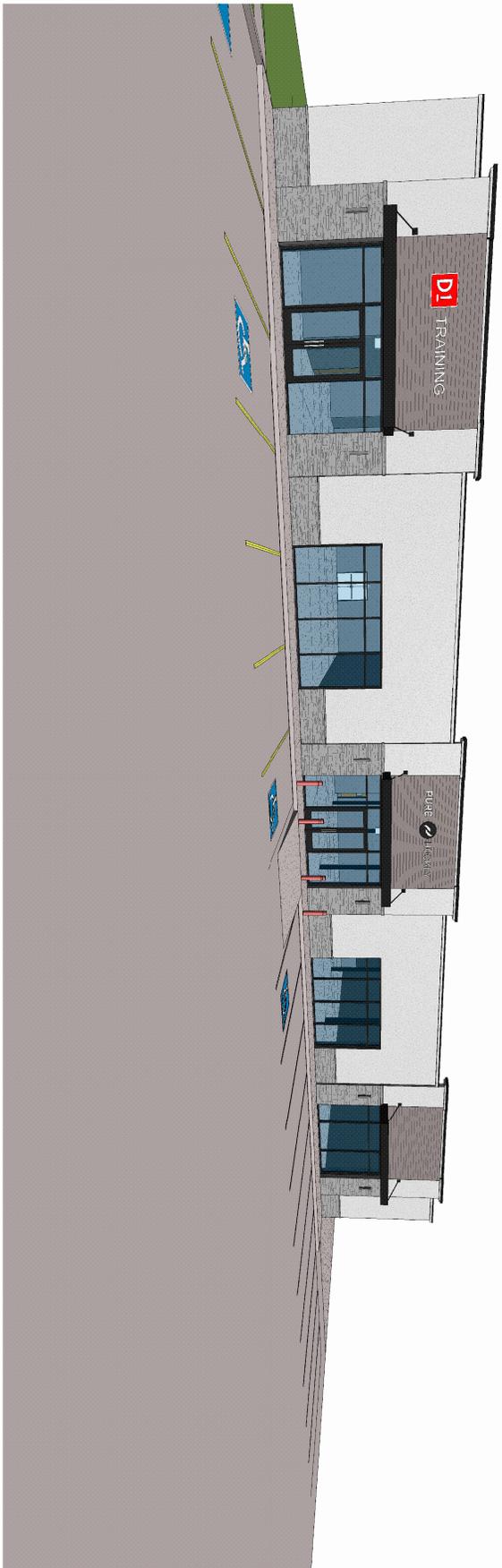
SHEET NO.

3D-1C

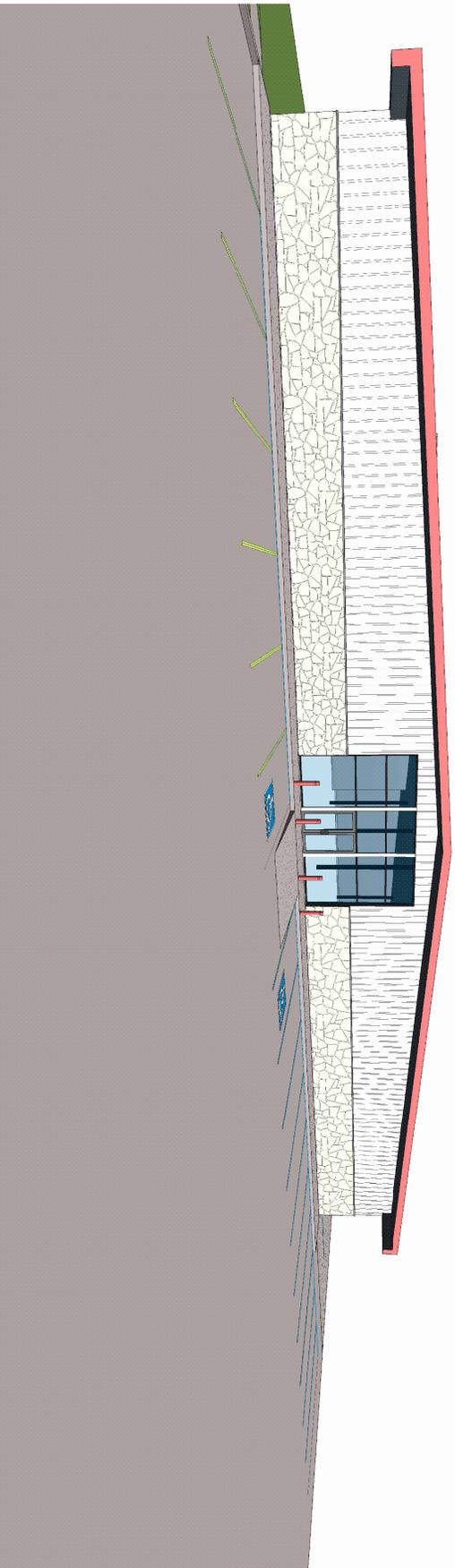


1 NEW EXTERIOR PERSPECTIVE - LOOKING NORTHEAST  
 N.T.S.

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1 NEW EXTERIOR PERSPECTIVE - SOUTH VIEW  
NTS.



2 EXISTING EXTERIOR PERSPECTIVE - SOUTH VIEW  
NTS.



PROJECT ADDRESS:  
 420 WEST 500 SOUTH  
 BOUNTIFUL, UT 84010

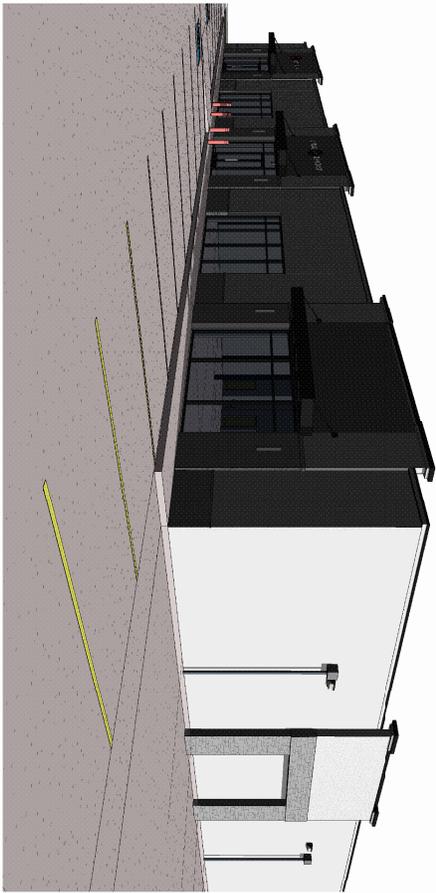
| REVISIONS | NO. | DESCRIPTION | DATE |
|-----------|-----|-------------|------|
|           |     |             |      |

TITLE  
 PERSPECTIVE

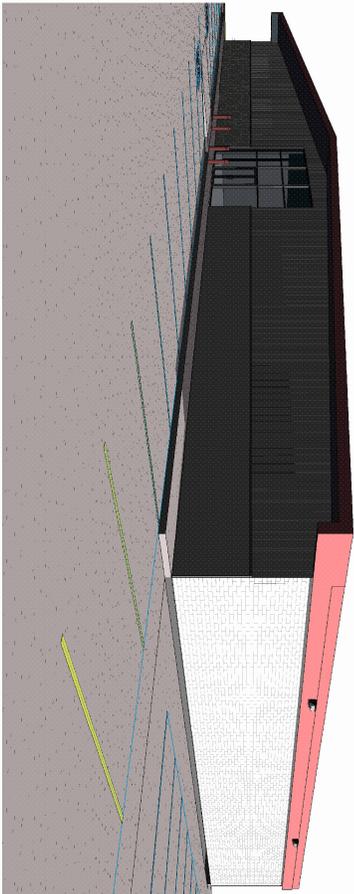
DATE:  
 11/14/2025  
 PROJECT NO.  
 250415

SHEET NO.  
 3D-1B

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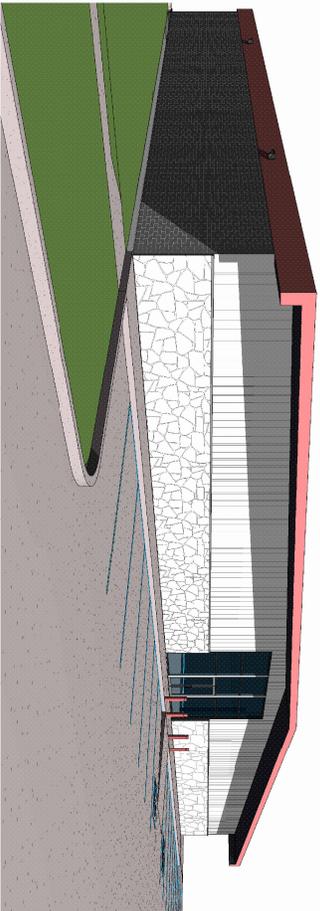
④ NEW EXTERIOR PERSPECTIVE - LOOKING NORTH WEST  
N.T.S.



③ EXISTING EXTERIOR PERSPECTIVE - LOOKING NORTH WEST  
N.T.S.



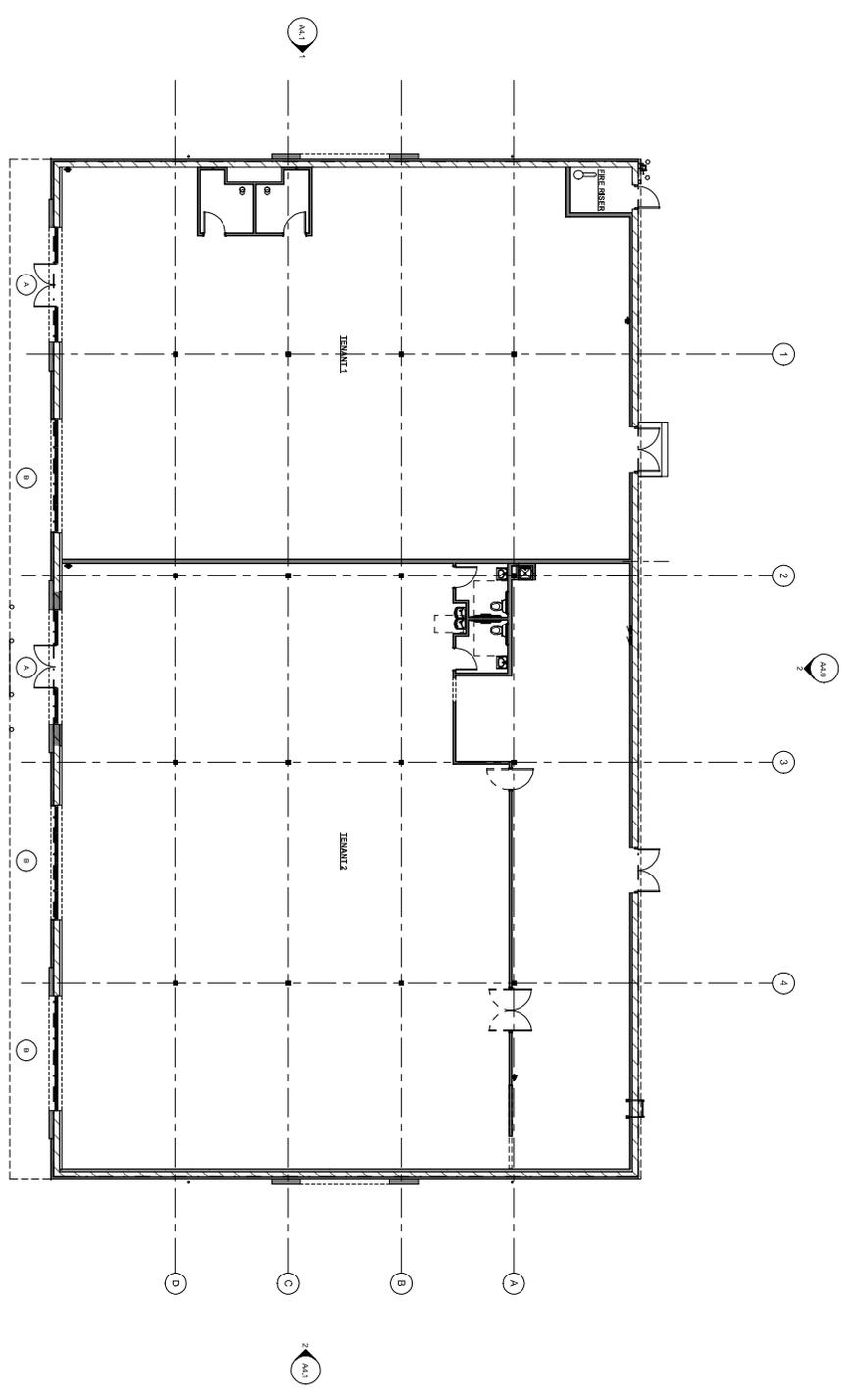
② NEW EXTERIOR PERSPECTIVE - LOOKING NORTH EAST  
N.T.S.



① EXISTING EXTERIOR PERSPECTIVE - LOOKING NORTH EAST  
N.T.S.



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1 OVERALL FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

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 FLOOR PLAN

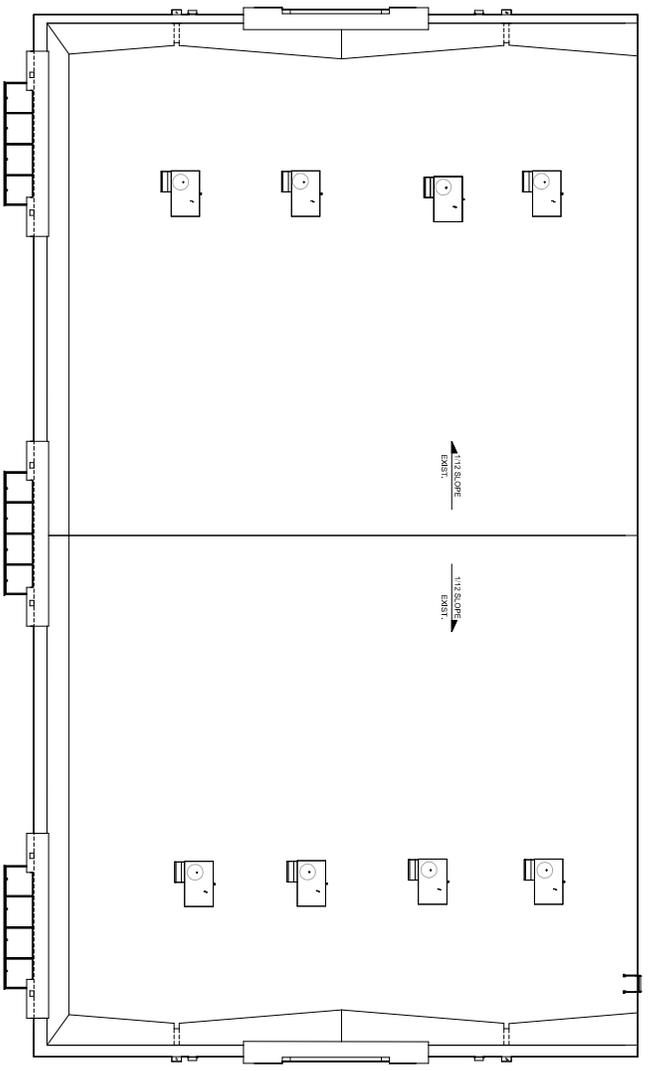
PROJECT ADDRESS:  
 ROOM/FULL: UT 24019

REVISIONS:  
 NO. DESCRIPTION DATE

DATE:  
 11.14.2025

PROJECT NO.  
 24-415

SHEET NO.  
 A1.0



**1** ROOF PLAN  
 SCALE: 1/8" = 1'-0"

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**PROJECT ADDRESS:**  
 BOWEN HILL, ILLINOIS

**REVISIONS:**  
 NO. DESCRIPTION DATE

**TITLE:**  
 ROOF PLAN

**DATE:**  
 11.14.2015

**PROJECT NO.:**  
 24-415

**SHEET NO.**  
**A2.0**

ISSUED FOR PERMIT

SPRINKLER SYSTEM PERFORMANCE  
 6" THERMALLY BROKEN ALUM. W/ INSULATED GLAZING UNITS,  
 GLAZING UNITS - 3/8" MEDIAN SILE W/ 1" BOTTOM RAIL & 1" FINISH  
 PRO TO JAMB AS CLEAR INSULATED GLAZING UNITS MEETING  
 ALL THE SULLIVAN REQUIREMENTS

GLAZING UNIT SPECIFICATION  
 BUILDING ENVELOPE REQUIREMENTS

| U-FACOR                                     | CLIMATE ZONE - 2B |
|---|-------------------|
| METAL FRAMING WITH OR WITHOUT THERMAL BREAK | 0.02              |
| EXTENDED DOOR                               | 0.03              |
| OPERABLE WINDOW                             | 0.03              |
| SLIDING DOOR                                | 0.03              |
| RESERVE COLLECTION                          | 0.02              |
| PROTECTION FACTOR                           | 0.02              |
| FRAMING                                     | 0.02              |

**LEGEND:**  
 STONE - CORONADO STONE - IDAHO  
 DRYSTACK IN VISTA POINTE (ST-1)



WOOD - TIMBERTECH - COMPOSITE  
 RESERVE COLLECTION IN DRIFTHWOOD®  
 (WD-1)



STUCCO - DRYVIT - EIFS IN TAILLIGHT  
 GREY (PT-1)



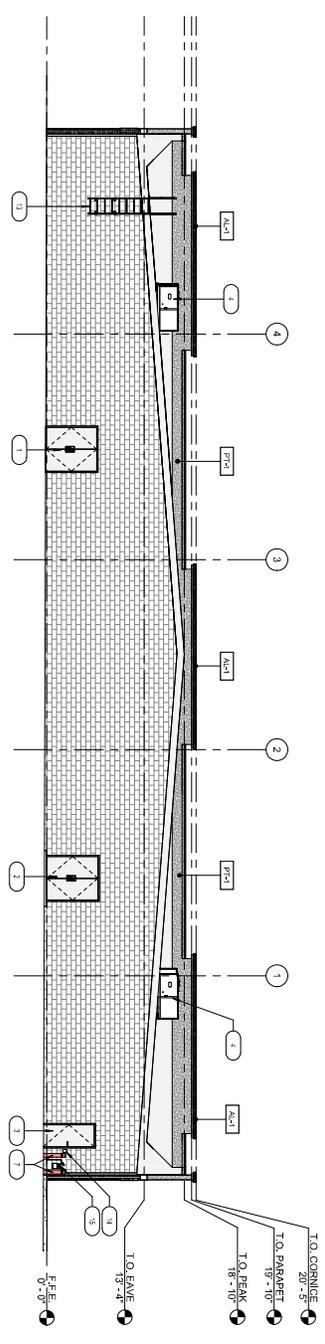
DARK BRONZE - ANODIZED ALUMINUM  
 (AL-1)



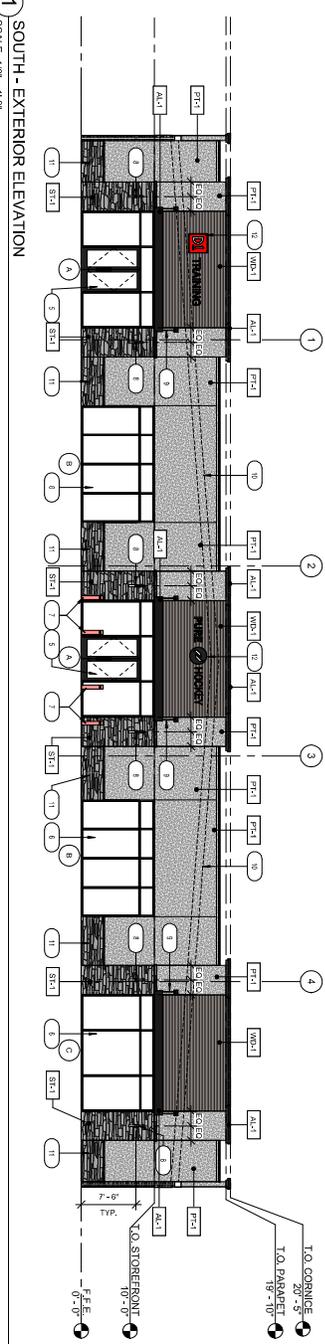
**GENERAL NOTES - EXTERIOR ELEVATIONS**

- A. ALL TO BE SET BY INSURANCE COMPANY CONTRACTOR AND NOT BY ARCHITECT FOR ANY DISCREPANCY UNDER DISCOVERY.
- KEYNOTES - EXTERIOR ELEVATIONS**
- 1 NEW REAR SILL ROOF
  - 2 NEW FIRE RISER ROOF
  - 3 EXISTING DOOR TO BE REMAIN
  - 4 NEW STUCCO SYSTEM & ROOF ALUMINUM FRAMED.
  - 5 NEW STUCCO SYSTEM & ROOF ALUMINUM FRAMED.
  - 6 NEW STUCCO SYSTEM & ROOF ALUMINUM FRAMED.
  - 7 BROKEN WITH INSULATED GLAZING UNITS
  - 8 NEW EXTERIOR LIGHTING SEE ELECTRICAL
  - 9 NEW DARK BRONZE ANODIZED ALUMINUM EXPANSION CANOPY
  - 10 NEW DARK BRONZE ANODIZED ALUMINUM EXPANSION CANOPY
  - 11 NEW LIGHT FIXTURES SEE ELECTRICAL
  - 12 NEW TRUMP SIGNAGE BY OTHERS & UNDER SEPARATE SUBMITTAL
  - 13 NEW SIGNAGE BY OTHERS & UNDER SEPARATE SUBMITTAL
  - 14 NEW SIGN BOX COMPONENT W/ THE MARSHALL
  - 15 EXISTING GAS METER
  - 16 EXISTING GAS METER

2 NORTH - EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



1 SOUTH - EXTERIOR ELEVATION  
 SCALE: 1/8" = 1'-0"



TITLE:  
 EXTERIOR  
 ELEVATIONS

DATE:  
 11.14.2025

PROJECT NO.  
 24-415

SHEET NO.  
 A4.0

DATE:  
 11.14.2025

PROJECT NO.  
 24-415

SHEET NO.  
 A4.0

DATE:  
 11.14.2025

PROJECT NO.  
 24-415



SUBSEQUENT SYSTEM SELECTIONS:  
 PREREQUISITE: PERFORM ALUM. W/ FINISH AND GLAZING UNITS  
 GLAZING UNITS: 1/2" MINIMUM THICK GLASS AT 1/4" MINIMUM SPACING  
 GLAZING UNITS: 1/2" MINIMUM THICK GLASS AT 1/4" MINIMUM SPACING

BUILDING ENVELOPE REQUIREMENTS  
 STATED BUILDING ENVELOPE REQUIREMENTS BELOW

| U-FACTOR                    | CLIMATE ZONE - 3B |
|-----------------------------|-------------------|
| OPaque                      | 0.25              |
| GLAZING                     | 0.75              |
| AVG. U-FACTOR               | 0.43              |
| PERCENTAGE GLAZING          | 0.25              |
| SOLAR HEAT GAIN COEFFICIENT | 0.22              |
| PERCENTAGE GLAZING          | 0.25              |



**LEGEND:**

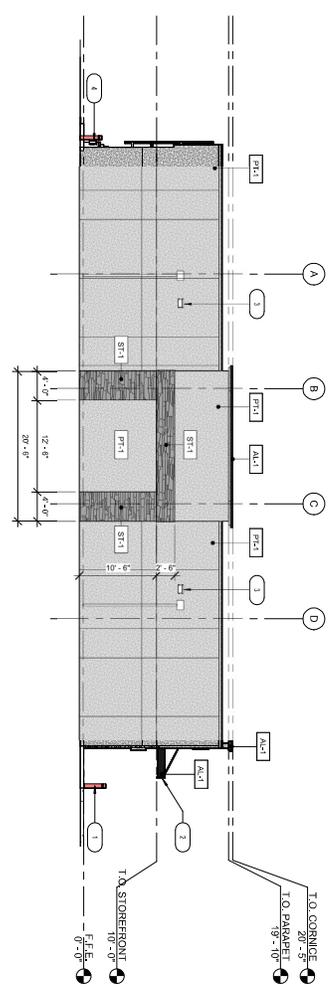
- STONE - CORONADO STONE - IDAHO DRYSTACK IN VISTA POINT® (SI-1)
- WOOD - TIMBERTECH - COMPOSITE RESERVE COLLECTION IN TRIFLEWOOD® (WD-1)
- STUCCO - DRYVIT - EIFS IN TWILIGHT GREY (PT-1)
- DARK BRONZE - ANODIZED ALUMINUM (AL-1)

**GENERAL NOTES - EXTERIOR ELEVATIONS**

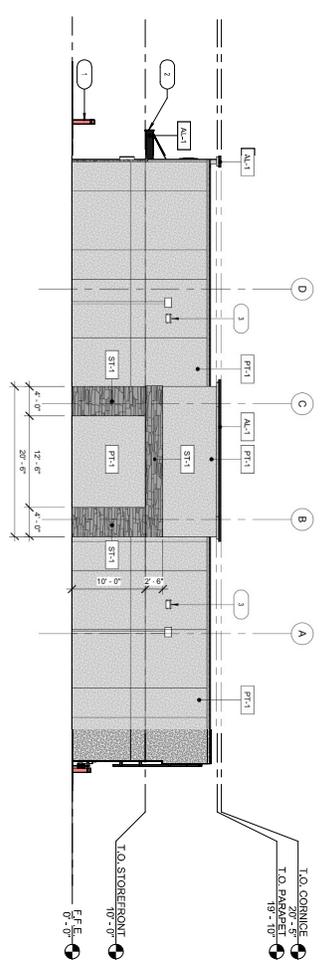
1. CL TO CENTER OF WINDOW OR DOOR UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED
3. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED

**KEYNOTES - EXTERIOR ELEVATIONS**

1. EXISTING POLYURETHANE TO BRAMIN
2. NEW DARK BRONZE ANODIZED ALUMINUM EXTRUSION CASING
3. NEW EMERGENCY LIGHTING - SEE ELECTRICAL
4. EXISTING CASING



**1 WEST - EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 EAST - EXTERIOR ELEVATION**  
SCALE: 1/8" = 1'-0"

**TITLE:**  
EXTERIOR ELEVATIONS

**DATE:**  
11.14.2025

**PROJECT NO.:**  
24-415

**SHEET NO.:**  
A4.1

# City Council Staff Report

**Subject:** Groundwater Monitoring Contract

**Author:** Todd Christensen

**Department:** Engineering / Landfill

**Date:** January 13, 2026



## **Background**

Ground water monitoring is one of the requirements to operate the Bountiful Sanitary Landfill. We operate under a Class I Solid Waste Landfill Permit, issued by the State of Utah, Division of Waste Management and Radiation Control.

The City retains a consultant who performs the work of obtaining the ground water samples and sending them to a laboratory for analysis. The lab report contains testing results for 81 constituents/parameters. The Engineering Dept. uses the results to perform statistical analysis on the data, as required by State regulations. This is all done quarterly to determine whether the landfill is contaminating the groundwater.

## **Analysis**

From 2014 through 2025 we retained the services of Hansen Allen & Luce, Inc. to perform the field sampling and analysis of the groundwater at the site. We have been very satisfied with their work, yet the contract period has ended. We sent a Request for Proposal (RFP) to reputable consultants for performing groundwater monitoring over a four-year term (2026-2029), with an understanding that the city will want to include in the contract an option to renew for two additional years (2030-2031).

We received proposals from three consultants: Wasatch Environmental, Geosyntec, and HAL. All of these consultants met the minimum requirements as requested in the RFP. Because this is a proposal for professional services and not a bid for work to be completed, it is desirable that consultant be chosen based on qualifications and cost be a secondary consideration. I have reviewed all of the proposals at length and all three companies have excellent credentials with well-qualified staff and experience in groundwater monitoring work.

The cost portion of the proposals is summarized below:

|                          | <b><u>2026 Total</u></b> | <b><u>4-Year Total</u></b> |
|--------------------------|--------------------------|----------------------------|
| • Geosyntec:             | \$28,600                 | \$119,800                  |
| • Hansen, Allen, & Luce  | \$25,815                 | \$108,144                  |
| • Wasatch Environmental: | \$19,411                 | \$82,408                   |

Each 4 year total is more than 4 times the 2026 total because proposers built in a projected annual inflation rate.

I have spoken with Wasatch Environmental, and they are confident that they can perform the work according to their proposal. I have also checked references who have been pleased with their company and their work.

### **Department Review**

This has been reviewed by the City Engineer, Landfill Director and the City Manager.

### **Significant Impacts**

No significant Impacts are expected from taking the recommended action.

### **Recommendation**

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

- Contract with Wasatch Environmental to perform groundwater monitoring at the Bountiful Sanitary Landfill for 2026-2029 for \$82,408 and include an option to renew for two additional years.

### **Attachment**

Figure 1: Bountiful Sanitary Landfill Monitoring Wells Map

(Copies of proposals are available upon request)

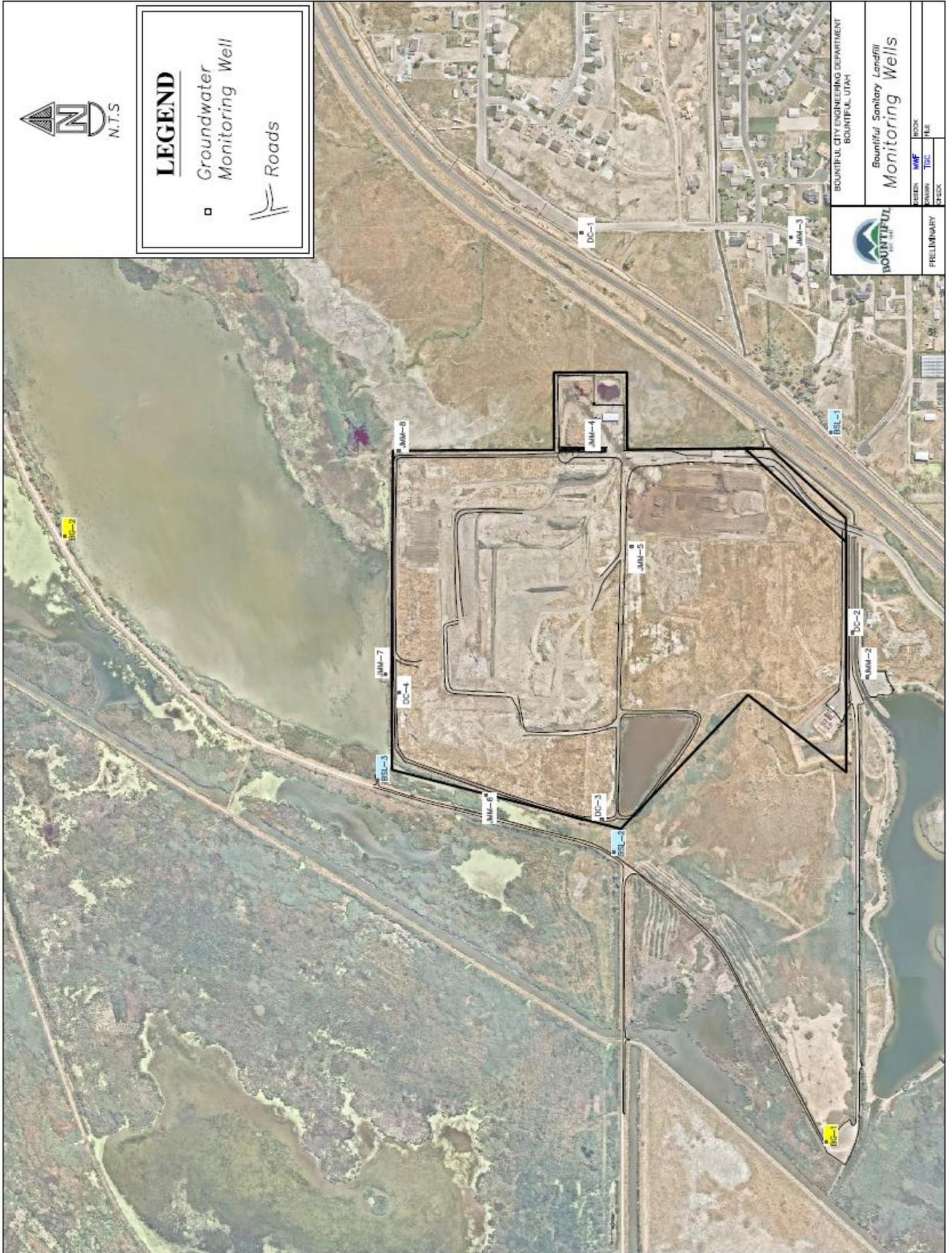


Figure 1 Bountiful Sanitary Landfill Monitoring Wells Map



# City Council Staff Report



Subject: Board Appointments  
Author: Bradley Jeppsen  
Department: Legal  
Date: January 13, 2026

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## **Background**

Bountiful City Councilmembers serve as representatives and liaisons on a variety of City budget committees, boards, commissions, and regional or interlocal organizations. These assignments play an important role in ensuring effective communication between the City Council, City staff, partner agencies, and the public.

Following the election of a new Mayor, it is customary for the Mayor to review and update these assignments to reflect current priorities, experience, and workload distribution among Councilmembers. All mayoral appointments are made with the advice and consent of the City Council.

## **Analysis**

The Mayor has submitted a list of recommended appointments for Councilmember service on City budget committees and Council liaison assignments. Confirming these appointments helps provide clarity regarding Councilmember roles, promotes continuity in City operations, and ensures that external boards and partner agencies have clearly identified points of contact.

Councilmember participation on boards and committees is essential to informed decision-making, effective oversight of City services, and coordination with regional partners. These assignments allow Councilmembers to develop subject-matter familiarity, provide policy direction, and bring relevant information back to the full City Council.

## **Recommendation**

Staff recommends that the City Council adopt the attached resolution confirming the Mayor's appointments to City boards, commissions, and committees as shown in Exhibit A.

## **Attachments**

1. Appointment Chart
2. Resolution 2026-01

## EXHIBIT A

### Board, Commission, and Committee Appointments

| City Budget Committees    | Mayor Bradshaw | Richard Higginson | New Member | Dan Bell | Matt Murri | Beth Child |
|---------------------------|----------------|-------------------|------------|----------|------------|------------|
| Public Safety             | X              |                   | X          |          | Chair      |            |
| Parks, Recreation, & Arts | Chair          |                   |            | X        |            | X          |
| Power                     | X              | Chair             |            | X        |            |            |
| Water                     |                |                   | Chair      |          | X          | X          |
| Streets & Sanitation      |                | X                 |            | Chair    | X          |            |
| Finance & Administration  |                | X                 | X          |          |            | Chair      |

| Council Liaisons                         | Mayor Bradshaw | Richard Higginson | New Member | Dan Bell | Matt Murri | Beth Child |
|--|----------------|-------------------|------------|----------|------------|------------|
| Community Service Council                |                |                   |            |          |            | X          |
| Historic Preservation Commission         |                | X                 |            |          |            |            |
| Power Commission                         |                | X                 |            |          |            |            |
| Planning Commission                      |                |                   |            |          |            | X          |
| Recreation District Board                |                |                   |            | X        |            |            |
| Fire Agency Board                        | X              |                   |            |          |            |            |
| Centerpoint Administrative Control Board |                |                   | X          |          |            |            |
| Traffic Safety Committee                 |                |                   | X          | X        |            |            |
| Youth Council Liaison                    |                |                   |            |          | X          |            |
| ULCT Legislative Policy Committee        | X              | X                 |            |          |            | X          |
| South Davis Sewer District               |                |                   |            |          | X          |            |
| Bountiful Davis Art Center               |                |                   |            |          |            | X          |
| Mosquito Abatement District              |                |                   |            |          | X          |            |
| Healthy Utah Coalition                   |                |                   | X          |          |            |            |

**Note:** Mayor Kate Bradshaw serves as the alternate for the Centerpoint Administrative Control Board.



**CITY OF BOUNTIFUL**

**MAYOR**  
Kate Bradshaw  
**CITY COUNCIL**  
Beth Child  
Dan Bell  
Richard Higginson  
Matt Murri  
**CITY MANAGER**  
Gary R. Hill

**BOUNTIFUL CITY, UTAH  
RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH,  
CONFIRMING APPOINTMENTS OF CITY COUNCILMEMBERS TO CITY BOARDS,  
COMMISSIONS, COMMITTEES, AND OTHER ASSIGNMENTS**

WHEREAS, members of the Bountiful City Council serve as representatives and liaisons on various City boards, commissions, committees, and interlocal or regional organizations; and

WHEREAS, such service supports effective governance, informed policy decisions, and coordination with City staff and partner agencies; and

WHEREAS, following the commencement of a new mayoral term, the Mayor has reviewed and recommended updated appointments to these boards and committees; and

WHEREAS, the City Council desires to confirm these appointments by resolution in order to provide a clear and official record of Council representation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, THAT:

1. The Mayor's appointments of City Councilmembers to boards, commissions, committees, and other assignments are hereby confirmed as set forth in Exhibit A, attached hereto and incorporated by reference.
2. Mayor Kate Bradshaw shall serve as the alternate for the Centerpoint Administrative Control Board.
3. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kate Bradshaw, Mayor

ATTEST:

\_\_\_\_\_  
City Recorder