

BOUNTIFUL CITY COUNCIL

Tuesday, November 25th, 2025

7:00 p.m. - Regular Session

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

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

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

AGENDA

7:00 p.m. – Regular Meeting

1. Welcome and Pledge of Allegiance
2. Award Winning First Amendment Contest Speeches by Auri Walker, Johnny Alley, and Anders Holzer
3. 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.
4. Consider approval of the minutes of the previous meetings held on November 19th, 2024, October 28th, 2025, and November 18th, 2025 pg. 3
5. Council reports
6. Consider approval of the September 2025 Financial Report pg. 15
7. Recognize Matt Nadauld for winning the United States Tennis Association Junior Wheelchair National Championships in both Singles and Doubles – Mayor Kendalyn Harris.
8. Consider approval of the Preliminary and Final Plat for the Renaissance Towne Centre Commercial Planned Unit Development, Phase 3, Plat 1, Lot 11 Amendment – Ms. Amber Corbridge pg. 31
9. Consider approval of the Preliminary and Final Plat for the North Canyon Towns Planned Unit Development – Ms. Amber Corbridge pg. 37
10. Consider approval of Ordinance No. 2025-16 adopting the “Bountiful By Design” General Plan and the associated Future Land Use Map – Mr. Francisco Astorga pg. 45
11. Consider approval of a CivicPlus contract for website redesign and hosting in the total one-time amount of \$37,637.40 – Mr. Galen Rasmussen, Ms. Sophia Ward, and Mr. Dan Urban pg. 221
12. South Davis Recreation District Proposed Tax Increase – Mr. Tyson Beck pg. 225
 - a. Public Comment Period
13. Presentation of the Fiscal Year 2025 Annual Comprehensive Financial Report (ACFR) and independent audit of financial statements pg. 229
 - a. Financial review
 - b. Independent audit review – K&C CPA’s– Mr. Tyson Beck
14. Consider approval of the purchase of two 150 KVA Ermco transformers from Western United in the total amount of \$30,436 – Mr. Allen Johnson pg. 231
15. Consider approval of: pg. 233
 - a. Bountiful City Power Master Agreement UT-05A
 - b. Bountiful City Power Outside Engineering Services Reimbursement Agreement– Mr. Allen Johnson pg. 259
16. Consider approval of the quote from ECI for the UDOT I-15 reconstruction project in the total amount of \$163,700 – Mr. Allen Johnson pg. 163
17. Consider approval of an additional funding allocation for the Viewmont Well Rehabilitation Project in the total amount of \$150,000 – Mr. Lloyd Cheney
18. Adjourn


City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
Meeting as the Board of Canvassers
November 19, 2024 – 6:00 p.m.

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

Board of Canvassers Meeting – 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	Bradley Jeppsen
	City Recorder	Sophia Ward
	Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 6:00 pm and welcomed those in attendance. Councilmember Price-Huish led the Pledge of Allegiance and Mayor Harris offered a thought about the blessing it is to have free and fair elections here in the United States and how grateful she is to be involved in the process of our local elections and to have the privilege of voting.

CANVASS VOTES FOR THE 2024 ELECTION – MR. GARY HILL

Mr. Gary Hill thanked the committee who worked diligently to put together a voter information pamphlet and update the website with election information, which included Mr. Galen Rasmussen, Ms. Jessica Sims and Mr. Bradley Jeppsen. He also thanked Ms. Shawna Andrus for her work getting information to the County in preparation for the Proposition on the ballot, and the new City Recorder, Ms. Sophia Ward, for preparing the staff report and gathering the election results for this meeting.

Mr. Hill went over the election results:

- Proposition 3 won by 64%, with 21,810 votes being cast in favor
- Total number of registered voters was 26,821
- Voter turnout was 87.38%

Councilmember Bradshaw made a motion to certify the 2024 RAP Tax election results and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

ADJOURN

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

- 1 The regular session was adjourned at 6:06 pm.

Mayor Kendalyn Harris

City Recorder

PENDING

Minutes of the
BOUNTIFUL CITY COUNCIL
October 28, 2025 – 6:30 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 – 6:30 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child (via Zoom), Richard Higginson, Matt Murri, Cecilee Price-Huish
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Manager	Gary Hill

Mayor Harris opened the meeting at 6:32 pm and welcomed those in attendance.

I-15 INTERCHANGE LANDSCAPING CONCEPTS – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that the section of I-15 running through our area will be under construction in the near future, possibly as early as next year. UDOT is asking Bountiful, Woods Cross, and West Bountiful for input on how the cities would like the UDOT interchanges landscaped at 400 N, 500 S, and 2600 S. He added that UDOT does not have a preference; it is entirely up to the cities to decide what they want because they will be responsible for paying for and maintaining any improvements once the project is completed.

He presented several landscaping examples to the Council, including a concept with plantings and accent boulders, another option featuring decorative rock and boulders, and a more elaborate design incorporating plants, boulders, rocks, mulch, and concrete work. The city managers will need to determine how the initial costs and ongoing maintenance expenses will be shared once the Councils make their selections. He noted that the City previously planned to upgrade the landscaping at the former Sizzler property, but the project never moved forward. This effort could provide another opportunity to complete that improvement.

After discussion, Councilmember Higginson stated that he did not support the ongoing maintenance costs associated with the more elaborate concepts and preferred the mixed decorative rock design. He also expressed interest in incorporating artwork into the project. The other councilmembers and the mayor agreed, favoring the decorative rock concept and supporting the addition of artwork.

Councilmember Price-Huish added that she would like the landscaping of the Sizzler property included as part of this project. The Council agreed and asked about sharing that cost with Woods

Cross, a proposal they also supported.

The meeting ended at 7:03 pm.

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
	Asst. City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Water Director	Kraig Christensen
	Power Director	Allen Johnson
	Senior Planner	Amber Corbridge
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	City Manager	Gary Hill

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:08 pm and welcomed those in attendance. Mr. Tyler Nelson led the Pledge of Allegiance and Mr. Joe West offered a prayer.

PUBLIC COMMENT

The time for public comment began at 7:10 pm.

Mr. Gary Davis (2814 South 500 West) pointed out that “Option 2” discussed during the work session only encompasses a very narrow parcel next to the interchange as far as he can tell. He asked if the book store in item 6 on the agenda would also contain a coffee shop. He asked if the vehicle being discussed in item 8 on the agenda will be given a name. He said that he did the math on how much item 16 on the agenda would cost him each year and it was about the price of a Happy Meal, which he was fine with. He announced that about 15 more people recently completed the CERT exercise.

Ms. Eileen West expressed her gratitude for the City Council and all the staff who attend the meetings. She said she has been impressed with the respect the Council shows to one another and thanked the Mayor for her integrity. She said she was happy to get to know Councilmember Bradshaw better from the Hinckley Report on television, and thanked all of them again for how they handle the complexities of managing a city.

The time for public comment ended at 7:15 pm.

CONSIDER APPROVAL OF THE MINUTES OF THE PREVIOUS MEETING HELD ON

OCTOBER 14TH, 2025

Councilmember Bradshaw made a motion to approve the minutes of the meeting held on October 14th, 2025, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Higginson reported that the Planning Commission finished their review of the draft General Plan and it will be delivered to the Council for review in the next little while. He congratulated Councilmember Child on the birth of a new grandchild.

Councilmember Murri did not have a report.

Councilmember Price-Huish reported that the BCYC held another successful pumpkin patch. She announced that the Main Street Merchants will be hosting their annual trick or treating event on Halloween from 4-6 pm. She reported that the Power Commission met earlier and discussed the important issues that impact our power resources and infrastructure, and advised the Council they should expect to hear about an upcoming requirement to participate in the Extended Day Ahead Market (EDAM) as part of the UAMPS Power Cities Group. She thanked Mr. Allen Johnson for his diligent leadership as he navigates the complexities of providing adequate and affordable power to our community. She announced there will be a joint Power Commission/City Council meeting in November.

Mayor Harris reported that the Council of Governments (COG) discussed Code Blue shelters during their last meeting, explaining that Davis County has provided a shelter in Clearfield on nights that are cold enough to initiate a code blue. UTA bus passes are available to help anyone who needs transportation to the shelter. There is also a volunteer sign-up on the Davis County website for people willing to man the center on those nights. She announced that daviscountyutah.gov/health/davislinks has amazing resources for anyone who needs assistance with basic needs, mental health, family support, or overall well-being. She also reported that she attended the funeral service for the South Davis firefighter, Josh Brimhall, who recently passed away, and said it was a great memorial and tribute to him.

Councilmember Child apologized for being absent from the meeting and thanked everyone for the congratulations.

Councilmember Bradshaw reported that the Bountiful Davis Art Center (BDAC) Board met last week and completed work on their General Plan, which will be shared with the public soon. She announced that the BDAC Winter Art Market will open November 21st and the Gingerbread Festival will be on December 6th this year. She encouraged everyone to attend those events and support the art center and the local artists who sell really great gifts.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON OCTOBER 8TH AND 15TH, 2025

Councilmember Bradshaw reported that she received an answer from staff to her question from the previous meeting about an expense on the report. It turns out the expense was for a truck that had been previously approved by the Council, the description was just cut off.

Councilmember Bradshaw made a motion to approve the expenditures paid October 8th and 15th, 2025, and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF ORDINANCE NO. 2025-14, A TEXT AMENDMENT TO

ALLOW “BOOKSTORE” AS A PERMITTED USE IN THE PROFESSIONAL OFFICE (P-O) ZONE – MS. AMBER CORBRIDGE

Ms. Amber Corbridge explained that staff received an application to add “bookstores” to the list of permitted uses in the Professional Zone. She referred to a map in the packet showing where all the professional zones are located in the City, noting that there are not very many.

Councilmember Bradshaw asked if the applicant has a location in mind for a bookstore. Ms. Corbridge answered that yes, the applicant would like to locate a store at the corner of 500 South and 100 East.

Councilmember Bradshaw asked what the timeframe would be for the bookstore to open if this is approved tonight. Ms. Corbridge answered that the applicant would need to apply for a quick site plan review and then move forward from there. Mr. Astorga added that the applicant is anxious to get this done as soon as possible and is currently working on a parking study.

Councilmember Price-Huish asked if they will also be allowed to add a coffee shop. Ms. Corbridge answered that a coffee shop has been determined to be consistent with the main use of the business, and it would therefore be allowed.

Councilmember Higginson asked why a pharmacy with sales is a conditional use in the Professional Zone but an optometrist with ancillary retail sales is a permitted use. Mr. Astorga said he could do some research on that, but that once the General Plan is adopted staff will prioritize calibrating a more appropriate zoning for this corridor since this specific zone will likely disappear.

Councilmember Bradshaw clarified that the addition of bookstores to the permitted use list would apply to both independent and chain bookstores.

Councilmember Higginson made a motion to adopt Ordinance 2025-14 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE FINAL ARCHITECTURE AND SITE PLAN APPLICATION AT 358 WEST 500 SOUTH – MS. AMBER CORBRIDGE

Ms. Corbridge explained that this is from a request to operate a “general retail without outside storage” at 358 West 500 South. The property was previously used for vehicle parts sales, so this change is defined as a change of use, which required Council approval. The Planning Commission reviewed it on October 21st and forwarded a positive recommendation with the condition that the applicant complies with any UDOT requirements.

Councilmember Bradshaw asked why the application took so long. Ms. Corbridge said it was mostly due to the required process requiring it to first be reviewed by staff, then the Planning Commission and finally the Council. Councilmember Bradshaw clarified that the move from retail sales of auto parts to retail sales of bikes constitutes a change of use, and that both uses are permitted. Ms. Corbridge answered affirmatively. Mr. Astorga added that sometimes things get triggered by one use that are not triggered by another, so there was a reason they are considered different uses, but we do not always know what that reason is.

Councilmember Price-Huish stated that she is interested in more businesses coming to Bountiful and suggested the policy for change of use review should be reexamined in the future to help applications get through more quickly. The Council agreed that they would like to discuss other options for reviewing change of use applications.

Councilmember Higginson made a motion to approve the final architectural and site plan application for 358 West 500 South and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 RAM 5500 FROM YOUNG RAM OF LAYTON WITH A DUMP BODY FROM READING TRUCK IN THE TOTAL AMOUNT OF \$79,664 – MR. KRAIG CHRISTENSEN

Mr. Kraig Christensen explained that the 10-year capital budget accounts for the replacement of trucks every 5 years. This is a flatbed plow truck which will have a sander in the back and plow attachments on the front. Staff reached out to three vendors for bids and received two bids back. Staff also reached out to multiple vendors for the dump body and only heard back from one on that item. He said that they budgeted \$90k for this purchase.

Councilmember Bradshaw asked if the truck would be named. Mr. Christensen answered they would name it “Bluey.”

Councilmember Price-Huish made a motion to approve the purchase of a 2026 Ram 5500 from Young Ram of Layton with a dump body from Reading Truck. Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 FORD F-550, 4X4, DIESEL, CREW CAB, CAB AND CHASSIS FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF \$72,755 – MR. ALLEN JOHNSON

Mr. Allen Johnson explained that this purchase is for the cab and chassis, and the bed of the truck was received one month ago and cost \$57k. He said that the truck will still need to have a radio installed, which will put this item slightly over-budget, but that there is money left in the budget that can cover it. This will be used for taking crews out to the work sites.

Councilmember Murri made a motion to approve the purchase of a 2026 Ford F-550 truck from Performance Ford and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2026 FORD EXPLORER, 4X4, SUV FROM PERFORMANCE FORD TRUCK COUNTRY IN THE TOTAL AMOUNT OF \$43,234 – MR. ALLEN JOHNSON

Mr. Johnson explained that this item will be used by him and replace the 2017 Ford with 150k miles on it. Staff received two bids for this item and recommend the low bid from our local Performance Ford. The budget allowed for \$55k for this vehicle, but it still needs to have a radio and flashing lights installed.

Councilmember Price-Huish made a motion to approve the purchase of a 2026 Ford Explorer from Performance Ford and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER THE APPROVAL OF RESOLUTION NO. 2025-10, AUTHORIZING THE FREMONT SOLAR BATTERY POWER SUPPLY AGREEMENT TRANSACTION SCHEDULE – MR. ALLEN JOHNSON

Mr. Johnson explained that this item is regarding the utility grade solar project the City has been working on for the past five years with UAMPS. The battery storage component of this project is very beneficial, allowing the City to generate power during the day and store it for use during peak usage hours in the evening. The cost of the power seems high but not when compared to what most new resources are costing now. He reported that Bountiful will sign up for 5 Megawatt hours, it is a

25-year project with operation estimated to begin in December 2027, but no later than June 30, 2028.

Councilmember Price-Huish expressed her excitement for this project to be moving forward because it will be a great resource for Bountiful in the future. The Council and Mayor agreed.

Councilmember Higginson asked if the Steel project is still moving forward. Mr. Johnson answered that it is still being considered but the proposal came back very high so it's on hold.

Councilmember Higginson asked if Bountiful will own both the generation and the battery storage. Mr. Johnson said it is a power sales contract, so we do not own it, but we have entitlement to the output.

Councilmember Price-Huish made a motion to approve Resolution 2025-10 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE INTERMOUNTAIN POWER SUPERINTENDENTS ASSOCIATION MUTUAL AID AGREEMENT – MR. ALLEN JOHNSON

Mr. Johnson explained that this mutual aid agreement allows Bountiful to call upon other power organizations for help in times of emergency and allows them to answer the call when others are in need. Bountiful has used this twice in the past few years during windstorm cleanups and it has been very beneficial.

Councilmember Murri made a motion to approve the Intermountain Power Superintendents Association Mutual Aid Agreement and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF POWER POLES FROM STELLA-JONES IN THE TOTAL AMOUNT OF \$55,192 – MR. ALLEN JOHNSON

Mr. Johnson explained that the inventory of power pole is getting lower and staff would like to replenish their stock. He explained that Bountiful uses butt-treated poles, due to most of our poles being in backyards and inaccessible to bucket trucks. He added that although they are a single-source item, their pricing is very comparable to fully treated poles.

Councilmember Bradshaw asked about how things are going with the fiber company replacing their poles. Mr. Johnson said they have not been very responsive, so the Power department will continue to put pressure on them but will keep replacing our poles in the meantime.

Councilmember Higginson made a motion to approve the purchase of power poles from Stella-Jones and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF (1) 150 KVA ABB TRANSFORMER FROM IRBY IN THE TOTAL AMOUNT OF \$20,000 – MR. ALLEN JOHNSON

Mr. Johnson explained that the Power department tries to always keep 2-3 transformers of this size in inventory, and they recently had to replace two and found two more places that are close to failure. Lead times have not been good, and two that they previously ordered are currently a year overdue, so inventory is low. Staff would like to purchase this one from Irby, which they have in stock and will get here quickly.

Councilmember Higginson made a motion to approve the purchase of the transformer and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF RESOLUTION NO. 2025-11, ADOPTING A SECOND AMENDMENT TO THE FIBER NETWORK MANAGEMENT SERVICES AGREEMENT – MR. GALEN RASMUSSEN

Mr. Galen Rasmussen explained that it has been a year since the City adopted an option to provide a 2.5 gigabit service to our fiber customers and we contracted with UTOPIA Fiber to provide 300 connections. That agreement has been fulfilled and the 2.5 gigabit speed has proven to be popular, so this resolution will allow us to continue offering that speed with a \$150 connection fee.

Councilmember Price-Huish said she is glad the City is being responsive to the demands of the residents, fulfilling the goal of this project.

Councilmember Price-Huish made a motion to approve Resolution 2025-11 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

MOSQUITO ABATEMENT SERVICES AGREEMENT – MR. BRADLEY JEPSEN

Mr. Bradley Jeppson reported that the Mosquito Abatement District is proposing a tax increase from .0000093 to .000117, which translates to about \$8 per year for a \$600,000 home. He explained that the Council must now hold a public hearing and record Council sentiment and report back to the district board.

A. PUBLIC COMMENT PERIOD

The public hearing was opened at 8:24 pm.

Mr. Ron Mortensen said that he supported that tax increase because mosquitoes are so deadly and they should be dealt with. However, he said that if the primary purpose of the tax increase is to build a new storage facility, they should lower taxes back down once it has been built.

The public hearing was closed at 8:27 pm.

Councilmember Murri reported that there were 2 deaths from West Nile virus this year in Davis County and all the growth taking place in the County, especially out toward the lake, will mean much more work for the district in keeping mosquitoes under control.

Councilmember Higginson said he agreed that this is an important service to our area and he appreciates how well they do their job.

Councilmember Child said she gave full support of this tax increase as well.

The entire Council gave support.

CONSIDER APPROVAL OF ORDINANCE NO. 2025-15, CODIFYING THE CITY’S EVENT APPLICATION PROCESS – MR. BRADLEY JEPSEN

Mr. Bradley Jeppsen explained that the proposed ordinance was drafted to include all of the suggestions given by the Council during previous discussions about the event application process. There were no questions.

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

ADJOURN

1 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Price-
2 Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson,
3 Murri, and Price-Huish voting “aye.”
4

5 The meeting was adjourned at 8:32 pm.

Mayor Kendalyn Harris

City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
Meeting as the Board of Canvassers
November 18, 2025 – 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: Davis County Journal and Standard Examiner.

Board of Canvassers Meeting – 5:00 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	City Recorder	Sophia Ward
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Cecilee-Price-Huish

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 5:03 pm and welcomed those in attendance.

CANVAS VOTES FOR THE 2025 GENERAL ELECTION – MS. SOPHIA WARD

Ms. Sophia Ward presented the election results for Bountiful:

- Total number of registered voters was 25,795
- Voter turnout was 39.17%, with 10,105 votes being cast
- In the Mayoral race, Kate Bradshaw received 8,417 votes
- In the Council race, Beth Child received 7,047 votes, Dan Bell received 6,670 votes, Aubry Bennion received 3,441 votes, and Carla Barker received 1,238 votes

Mayor Harris thanked Ms. Ward for her work in helping to administer the elections and provide information to the general public and the candidates.

Councilmember Bradshaw made a motion to certify the 2025 General Election results and Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, and Murri voting “aye.”

ADJOURN

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

The regular session was adjourned at 5:07 pm.

Mayor Kendalyn Harris

City Recorder

PENDING

City Council Staff Report

Subject: September 2025 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: November 25, 2025



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2026 through September 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

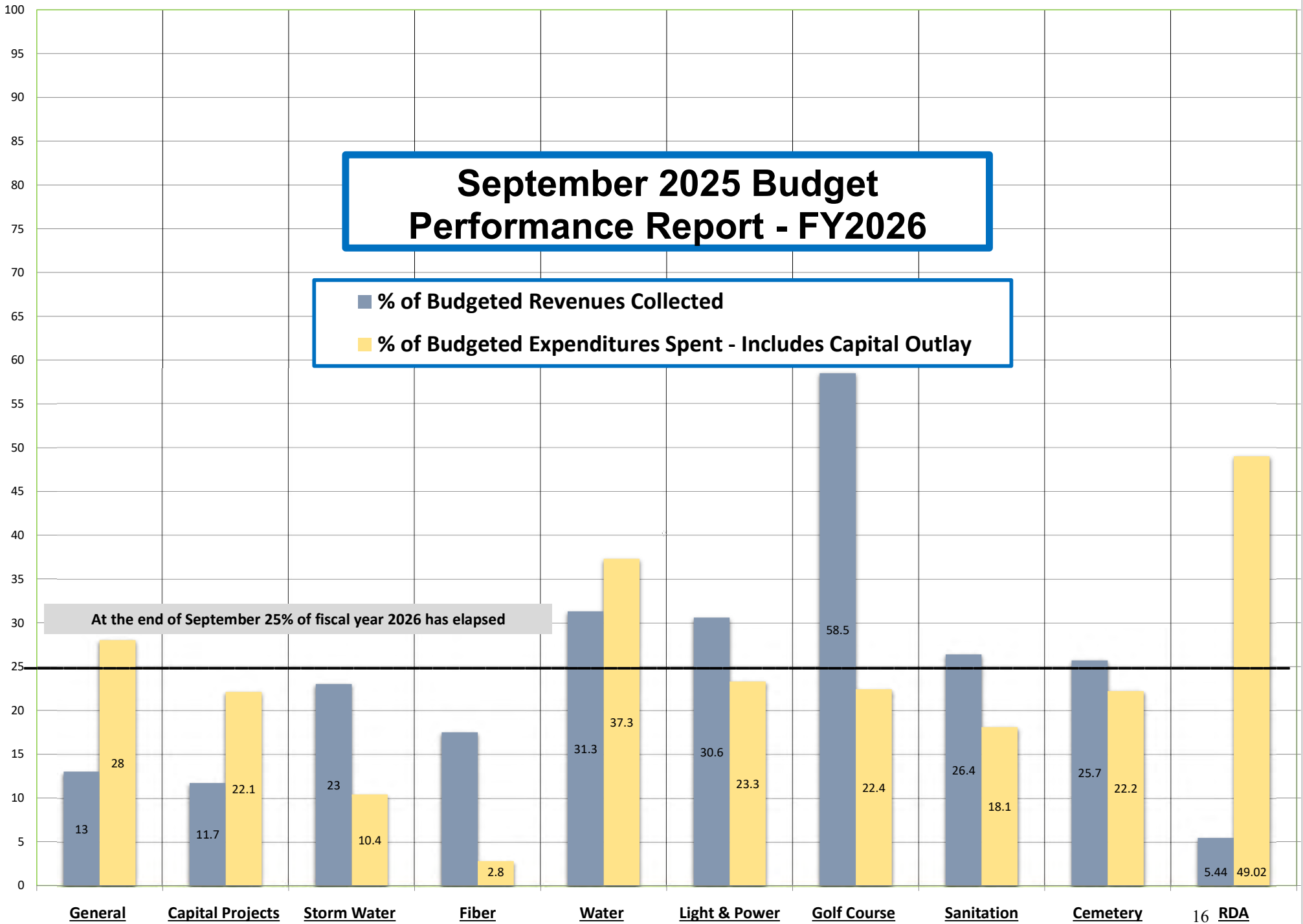
- September 2025 Revenue & Expense Reports – Fiscal 2026 YTD

September 2025 Budget Performance Report - FY2026

■ % of Budgeted Revenues Collected

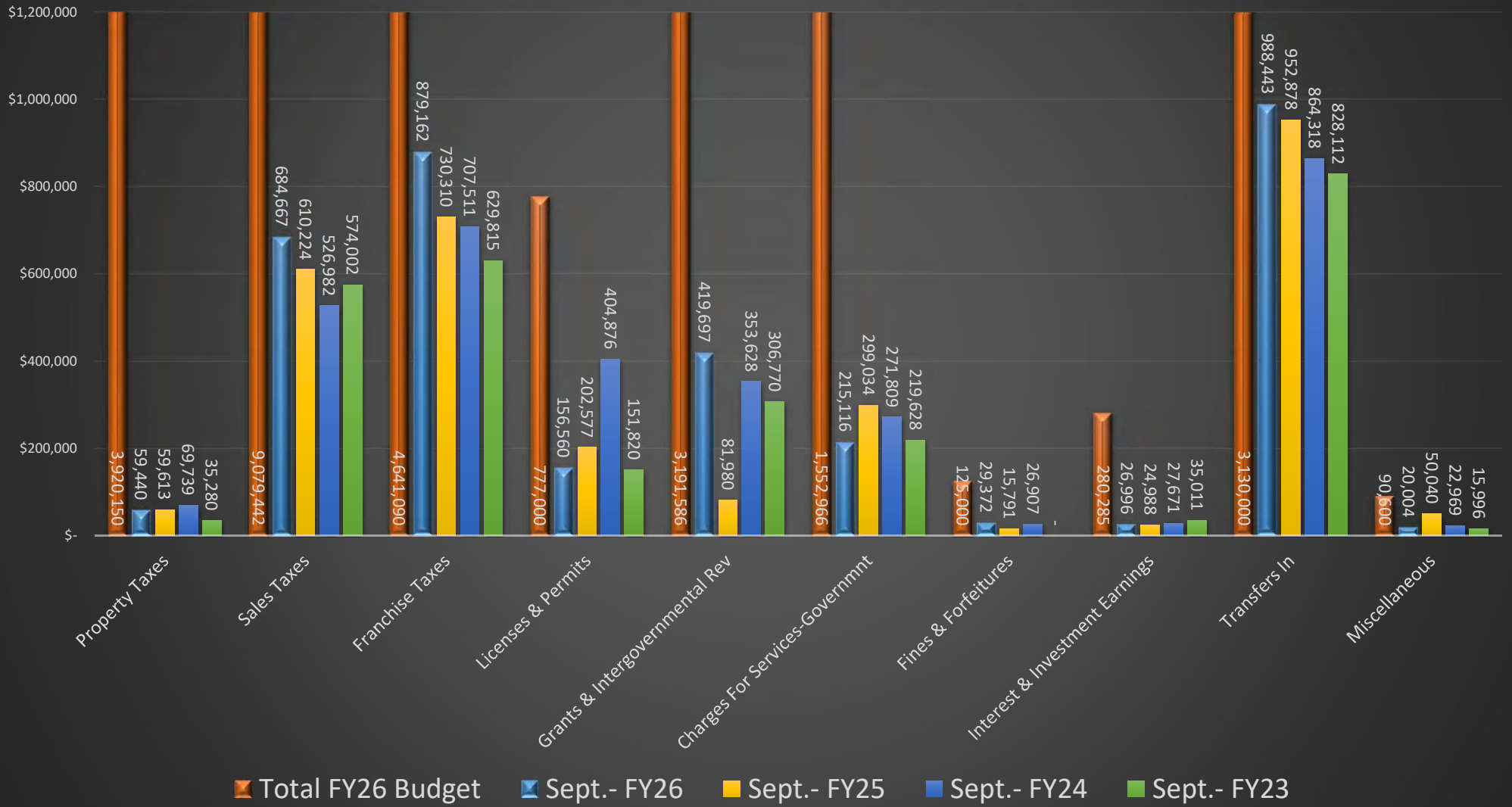
■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of September 25% of fiscal year 2026 has elapsed

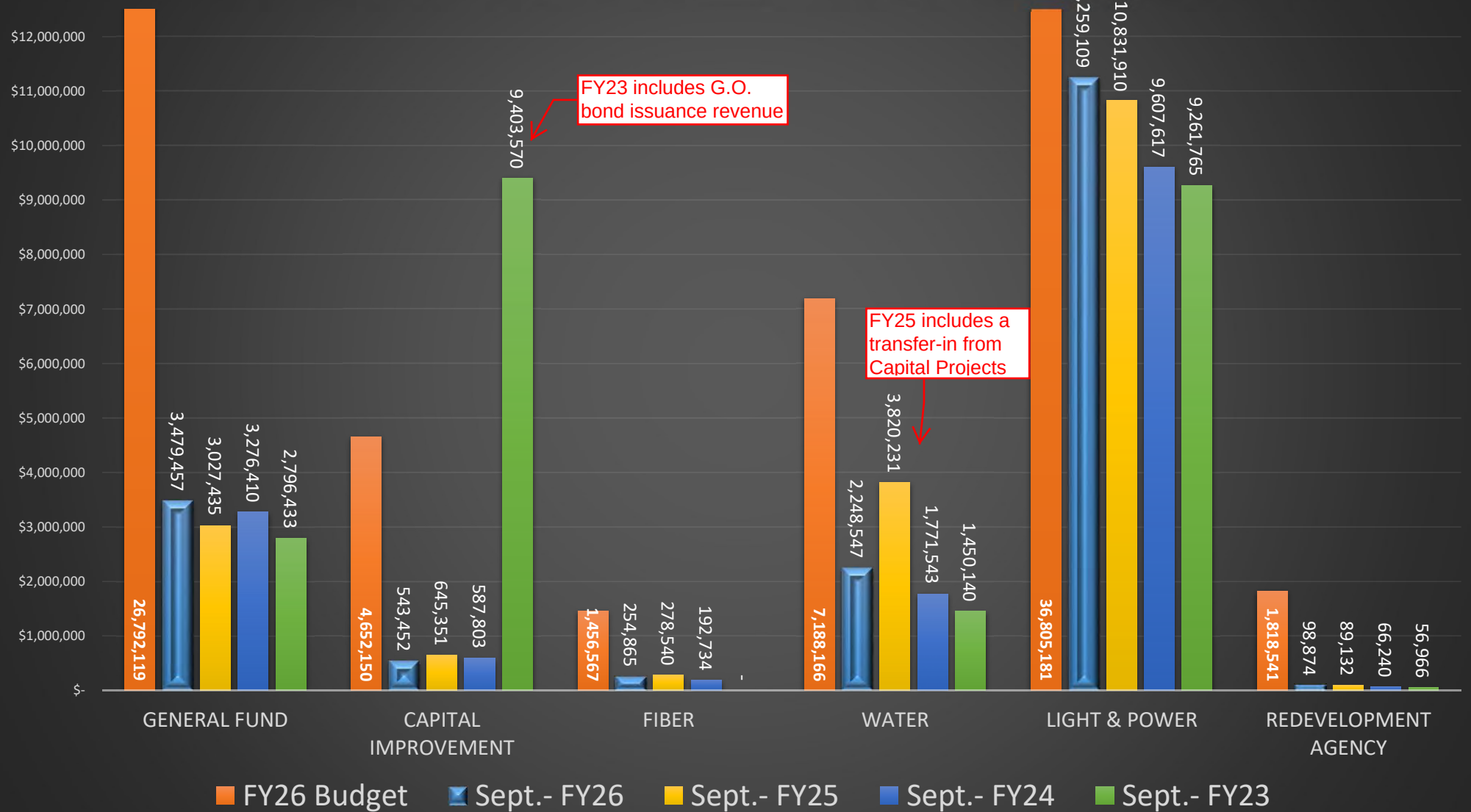


General Fund Detailed Revenues - September 2025

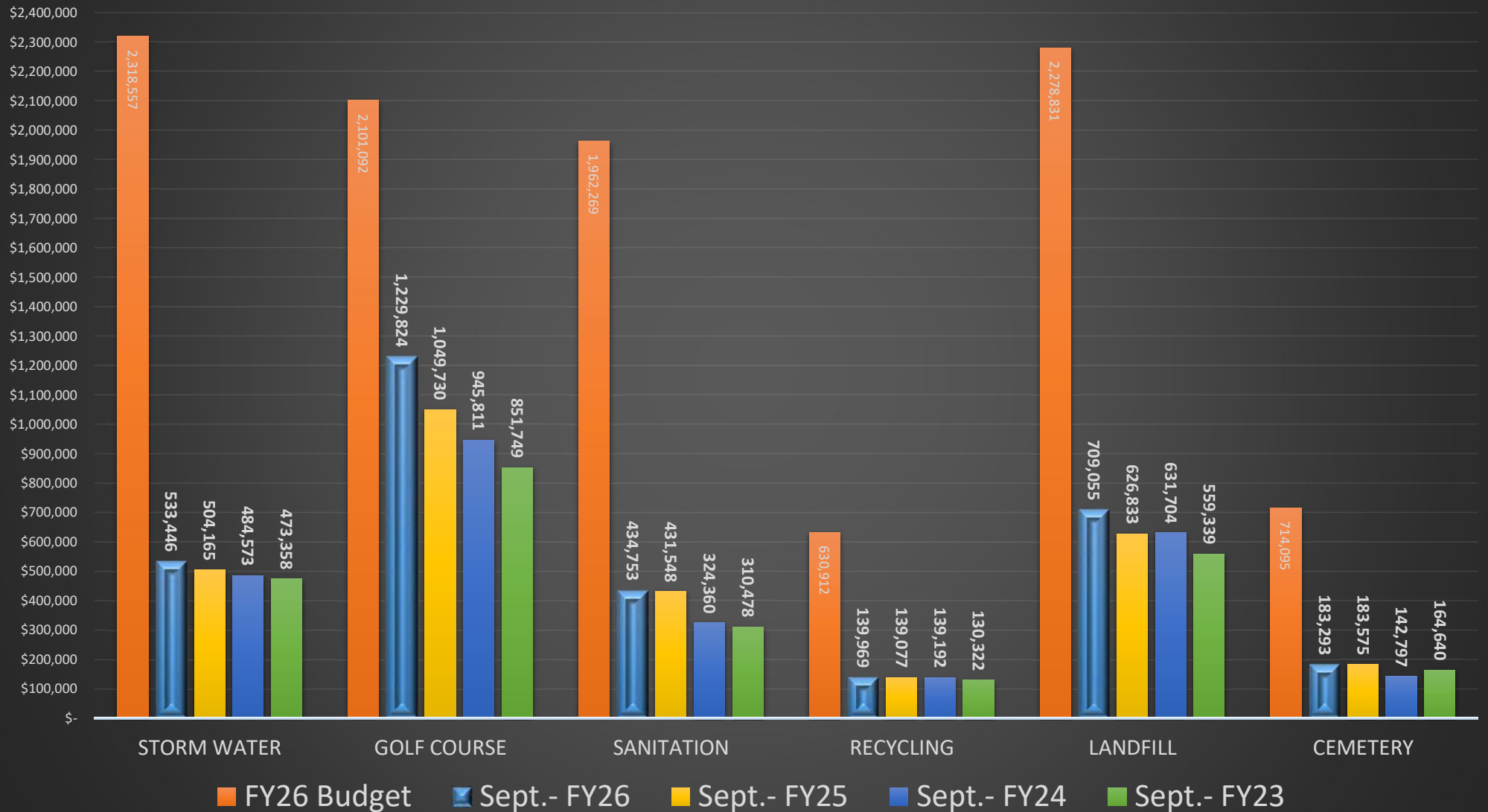
YTD Revenues (Fiscal Year 2026) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

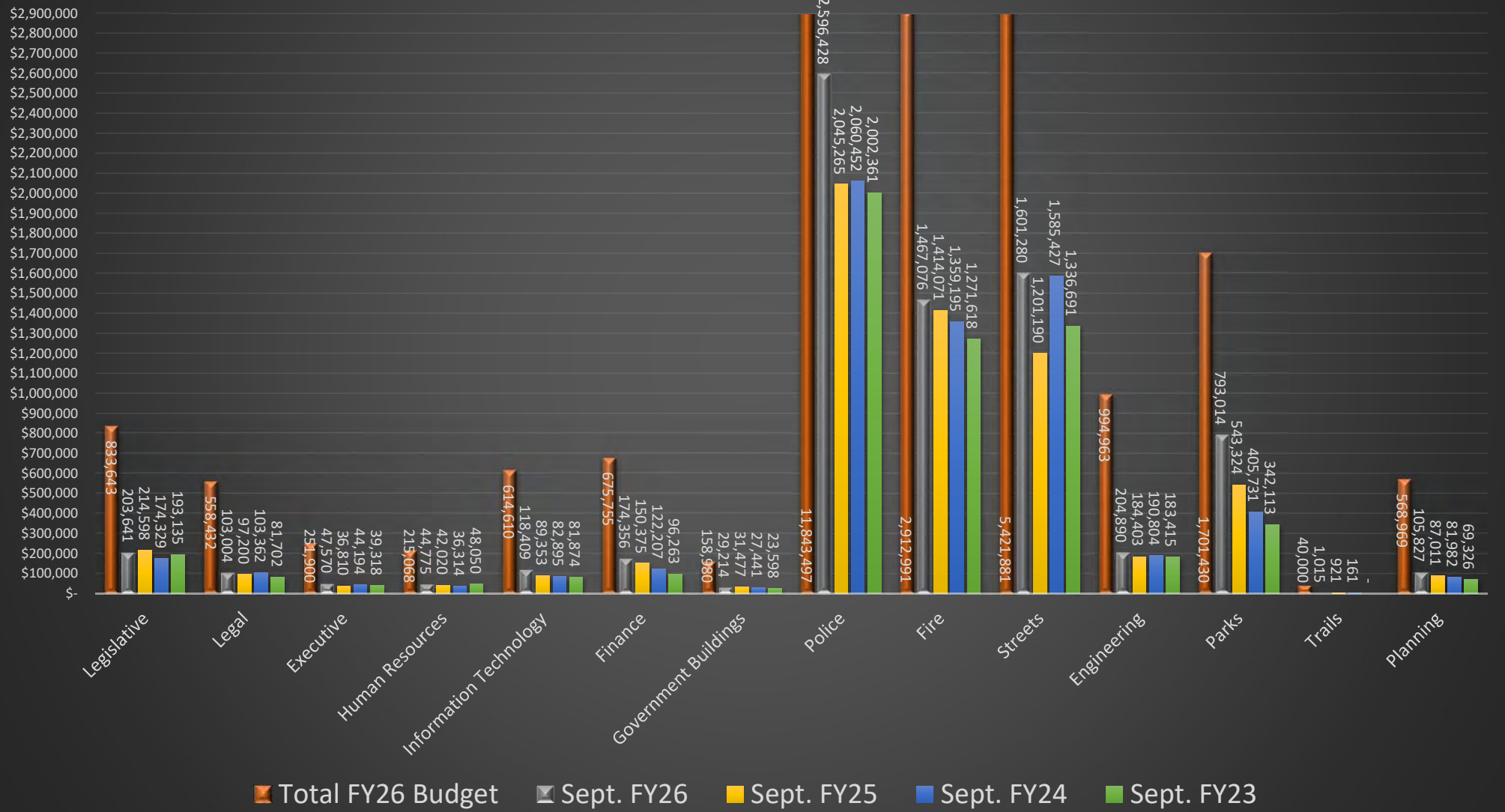


September 2025 (Fiscal 2026) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

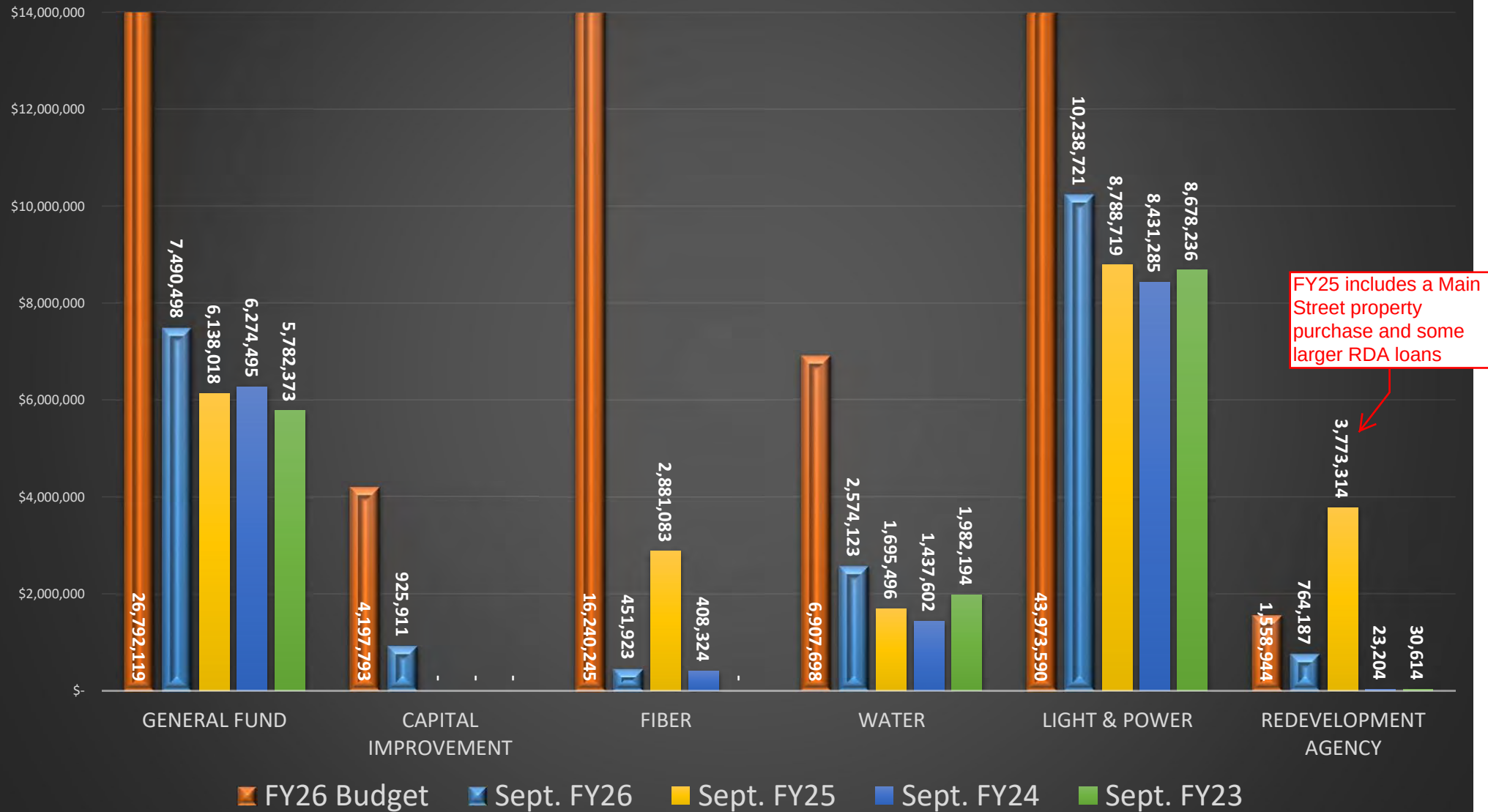


General Fund Detailed Expenditures - September 2025

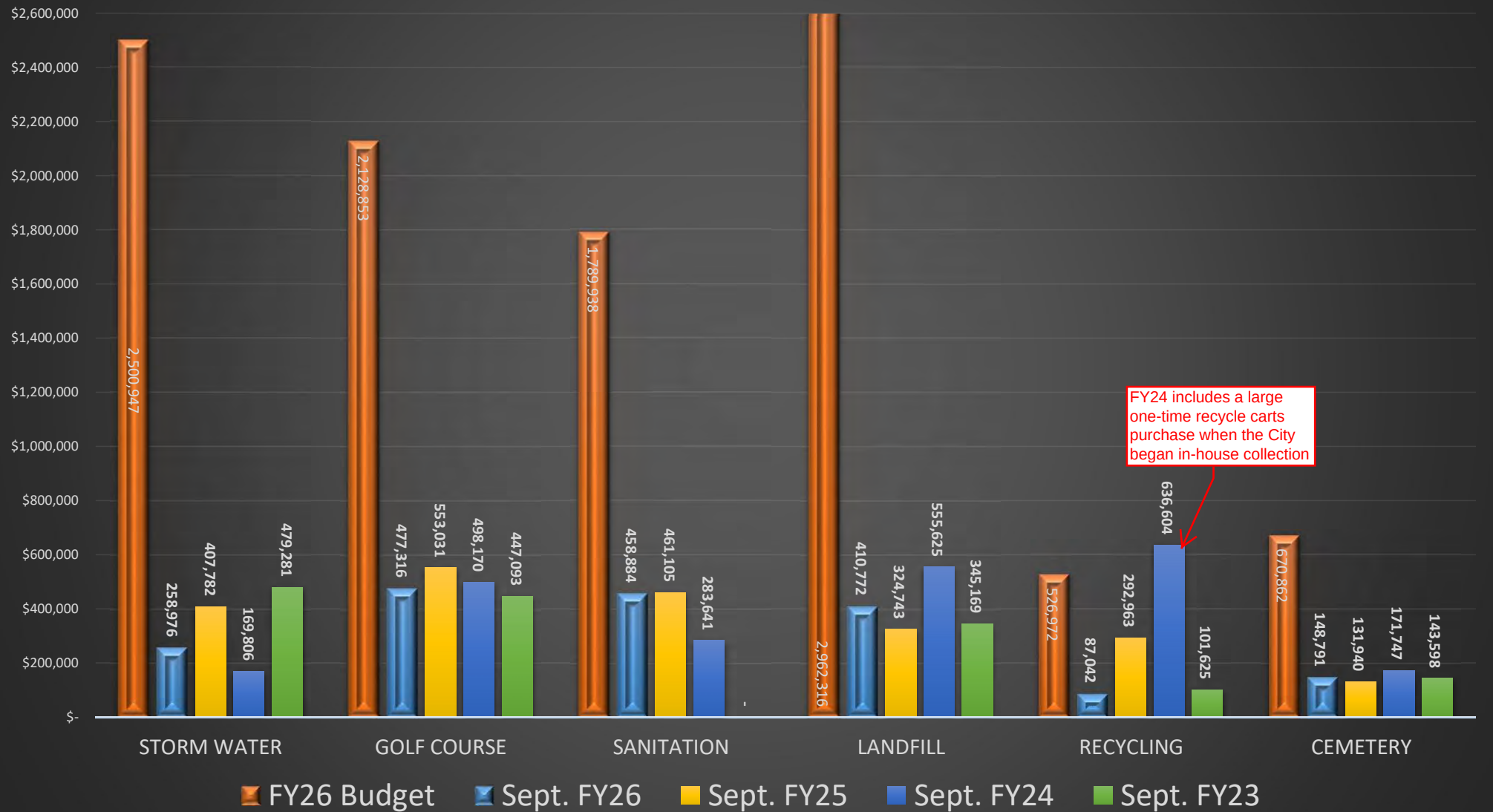
Fiscal 2026 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



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



SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Tax Revenues	-3,920,150	-3,920,150	-59,439.50	-20,488.43	.00	-3,860,710.50	1.5%
1020 Sales Tax Revenues	-9,079,442	-9,079,442	-684,666.81	-684,666.81	.00	-8,394,775.19	7.5%
1030 Franchise Tax Revenues	-4,641,090	-4,641,090	-879,162.30	-339,999.58	.00	-3,761,927.70	18.9%
1040 Property Tax Increment Re	-4,000	-4,000	.00	.00	.00	-4,000.00	.0%
2000 License & Permit Revenues	-777,000	-777,000	-156,560.08	-57,603.16	.00	-620,439.92	20.1%
3000 Grants & Intergovernmental Re	-3,191,586	-3,191,586	-419,696.64	-419,696.64	.00	-2,771,889.36	13.2%
3100 Fine & Forfeiture Revenue	-125,000	-125,000	-29,371.65	-15,717.75	.00	-95,628.35	23.5%
4000 Charges For ServicesRev-Gover	-1,552,966	-1,552,966	-215,116.22	-51,548.17	.00	-1,337,849.78	13.9%
4110 Legislative Expenditures	833,643	833,643	203,641.30	28,428.01	.00	630,001.70	24.4%
4120 Legal Expenditures	558,432	558,432	103,003.88	36,625.36	.00	455,428.12	18.4%
4130 Executive Expenditures	251,900	251,900	47,570.14	14,057.29	.00	204,329.86	18.9%
4134 Human Resources Expenditures	215,068	215,068	44,774.51	12,925.04	.00	170,293.49	20.8%
4136 Information Technology Expend	614,610	614,610	118,408.62	38,937.24	.00	496,201.38	19.3%
4140 Finance Expenditures	675,755	675,755	174,356.47	39,644.93	.00	501,398.53	25.8%
4160 Government Buildings Expendit	158,980	158,980	29,213.62	9,339.56	.00	129,766.38	18.4%
4210 Police Expenditures	8,836,417	8,836,417	2,019,546.52	696,501.59	.00	6,816,870.48	22.9%
4215 Reserve Officers Expenditures	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards Expenditures	204,689	204,689	23,119.20	22,338.70	.00	181,569.80	11.3%
4217 School Resource Officer Expen	507,008	507,008	71,732.22	36,691.23	.00	435,275.78	14.1%
4218 Liquor Control Expenditures	55,026	55,026	4,500.29	1,083.33	.00	50,525.71	8.2%
4219 PSAP - E911 Expenditures	2,230,357	2,230,357	477,529.50	178,799.01	.00	1,752,827.50	21.4%
4220 Fire/EMS Expenditures	2,912,991	2,912,991	1,467,076.00	733,538.00	.00	1,445,915.00	50.4%
4410 Streets Expenditures	5,421,881	5,421,881	1,601,280.33	403,598.83	.00	3,820,600.67	29.5%
4450 Engineering Expenditures	994,963	994,963	204,889.83	64,596.19	.00	790,073.17	20.6%
4510 Parks Expenditures	1,701,430	1,701,430	793,013.90	217,760.47	.00	908,416.10	46.6%
4550 Trails Expenditures	40,000	40,000	1,014.52	660.00	.00	38,985.48	2.5%
4610 Planning Expenditures	568,969	568,969	105,827.28	33,948.95	.00	463,141.72	18.6%
6000 Miscellaneous	-90,600	-90,600	-20,004.32	-12,628.87	.00	-70,595.68	22.1%
6010 Interest & Investment Earning	-280,285	-280,285	-26,995.86	-26,078.69	.00	-253,289.14	9.6%
8010 Transfers In	-3,130,000	-3,130,000	-988,443.24	-327,687.11	.00	-2,141,556.76	31.6%
TOTAL GENERAL FUND	0	0	4,011,041.51	613,358.52	.00	-4,011,041.51	100.0%
TOTAL REVENUES	-26,792,119	-26,792,119	-3,479,456.62	-1,956,115.21	.00	-23,312,662.38	
TOTAL EXPENSES	26,792,119	26,792,119	7,490,498.13	2,569,473.73	.00	19,301,620.87	
30 DEBT SERVICE							
1010 Property Tax Revenues	-519,910	-519,910	-7,845.67	-2,704.35	.00	-512,064.33	1.5%

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Sevice	568,419	568,419	151,851.41	.53	.00	416,567.59	26.7%
6010 Interest & Investment Earning	-2,000	-2,000	558.49	-95.64	.00	-2,558.49	-27.9%
TOTAL DEBT SERVICE	46,509	46,509	144,564.23	-2,799.46	.00	-98,055.23	310.8%
TOTAL REVENUES	-521,910	-521,910	-7,287.18	-2,799.99	.00	-514,622.82	
TOTAL EXPENSES	568,419	568,419	151,851.41	.53	.00	416,567.59	

45 CAPITAL IMPROVEMENT

1020 Sales Tax Revenues	-2,410,358	-2,410,358	-181,402.43	-181,402.43	.00	-2,228,955.57	7.5%
4110 Legislative Expenditures	305,000	305,000	2,600.00	2,600.00	.00	302,400.00	.9%
4136 Information Technology Expend	240,000	240,000	129,828.28	20,515.20	.00	110,171.72	54.1%
4140 Finance Expenditures	36,000	36,000	13,617.93	1,214.08	.00	22,382.07	37.8%
4210 Police Expenditures	868,668	868,668	253,801.88	9,047.50	.00	614,866.12	29.2%
4410 Streets Expenditures	2,487,000	2,487,000	526,062.66	358,081.29	.00	1,960,937.34	21.2%
4510 Parks Expenditures	85,000	85,000	.00	.00	.00	85,000.00	.0%
4550 Trails Expenditures	176,125	176,125	.00	.00	.00	176,125.00	.0%
6000 Miscellaneous	-46,628	-46,628	-11,471.11	-3,834.85	.00	-35,156.89	24.6%
6010 Interest & Investment Earning	-1,488,101	-1,488,101	-349,033.18	-233,336.39	.00	-1,139,067.82	23.5%
6020 Sale of Capital Assets	-55,000	-55,000	.00	.00	.00	-55,000.00	.0%
8000 Contribution Revenue	-5,000	-5,000	-1,545.00	-300.00	.00	-3,455.00	30.9%
8010 Transfers In	-647,063	-647,063	.00	.00	.00	-647,063.00	.0%
TOTAL CAPITAL IMPROVEMENT	-454,357	-454,357	382,459.03	-27,415.60	.00	-836,816.03	-84.2%
TOTAL REVENUES	-4,652,150	-4,652,150	-543,451.72	-418,873.67	.00	-4,108,698.28	
TOTAL EXPENSES	4,197,793	4,197,793	925,910.75	391,458.07	.00	3,271,882.25	

49 STORM WATER

4900 Storm Water Expenses	2,500,947	2,500,947	258,975.95	71,002.53	.00	2,241,971.05	10.4%
6000 Miscellaneous	-5,800	-5,800	-1,234.00	-617.00	.00	-4,566.00	21.3%
6010 Interest & Investment Earning	-134,000	-134,000	-32,939.13	-24,082.62	.00	-101,060.87	24.6%
7000 Charge For Services Rev.-Prop	-2,178,757	-2,178,757	-494,627.62	-181,481.84	.00	-1,684,129.38	22.7%
8020 Impact Fee Revenue	0	0	-4,645.48	-1,650.00	.00	4,645.48	100.0%
TOTAL STORM WATER	182,390	182,390	-274,470.28	-136,828.93	.00	456,860.28	-150.5%
TOTAL REVENUES	-2,318,557	-2,318,557	-533,446.23	-207,831.46	.00	-1,785,110.77	
TOTAL EXPENSES	2,500,947	2,500,947	258,975.95	71,002.53	.00	2,241,971.05	

50 FIBER

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

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	451,923.03	30,440.46	.00	15,788,321.97	2.8%
6010 Interest & Investment Earning	-300,000	-300,000	-69,904.05	-34,563.57	.00	-230,095.95	23.3%
7000 Charge For Services Rev.-Prop	-1,156,567	-1,156,567	-184,960.77	-72,487.56	.00	-971,606.23	16.0%
TOTAL FIBER	14,783,678	14,783,678	197,058.21	-76,610.67	.00	14,586,619.79	1.3%
TOTAL REVENUES	-1,456,567	-1,456,567	-254,864.82	-107,051.13	.00	-1,201,702.18	
TOTAL EXPENSES	16,240,245	16,240,245	451,923.03	30,440.46	.00	15,788,321.97	

51 WATER

5100 Water Expenses	6,907,698	6,907,698	2,574,123.01	1,386,936.75	.00	4,333,574.99	37.3%
6000 Miscellaneous	-2,000	-2,000	-55.00	.00	.00	-1,945.00	2.8%
6010 Interest & Investment Earning	-164,166	-164,166	-23,698.15	-18,262.54	.00	-140,467.85	14.4%
6020 Sale of Capital Assets	-25,000	-25,000	.00	.00	.00	-25,000.00	.0%
7000 Charge For Services Rev.-Prop	-6,887,000	-6,887,000	-2,131,906.37	-632,258.17	.00	-4,755,093.63	31.0%
7010 Connection & Servicing Revenue	-40,000	-40,000	-5,702.81	-1,980.36	.00	-34,297.19	14.3%
8020 Impact Fee Revenue	-40,000	-40,000	-15,640.00	-6,450.00	.00	-24,360.00	39.1%
8030 Capital Contributions/Donatio	-30,000	-30,000	-71,544.61	.00	.00	41,544.61	238.5%
TOTAL WATER	-280,468	-280,468	325,576.07	727,985.68	.00	-606,044.07	-116.1%
TOTAL REVENUES	-7,188,166	-7,188,166	-2,248,546.94	-658,951.07	.00	-4,939,619.06	
TOTAL EXPENSES	6,907,698	6,907,698	2,574,123.01	1,386,936.75	.00	4,333,574.99	

53 LIGHT & POWER

5300 Light & Power Expenses	43,973,590	43,973,590	10,238,721.36	2,565,009.90	.00	33,734,868.64	23.3%
6000 Miscellaneous	-122,000	-122,000	-105,402.78	-74,613.17	.00	-16,597.22	86.4%
6010 Interest & Investment Earning	-595,138	-595,138	-167,431.88	-132,084.38	.00	-427,706.12	28.1%
6020 Sale of Capital Assets	-34,000	-34,000	.00	.00	.00	-34,000.00	.0%
7000 Charge For Services Rev.-Prop	-34,984,538	-34,984,538	-10,910,574.73	-3,605,929.30	.00	-24,073,963.27	31.2%
7010 Connection & Servicing Revenue	-100,000	-100,000	-26,960.54	-10,263.64	.00	-73,039.46	27.0%
7030 Equipment & Facility Rent Rev	-89,505	-89,505	.00	.00	.00	-89,505.00	.0%
8030 Capital Contributions/Donatio	-880,000	-880,000	-48,739.00	.00	.00	-831,261.00	5.5%
TOTAL LIGHT & POWER	7,168,409	7,168,409	-1,020,387.57	-1,257,880.59	.00	8,188,796.57	-14.2%
TOTAL REVENUES	-36,805,181	-36,805,181	-11,259,108.93	-3,822,890.49	.00	-25,546,072.07	
TOTAL EXPENSES	43,973,590	43,973,590	10,238,721.36	2,565,009.90	.00	33,734,868.64	

55 GOLF COURSE

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

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	477,316.00	168,180.36	.00	1,651,537.00	22.4%
6000	Miscellaneous	-3,000	-3,000	-2,790.76	-1,825.52	.00	-209.24	93.0%
6010	Interest & Investment Earning	-48,612	-48,612	-14,235.42	-9,773.75	.00	-34,376.58	29.3%
7020	Admission & Lesson Fee Revenue	-1,196,480	-1,196,480	-725,555.01	-223,055.84	.00	-470,924.99	60.6%
7030	Equipment & Facility Rent Rev	-555,000	-555,000	-343,617.98	-107,262.12	.00	-211,382.02	61.9%
7040	Concession & Merchandise Sale	-298,000	-298,000	-143,624.75	-54,800.50	.00	-154,375.25	48.2%
	TOTAL GOLF COURSE	27,761	27,761	-752,507.92	-228,537.37	.00	780,268.92	-2710.7%
	TOTAL REVENUES	-2,101,092	-2,101,092	-1,229,823.92	-396,717.73	.00	-871,268.08	
	TOTAL EXPENSES	2,128,853	2,128,853	477,316.00	168,180.36	.00	1,651,537.00	
58 SANITATION								
5800	Refuse Collection OperationsE	1,789,938	1,789,938	458,883.88	83,784.90	.00	1,331,054.12	25.6%
5810	Recycle CollectionOperationsE	526,972	526,972	87,042.18	31,364.70	.00	439,929.82	16.5%
5820	Landfill Operations Expenses	2,962,316	2,962,316	410,772.06	162,962.57	.00	2,551,543.94	13.9%
6002	Miscellaneous - Landfill	-30,000	-30,000	-4,568.65	-1,314.04	.00	-25,431.35	15.2%
6010	Interest & Investment Earning	-221,831	-221,831	-51,024.34	-37,072.58	.00	-170,806.66	23.0%
6012	Interest Earnings - Landfill	0	0	-43,160.70	-13,947.80	.00	43,160.70	100.0%
7000	Charge For Services Rev.-Prop	-1,962,269	-1,962,269	-434,752.58	-163,081.31	.00	-1,527,516.42	22.2%
7001	Charge For ServicesRev-Recycl	-630,912	-630,912	-139,968.93	-52,565.62	.00	-490,943.07	22.2%
7002	Charge For ServicesRev-Landfi	-2,027,000	-2,027,000	-610,301.04	-203,700.96	.00	-1,416,698.96	30.1%
	TOTAL SANITATION	407,214	407,214	-327,078.12	-193,570.14	.00	734,292.12	-80.3%
	TOTAL REVENUES	-4,872,012	-4,872,012	-1,283,776.24	-471,682.31	.00	-3,588,235.76	
	TOTAL EXPENSES	5,279,226	5,279,226	956,698.12	278,112.17	.00	4,322,527.88	
59 CEMETERY								
5900	Cemetery Expenses	670,862	670,862	148,790.62	50,742.55	.00	522,071.38	22.2%
6010	Interest & Investment Earning	-29,370	-29,370	-6,493.35	-4,677.70	.00	-22,876.65	22.1%
7000	Charge For Services Rev.-Prop	-576,100	-576,100	-137,125.00	-46,250.00	.00	-438,975.00	23.8%
7050	Cemetery Burial Plot Sale Rev	-108,625	-108,625	-39,675.00	-17,775.00	.00	-68,950.00	36.5%
	TOTAL CEMETERY	-43,233	-43,233	-34,502.73	-17,960.15	.00	-8,730.27	79.8%
	TOTAL REVENUES	-714,095	-714,095	-183,293.35	-68,702.70	.00	-530,801.65	
	TOTAL EXPENSES	670,862	670,862	148,790.62	50,742.55	.00	522,071.38	

61 COMPUTER MAINTENANCE

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

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	-630.00	.00	630.00	100.0%
6010	Interest & Investment Earning	-1,250	-1,250	-4,046.44	-1,639.25	.00	2,796.44	323.7%
6100	Computer Maintenance Expendit	328,567	328,567	35,081.60	3,614.55	.00	293,485.40	10.7%
	TOTAL COMPUTER MAINTENANCE	-126,200	-126,200	-364,511.35	1,345.30	.00	238,311.35	288.8%
	TOTAL REVENUES	-454,767	-454,767	-399,592.95	-2,269.25	.00	-55,174.05	
	TOTAL EXPENSES	328,567	328,567	35,081.60	3,614.55	.00	293,485.40	
63	LIABILITY INSURANCE							
6010	Interest & Investment Earning	-21,000	-21,000	-2,269.65	-1,460.23	.00	-18,730.35	10.8%
6300	Liability Insurance	1,118,088	1,118,088	671,611.80	13,708.72	.00	446,476.20	60.1%
7000	Charge For Services Rev.-Prop	-780,000	-780,000	-623,039.13	.00	.00	-156,960.87	79.9%
	TOTAL LIABILITY INSURANCE	317,088	317,088	46,303.02	12,248.49	.00	270,784.98	14.6%
	TOTAL REVENUES	-801,000	-801,000	-625,308.78	-1,460.23	.00	-175,691.22	
	TOTAL EXPENSES	1,118,088	1,118,088	671,611.80	13,708.72	.00	446,476.20	
64	WORKERS' COMP INSURANCE							
6010	Interest & Investment Earning	-29,439	-29,439	-7,801.09	-5,654.94	.00	-21,637.91	26.5%
6400	Workers' Comp Insurance	511,951	511,951	68,508.70	24,131.50	.00	443,442.30	13.4%
7000	Charge For Services Rev.-Prop	-924,039	-924,039	-172,408.89	-68,598.67	.00	-751,630.11	18.7%
	TOTAL WORKERS' COMP INSURANCE	-441,527	-441,527	-111,701.28	-50,122.11	.00	-329,825.72	25.3%
	TOTAL REVENUES	-953,478	-953,478	-180,209.98	-74,253.61	.00	-773,268.02	
	TOTAL EXPENSES	511,951	511,951	68,508.70	24,131.50	.00	443,442.30	
72	RDA REVOLVING LOAN FUND							
6000	Miscellaneous	-594,992	-594,992	-59,824.37	-18,893.87	.00	-535,167.63	10.1%
6010	Interest & Investment Earning	-77,464	-77,464	-25,095.85	-9,807.52	.00	-52,368.15	32.4%
7200	RDA Revolving Loans Expenditu	500,400	500,400	58.73	19.35	.00	500,341.27	.0%
	TOTAL RDA REVOLVING LOAN FUND	-172,056	-172,056	-84,861.49	-28,682.04	.00	-87,194.51	49.3%
	TOTAL REVENUES	-672,456	-672,456	-84,920.22	-28,701.39	.00	-587,535.78	
	TOTAL EXPENSES	500,400	500,400	58.73	19.35	.00	500,341.27	
73	REDEVELOPMENT AGENCY							

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

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	-6,000.00	-6,000.00	.00	-66,000.00	8.3%
6010	Interest & Investment Earning	-47,085	-47,085	-7,953.38	-6,764.68	.00	-39,131.62	16.9%
7300	Redevelopment Agency Expendit	1,058,544	1,058,544	764,128.14	35,047.15	.00	294,415.86	72.2%
	TOTAL REDEVELOPMENT AGENCY	-87,541	-87,541	750,174.76	22,282.47	.00	-837,715.76	-856.9%
	TOTAL REVENUES	-1,146,085	-1,146,085	-13,953.38	-12,764.68	.00	-1,132,131.62	
	TOTAL EXPENSES	1,058,544	1,058,544	764,128.14	35,047.15	.00	294,415.86	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-78,551	-78,551	-17,961.30	-12,944.62	.00	-60,589.70	22.9%
7050	Cemetery Burial Plot Sale Rev	-70,000	-70,000	-23,125.00	-12,875.00	.00	-46,875.00	33.0%
7400	Cemetery Perpetual Care Expen	802	802	224.15	71.74	.00	577.85	27.9%
	TOTAL CEMETERY PERPETUAL CARE	-147,749	-147,749	-40,862.15	-25,747.88	.00	-106,886.85	27.7%
	TOTAL REVENUES	-148,551	-148,551	-41,086.30	-25,819.62	.00	-107,464.70	
	TOTAL EXPENSES	802	802	224.15	71.74	.00	577.85	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-38,250	-38,250	-11,536.84	-3,728.24	.00	-26,713.16	30.2%
	TOTAL LANDFILL CLOSURE	-38,250	-38,250	-11,536.84	-3,728.24	.00	-26,713.16	30.2%
	TOTAL REVENUES	-38,250	-38,250	-11,536.84	-3,728.24	.00	-26,713.16	
83 RAP TAX								
1050	RAP Tax Revenues	-761,250	-761,250	-60,043.32	-60,043.32	.00	-701,206.68	7.9%
6010	Interest & Investment Earning	-13,000	-13,000	-2,579.50	-1,835.31	.00	-10,420.50	19.8%
8300	RAP Tax Expenditures	762,481	762,481	69,752.03	10.17	.00	692,728.97	9.1%
	TOTAL RAP TAX	-11,769	-11,769	7,129.21	-61,868.46	.00	-18,898.21	-60.6%
	TOTAL REVENUES	-774,250	-774,250	-62,622.82	-61,878.63	.00	-711,627.18	
	TOTAL EXPENSES	762,481	762,481	69,752.03	10.17	.00	692,728.97	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-272,061.20	-93,045.46	.00	272,061.20	100.0%

SEPTEMBER 2025 -FY2026 REVENUE & EXPENSE

FOR 2026 03

99	INVESTMENT	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
	TOTAL INVESTMENT	0	0	-272,061.20	-93,045.46	.00	272,061.20	100.0%
	TOTAL REVENUES	0	0	-272,061.20	-93,045.46	.00	272,061.20	
	GRAND TOTAL	21,129,899	21,129,899	2,569,825.11	-827,576.64	.00	18,560,073.89	12.2%
	** END OF REPORT - Generated by Tyson Beck **							

City Council Staff Report



Subject: Preliminary/Final Renaissance Towne Centre
Commercial PUD Phase 3 Plat 1 Lot 11 Amendment
at 1791 South Renaissance Towne Drive

Author: Amber Corbridge, Senior Planner

Date: November 25, 2025

Background

The applicant, Brian Knowlton with *Knowlton General* representing the owner *Renaissance Lot 11 LLC*, is requesting Preliminary and Final Approval of the Renaissance Towne Centre Commercial PUD Phase 3 Plat 1 Lot 11 Amendment at 1791 South Renaissance Towne Drive, located in the Mixed Residential (MXD-R) Zone. This request is to subdivide Lot 11 of Phase 3 Plat 1 (see attached) into two (2) lots: Lot 15 (19,913 SF) and Lot 16 (4,300 SF). The proposed plat is shown below (also attached):

L.L.C. ACKNOWLEDGMENT

I, DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, DO HEREBY, THE UNDERSIGNED NOTARY PUBLIC, BEING PERSONALLY KNOWN BY ME TO BE THE SAME, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS A MEMBER OF THE UNDERSIGNED L.L.C. AND THAT SAID L.L.C. WAS FORMED IN ACCORDANCE WITH THE UTAH LIMITED LIABILITY COMPANY ACT, AND THAT SAID L.L.C. EXECUTED THE SAME.

B.L.C. SIGNATURE: _____
B.L.C. NAME: _____
RESIDED IN THE STATE OF: _____
M. NUMBER: _____
SSON EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

I, DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, DO HEREBY, THE UNDERSIGNED NOTARY PUBLIC, BEING PERSONALLY KNOWN BY ME TO BE THE SAME, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS A MEMBER OF THE UNDERSIGNED L.L.C. AND THAT SAID L.L.C. WAS FORMED IN ACCORDANCE WITH THE UTAH LIMITED LIABILITY COMPANY ACT, AND THAT SAID L.L.C. EXECUTED THE SAME.

B.L.C. SIGNATURE: _____
B.L.C. NAME: _____
RESIDED IN THE STATE OF: _____
M. NUMBER: _____
SSON EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

I, DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, DO HEREBY, THE UNDERSIGNED NOTARY PUBLIC, BEING PERSONALLY KNOWN BY ME TO BE THE SAME, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS A MEMBER OF THE UNDERSIGNED L.L.C. AND THAT SAID L.L.C. WAS FORMED IN ACCORDANCE WITH THE UTAH LIMITED LIABILITY COMPANY ACT, AND THAT SAID L.L.C. EXECUTED THE SAME.

B.L.C. SIGNATURE: _____
B.L.C. NAME: _____
RESIDED IN THE STATE OF: _____
M. NUMBER: _____
SSON EXPIRES: _____

ACKNOWLEDGMENT

I, DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, DO HEREBY, THE UNDERSIGNED NOTARY PUBLIC, BEING PERSONALLY KNOWN BY ME TO BE THE SAME, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS A MEMBER OF THE UNDERSIGNED L.L.C. AND THAT SAID L.L.C. WAS FORMED IN ACCORDANCE WITH THE UTAH LIMITED LIABILITY COMPANY ACT, AND THAT SAID L.L.C. EXECUTED THE SAME.

B.L.C. SIGNATURE: _____
B.L.C. NAME: _____
RESIDED IN THE STATE OF: _____
M. NUMBER: _____
SSON EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

I, DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, DO HEREBY, THE UNDERSIGNED NOTARY PUBLIC, BEING PERSONALLY KNOWN BY ME TO BE THE SAME, WHO BEING BY ME DULY SWORN, DO SAY THAT HE IS A MEMBER OF THE UNDERSIGNED L.L.C. AND THAT SAID L.L.C. WAS FORMED IN ACCORDANCE WITH THE UTAH LIMITED LIABILITY COMPANY ACT, AND THAT SAID L.L.C. EXECUTED THE SAME.

B.L.C. SIGNATURE: _____
B.L.C. NAME: _____
RESIDED IN THE STATE OF: _____
M. NUMBER: _____
SSON EXPIRES: _____

LEGEND

PROPERTY LINE
NT PROPERTY
PROPERTY ROW
100' LOT LINE
J CENTERLINE
SECTION LINE
O HORIZONTAL
USURV LINE
HORN AREA & TY CASPIENT

RECORDED CALLS: ()
SET 5' SH' BOUND WITH TELLUR' CAP AT CORNER (SHOWN OTHERWISE NOTED)
KEY MARKER AT CORNER (NO NUMBER)

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
SOUTHWEST LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11

ALL OF LOT 11, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AMENDED LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.L.B.&M., BOUNTIFUL CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	30.00'	95° 28' 30"	S59° 52' 43"W	24.85
C2	15.00'	28.58'	109° 10' 48"	S30° 40' 54"E	24.45
C3	168.00'	162.61'	009° 45' 30"	S20° 40' 58"W	162.54
C4	168.00'	87.73'	002° 02' 40"	S10° 49' 34"W	17.73
C5	168.00'	164.88'	003° 42' 50"	S21° 42' 10"W	164.86
C6	1651.50'	41.09'	161° 22' 11"	S15° 56' 48"W	41.09
C7	1651.50'	251.63'	012° 12' 15"	S22° 46' 15"W	250.97
C8	162.00'	25.27'	109° 24' 02"	S31° 00' 23"E	21.97
C9	7.50'	4.27'	163° 36' 11"	N63° 24' 30"E	7.50
C10	3.00'	2.11'	160° 13' 56"	N63° 28' 32"W	2.06
C11	5.00'	4.18'	147° 58' 12"	S71° 12' 21"W	4.06
C12	4.00'	3.97'	079° 46' 53"	N49° 58' 52"W	5.13
C13	168.00'	1.87'	009° 02' 58"	N03° 31' 44"E	1.87

LINE TABLE

LINE #	CORRECTION	LENGTH
L1	160° 45' 52"E	6.25
L2	102° 34' 07"W	1.31
L3	S31° 14' 41"W	3.72
L4	N75° 58' 04"W	12.52

PLAN REVIEW
10/16/2025 2:13:11 PM
Jared Cherry, Bountiful City Engineer
Bountiful City Engineering & Surveying

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, d/b/a ENBRIDGE GAS UTAH (ENBRIDGE) HEREBY APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNTIL TITLE 34, CHAPTER 6A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW, (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT, AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO RECOVER ADDITIONAL EASEMENTS FOR GAS SERVICE. QUESTAR GAS COMPANY (d/b/a ENBRIDGE GAS UTAH)

APPROVED THIS _____ DAY OF _____, 20____,
BY: _____
TITLE: _____

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
SOUTHWEST LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____
CENTURY LINK: _____ DATE: _____

RENAISSANCE TOWNE DRIVE
(PRIVATE STREET)

LOT 15
19,913 SQ. FT.

LOT 16
4,300 SQ. FT.

LOT 17
1791 SOUTH

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LOT 409
1791 SOUTH

LOT 410
1791 SOUTH

LOT 411
1791 SOUTH

LOT 412
1791 SOUTH

LOT 413
1791 SOUTH

LOT 414
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LOT 424
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LOT 425
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LOT 426
1791 SOUTH

LOT 427
1791 SOUTH

LOT 428
1791 SOUTH

LOT 429
1791 SOUTH

LOT 4

The Planning Commission reviewed this application on Tuesday, November 18, 2025. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve the Preliminary and Final PUD Subdivision Plat Amendment.

Analysis

The City Council will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code Section 14-20-101](#):

- 1. Meets the best interest of the public*
- 2. Meets good neighborhood development of the area concerned and Citywide*
- 3. Meets City codes and ordinances*

The property received Architectural and Site Plan Approval ([See City Council Staff Report, Packet June 13, 2023, p. 43](#)) to develop townhomes, apartments, and general commercial space. The townhome development (17 units) is complete, but the remaining apartments and commercial space need to be completed, as shown in Figure 1 below. The townhomes (already built as shown below) would be on Lot 15, and the 3-4 story mixed-use structure would be on Lot 16 of the proposed amendment. The proposed plat also includes a defined easement for the sanitary sewer system. The applicant states the purpose for this application is to allow for separate ownership and financing of the vertical mixed-use building. The proposed plat would allow for the project to move forward to completion and meets the best interest of the City.



Staff reviewed the plat for compliance with city codes and subdivision ordinances, and finds the proposal meets applicable requirements.

Department Review

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

Significant Impacts

There are no anticipated negative impacts of the proposed plat amendment.

Recommendation

Staff and the Planning Commission recommend the City Council review the proposed Preliminary and Final Subdivision Plat Amendment and approve.

Attachments

1. Recorded Plat Map
2. Proposed Plat Amendment

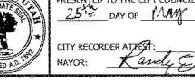
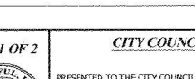
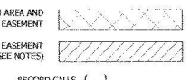
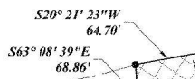
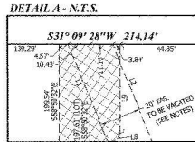
RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1,

A PORTION OF ADDITIONAL LAND PARCEL #4, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH JULY 2021

MAIN STREET
(PUBLIC STREET)

S31°14'47"W

LINE	BEARING	LENGTH
L1	S 81°00'00" E	224.30'
L2	S 81°00'00" E	219.36'
L3	S 11°09'28" W	50.85'
L4	N 81°00'00" W	21.43'
L5	N 81°00'00" W	21.70'
L6	N 38°46'30" W	46.81'
L7	S 58°49'30" E	46.49'
L8	N 13°50'30" W	21.21'
L9	N 58°50'30" W	43.30'
L10	S 58°50'30" E	139.31'
L11	S 58°50'30" E	58.30'



NOTARY PUBLIC SIGNATURE: _____
 NOTARY PUBLIC NAME: _____
 COMMISSIONED IN THE STATE OF: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____
 NOTARY PUBLIC NAME: _____
 COMMISSIONED IN THE STATE OF: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____
 NOTARY PUBLIC NAME: _____
 COMMISSIONED IN THE STATE OF: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____
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 COMMISSIONED IN THE STATE OF: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____
 NOTARY PUBLIC NAME: _____
 COMMISSIONED IN THE STATE OF: _____
 COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____

ALL OF LOT 11, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AMENDED
LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.1.B.&M., BOUNTIFUL CITY, DAVIS COUNTY, UTAH
SEPTEMBER 2025

COPY FOR REVIEW



SOUTH DAVIS SEWER DISTRICT: _____ DA
 BOUNTIFUL LIGHT AND POWER: _____ DA
 BOUNTIFUL CITY WATER: _____ DA
 BOUNTIFUL IRRIGATION DISTRICT: _____ DA
 COMCAST: _____ DA
 CENTURY LINK: _____ DA

CITY RECORDED ATTEST:

1, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9182499 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE RETrACED PLATS AND SURVEYS OF RECORD AT DAVIS COUNTY, AND HAVE VERIFIED THAT THE LOCATIONS OF THE BOUNDARIES ON SAID DOCUMENTS REPRESENT THE EXISTING PROPERTY BOUNDARIES SHOWN ON THIS PLAT, I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON GROUND, AS REPRESENTED ON THIS PLAT, TO CORRELATE THE PLAT SHOWN AND DESCRIBED THEREON WITH THAT WHICH SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTE A COMMERCIAL MIXED USED PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11.

3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT INTO TWO (2) LOTS.

WE, THE UNDERSIGNED HOLDER OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED APRIL 26, 2024, AND RECORDED AT BOOK 8940 ON PAGES 1298-1315 AS ENTRY NUMBER 3569331 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAN, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AND INTENDED FOR PUBLIC USE.

THIS PLAT IS SUBJECT TO AND TOGETHER WITH RIGHTS AS GRANTED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RENAISSANCE TOWNE CENTRE, A

1. THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°54'12" WEST 2,819.22 FEET FROM A FOUND NAIL IN THE ASPHALT MARKING THE SOUTH 1/4 CORNER OF SECTION 30 TO A FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 30, T.24N., R.1E, S.18.8M,
2. ROTATE SECTION LINE BEARING CLOCKWISE 00°19'54" FOR NAD 1983 STATE PLANE COORDINATE SYSTEM BEARING IN THE UTAH NORTH ZONE.
3. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT INTO TWO (2) LOTS.

DEPUTY



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

2025/07/17 JJ
2025/09/16 JJ
2025/09/24 CE

City Council Staff Report



Subject: Preliminary and Final Plat Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South

Author: Amber Corbridge, Senior Planner

Date: November 25, 2025

Background

The applicant, John Blocker with Brighton Homes representing *Monument Real Estate Bountiful LLC*, is requesting preliminary plat (subdivision) approval of a proposed 21-Lot Private Unit Development (PUD) subdivision at 460 West 2600 South, located in the Multi-Family Residential (RM-13) Subzone. This request is to subdivide a 5-acre property (outlined in red below) into multiple lots/units with limited common area (LCA) and common areas for shared landscaping, parking, access and patios (See Attached Proposed Plat). The proposal includes creating twenty (20) new residential PUD units north of the subject property for future townhome development and subdivides the existing assisted living facility, located near the center-south portion of the site, as a separate lot, with cross-access and utility easements.



Figure 1. Aerial Imagery of 460 West 2600 South, Bountiful Nearmap 2025

The Planning Commission reviewed this application on Tuesday, November 18, 2025. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve the Preliminary and Final PUD Subdivision plat, subject to meeting the conditions below.

Analysis

The City Council will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code Section 14-20-101](#):

1. *Meets the best interest of the public*
2. *Meets good neighborhood development of the area concerned and Citywide*
3. *Meets City codes and ordinances*

This project meets the minimum site development requirements for multi-family development in the RM-13 Subzone. Architectural and Site Plan Approval will be required for the development, during which setbacks, landscaping, building height, parking, design standards, and other standards will be reviewed. The property complies with the following minimum requirements:

Table 1. Required Lot Standards for Multi-Family Development in the RM-13 Zone

Lot	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Lot Size	Lot Width	Building Height	Parking Stalls
Requirement, Minimum	25'	10' or 2/3 the height of the adjacent structure	20'	1.0 acres (13 units/acre)	80'	35'	2.5 per unit (dwelling, 1 covered) .25 per unit (visitor) 1.25 per assisted living unit
Proposed Lot 1-20	25'	21' and 22'	40'	1.6 acres (69,696 SF)	88'	2-Story (35' or less)	56 (20 covered, 20 tandems, 16 stalls)

Proposed Lot 21	82'	70' and 43'	30'	3.4 acres (148,104 SF)	434'	1-Story (35' or less)	68 (existing)
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Department Review

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

Significant Impacts

The proposal can be accommodated by the existing infrastructure.

Recommendation

Staff and the Planning Commission recommend the City Council review the proposed Preliminary and Final Subdivision Plat and approve, subject to meeting the following:

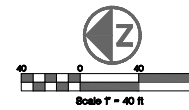
1. The applicant shall apply for Architectural and Site Plan Review for the development of the proposed townhomes.
2. The legal description on the preliminary title report shall match the legal description shown on the plat, as verified by the Engineering Department prior to plat recordation.
3. The applicant shall address all staff review comments prior to plat recordation.

Attachments

1. Proposed Plat Map with Staff Review Comments
2. Proposed Plan Set

BRIGHTON COMMUNITIES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 8067091 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE DIMENSIONS OF THE BOUNDARIES SHOWN ON THE TRUE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 500 WEST STREET AND THE NORTH LINE OF 2600 SOUTH STREET WHICH POINT IS NORTH 0°05' WEST 33.0 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET WHICH POINT IS ALSO DESCRIBED AS SOUTH 43°57'30" WEST 238.87 FEET AND NORTH 0°05'30" WEST 108.40 FEET AND NORTH 0°05' WEST 33.0 FEET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN THE CITY OF BOUNTIFUL AND RUNNING THENCE SOUTH 89°50'10" EAST 434.76 FEET ALONG THE NORTH LINE OF 2600 SOUTH STREET THENCE NORTH 0°43'10" WEST 512.10 FEET TO THE SOUTH LINE OF VALLEY SUBDIVISION AT A POINT 272.60 FEET EAST OF THE SECTION LINE THENCE SOUTH 89°54'51" WEST 428.08 FEET ALONG THE SOUTH LINE OF THE SUBDIVISION AND THE SOUTH LINE EXTENDED TO THE EAST LINE OF 500 WEST STREET THENCE SOUTH 0°05'00" EAST 508.31 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°05'00" WEST 33.0 FEET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET AND RUNNING THENCE NORTH 0°05'00" WEST 508.31 FEET THENCE NORTH 89°54'51" WEST 428.08 FEET THENCE SOUTH 0°43'10" EAST 512.10 FEET THENCE SOUTH 89°50'10" EAST 434.76 FEET TO THE POINT OF BEGINNING.

CONTAINS 220,360 SQUARE FEET OR 5.059 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 6°37'16" WEST FROM THE FOUND SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 2600 S AND 500 W.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.

ALL DEEDS WERE FOUND TO BE CONSISTENT WITH ONE ANOTHER. THE FENCE NEAR THE EASTERN BOUNDARY LINE DOES NOT MATCH THE DEED LINES. HOWEVER, DUE TO THE FACT THAT THE PROPERTY IS OWNED BY A PUBLIC ENTITY, IT IS LIKELY THAT ACQUISITION CANNOT BE CLAIMED.

ADDITIONALLY, THERE APPEARS TO BE IMPROVEMENTS FOR THE PUBLIC RIGHT-OF-WAY WHICH ENDOORCH INTO THE PROPERTY NEAR THE SOUTHWEST CORNER. UPON FUTURE DEVELOPMENT, ADDITIONAL DEDICATION FOR THIS AREA MAY BE REQUIRED.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., DATED JUNE 20, 2025, FILE NO. 191352-MCB
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
- WILDLING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. HOWEVER, WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:
 - 1-12 NOT ADDRESSED BY THIS SURVEY.
 - GRANT OF RIGHT OF WAY IN FAVOR OF THE BONNEVILLE IRRIGATION DISTRICT, A BODY CORPORATE AND POLITICAL FOR A CANAL AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 4, 1922, AS ENTRY NO. 33125, IN BOOK 6, AT PAGE 255.
 - SURVEY NOTES EXACT LOCATION NOT DISCLOSED IN DOCUMENT.
 - A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY AS SET FORTH BY DEDICATION PLAT OF 2600 SOUTH STREET FROM SOUTH MAIN STREET TO 500 WEST STREET, RECORDED JUNE 26, 1985 AS ENTRY NO. 705616 IN BOOK 1040 AT PAGE 916.
 - RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, IMPROVE, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 16, 1986, AS ENTRY NO. 786106 IN BOOK 1131, AT PAGE 726.
 - SURVEY NOTES AS SHOWN HEREON.
 - 18-23 NOT ADDRESSED BY THIS SURVEY.

LEGEND

- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP
- WILDLING ENGINEERING
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE
RECORD OF SURVEY
LOCATION 460 W 2600 S
BOUNTIFUL, UTAH

PROJECT NAME
BRIGHTON COMMUNITIES
DRAWN MRD
CHECKED KMD
COUNTY DAVIS

DATE
9/9/2025
SCALE
1" = 40'
SHEET
1 OF 1

NOT TO SCALE

29.69'

17.50'

12.19'

38.66'

LIVING SPACE

GARAGE

23.33'

19.45'

4' WALKWAY

9.08'

DRIVEWAY

10.00'

NOT TO SCALE

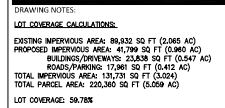
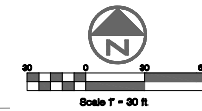
30.0' RIGHT-OF-WAY

25.0' ASPHALT

2.0% MIN SLOPE

2.5' HIGH CURB & GUTTER

2.5' HIGH CURB & GUTTER



PARKING CALCULATIONS:

OF UNITS: 20 UNITS
OF BEDROOMS PER UNIT: 3 BEDROOMS

TOTAL REQUIRED: 55 SPACES
REQUIRED RESIDENT SPACES: $20 \times 2.5 = 50$ SPACES
REQUIRED VISITOR SPACES: $20 \times 0.25 = 5$ SPACES

TOTAL PROVIDED: 56 SPACES
DRIVEWAYS: 20 SPACES
GARAGES: 20 SPACES
OFF-STREET PARKING: 16 SPACES

PROJECT INFORMATION

NORTH CANYON TOWNS

CIVIL SITE PLAN

BOUNTIFUL, UTAH

	DATE	9/23/25
	SCALE	1" = 30'
	SHEET	C201

City Council Staff Report



Subject: General Plan Update: Bountiful by Design
Author: Francisco Astorga, AICP, Planning Director
Department: Planning
Date: November 25, 2025

Background

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

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

In addition to meeting all State Code noticing requirements, the City has engaged the community through extensive outreach, including open houses, stakeholder meetings, interviews, surveys, and online engagement. The full draft *Bountiful by Design* General Plan was made publicly available on July 30, 2025, and has been continuously accessible through the City's website and the dedicated "Bountiful by Design" webpage. Staff also provided regular updates through social media and other communication channels. All written public comments submitted to the Planning Department's dedicated e-mail address (GeneralPlan@Bountiful.gov) by November 18, 2025, at 12:00 p.m. are included in this packet (Attachment 2).

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

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

At its September 30, 2025, Planning Commission meeting, the Commission concluded its review and deliberation of the draft Land Use Element and directed Staff to make minor refinements to the draft Future Land Use Map and Place-Type narrative. The Commission then reviewed the draft Transportation Element, re-opened the public hearing specifically to receive comments on this element, heard input from community members, deliberated, and reached consensus on minor revisions to the draft Transportation Element. The Commission continued the general plan update to the next scheduled meeting.

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

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

Analysis

The draft *Bountiful by Design* General Plan represents the culmination of over two (2) years of collaboration among City Staff, consultants, the organized Steering Committee, the Planning Commission, the City Council, and the community. The plan integrates technical data, policy guidance, and extensive public input to establish guiding principles, goals, and objectives that reflect the values of Bountiful residents.

Throughout its review, the Planning Commission provided detailed comments and direction to refine the draft plan, ensuring consistency between text and maps and improving clarity and flexibility. The Commission's input is summarized below:

1. Include Neighborhood Center place-type nodes along Bountiful Boulevard, specifically adding a Neighborhood Center node at the intersection of Bountiful Boulevard and Mueller Park Road, and describe, within the Foothill Residential place-type text, where limited commercial areas should be located.

The Future Land Use Map has been updated to reflect these changes, and the revisions are included on page 26 of the Plan.

2. Expand Neighborhood Mix Residential place-type to the east side of Bountiful Boulevard.

The Future Land Use Map has been updated to reflect these changes.

3. Include nodes or areas (not corridor) for low-intensity commercial in the Parks and Open Space place-type near the Bountiful Ridge Golf Course, along Bountiful Boulevard.

The Future Land Use Map has been updated to reflect these changes.

4. Remove the suggested density range from the Single-Family Residential place-type.

Revisions are included on page 27 of the Plan.

5. Consider identifying the various overlays with a distinct designation name/label to further illustrate the intended flexibility of affected sites, clarifying that they have dual place-type designations without prioritization between them.

Revisions are included on page 24 of the Plan.

6. Include Neighborhood Mix Residential west of 200 West between 1600 North and 1000 North, and adjacent to I-15 west of 400 West, between 1600 North and 1000 North.

Drafted:

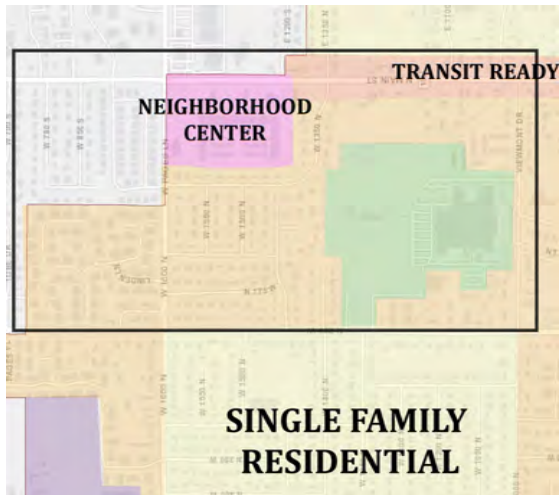


Recommended:



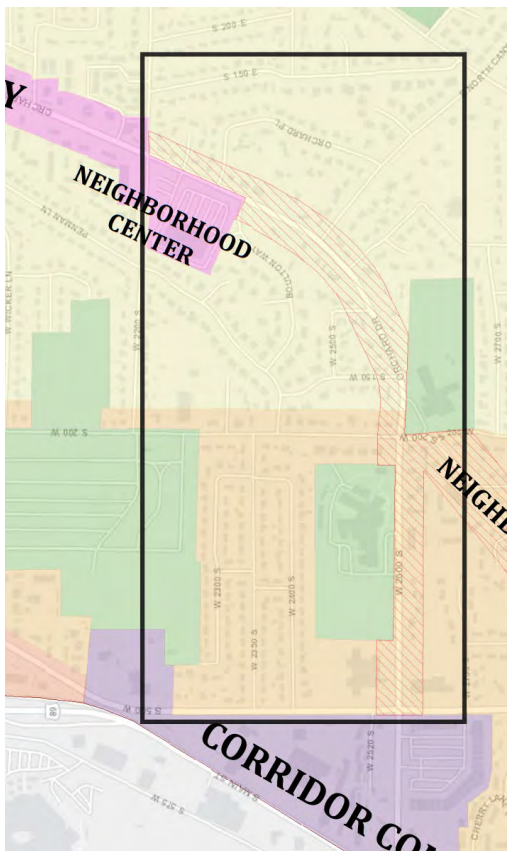
The Future Land Use Map has been updated to reflect these changes.

7. Keep the Neighborhood Mix Residential place-type designation between 200 West and Main Street, between 1600 North and the South Davis Recreation Center.



The Commission spent additional time analyzing this area and felt comfortable as drafted.

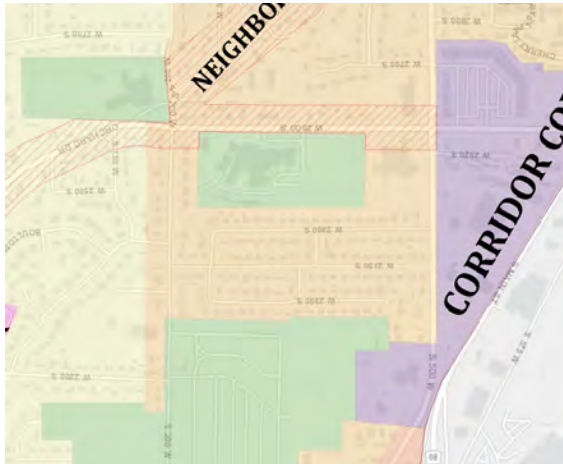
8. Keep the Neighborhood Center Overlay designation on Orchard Drive



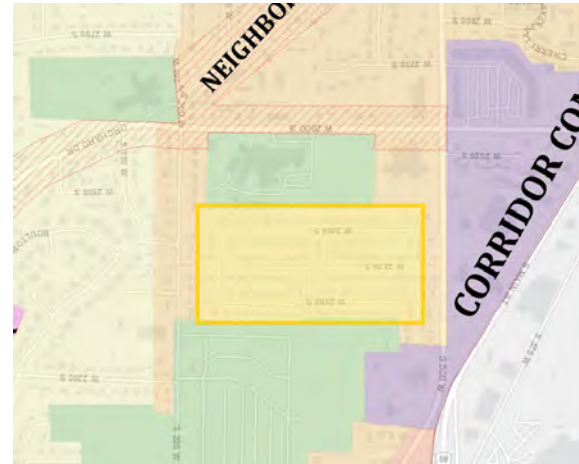
The Commission spent additional item analyzing this area and felt comfortable as drafted.

9. Amend the map to include Single Family Residential in the area between 200 West and 500 West, south of the cemetery and near 2600 South. Boundary to be drawn at Staff discretion to maintain single-family dwellings.

Drafted:



Recommended:



The Future Land Use Map has been updated to reflect these changes.

10. Add text to the place-type introduction (Page 24 of GP) describing future flexibility. This flexibility would be introduced through the legislative process (e.g., zone changes or Land Use Code text amendments) and would allow for controlled flexibility related to specific desired building materials and building orientation, and other design considerations in targeted areas. This approach may include the use of Planned Unit Developments (PUDs) or similar tools, structured around a “gives and gets” exercise, comparable to the flexibility currently available in the MXD Zone. Final language at staff discretion.

Revisions are included on page 25 of the Plan.

11. Incorporate the following into the strategy paragraph on Page 45 (Connected Community principle): *Not all roads need to be designed for all users, but the road network needs to accommodate all users.* Emphasize a layered networks approach over a strict “complete streets” priority.

Revisions are included on page 47-48 of the Plan.

12. In the future complete an Orchard Drive Corridor Study to establish a clear, specific vision for the corridor’s future. Study and evaluate transportation flow, multimodal access, walkability, land use compatibility, corridor beautification opportunities, etc.

Process to include robust public outreach modeled after the Main Street visioning process from the 2000s.

Revisions are included on page 80 of the Plan.

13. Under the guiding principle An Efficient and Resilient Community with Effective Utilities and Robust Service, add ab aspiration statement addressing the need to analyze the use of culinary water for irrigation.

Staff identified opportunities to enhance this guiding principle in connection with the Water & Preservation Element, resulting in the following revisions:

- a. Adjust Goal 4 under the Efficient and Resilient Community guiding principle to: “Protect the future of Bountiful through wise stewardship of natural resources for culinary water and power generation.”

Revisions are included on page 21 and 82 of the Plan.

- b. Revise text within Chapter 6 (Water and Preservation Element), including Existing Resources, Conservation Approach, and collaboration bullet point addressing water conservation.

Revisions are included on pages 51, 53, and 54 of the Plan.

- c. Revise Goal 2 Action 3 and add two new actions: Goal 1 Action 3 and Goal 4 Action 3, under the Efficient and Resilient Community guiding principle.

- d. *Revisions are included on page 82 of the Plan.*

Advisory Document

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

Significant Impacts

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

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

Staff Recommendation

Staff recommends that the City Council review and discuss the drafted *Bountiful by Design* General Plan as presented. Staff recommends that the Council consider adopting the General Plan and the associated Future Land Use Map, consistent with the Planning Commission's recommendation. If the Council determines that additional revisions are needed, Staff recommends that the Council provide direction to Staff and continue the item to a future meeting.

Attachments

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



CITY OF BOUNTIFUL

BOUNTIFUL CITY, UTAH **DRAFT ORDINANCE NO. 2025-16**

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

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

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

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

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

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

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

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

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

SECTION 1. ADOPTION.

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

SECTION 2. REPEAL OF CONFLICTING PROVISIONS.

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

SECTION 3. EFFECTIVE DATE.

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

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

Kendalyn Harris, Mayor

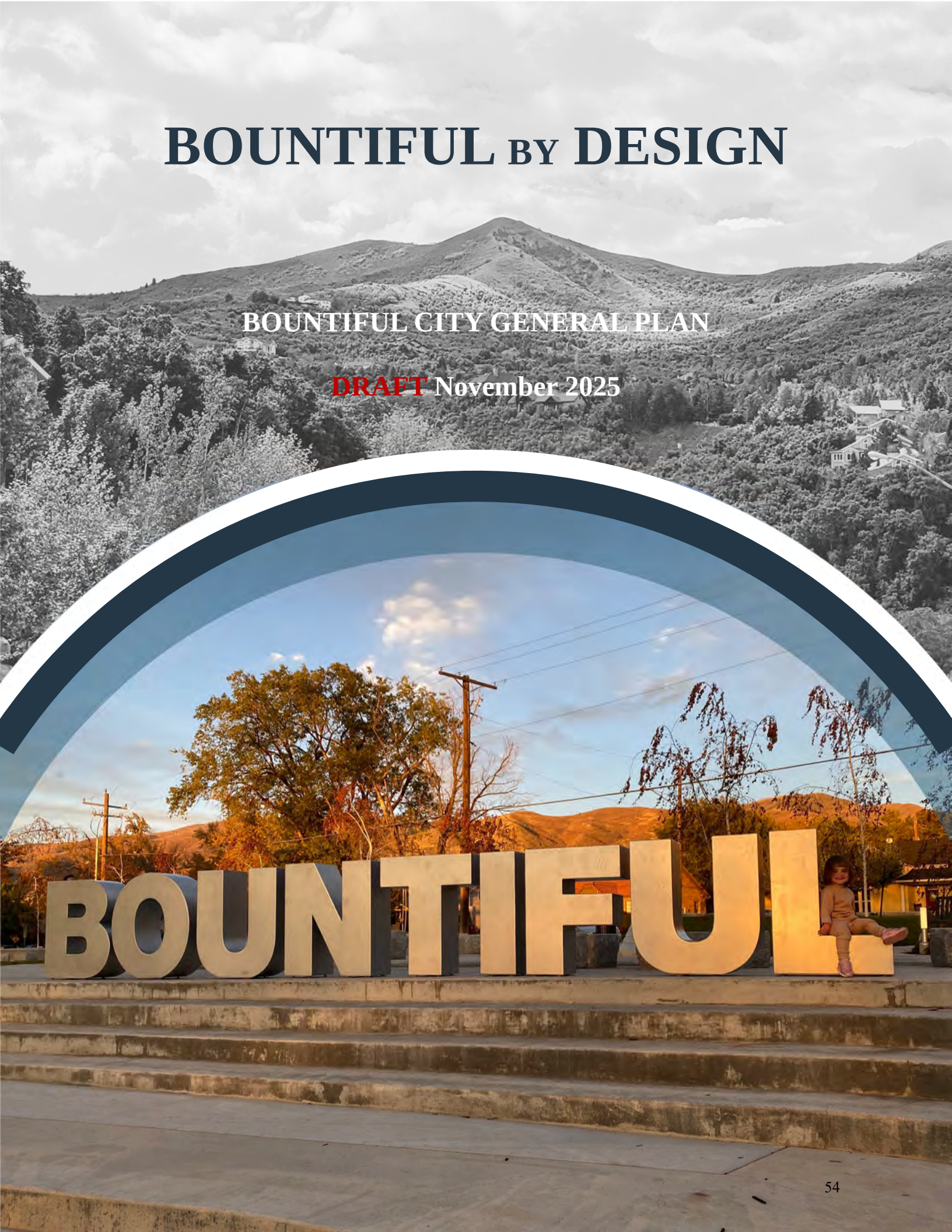
ATTEST:

Sophia Ward, City Recorder

BOUNTIFUL BY DESIGN

BOUNTIFUL CITY GENERAL PLAN

DRAFT November 2025



BOUNTIFUL

DRAFT

ACKNOWLEDGEMENTS

MAYOR + COUNCIL

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

Former Councilmembers:

Jesse Bell
Millie Segura Bahr

PLANNING COMMISSION

Lynn Jacobs, Chairman
Alan Bott, Vice Chair
Aaron Arbuckle
Krissy Gilmore
Richard Higginson
Sean Monson
Beverly Ward

Former Commission members:

Jim Clark
Sharon Spratley
Cecilee Price-Huish

GENERAL PLAN

STEERING COMMITTEE

Sam Bawden
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Jesse Bell
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Kendalyn Harris
Suzette Cook Hirst
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Finance, Inc., Nelson\Nygaard, and
DTRedevelopment

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



CONTENTS

1 Introduction and Foundation	07
2 Vision	13
3 Goals	19
Guiding Principles and Goals	20
4 Land Use Element	23
Place Types	25
5 Transportation and Traffic Circulation Element	39
6 Water Use and Preservation Element	47
7 Moderate Income Housing Element	53
8 Economic Development Element	59
9 Index	73
Guiding Principles, Goals, and Objectives	74
Existing Conditions	81
Market Study (Separate Cover)	

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





1 | INTRODUCTION + FOUNDATION

INTRODUCTION & FOUNDATION

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

What is a General Plan?

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

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

What the Plan is Not

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

Primary Purposes of the General Plan

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

General Plan Amendments

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

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

Why update the General Plan?

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

Community Vision

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

City Within the Region

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



Planning Area

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

Historical Context

The area Bountiful is located in was traditionally occupied by Shoshone, Timpanogos, Goshute, and Ute tribes. The first non-indigenous settlers were from the Church of Jesus Christ of Latter-day Saints who established in Bountiful in 1847. The name "Bountiful" was formally adopted in 1855. It was primarily an agricultural settlement until the latter half of the twentieth century when the close proximity to Salt Lake City made it a desirable location for commuters and the population grew from 6,000 in 1950 to 41,000 by the close of the century. Today, Bountiful's proximity and access to Salt Lake City and the mountains continue to help keep Bountiful a desirable community.





2 | VISION

Overview

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

PROJECT TIMELINE:

1 | FOUNDATION

6,543
website visits

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

492+
Respondents

Across 3 questionnaires at each phase of the project.

201+
idea map pins

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

20+
photo submissions

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

5
pop-up events

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



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

- Bountiful Resident

2 | VISION + OPPORTUNITIES

3 | THE PLAN

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

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

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

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

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



VISION STATEMENT

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

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



GUIDING PRINCIPLES

BOUNTIFUL IS...



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



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



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



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



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



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





3 | GOALS

GUIDING PRINCIPLES AND GOALS

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

A Welcoming Community For Everyone

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

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

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

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

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

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

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

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

An Efficient and Resilient Community with Effective Utilities and Robust Services

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

A Friendly Community with Lively Community Events, And Neighborly Connections

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





4 | LAND USE ELEMENT

Introduction

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

Future Land Use Place Types + Overlays

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

- Example photographs which were selected by the public to represent each place type.
- Description narrative.
- Key attributes to summarize the place type.
- ~~Suggested residential density range, as applicable.~~

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

Decision Making Criteria

In evaluating future Land Use Code and the Zoning Map Amendments, the City should determine that a proposal meets the majority of the following criteria in order for it to be considered compatible with the Future Land Use Map.

1. Help Bountiful achieve the General Plan's Vision and Guiding Principles;
2. Include uses compatible with the Future Land Use Map;
3. Enhance and protect natural and built amenities and infrastructure;
4. Strengthen or create connections to activity centers;
5. Demonstrate that the proposed travel demand estimates can be accommodated by the planned transportation network; and

6. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities.

Controlled Flexibility

To support high-quality development, the General Plan encourages future flexibility. This flexibility may be introduced through the legislative process (zoning map amendments and Land Use Code text amendments) to allow carefully controlled adjustments related to building materials, building orientation, and other design considerations in key areas. Tools such as Planned Unit Developments (PUDs) or similar mechanisms may be used to facilitate this approach, structured around a “gives and gets” framework that balances community needs with appropriate development incentives.

PARKS, OPEN SPACE, AND CIVIC

**Description**

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

Key Attributes

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

FOOTHILL RESIDENTIAL



Description

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

Key Attributes

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

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL



Description

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

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

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

Key Attributes

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

Suggested Residential Density Range:

- ~~5-7 dwelling units per acre.~~

NEIGHBORHOOD MIX RESIDENTIAL



Description

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

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

Key Attributes

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

TRANSIT READY ~~DEVELOPMENT~~ + TRANSIT READY OVERLAY



Description

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

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

The Transit Ready Development Overlay provides flexibility to each site to be in conformance with the underlying place type or the Transit Ready Development place type. The Transit Ready place type may be designated either as an area or as an overlay. Sites with dual designations may follow either place type

Key Attributes

- Walkable streetscapes providing excellent access to future transit infrastructure.

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

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NEIGHBORHOOD CENTER + NEIGHBORHOOD CENTER OVERLAY



Description

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

The Neighborhood Center Overlay provides flexibility to each site to be in conformance with the underlying place type or the Neighborhood Center place type. The Neighborhood Center place type may be designated either as an area or as an overlay. Sites with dual designations may follow either place type

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

Key Attributes

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

DRAFT

COMMUNITY COMMERCIAL + COMMUNITY COMMERCIAL OVERLAY



Description

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

This place type may include multiple zoning designations depending on specific neighborhood character such as the Hospital Neighborhood. This place type may also affect zoning designation based on areas that accommodate uses that provide high sales tax revenue and/or that are vibrant.

The Community Commercial Overlay provides flexibility to each site to be in conformance with the underlying place type or the Community Commercial place type. The Community Commercial place type may be designated either as an area or as an overlay. Sites with dual designations may follow either place type.

Key Attributes

- Mid intensity commercial uses.

- Mixture of urban style developments along prominent roadways with suburban style development behind.
- Limited residential uses integrated above or behind commercial uses.
- Limited office and services.

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CORRIDOR COMMERCIAL

**Description**

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

Key Attributes

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

DOWNTOWN

**Description**

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

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

Key Attributes

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

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

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Future Land Use Matrix

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

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

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

	Open Space & Recreation	Residential Detached	Residential Attached	Residential Multi-Unit	Mixed-Use	Retail & Entertainment	Personal Services	Office	Institutions
Parks, Open Space, and Civic	●								●
Foothill Residential	○	●				○	○	○	○
Single-Family Residential	○	●				○	○	○	○
Neighborhood Mix Residential	○	●	●	●	○	○	○	○	○
Transit Ready	○	○	●	●	●	●	●	●	○
Neighborhood Center	○	●	●	●	●	○	○	○	○
Community Commercial	○		○	○	○	●	○	○	○
Corridor Commercial	○					●	●	○	○
Downtown	○	○	○	●	●	●	○	○	○





5 | TRANSPORTATION + TRAFFIC CIRCULATION ELEMENT

Introduction

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

State Requirements Overview

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

Regional Connections

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

Figure 5.1 Bountiful Roadways as identified by UDOT Functional Class Status

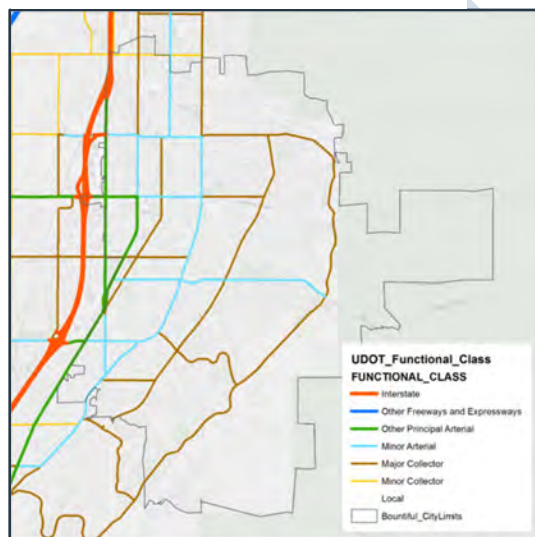
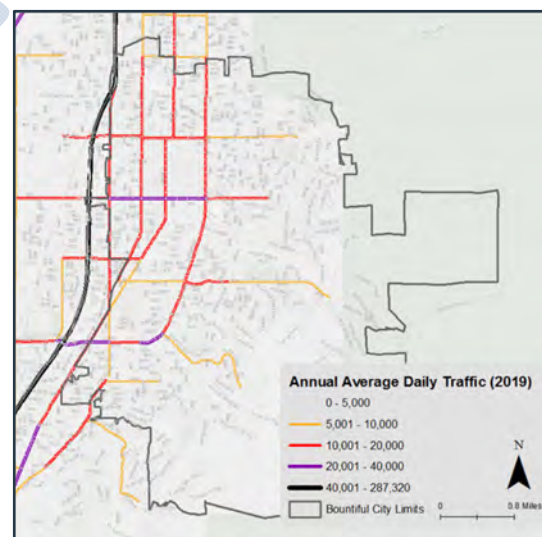


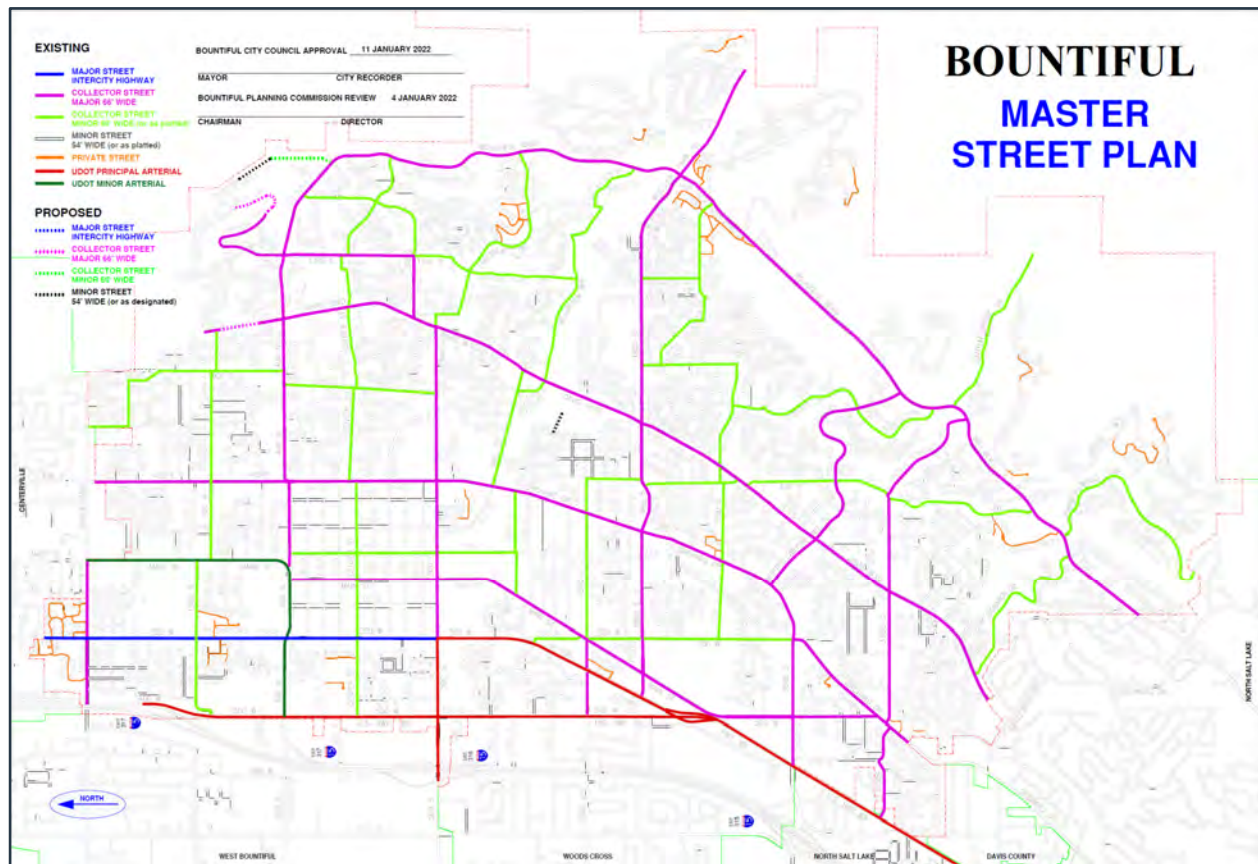
Figure 5.2 - Traffic Average Daily Trips 2019



Connectivity

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

Figure 5.3 - Traffic Average Daily Trips 2019



Public Transportation

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

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

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

Figure 5.4 – UTA Davis-SLC Community Connector Fact Sheet

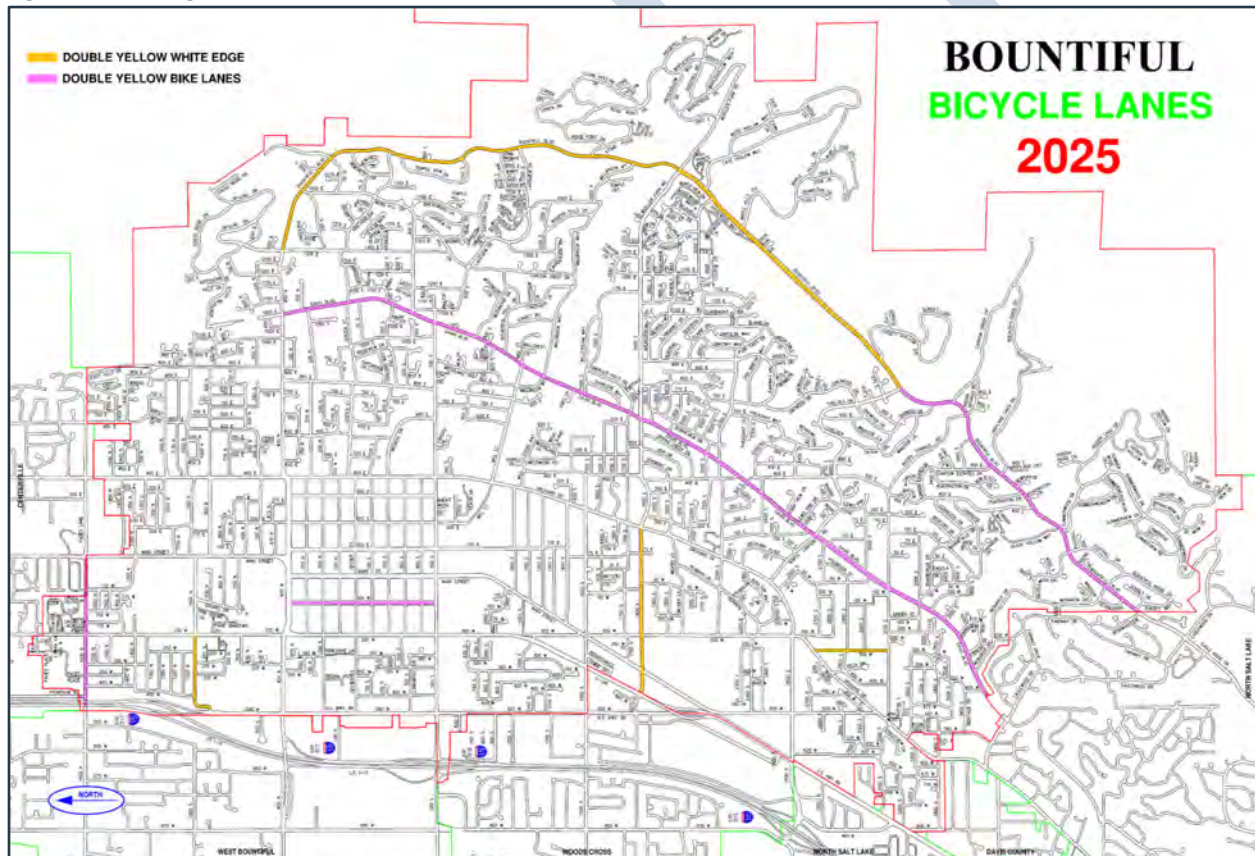


Bicycle Network

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



Figure 5.5 - Existing Bike Network

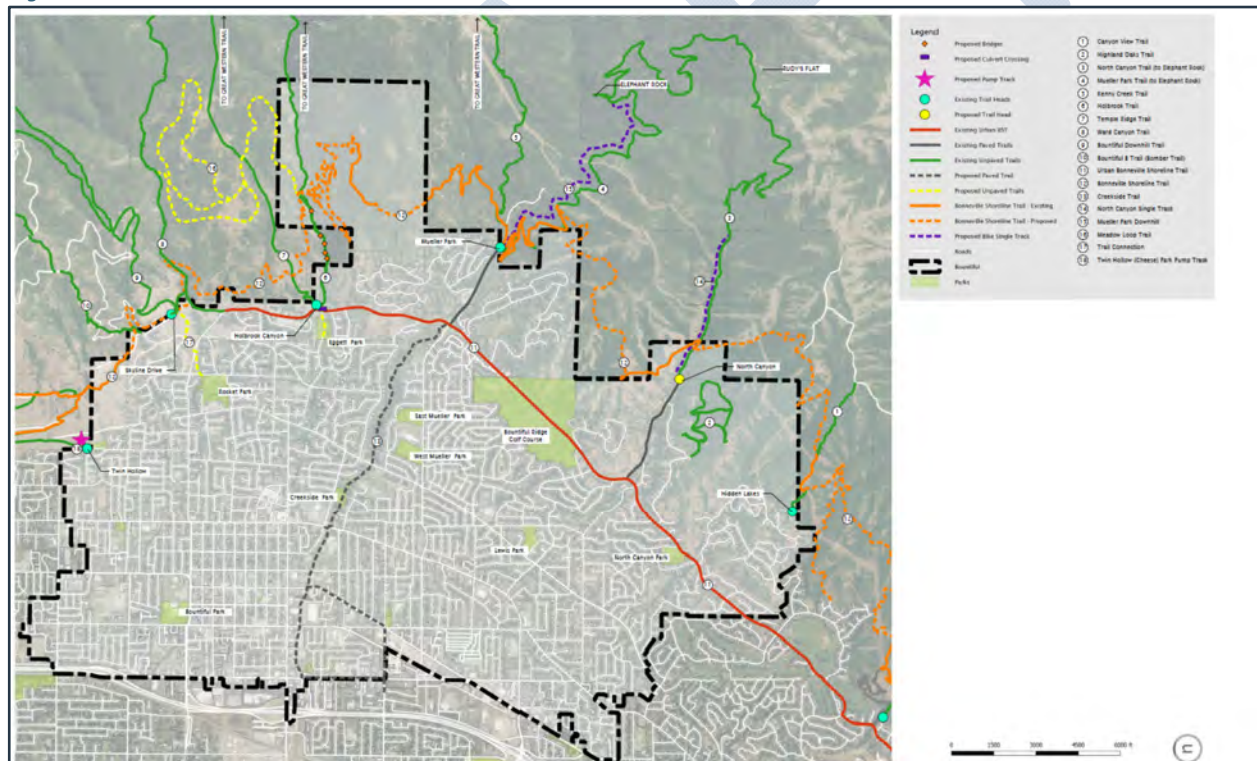


Trails

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



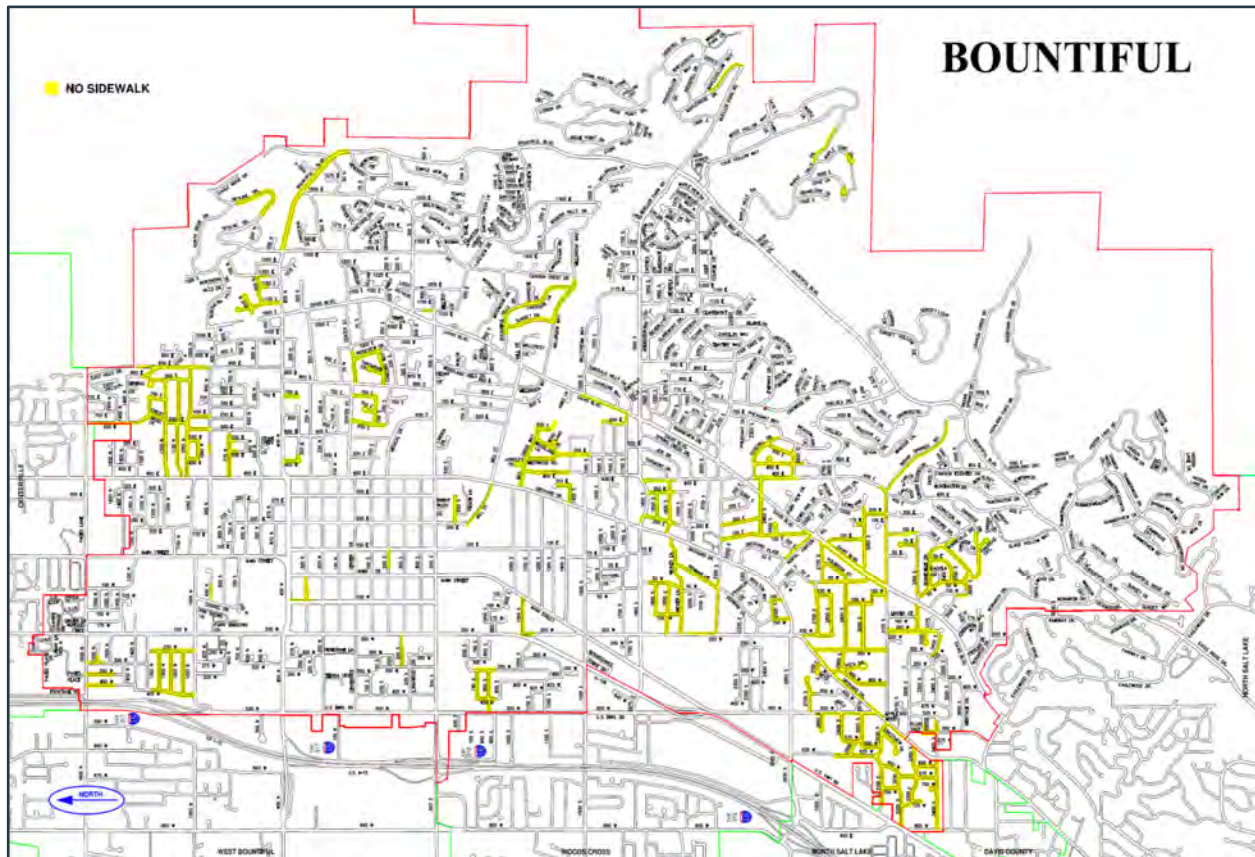
Figure 5.6 Planned Trails Network



Pedestrian Network

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

Figure 5.7 - Areas Without Sidewalks



Strategy Framework

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

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

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6 | WATER + PRESERVATION ELEMENT

Introduction

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



State Requirements Overview

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

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

Existing Resources

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

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

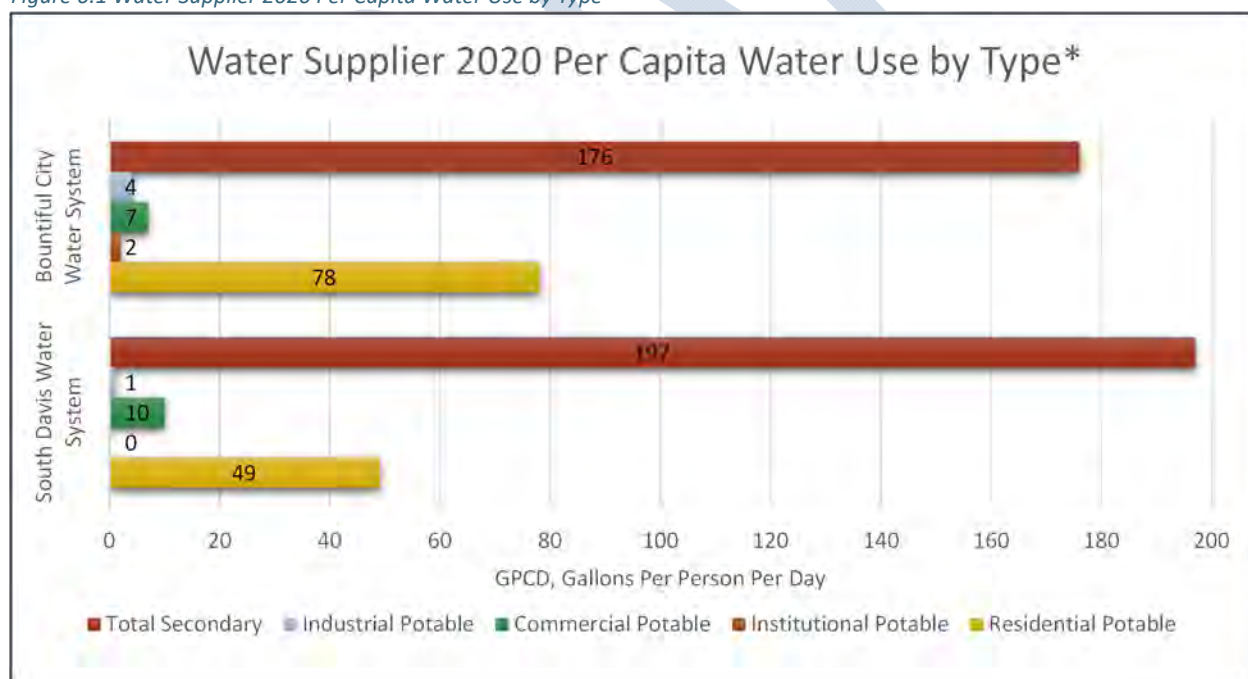
culinary water to the City's system. The Bountiful Water Department has developed a water source protection plan to ensure water quality remains high.

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

Water Usage

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

Figure 6.1 Water Supplier 2020 Per Capita Water Use by Type



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

Conservation Approach

Utah's 2021 Water Resources Plan highlights the importance of continued and ongoing water conservation along the Wasatch Front to meet projected water needs. Bountiful has current conservation policies and regulations in place. However, continued development and implementation of water conservation strategies is needed to meet state and regional conservation targets. To ensure Bountiful is playing its part in efforts to manage, preserve, and maintain the City's groundwater and



surface water resources and the Great Salt Lake and maintain water supplies for future demands, this Plan follows the recommendations provided by the Utah Division of Water Resources. As this Plan is implemented, the actions and recommendations within should be regularly reviewed and updated with the most current data and recommendations from the Utah Division of Water Resources.

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

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

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

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

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

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

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

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



7 | MODERATE INCOME HOUSING ELEMENT





Introduction

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

State Requirements Overview

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

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

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

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

Context

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



Strategy

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



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

- Implementation:

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

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

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

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

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

By the end of ~~2023~~2025 the City will have an updated Future Land Use Map in conjunction with the Comprehensive General Plan Update currently taking place where the City will implement this strategy. Once the General Plan Update is adopted with its corresponding Future Land Use Map the City will analyze the Zoning Map on an annual basis.

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

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

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

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

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7 | ECONOMIC DEVELOPMENT ELEMENT

Introduction

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

State Requirements Overview

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

Employment and Major Industries

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

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

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

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

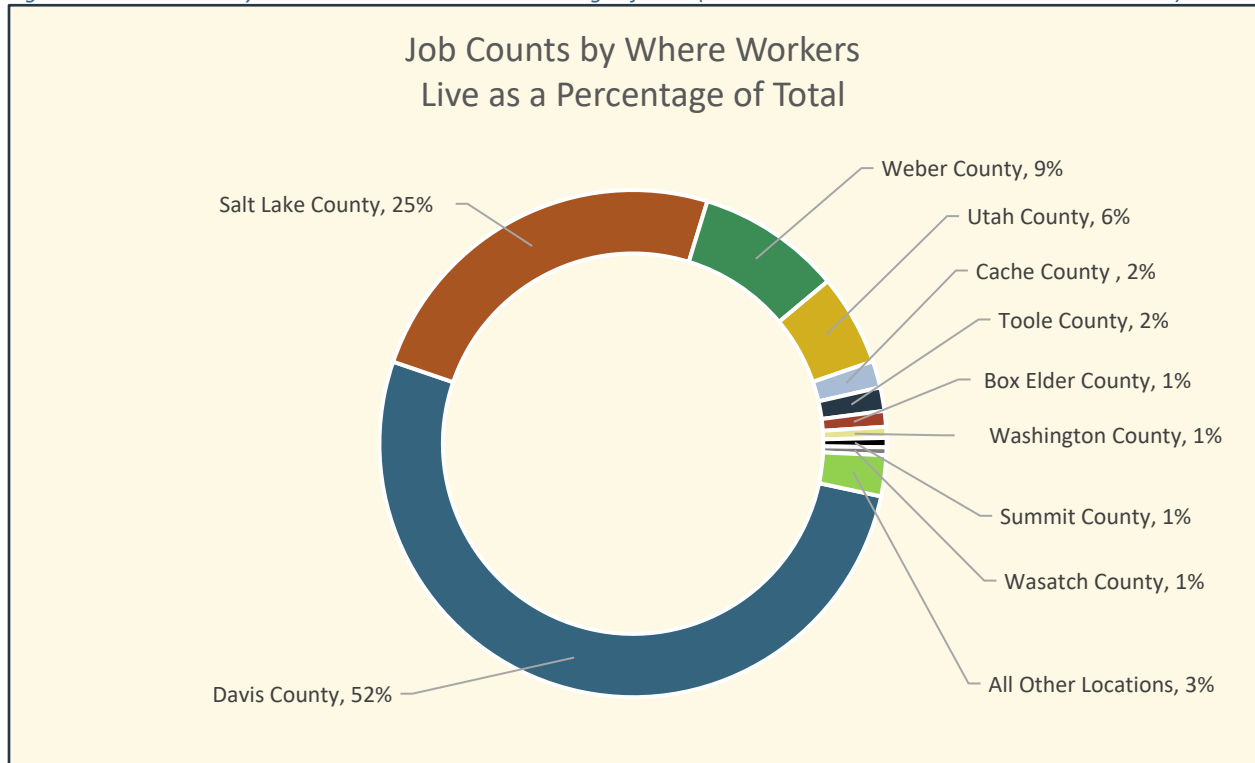


Figure 7.2 - Where Workers are Employed as a Percentage of Total (Source: US Census Bureau 2020 ACS 5- Year Estimates)

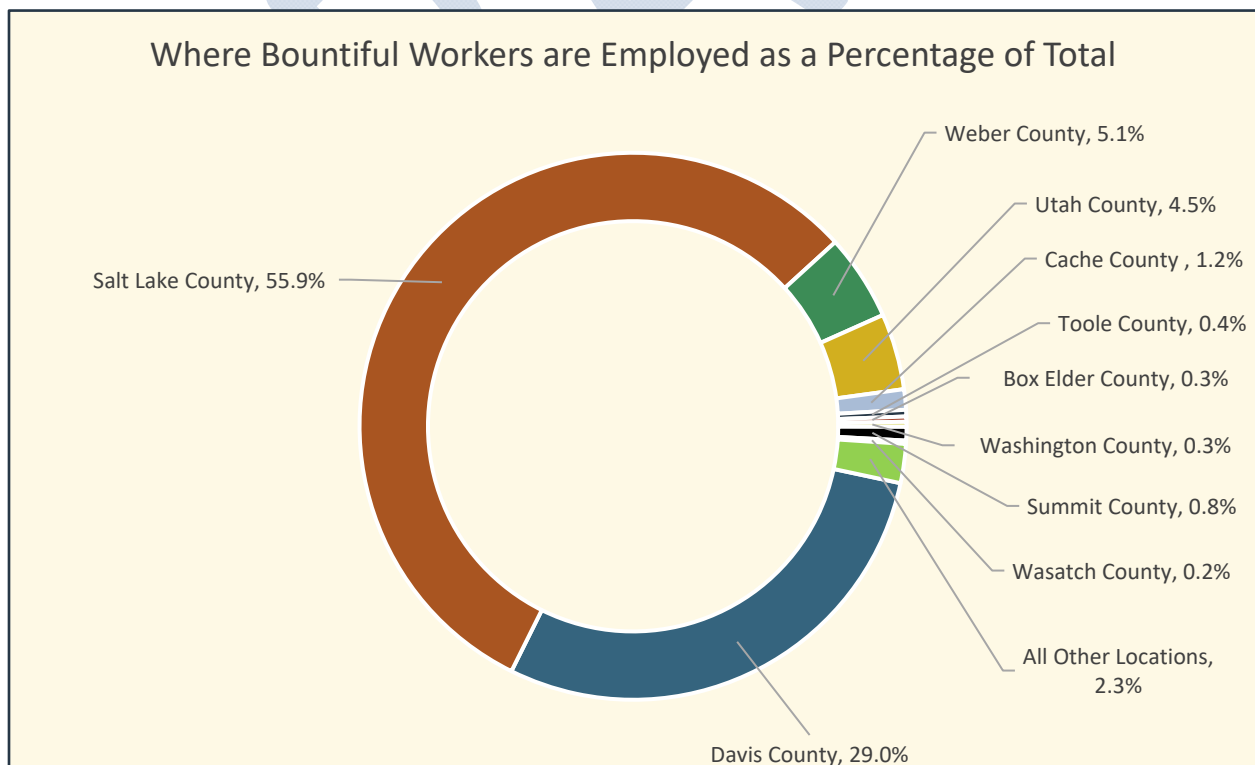


Figure 7.3 - Industry for Civilian Employed Population (Source: US Census Bureau, American Community Survey, 2020: ACS 5-Year Estimates)

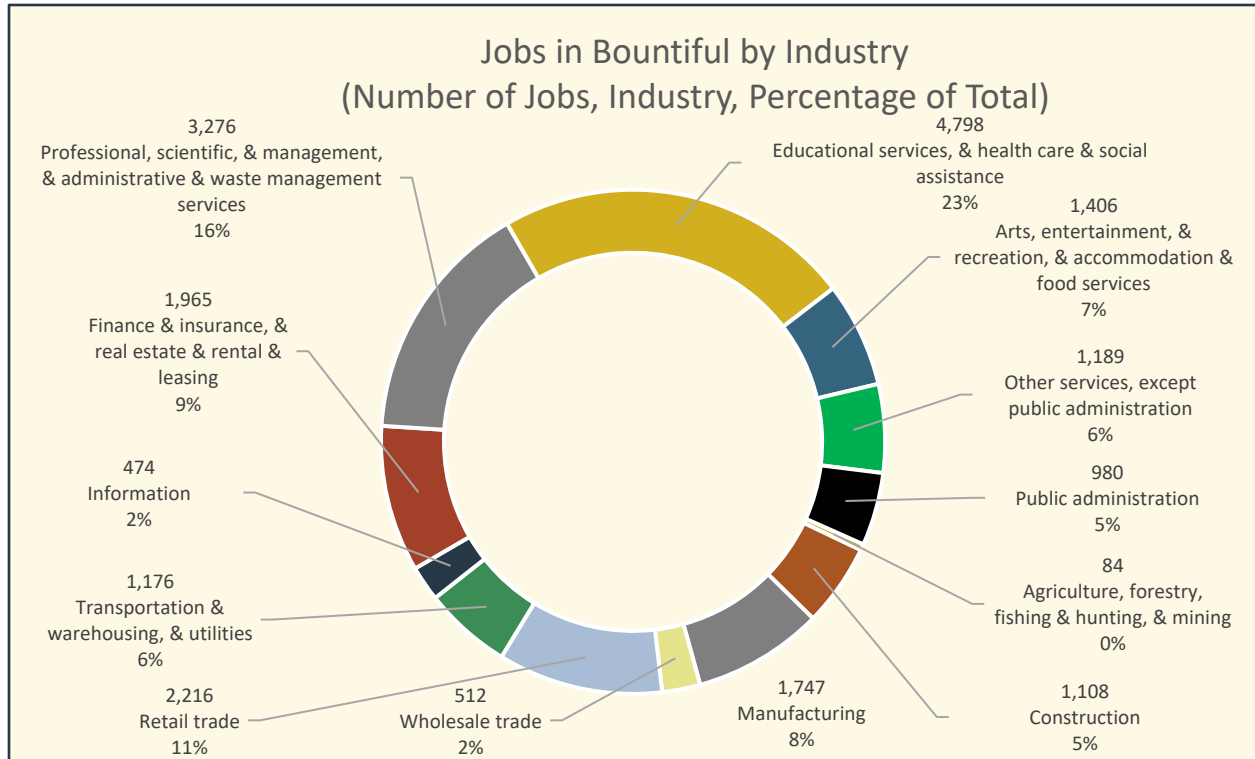


Figure 7.4 - Occupations as a percentage of total (Source: US Census Bureau 2020 ACS 5-Year Estimates)

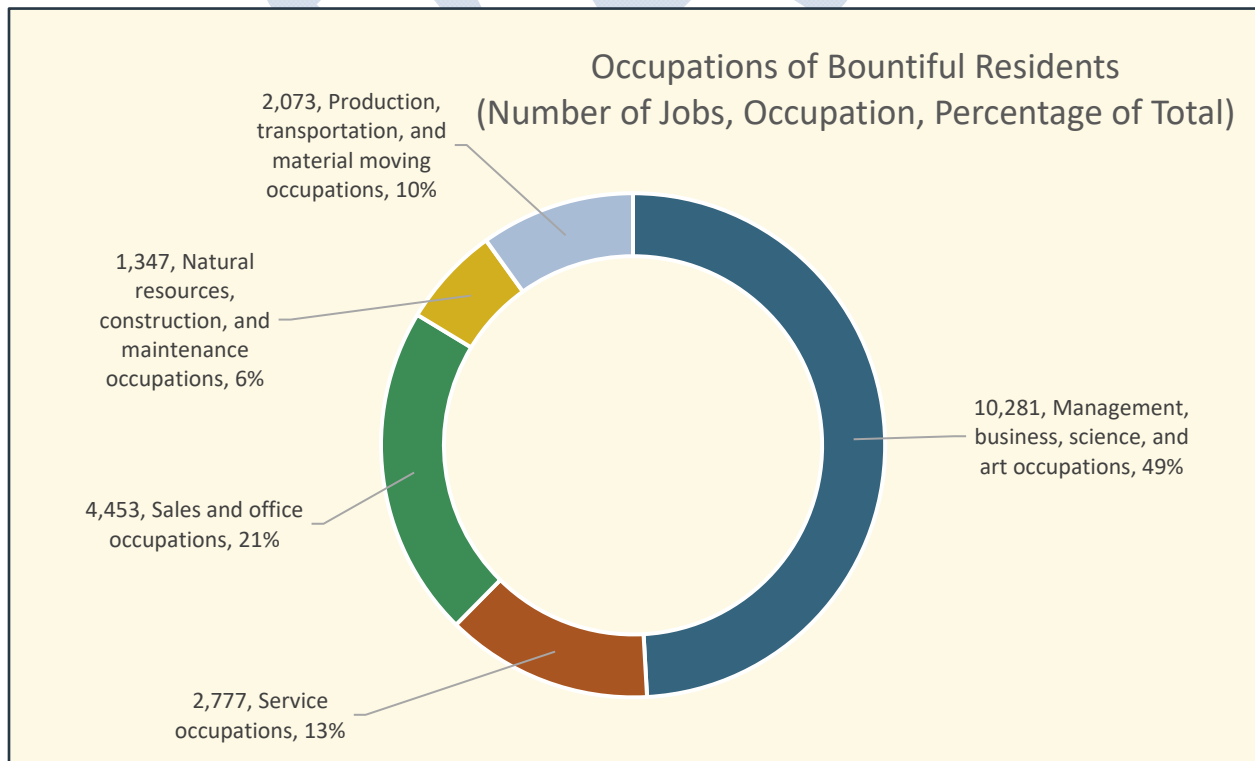


Table 7.1 Top Employers in Bountiful (Source: Department of Workforce Services, Firm Find, Zions Public Finance)

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

Revenues

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

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

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

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

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

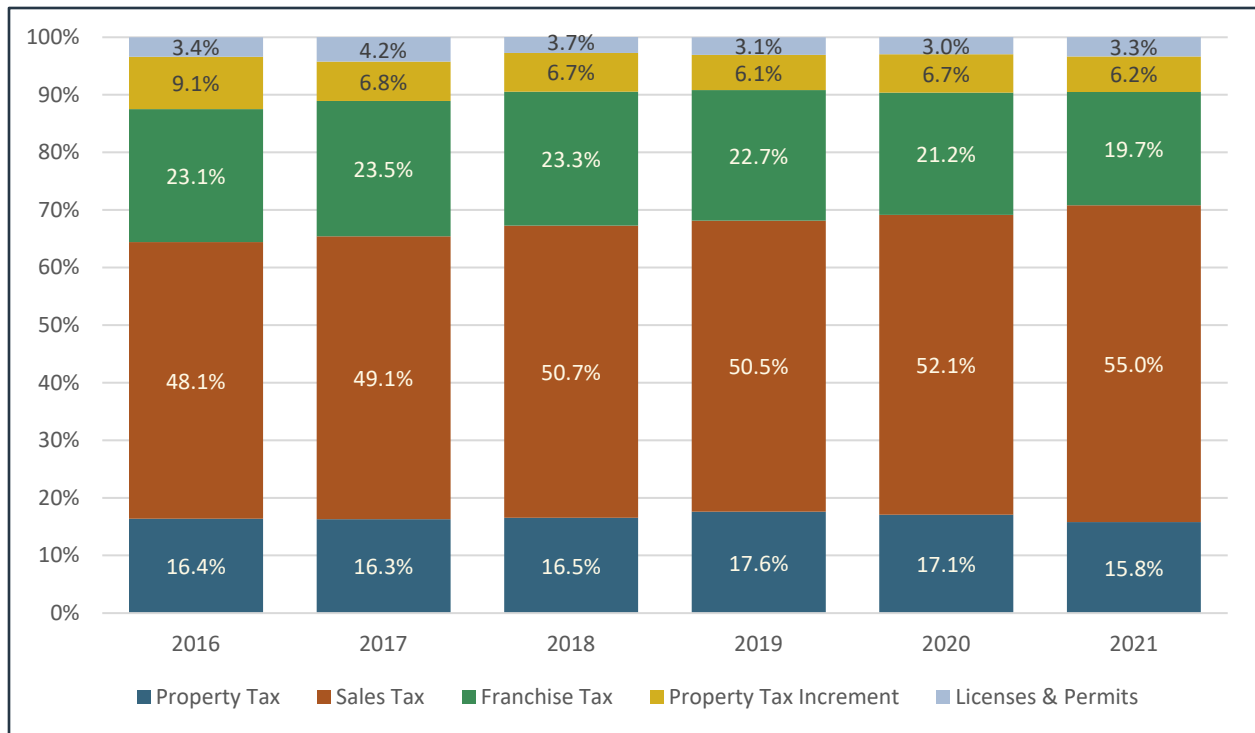
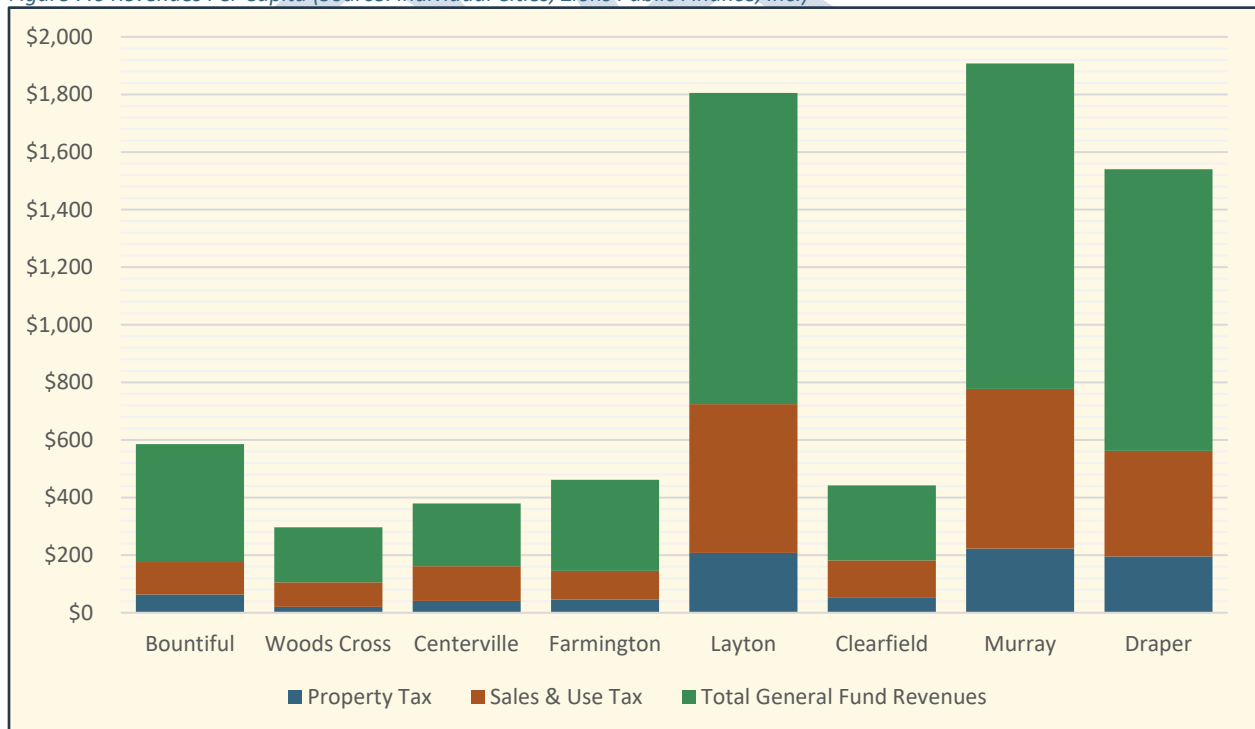


Figure 7.6 Revenues Per Capita (Source: Individual Cities, Zions Public Finance, Inc.)



Sales Tax Leakage

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Bountiful City RDA

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

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

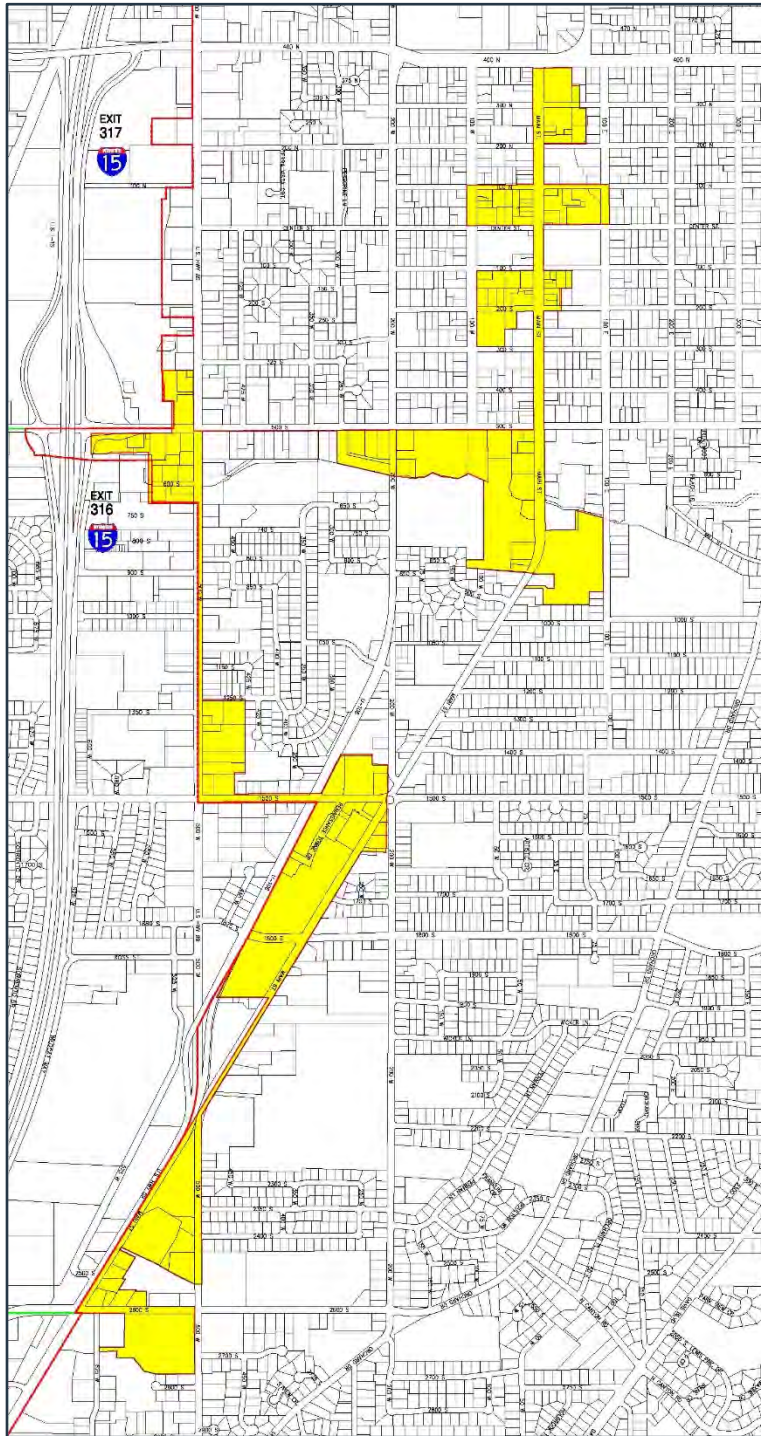


Figure 7.8 Bountiful City RDA Areas 2012 (Source: Bountiful City)

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

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

Strategy

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

calls for strengthening and reinvigorating commercial corridors at various levels of intensity. The most intense commercial development centers around 500 West and Highway 89. Mid intensity commercial corridors include 500 South and 200 West.

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

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



8 | INDEX

GUIDING PRINCIPLES, GOALS +
OBJECTIVES

EXISTING CONDITIONS

GUIDING PRINCIPLES, GOALS, AND OBJECTIVES

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

DRAFT

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

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

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

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

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

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

EXISTING CONDITIONS

INTRODUCTION

Purpose

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

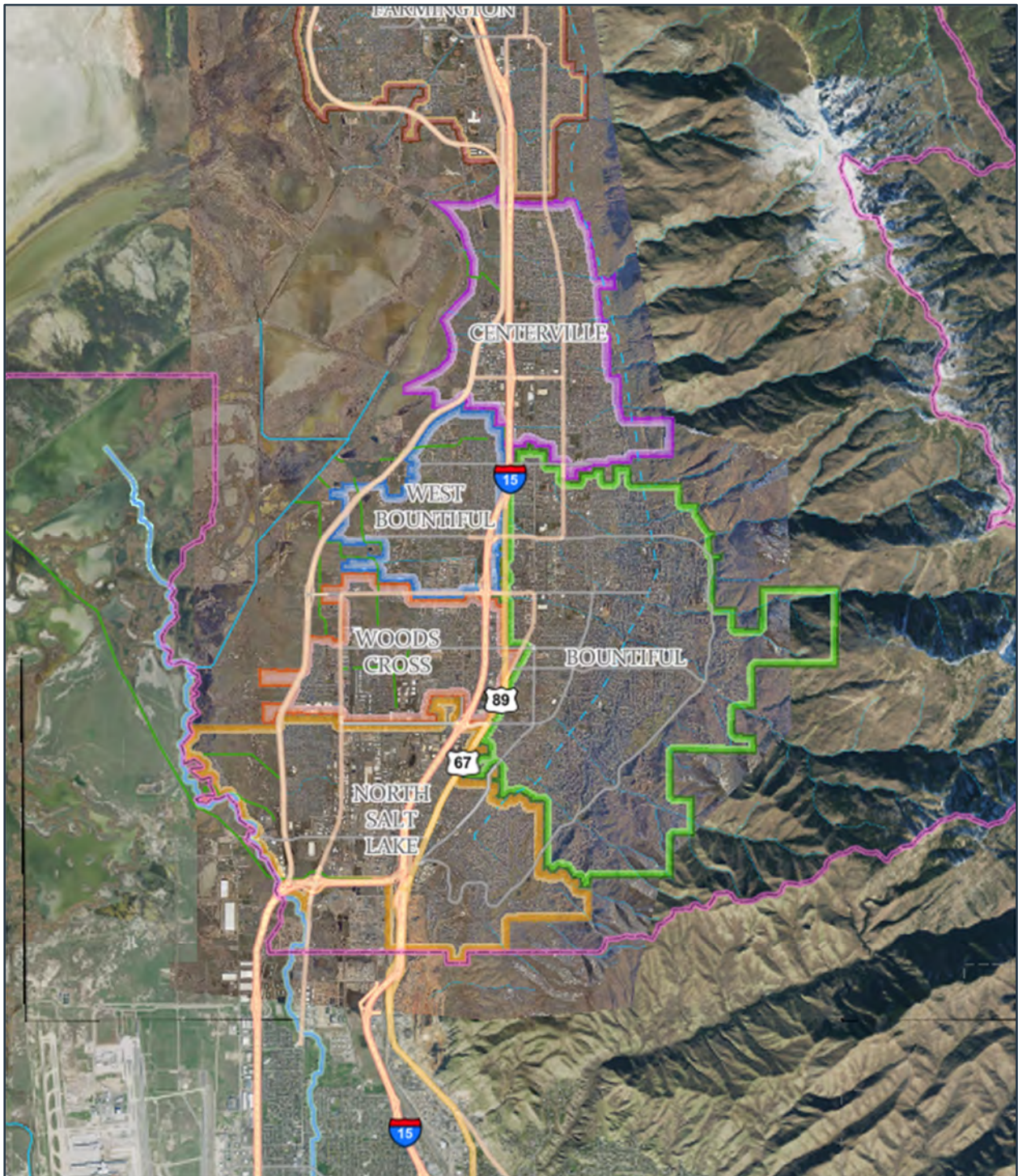
Context

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

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

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

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



POPULATION AND DEMOGRAPHICS

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

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

Figure 2.1 Bountiful Population Density 2010, 2014, 2021

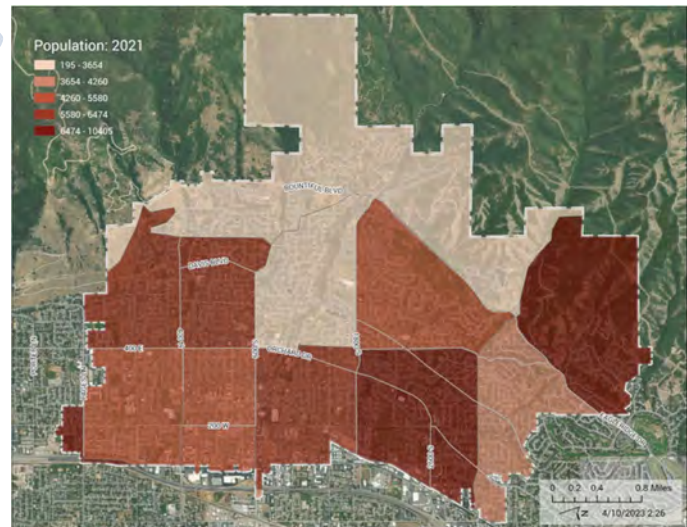
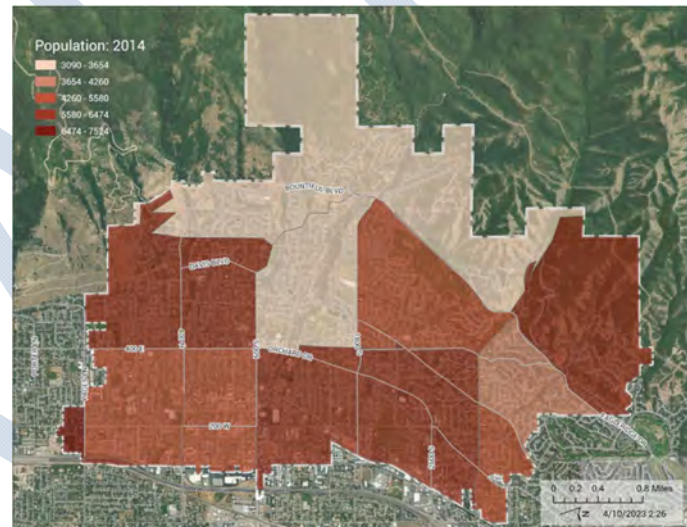
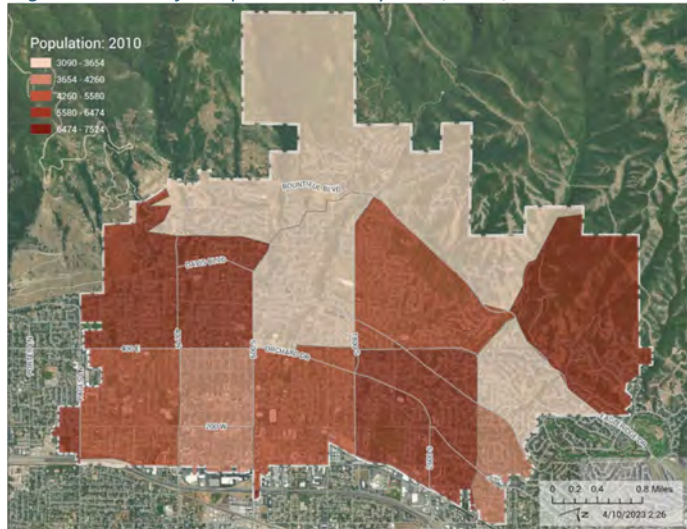
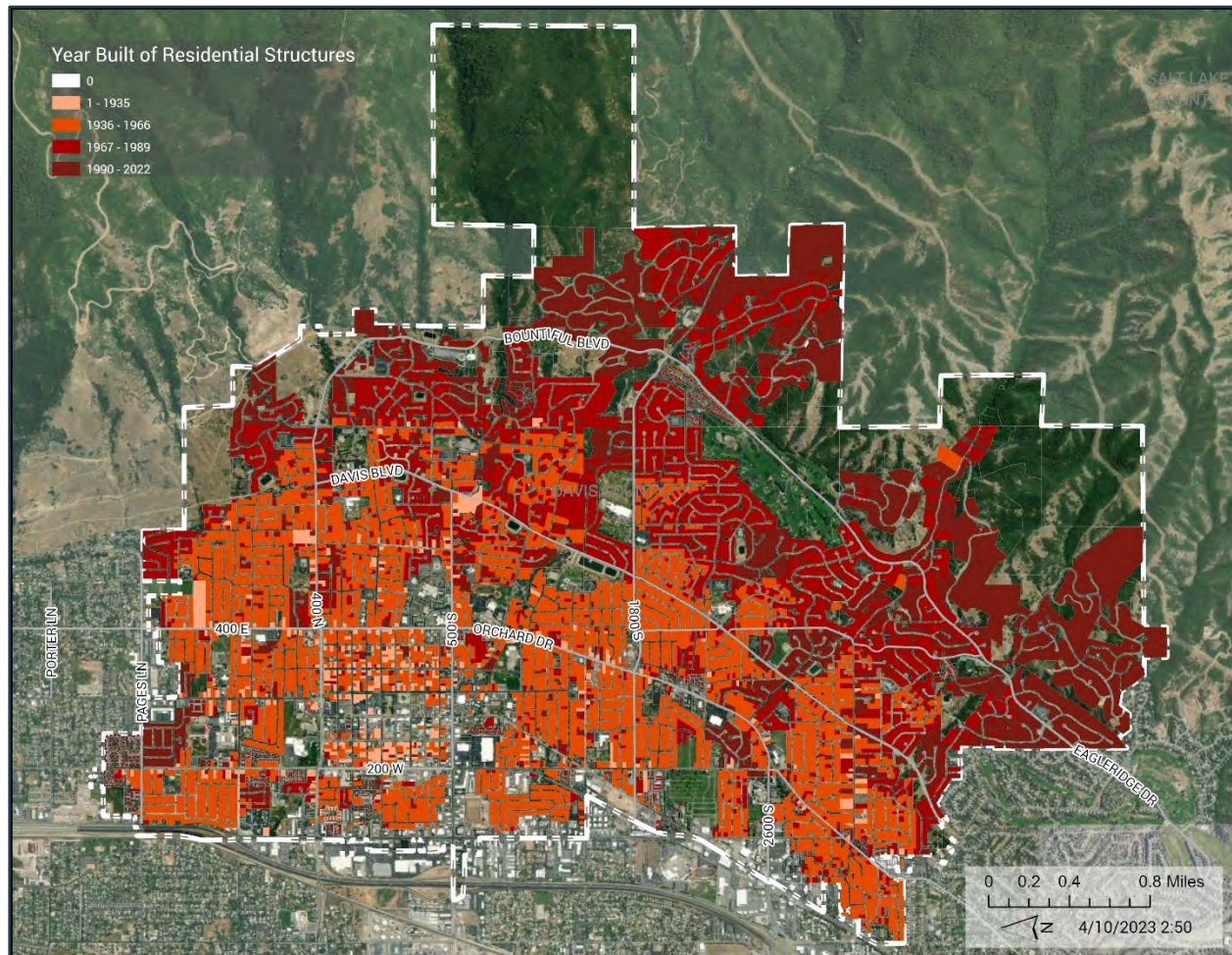


Figure 2.2 Residential Construction Dates



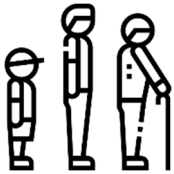
Community Characteristics

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

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



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



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



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



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

Population and Projections

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

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

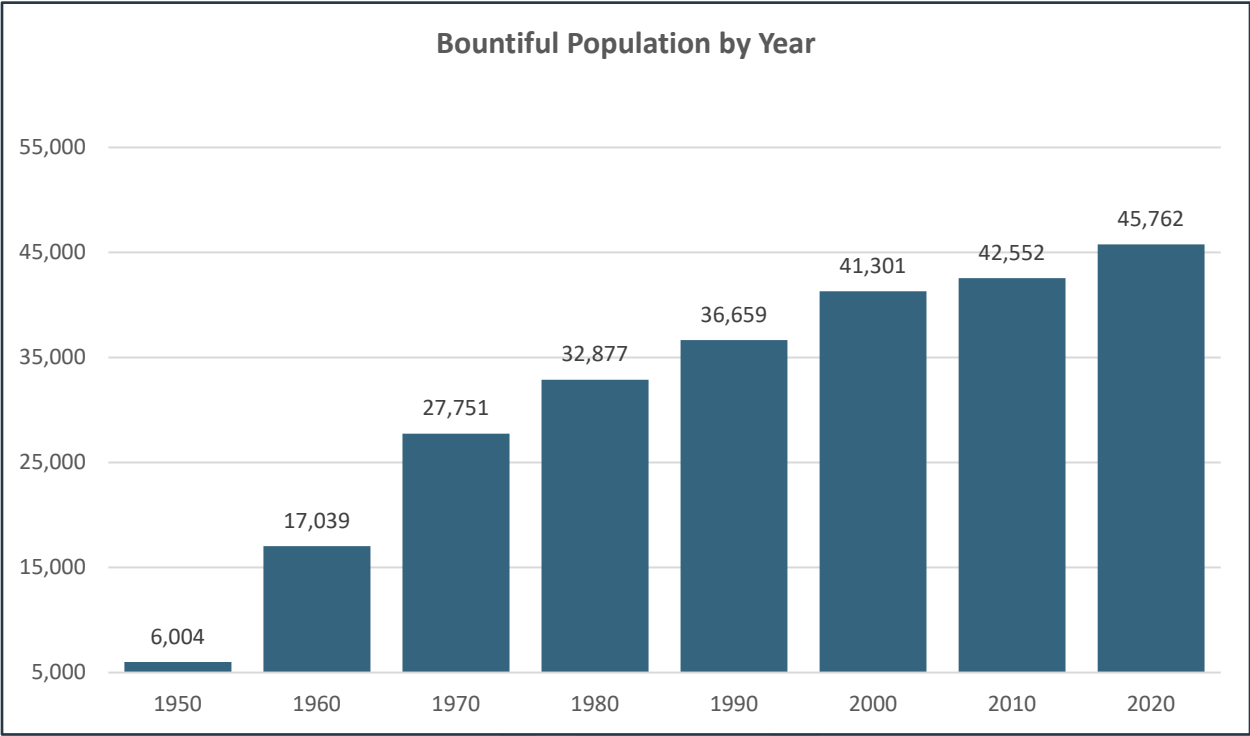
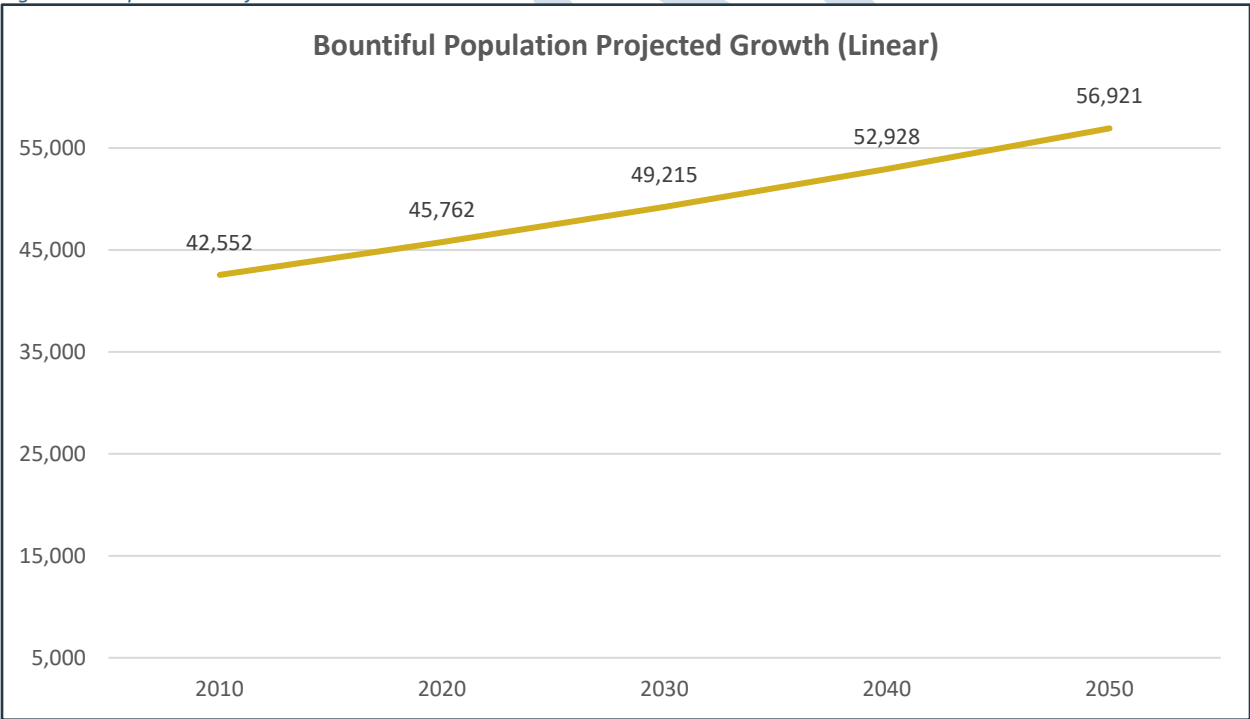


Figure 2.4 Population Projected Growth



Age

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

Figure 2.5 Age Breakdown 2020 vs 2010 Decennial Census Table P12

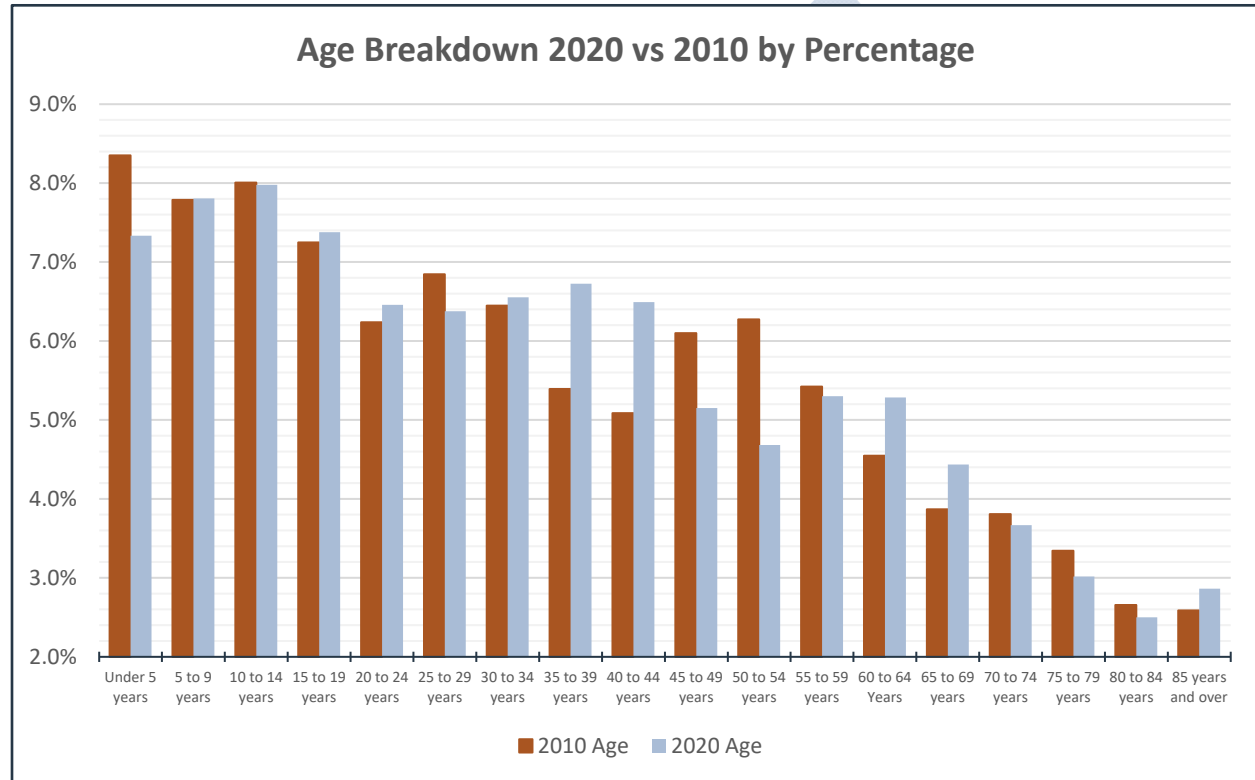
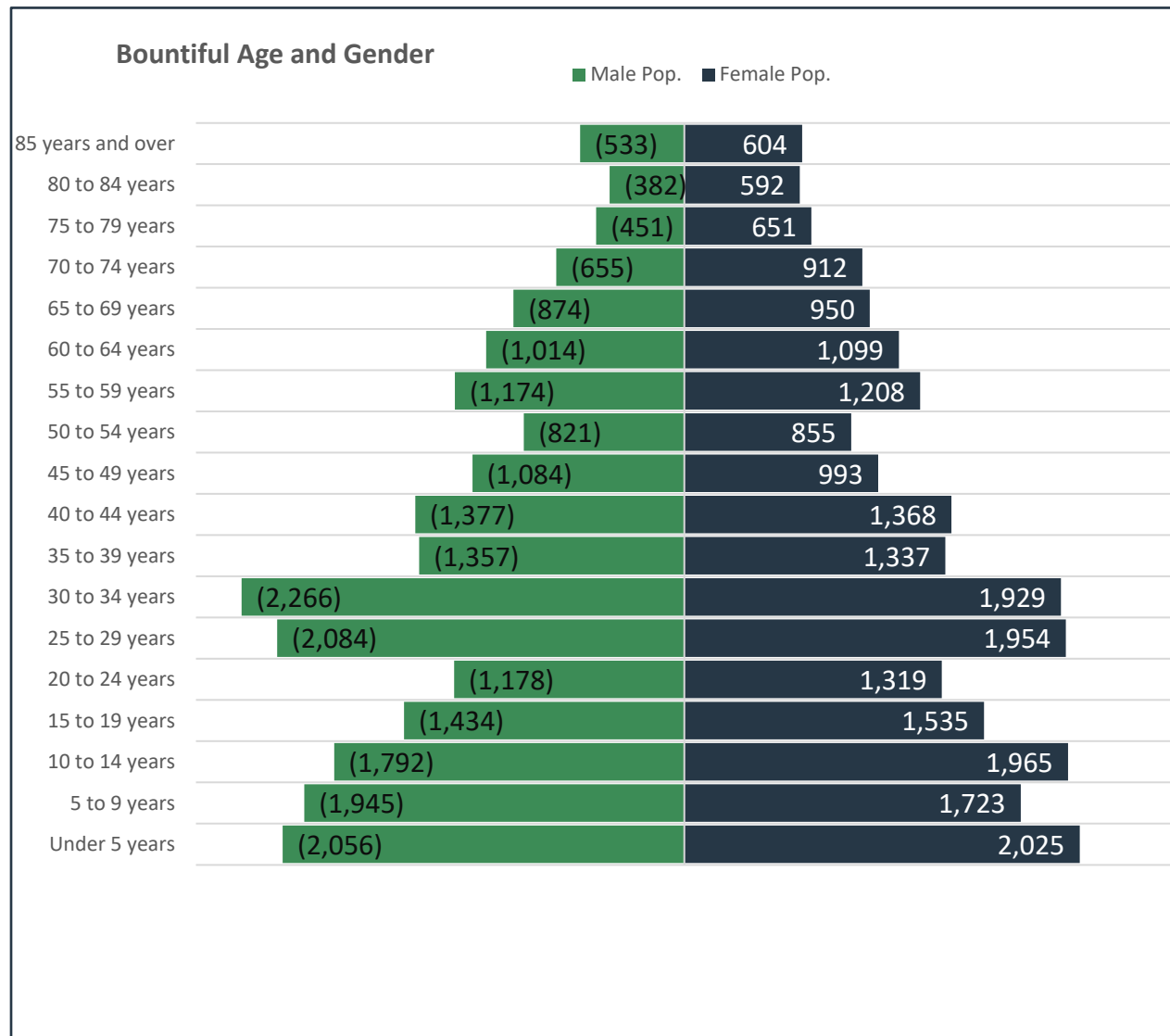


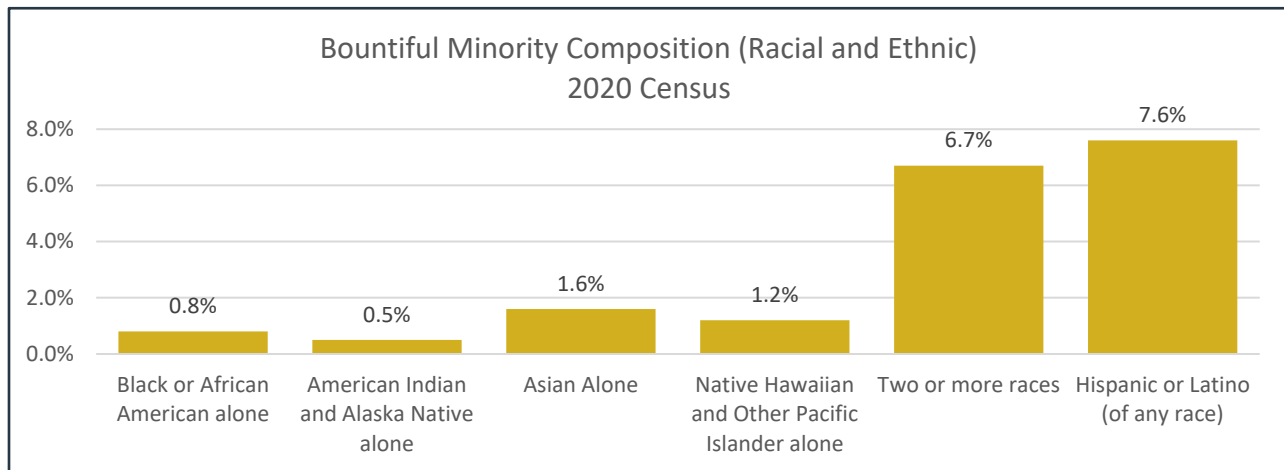
Figure 2.6 Age and Gender (U.S. Census Bureau's American Community Survey (ACS) 5-Year Estimates for 2017–2021)



Race and Ethnicity

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

Figure 2.7 Minority Population by Race / Ethnicity 2020 Census



Households and Employment

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

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

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

Educational Attainment

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

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

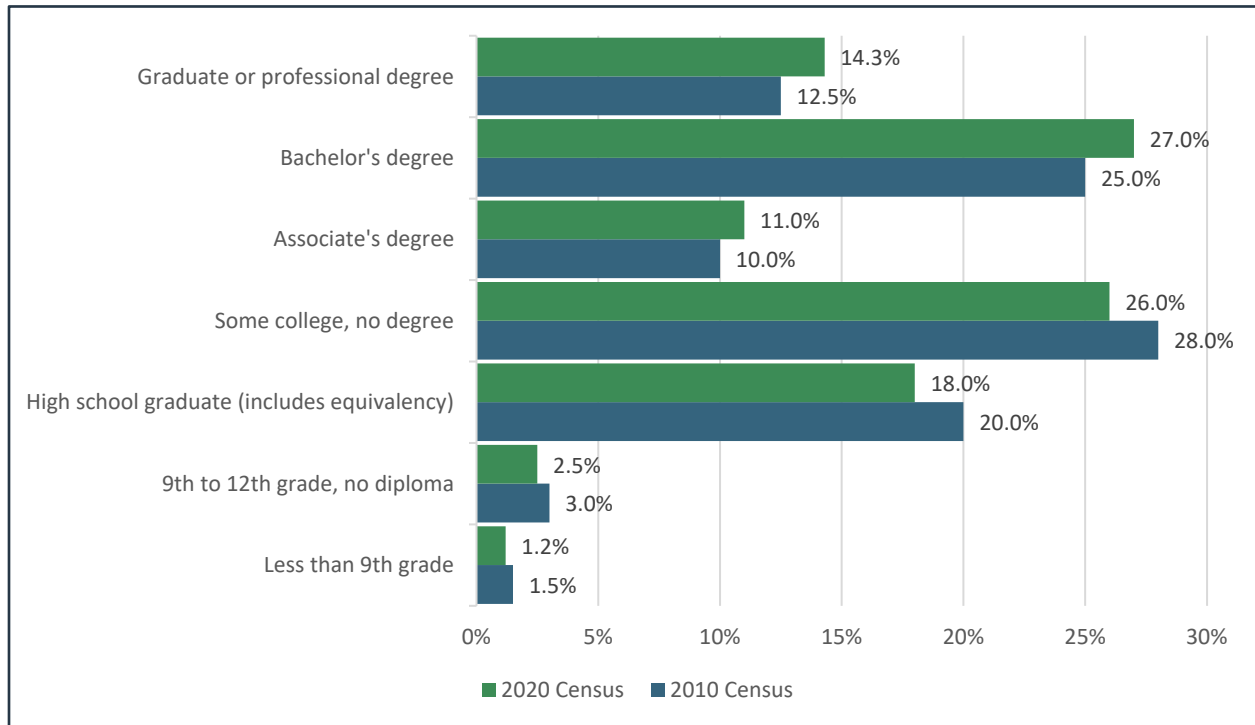
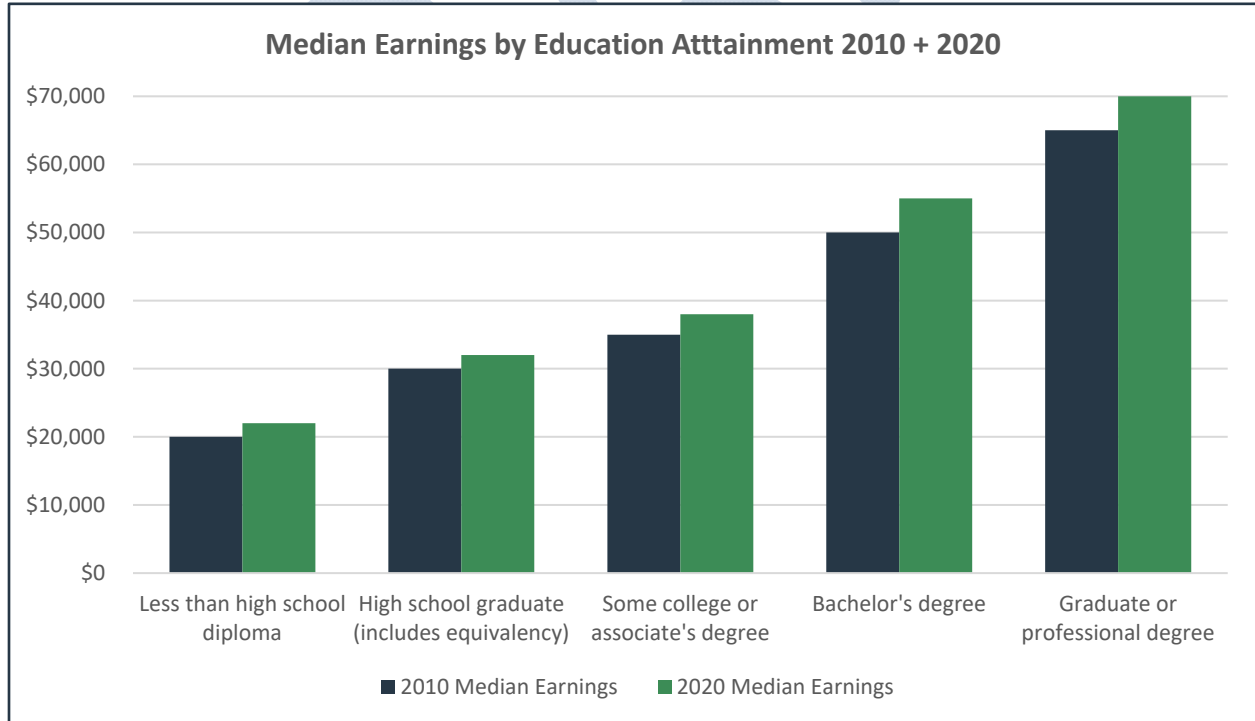


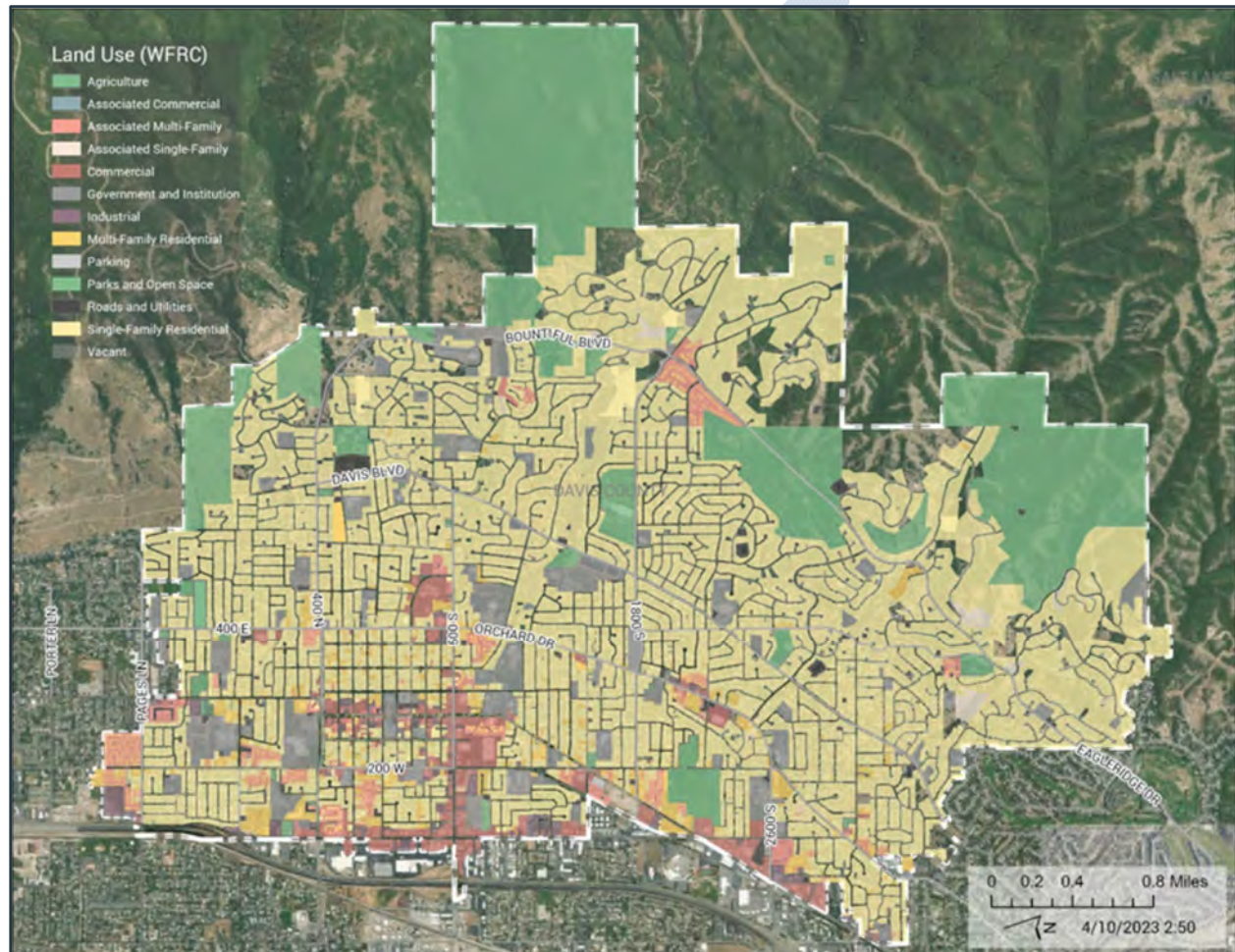
Figure 2.9 Median Earnings by Educational Attainment (2010 and 2020 Census)



LAND USE

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

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

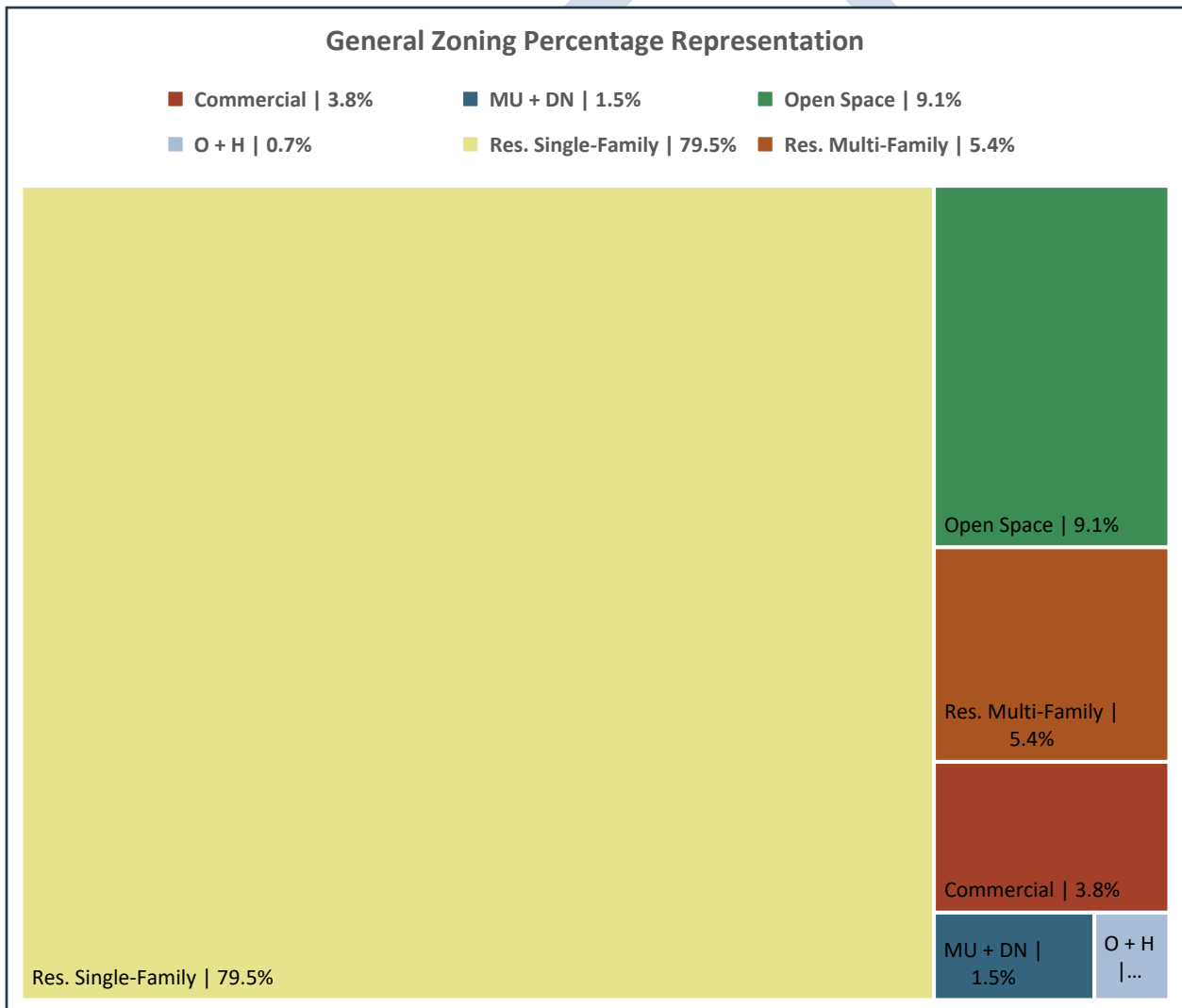


Note that the **current** land use map above is not the Future Land Use Map or the current Zoning Map of Bountiful City.

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

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

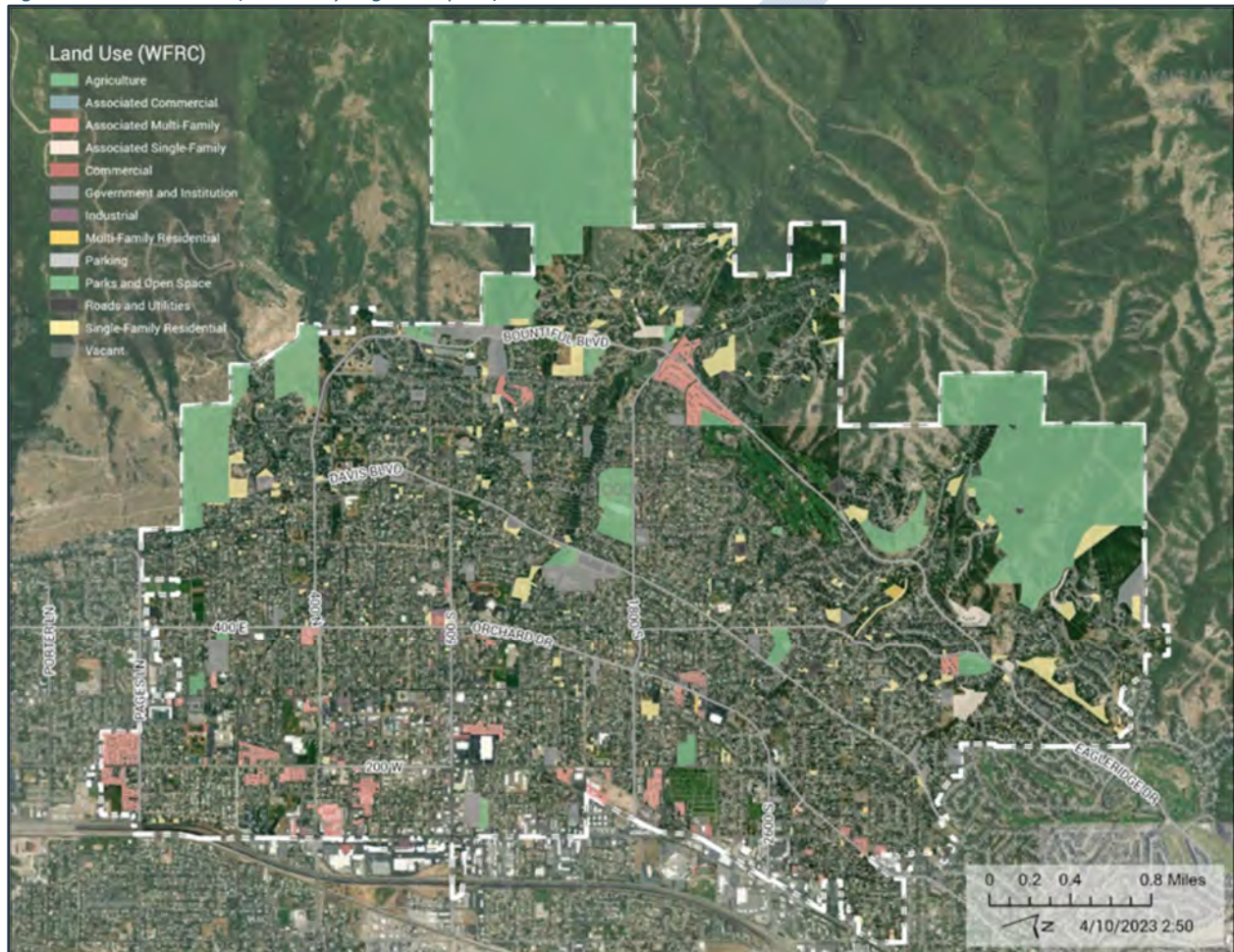
Figure 3.3 – Graphic Representation of Zoning in Bountiful



Vacant Land

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

Figure 3.4 Vacant Lands (created by Logan Simpson).



Open Space and Recreation

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

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

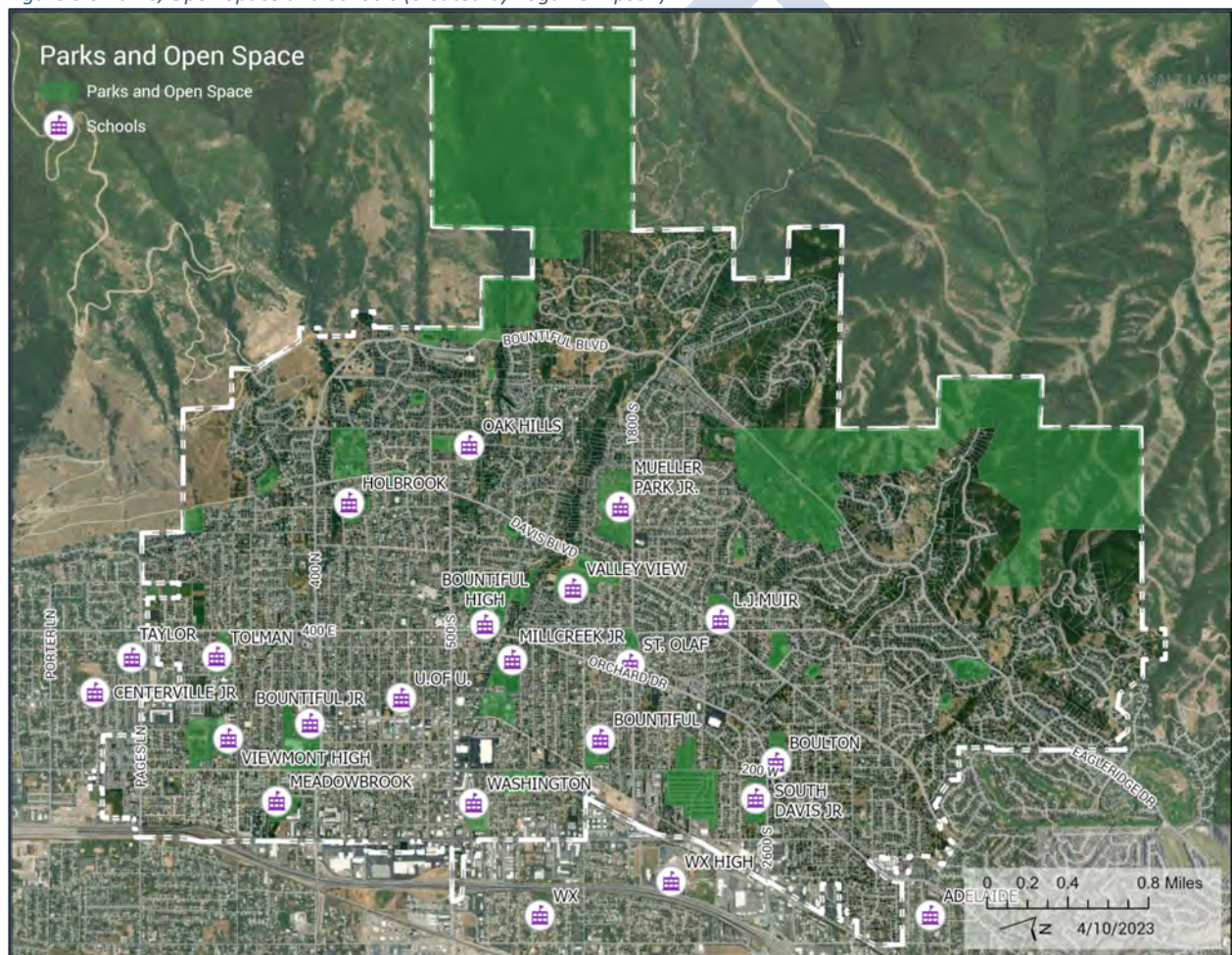
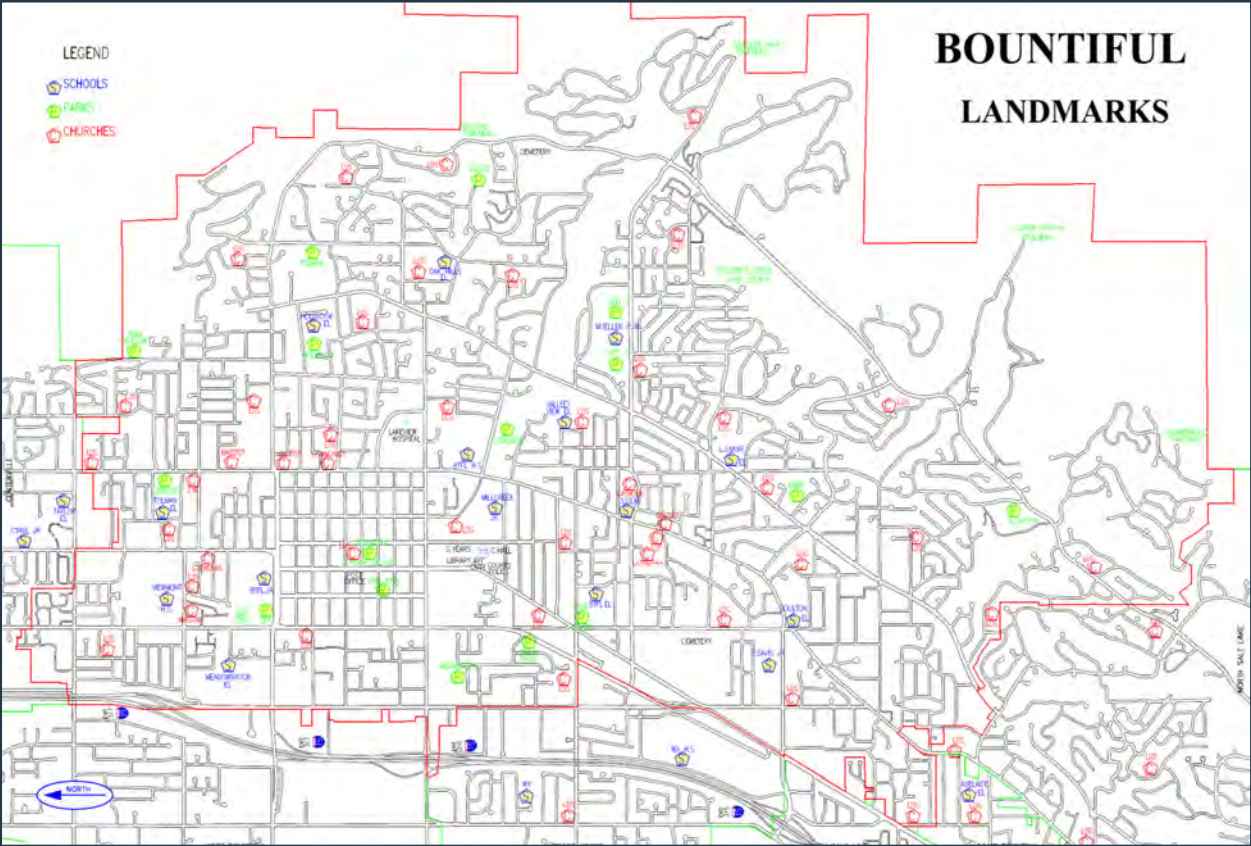


Figure 3.6 – Bountiful Map of Schools, Parks, and Churches



ECONOMY

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

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

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

Major Institutions and Industries

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

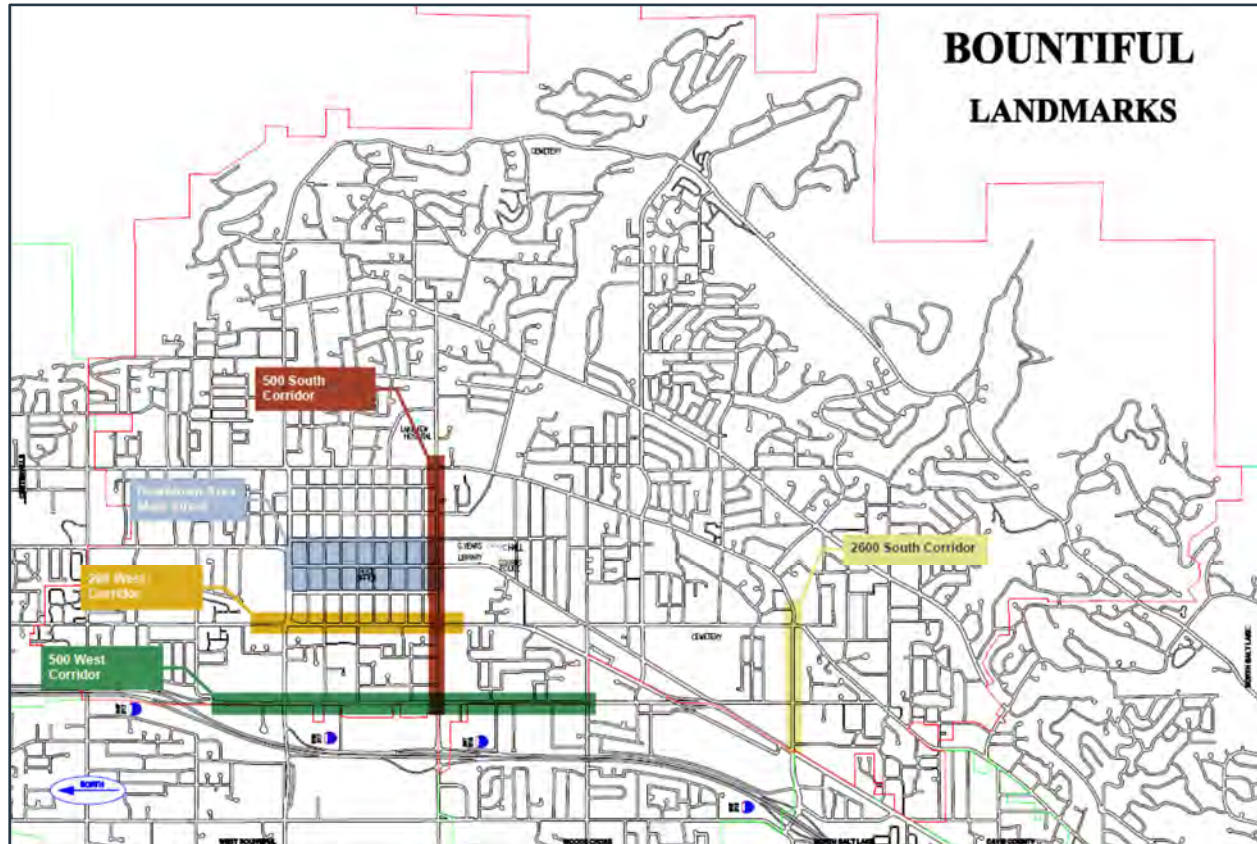
When looking at private employers, the City has strong employment from medical and retail. This is generally consistent with the overall employment within the City when looking at many of the smaller employers in the area. Additionally, there are a few service-based firms in the City that provide such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

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

Major Market Areas

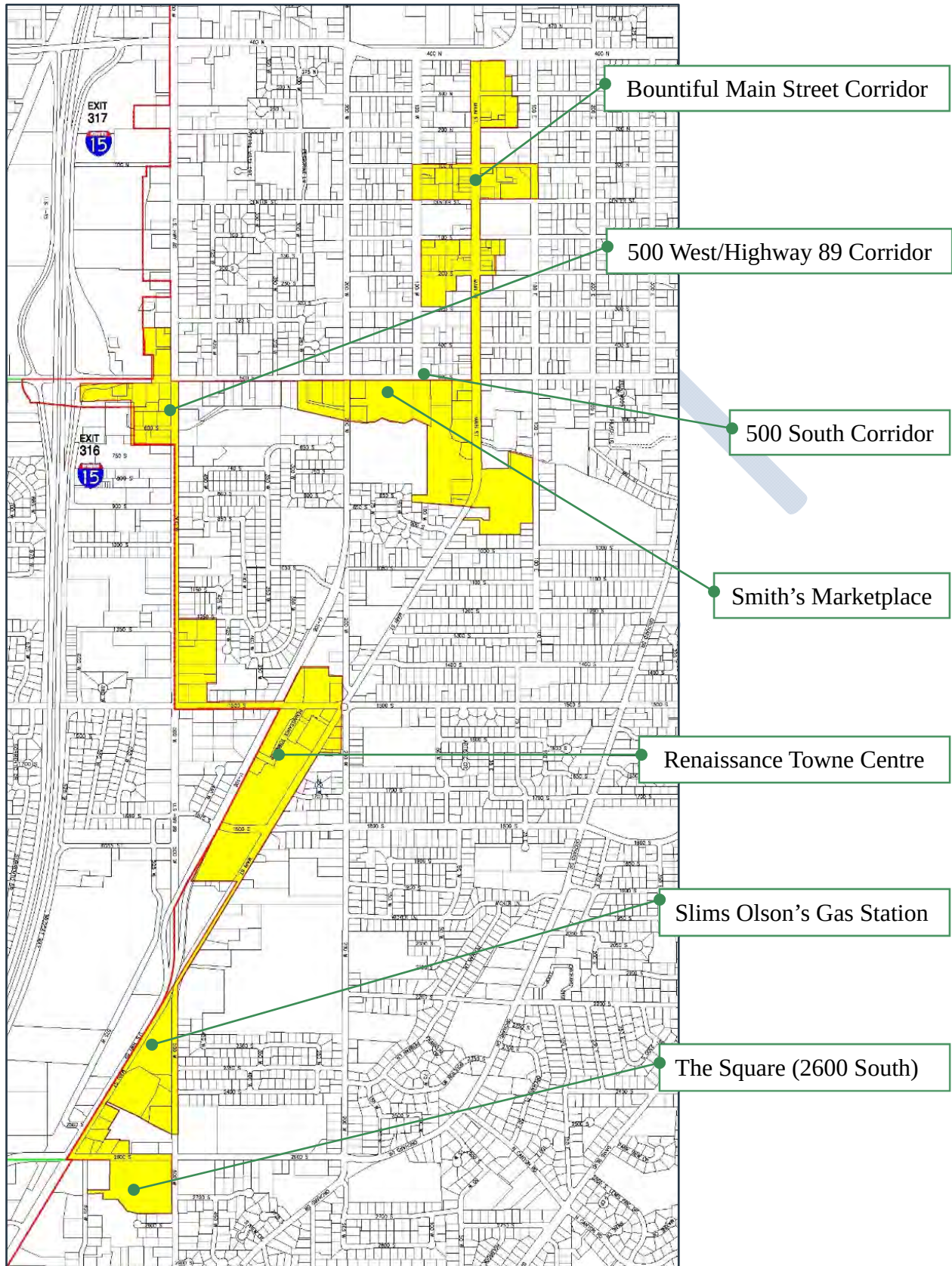
Currently, Bountiful City has a mix of residential and commercial zones throughout the City. There are five (5) main areas in the City that see most of its commercial development: 500 West, 500 South, 200 West, 2600 South, and the Downtown area.

Figure 3.7 Bountiful commercial corridors



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

Figure 4.1 Bountiful Redevelopment Agency Map



Workforce and Employment

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

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

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

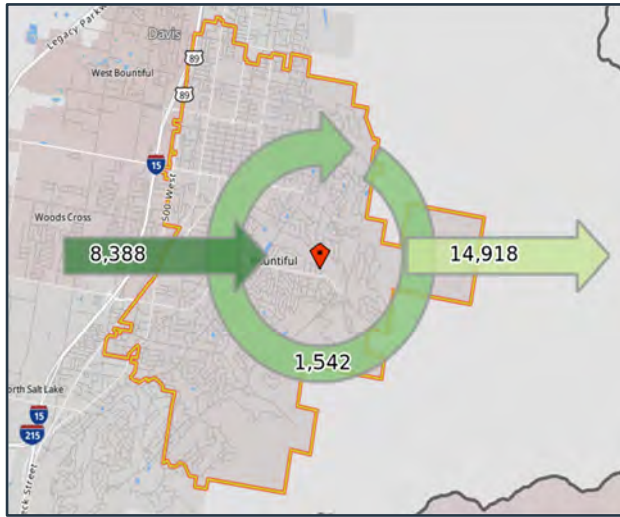
These figures highlight the prominence of the educational services/health care, and retail trade sectors in Bountiful's employment landscape.

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

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

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

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



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

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

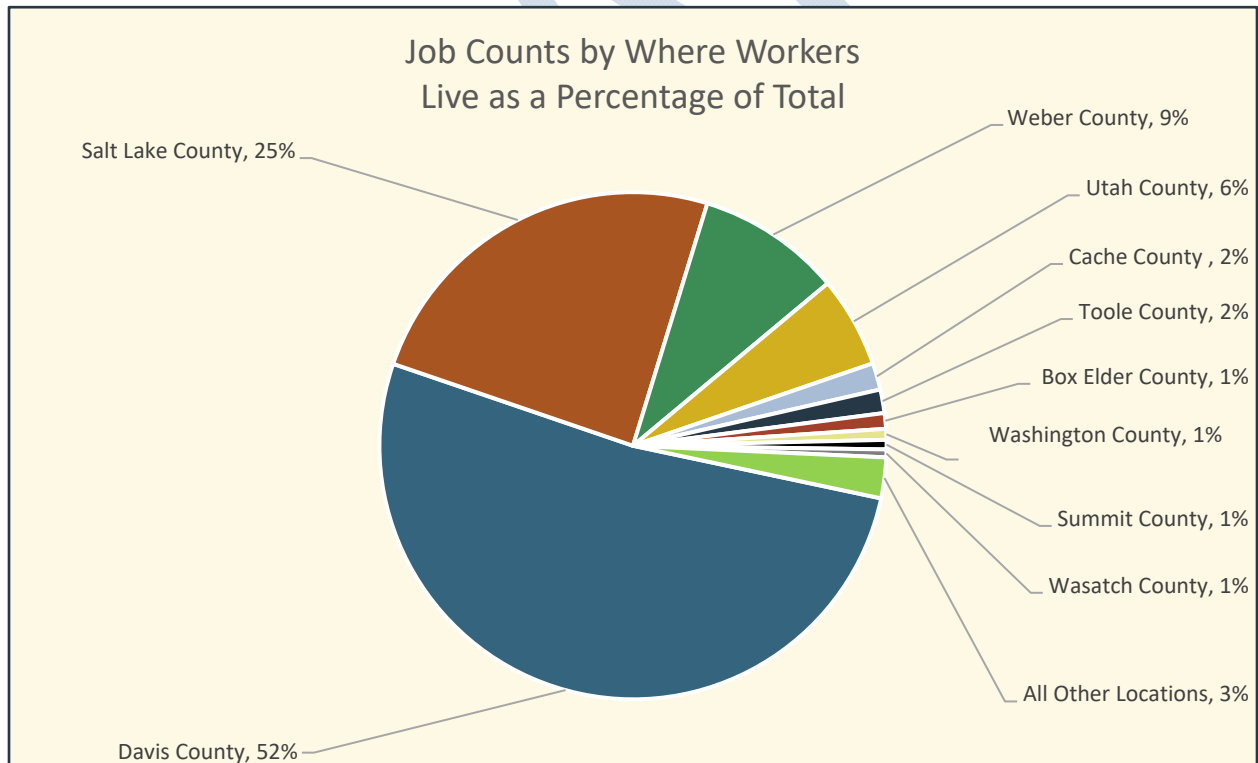
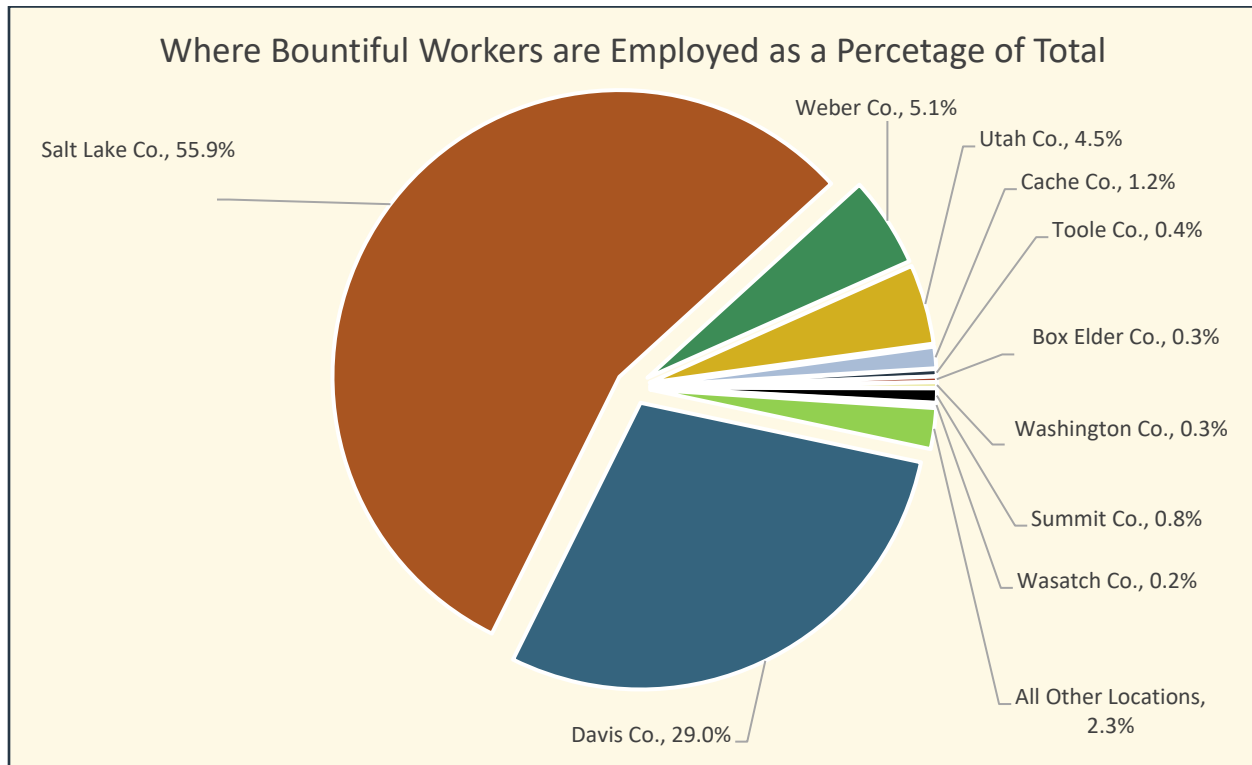


Figure 4.4 Job counts by county where workers are employed, Source: Census On The Map, 2022)



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

Sales Tax Leakage

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

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

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

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

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

Applicable 2022 NAICS definitions:

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

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

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

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

Figure 4.6 Source: Utah State Tax Commission, ZPFI

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

Competitive Market Leakage Analysis

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

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

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

Figure 4.7 Source: Utah State Tax Commission, ZPFI

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

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

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

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

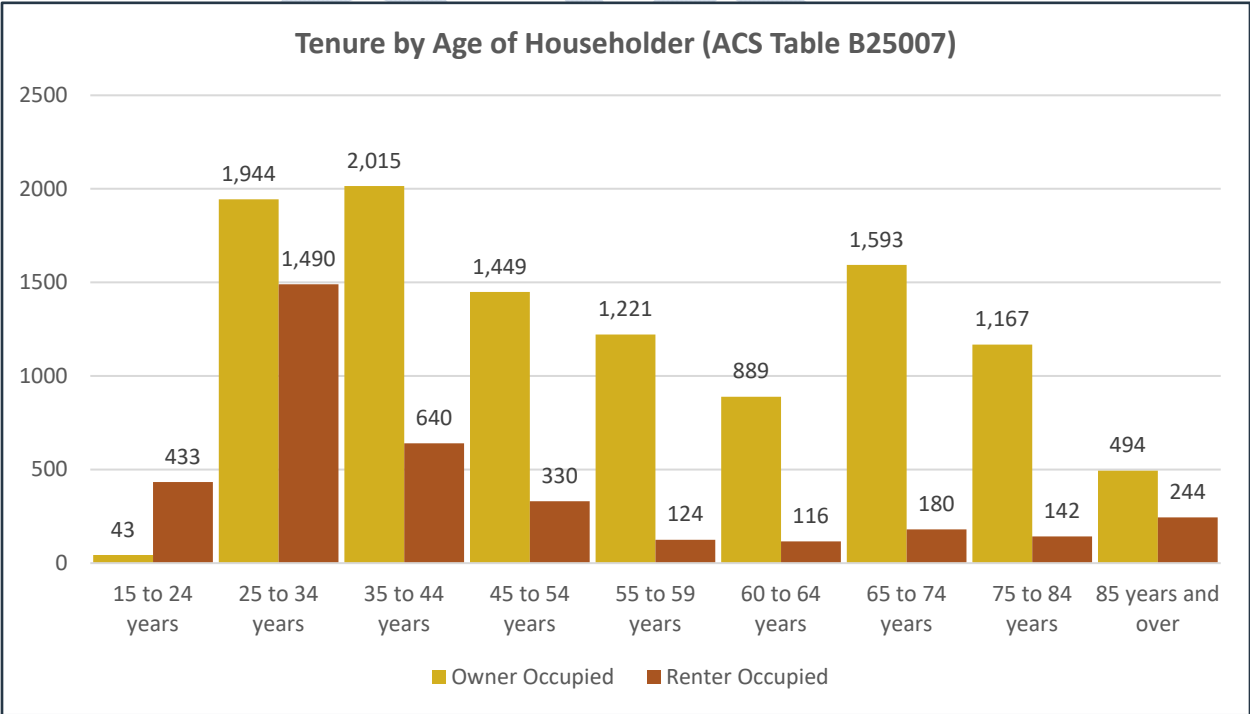
HOUSING

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

Housing Supply and Demand

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

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



Housing Affordability

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

Figure 5.1

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

Figure 5.2 ACS Table B19001 | Household Income

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

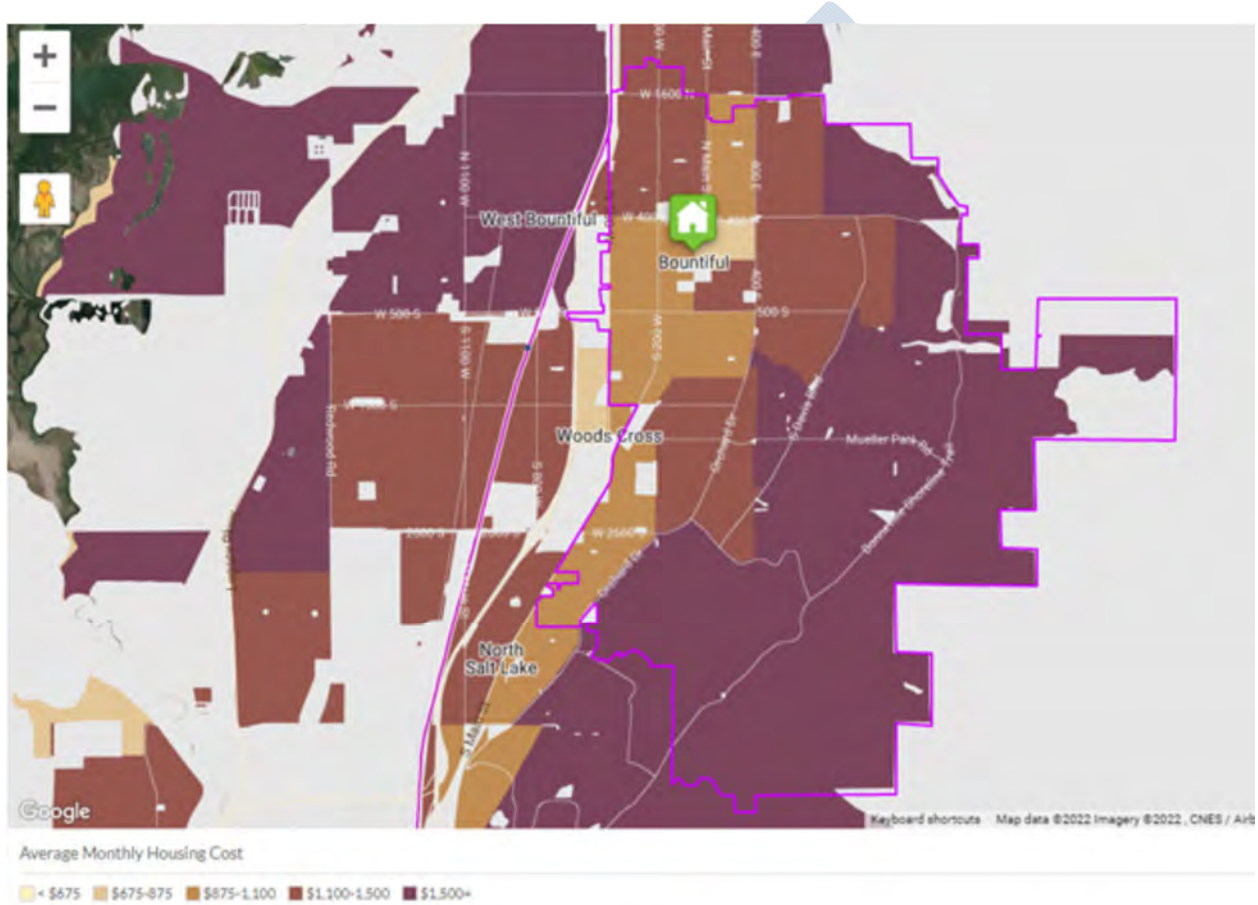
Figure 5.3 ACS Table B25075 | Value

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

Housing Characteristics and Supply

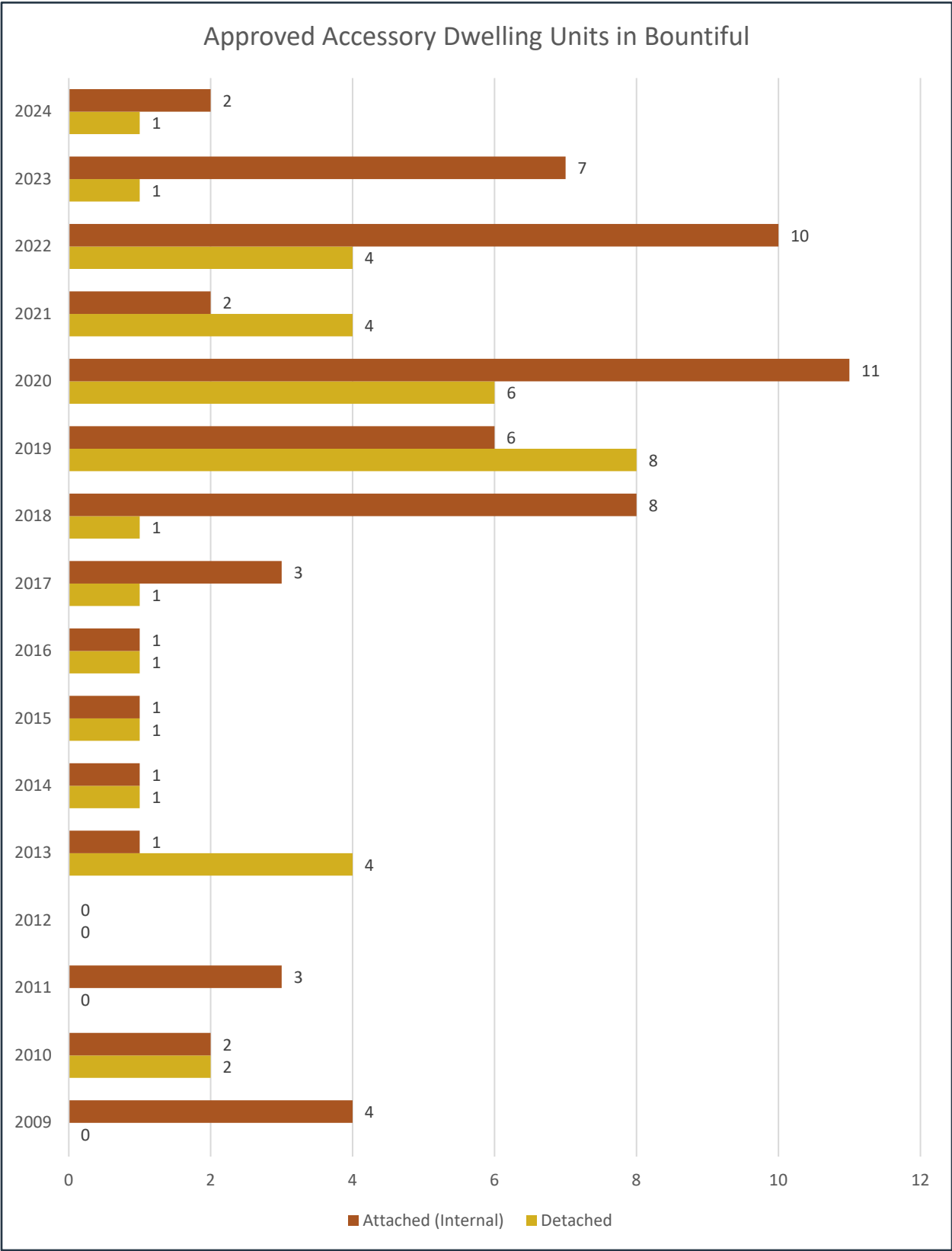
Overall, 79% of the housing stock in Bountiful is classified as single family (2021 Census ACS). The second largest group is homes with 3-4 units in each structure at 7%. In addition to the concentration of single-family homes, Bountiful also has an aging housing stock, with 83% of homes being built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

Figure 5.4



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

Figure 5.5 Approved ADUs in Bountiful (2008-2025)



TRANSPORTATION

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

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

Roadway Network

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

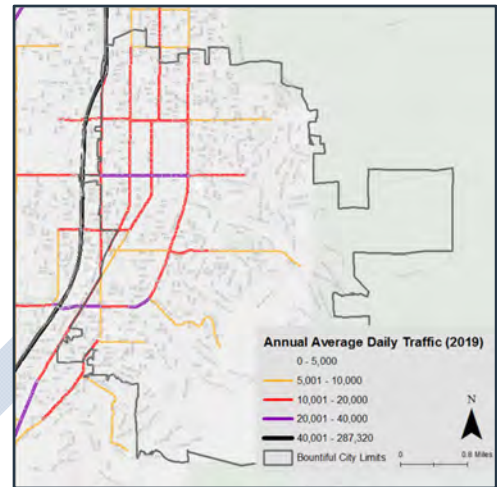


Figure 6.5 – State Route 68 in Bountiful (north is up)

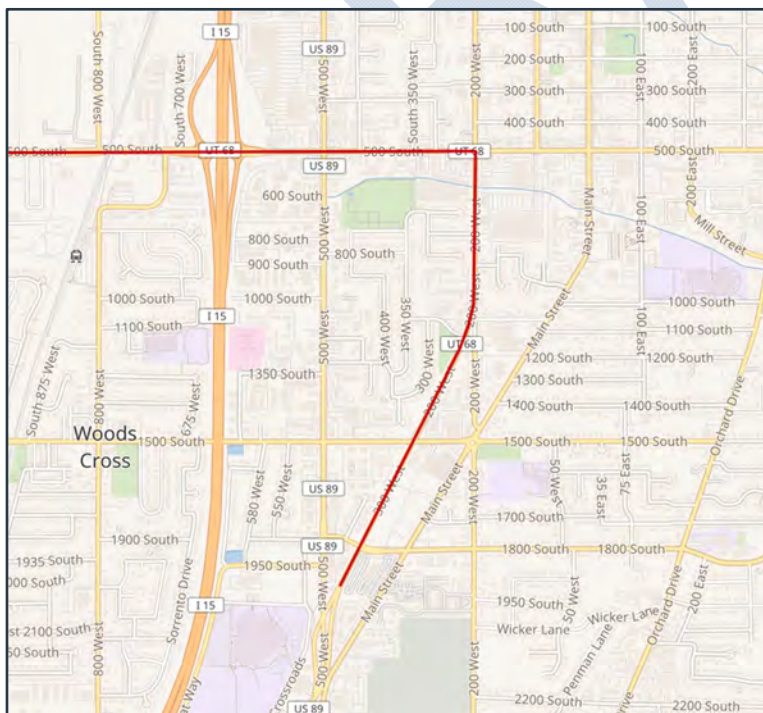


Figure 6.6 – State Route 106 in Bountiful (north is up)

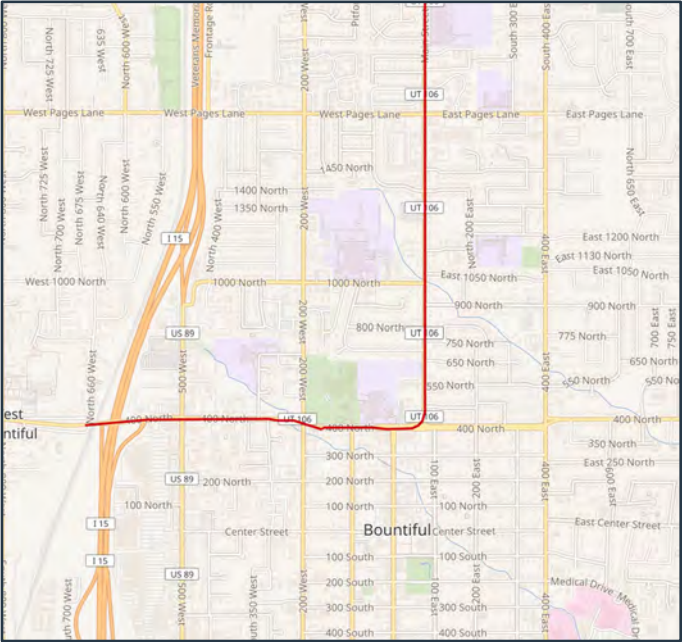
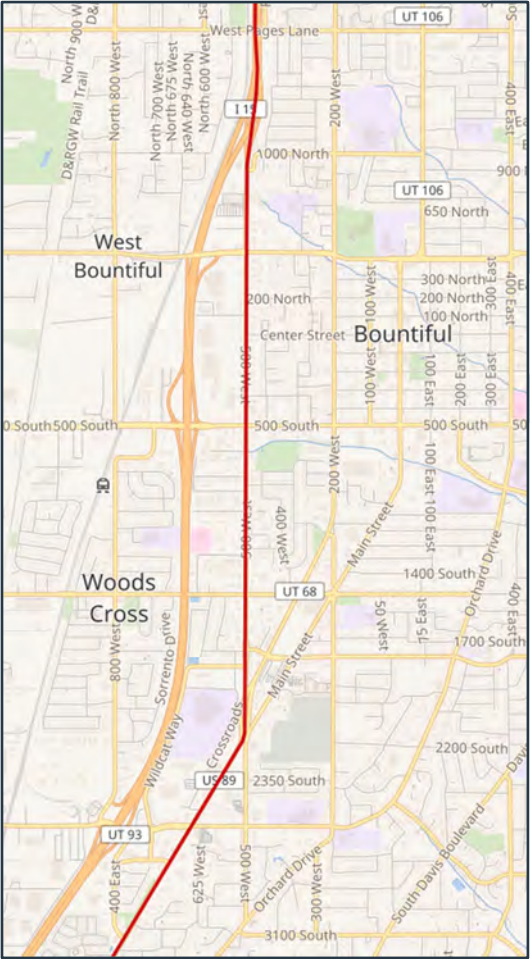


Figure 6.6 – U.S. Route 89 in Bountiful (north is up)



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

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

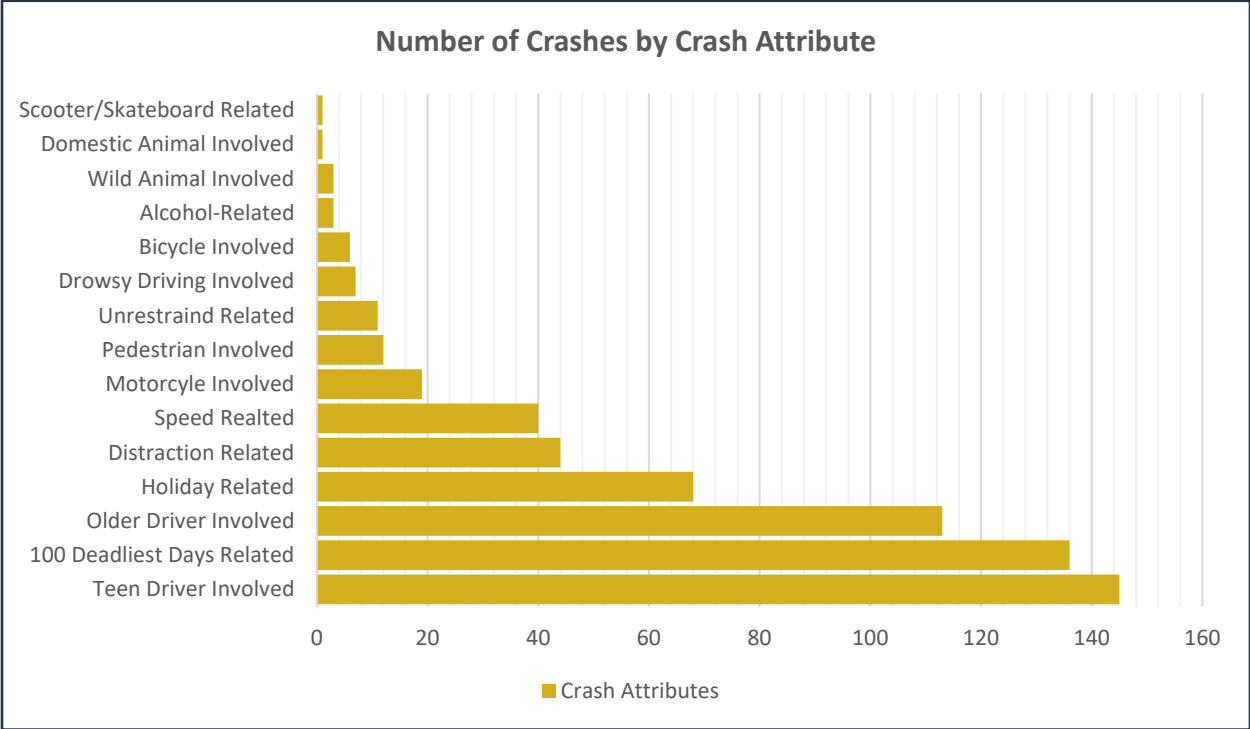
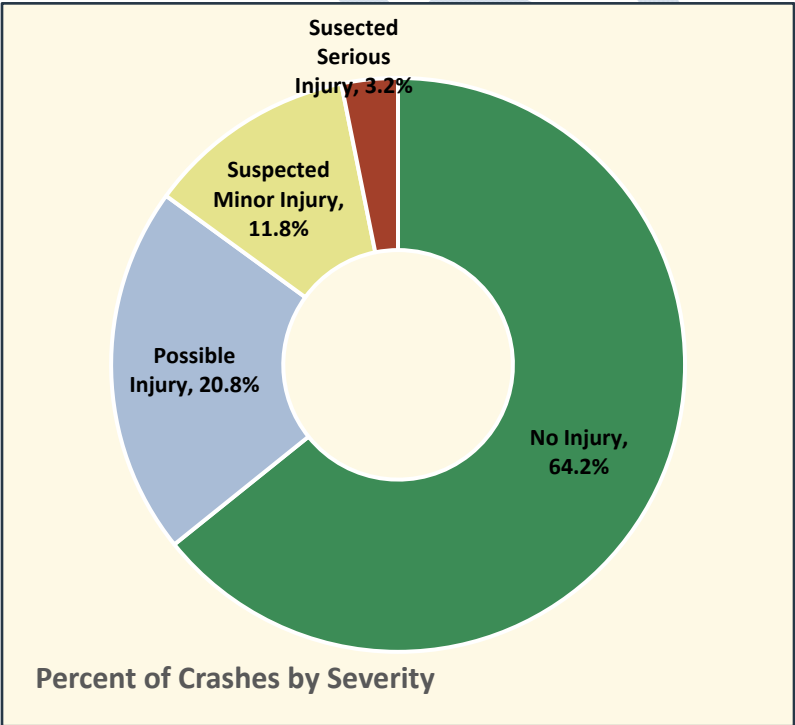
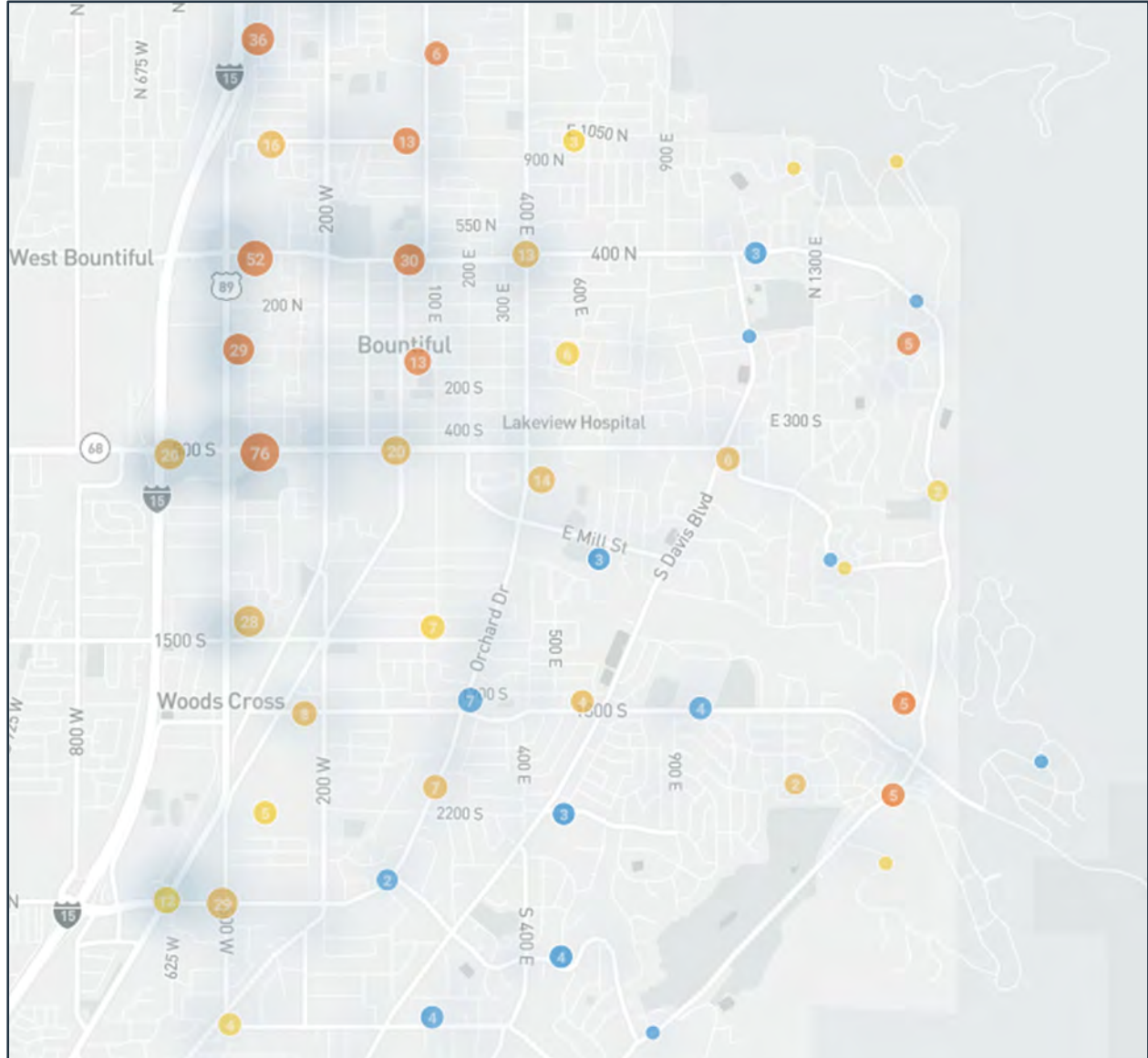


Figure 6.6 Share of Collision Injury Severity (Source: Utah Department of Public Safety Crash Portal, 2024)



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

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



Transit Conditions

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

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

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

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

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

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

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

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

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

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

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

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

UTA OnDemand (South Davis County Zone)

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

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

Paratransit and Rideshare

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

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

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

Park-and-Ride Lots

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

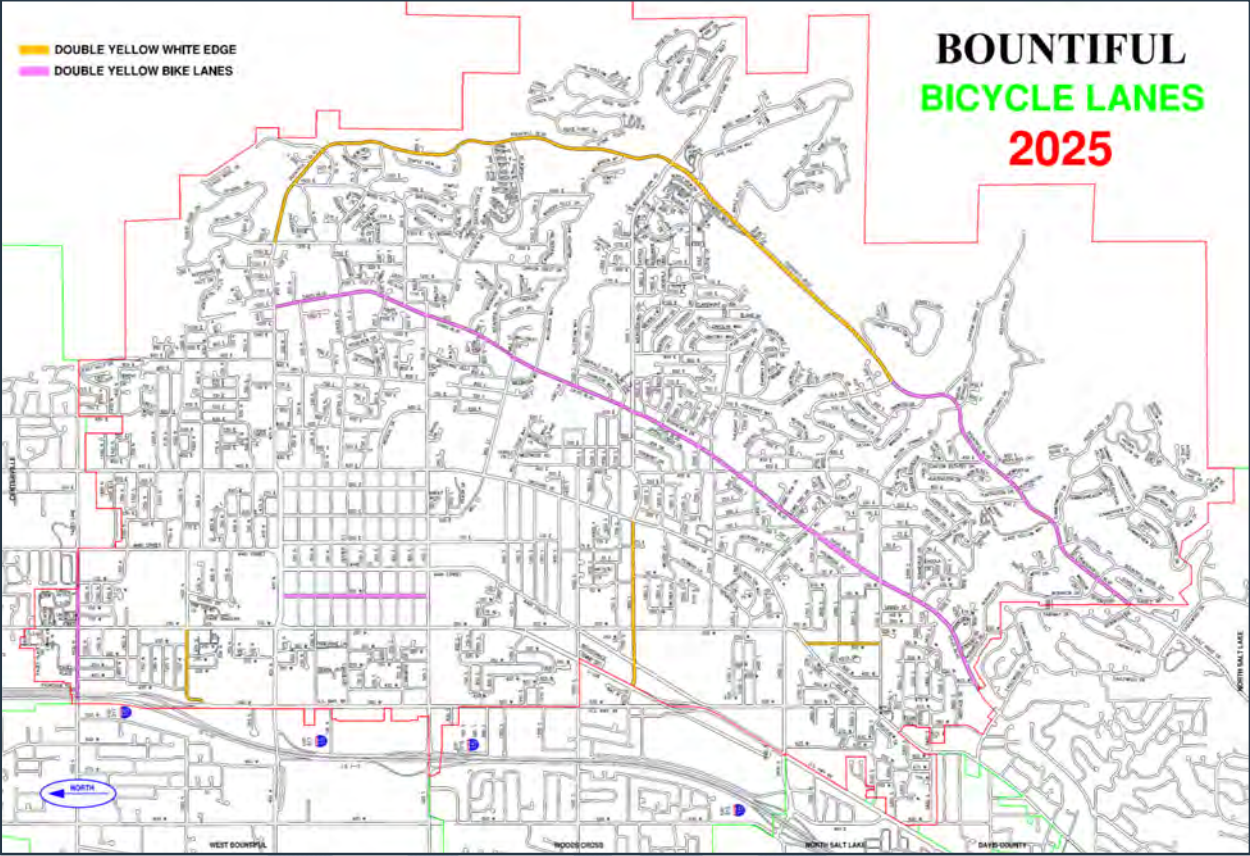
Future Transit Service

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

Bicycle Conditions

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

Figure 5.5 - Existing Bike Network

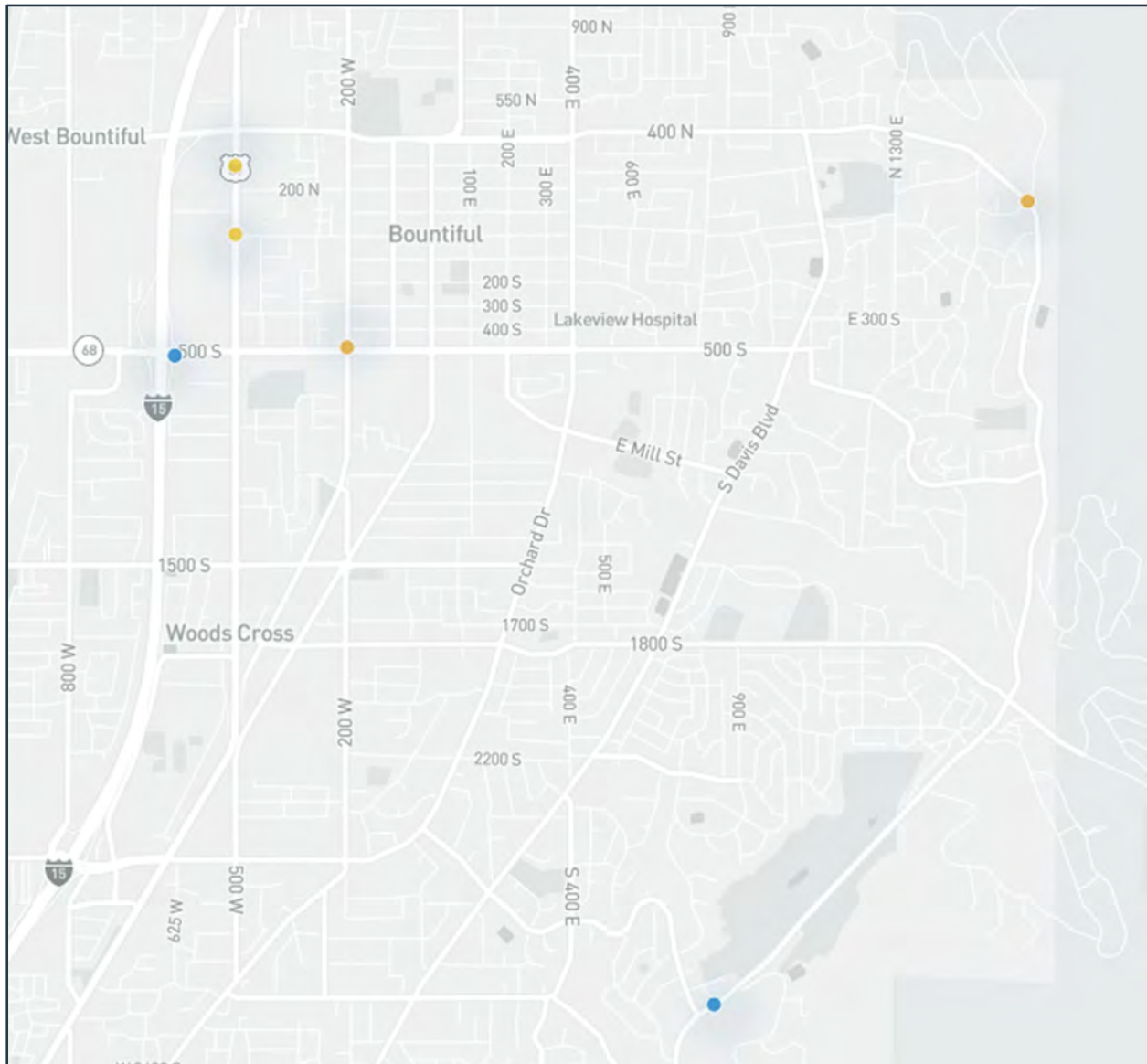


Bicyclist Involved Crashes

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

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

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



Trail Conditions

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

Figure 6.13 Existing Trail Network

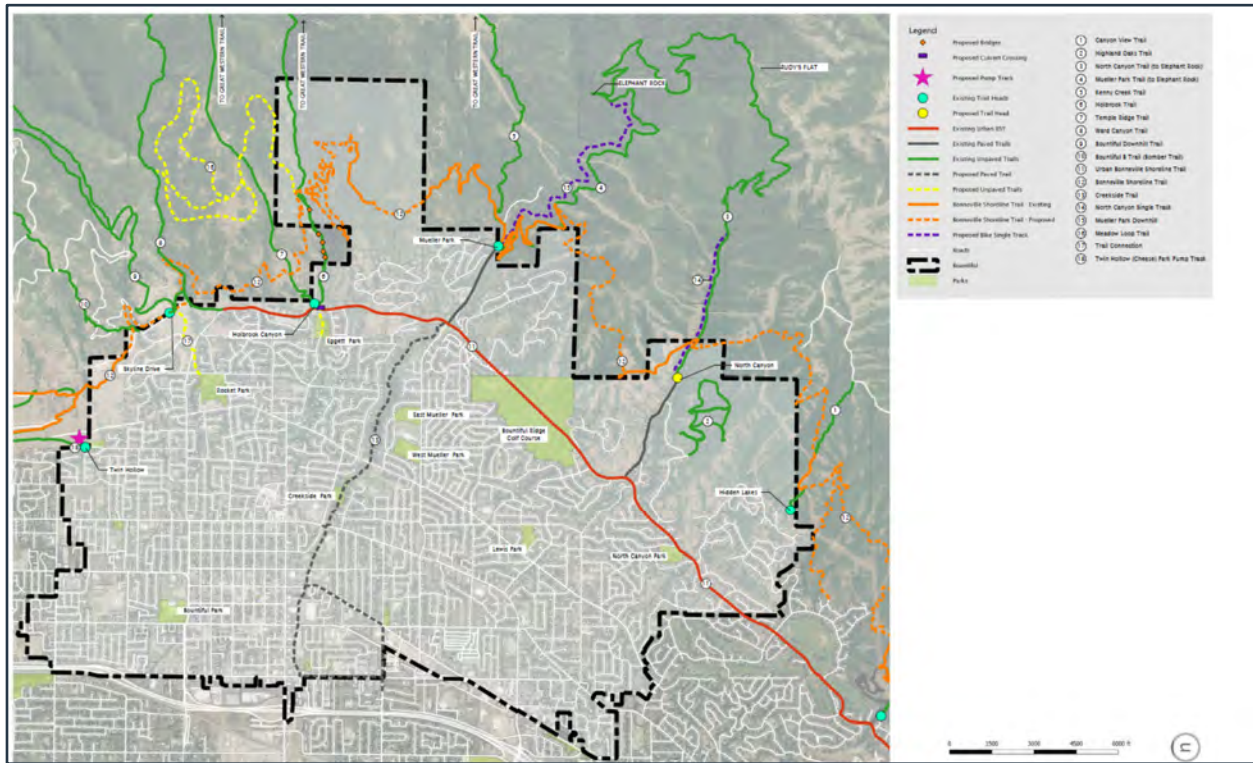


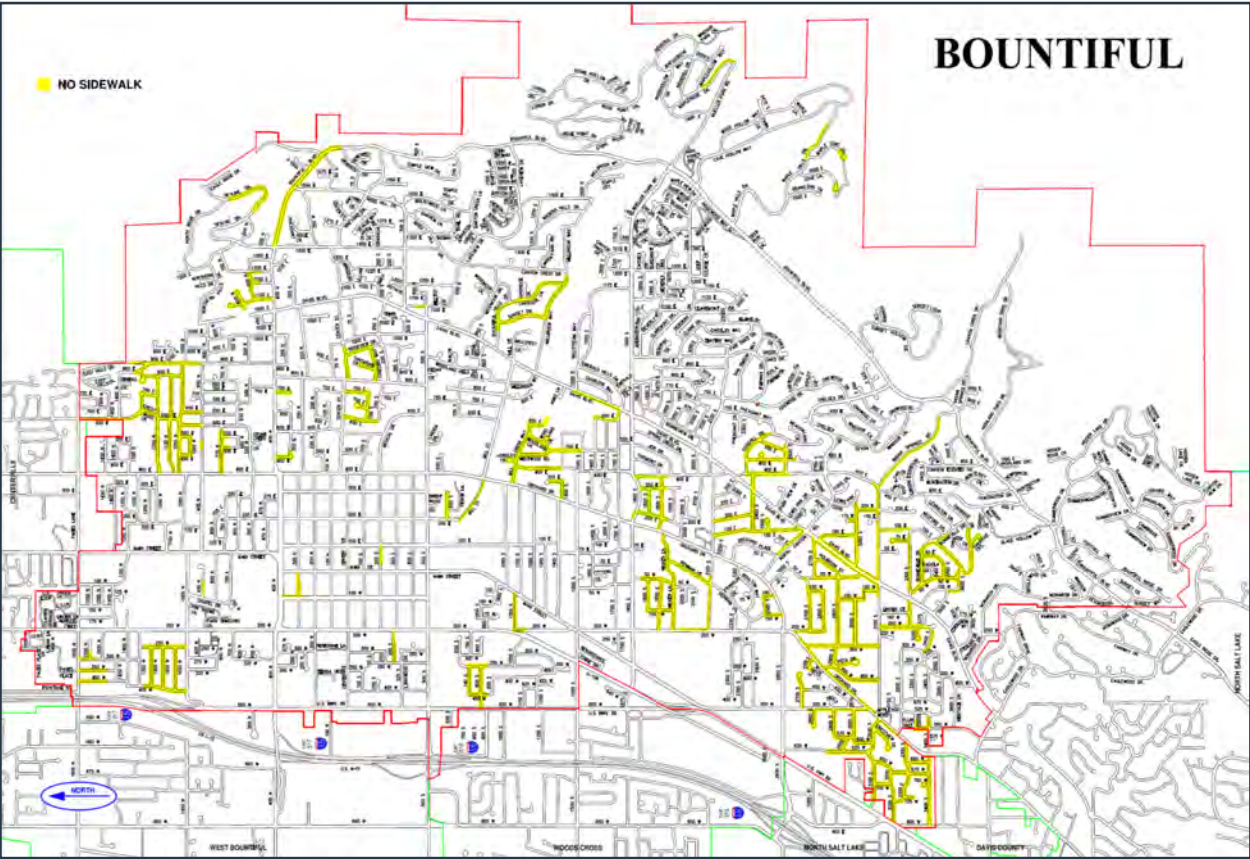
Figure 6.14 Existing Trail Inventory

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

Pedestrian Conditions

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

Figure 6.16 Gaps in Pedestrian Sidewalk Network



SERVICES & INFRASTRUCTURE

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

Water

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

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

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

Figure 7.1 -Bountiful Irrigation Areas

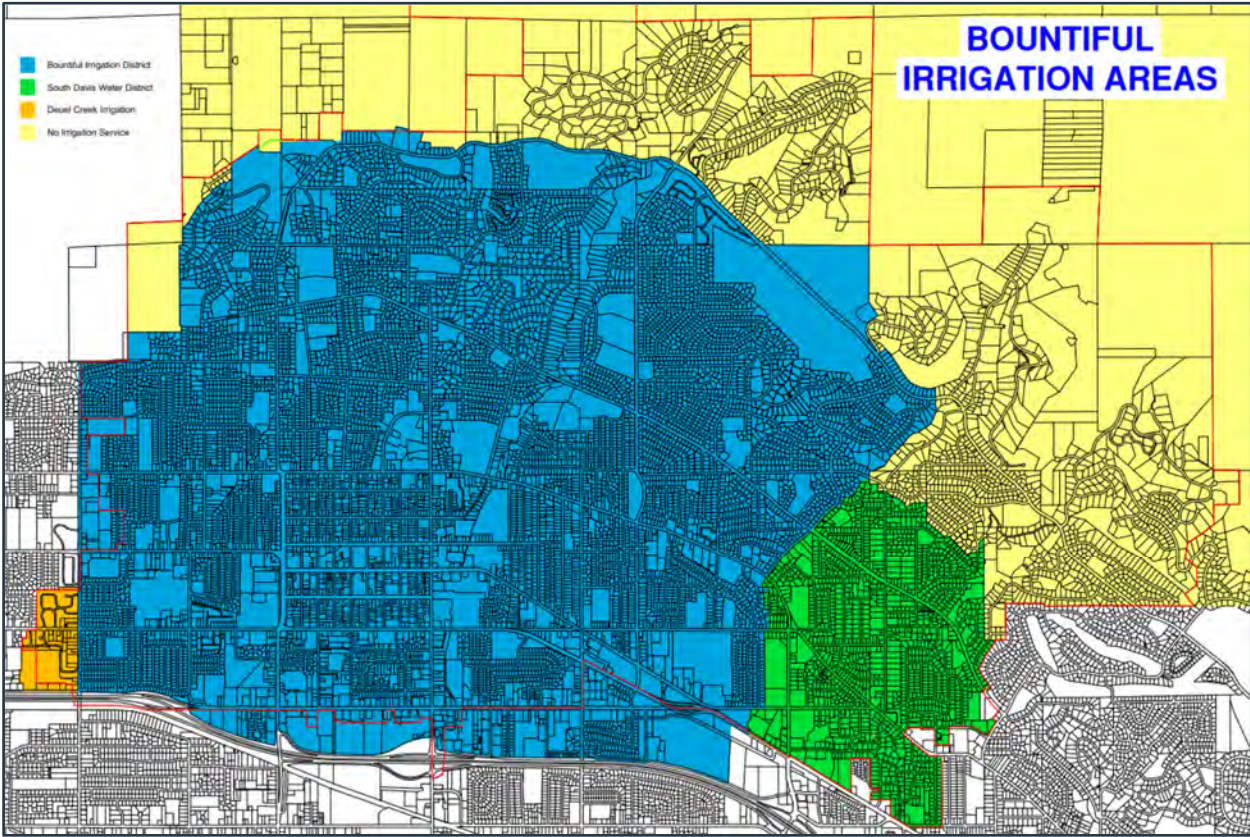
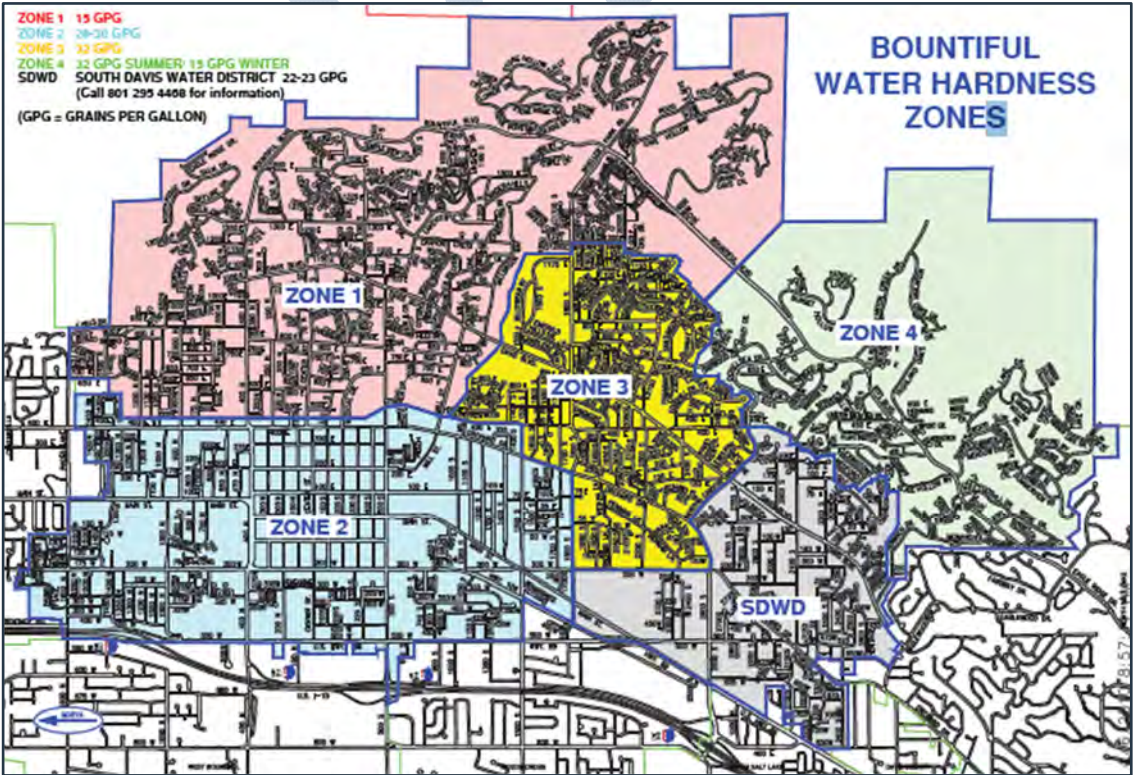


Figure 7.2 Bountiful Water Hardness Zones (Areas in gray are provided from SDWD, not Bountiful Water)



Sanitary Sewer

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

Electricity

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

Internet/Broadband

Internet service in Bountiful is currently provided by a number of major franchise utilities. Bountiful City is developing an open-access fiber optic network for internet services to be used by residential and business customers. Bountiful City will own the network but has partnered with UTOPIA Fiber to build and operate that network. Subscribers will be able to choose an Internet Service Provider (ISP) and connection speed (between 250 Mbps and 10 Gbps) to meet their needs. While the network is projected to be totally completed by the third quarter of 2026, areas of the network are being opened quarterly for subscribers as development proceeds.

Schools

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

Fire/Emergency Medical Service/Police

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

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

Recreation District

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

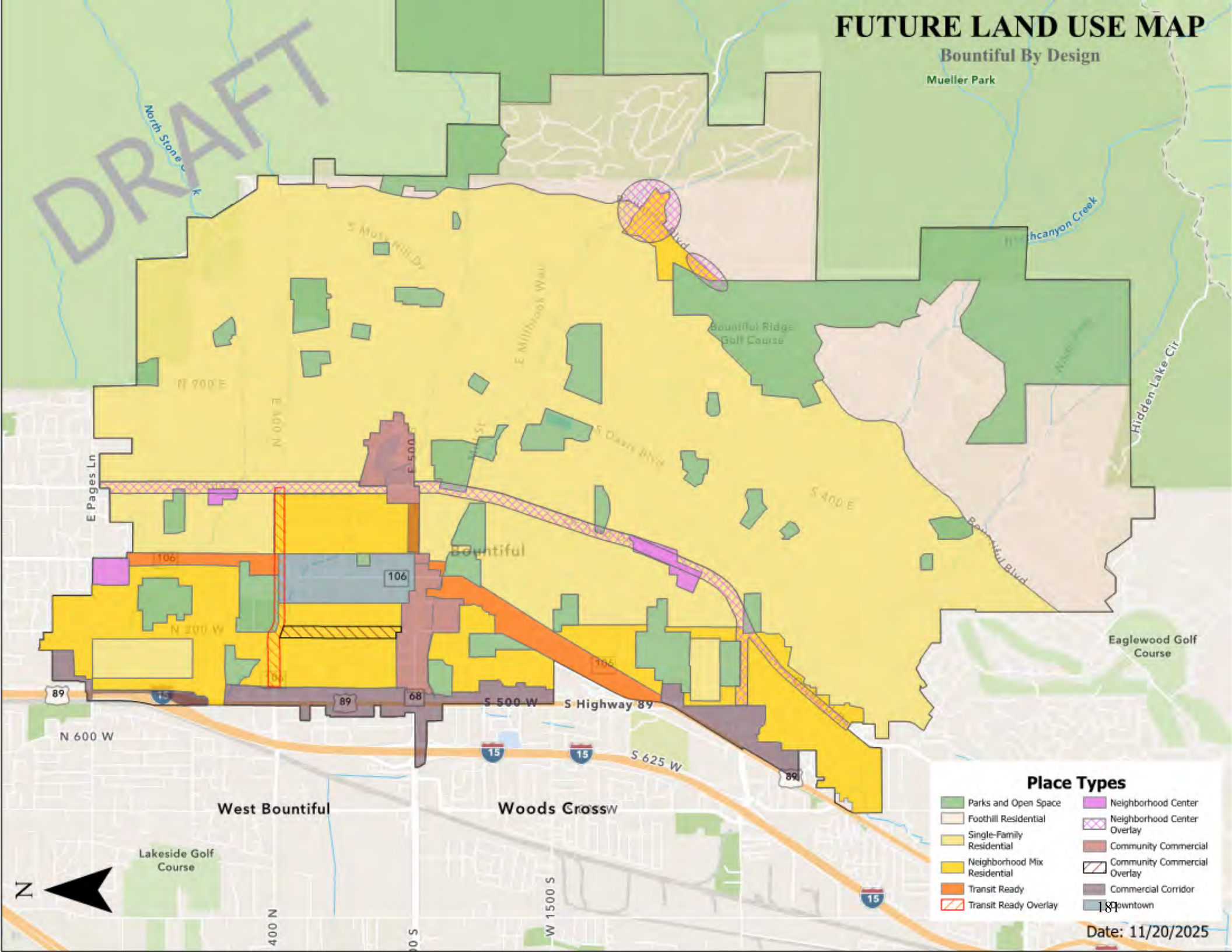


FUTURE LAND USE MAP

Bountiful By Design

Mueller Park

DRAFT



Place Types

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

Date: 11/20/2025

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

Hi,

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

Commentary on proposals:

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

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

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

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

Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

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

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

A couple additional questions/typos:

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

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

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

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

Thanks again,

Scott Radmall

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

Hi,

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

Commentary on proposals:

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

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

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Typos

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

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

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

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

Hello,

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

Thank you for taking the time.

Best,

A.Griffin

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

One more comment.

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

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

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

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

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

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

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

Ross L. Youngberg

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

Dear Mayor and Council Members, and Planning Commission Members,

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

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

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

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

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

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

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

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

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

To whom it may concern,

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

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

Thanks,

Jonathan Parry, P.E.

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

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

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

Thank you ~

Bonnie Shaffer

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

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

From
Mark and Carrie Callister
801-597-6444

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

To Whom it may concern,

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

Cami Stapley

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

To Whom it may concern,

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

Ben Stapley

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

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

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

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

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

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

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

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

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

General Plan Feedback

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

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

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

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

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

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

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

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

Sincerely,

Layne Papenfuss

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

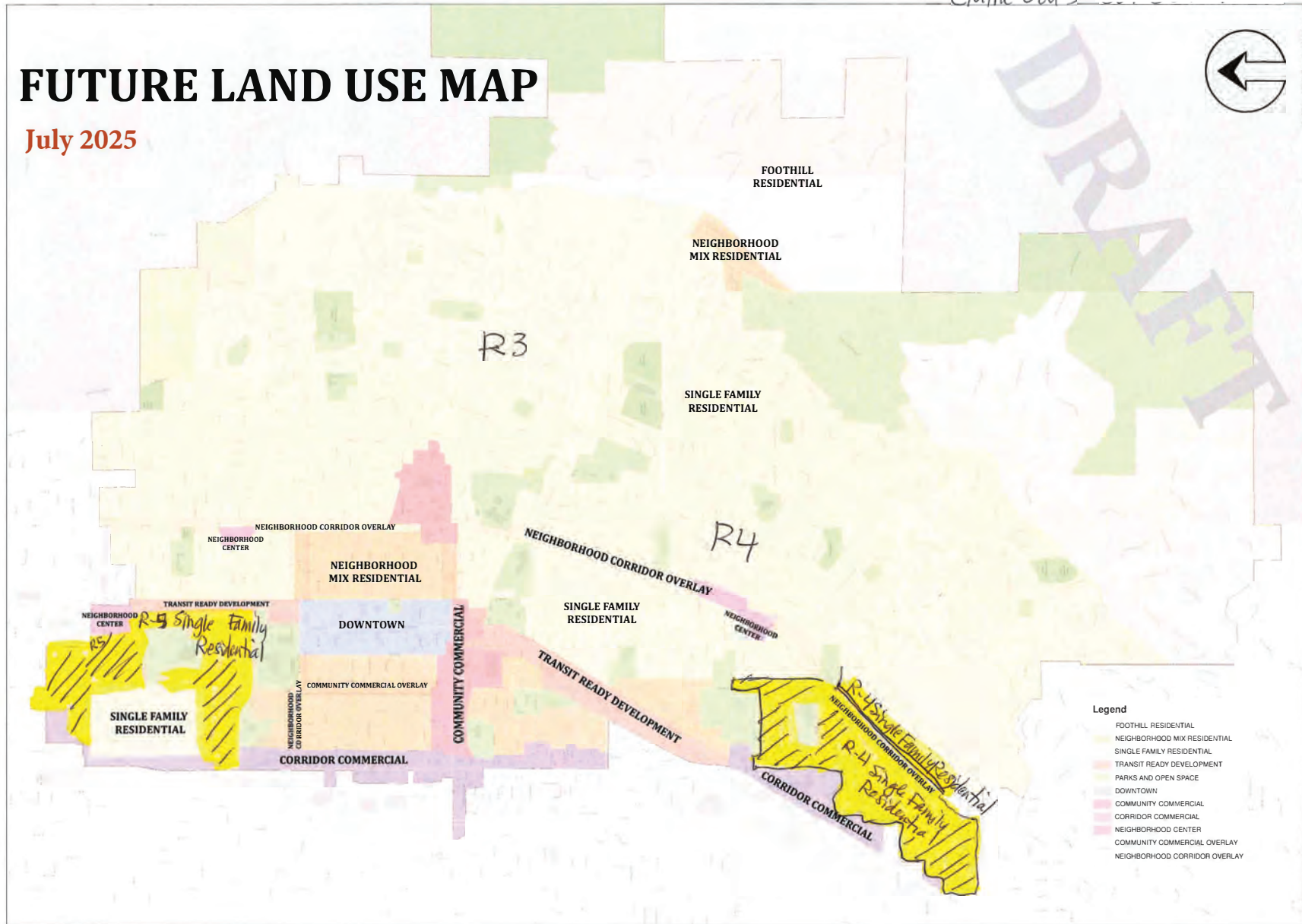
Sincerely,
Jill Longhurst

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

Elaine Oaks

FUTURE LAND USE MAP

July 2025



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

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

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

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

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

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

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

Jim Killian
Principal/Creative Director
Chop Shop
801.898.2491

Bountiful City General Plan - Water + Preservation

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

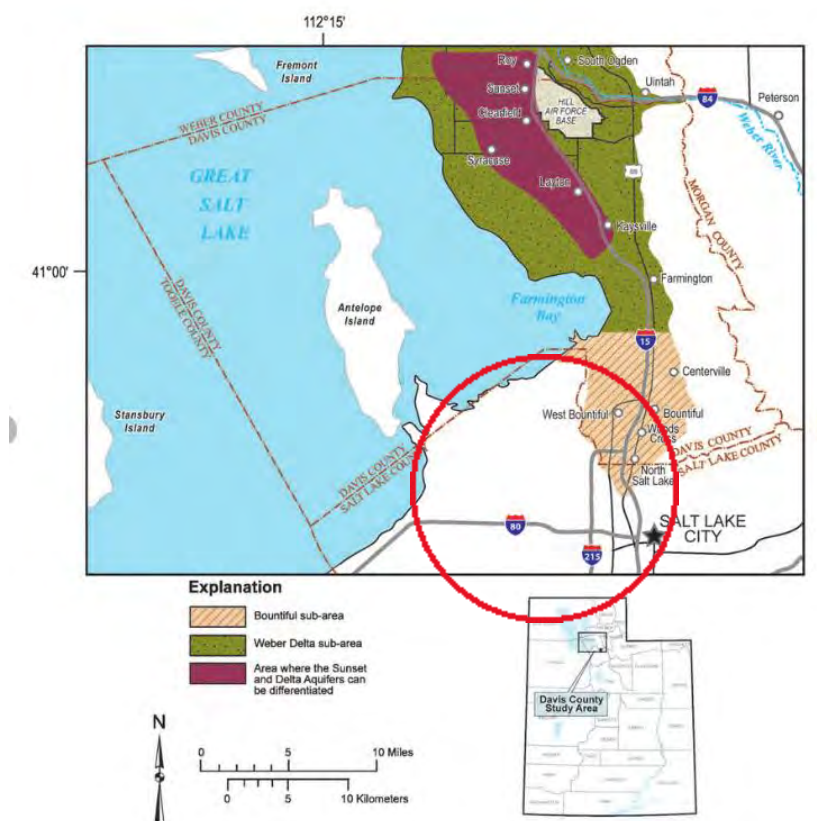
Introduction

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

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

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

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



[Map – Bountiful sub-area](#)

Historical Overview of Water Development in Bountiful

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

1847 to 1954: Water Shortages and Water Rationing

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

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

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

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

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

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

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

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

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

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

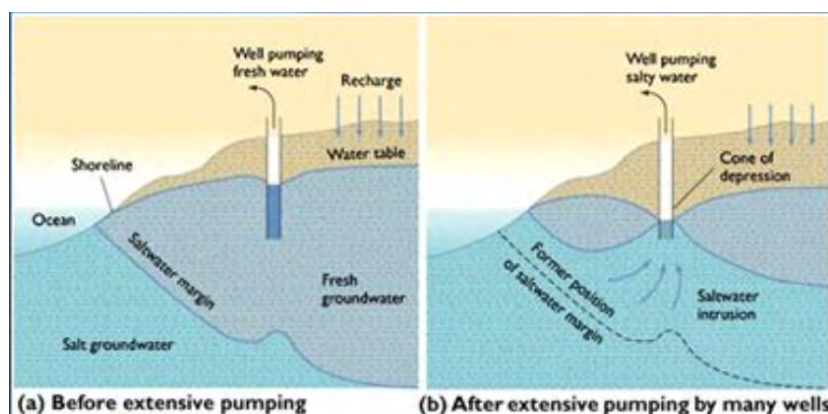
⁴ Leslie T. Foy, *The City of Bountiful: Utah's second settlement from pioneers to present* (1975), p. 260

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

2025 Onward: Preserving Bountiful's Water Supply

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

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



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

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

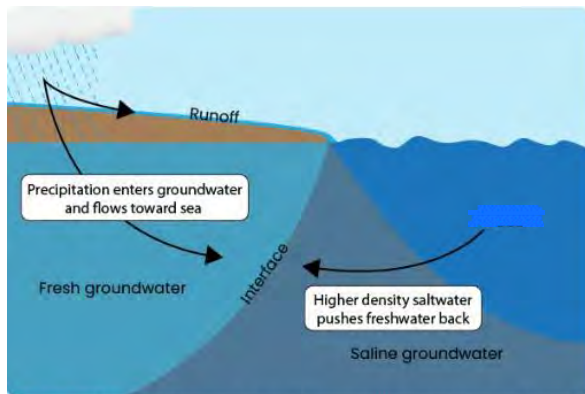


Image 1. Forces of Saltwater Intrusion – Arrows represent the natural flow of water without human intervention. A balance between freshwater and saltwater flow is found at the interface underground.

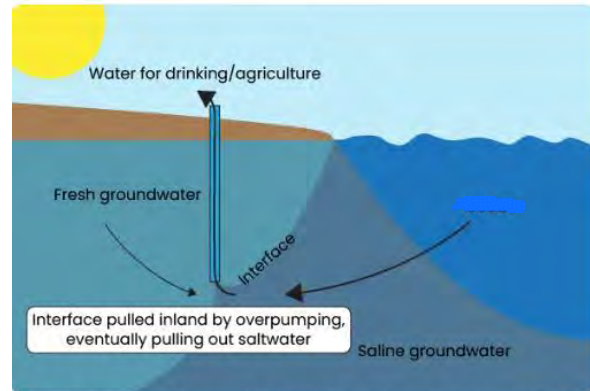


Image 2. Forces of Saltwater Intrusion with Human Interference – An imbalance is created in groundwater flow when humans pump out water, resulting in saltwater moving inland.

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

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

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

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

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

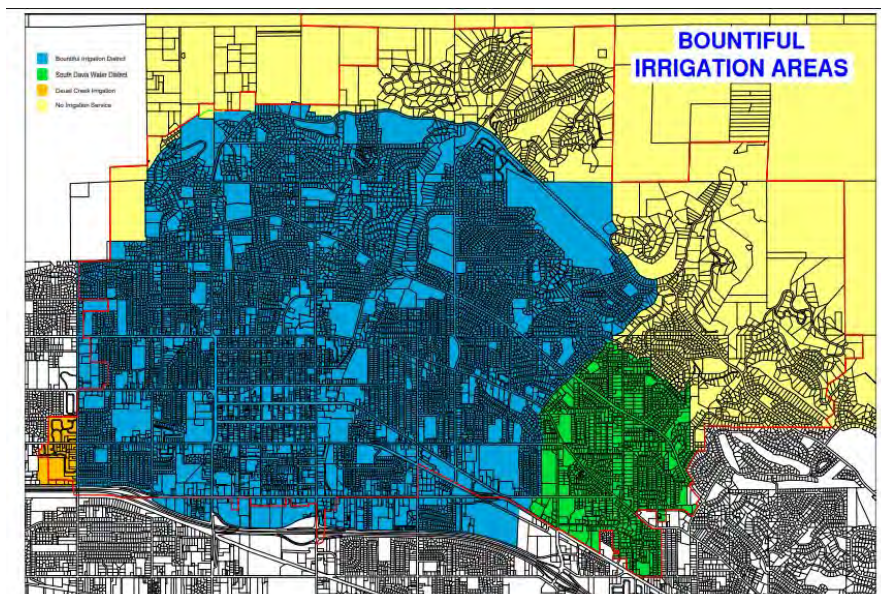
Once the City's system reaches its capacity, the City will have to purchase expensive water from Weber Basin, upgrade storage capacity, refurbish wells, and/or possibly drill more very costly wells if allowed to do so by the State Engineer given the 1995 Ground-Water Management Plan's restrictions. The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

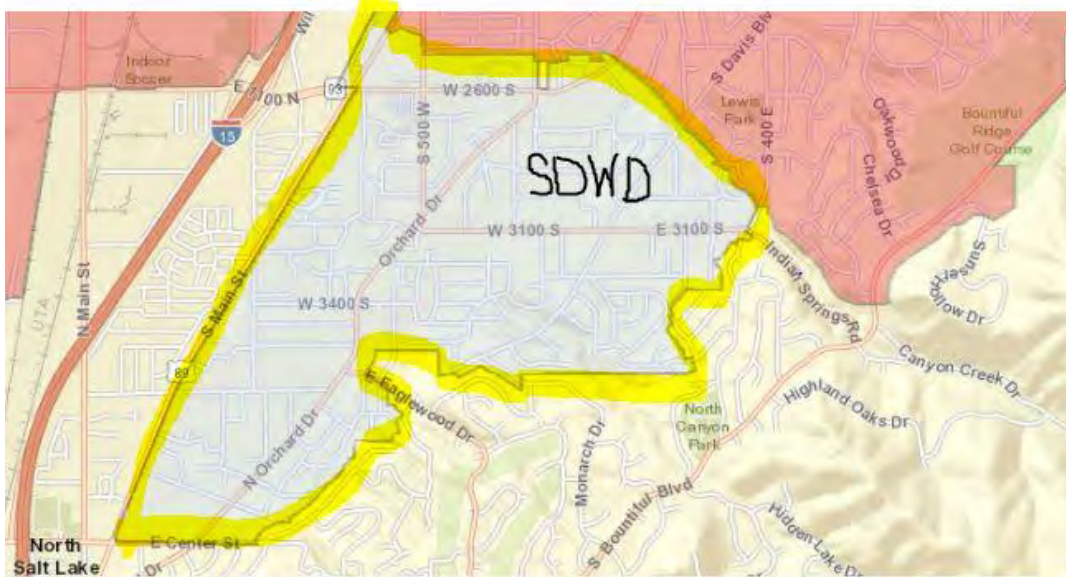
Taking the foregoing into consideration, this *Water + Preservation* element of the General Plan identifies the City's water resources and seeks to ensure that its future water needs will be met while respecting state and regional water conservation goals. Therefore, Bountiful will (1) work to improve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

Water Providers Serving Bountiful Residents

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

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





South Davis Water District Service Area.

Bountiful Controlled Water Resources and Aquifer Concerns

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

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

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

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

Weber River Basin Water

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

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

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

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

Bountiful's Culinary and Irrigation Water Usage

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

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

State Requirements for Water Conservation and Aquifer Preservation

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

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

District.

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

Water Conservation and Aquifer Preservation Approach

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Other Conservation Measures

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

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

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

Conclusion

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



Darfur, Sudan (NGO Photo)



Rural Mauritania (Photo by Ronald Mortensen)

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

Amend Guiding Principles as follows:

p. 75 A Welcoming Community for Everyone

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

p. 78 An Active Community

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

Page 79 An Efficient and Resilient Community

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

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

Revise the “Existing Conditions” section, “Service and Infrastructure” section (p. 123) to read as follows:

Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight (8) wells throughout the City. The City also operates a water treatment plant in Muller Park and obtains culinary water from the Weber Basin Conservancy District. Due to the urban areas being so close to the City’s water source, the Bountiful City Water Department has developed a water source protection plan to ensure that water quality remains high. Current estimates are that Bountiful’s current water system can meet the demands imposed by population growth for the next 5-10 years before requiring additional resources.

Additionally, the City acquires Weber Basin irrigation water from the Bountiful Irrigation District. Most residents get secondary, non-potable irrigation water from one of the irrigation districts serving Bountiful—the Bountiful Irrigation District, the South Davis Water District or the Deuel Creek Irrigation Company. However, irrigation water is largely not available on the eastern edge of the City.

Water resources are generally adequate for today’s population; however, with continued growth, per capita culinary water consumption, especially for outdoor use, will have to be reduced and strong, effective aquifer preservation efforts will have to be undertaken to ensure that Bountiful has the culinary water required to meet its future needs. This is especially important since a hotter and drier climate has exacerbated droughts in Utah’s arid climate and more water is being taken from the aquifer than is being replaced. Given this, there is a very real and serious threat of salt incursion from the Great Salt Lake into the aquifer and that could render wells useless. Furthermore, the aquifer is already over-appropriated which means that there are more water rights than there is water. In 2022 and again in 2025, Bountiful issued watering policies to limit culinary water used for outdoor landscaping. Similar mitigations will likely be needed in the future due to eastside development, population growth and frequent droughts.

Conservation education for the public has been emphasized in recent years; however, in coming years this education must be more nuanced to ensure that it takes into consideration any impact that water conservation may have on the aquifer. This means that future conservation education must go beyond a simple water conservation effort. It must also raise the awareness of residents and elected officials of the critical need to preserve the aquifer in order to ensure that a growing population continues to have access to vital, life-giving water far into the future.

City Council Staff Report

Subject: City Website Design and Hosting
Authors: Galen D. Rasmussen, Assistant City Manager
Sophia Ward, City Recorder
Dan Urban, IT Systems Analyst
Departments: Executive & Information Technology
Date: November 25, 2025



Background

Bountiful City's current website was designed by i4 Solutions, Inc. in 2015 at a cost of \$15,000 which included a rebranding project including a new city logo. The annual maintenance cost of the current website is \$647. Due to the evolving needs of website users, and to take advantage of currently available technologies for the improvement of service delivery, the City's website requires a complete redesign and a new hosting solution going forward.

Analysis

To solicit proposals from qualified vendors for a website redesign and hosting solution, staff prepared and issued a Request for Proposal (RFP) on August 11, 2025. Proposals were due in electronic form on September 29, 2025 at 5:00 p.m. A total of six qualified vendors submitted proposals for consideration. A summary of those proposals is listed in the table below:

Proposing Vendor	Corporate Location	One-Time Cost Quote	Annual Maintenance Quote	Total Proposal Quote
CivicPlus	Manhattan, KS	\$30,746.40	\$6,891.00	\$37,637.40
Promet Source	Chicago, IL	\$27,500.00	\$11,825.00	\$39,325.00
Advanced Innovative IT Solutions, LLC	Ludowici, GA	\$42,000.00	\$6,500.00	\$48,500.00
Revize	Troy, MI	\$45,000.00	\$8,900.00	\$53,900.00
OSIBytes Group, LLC	Bountiful, UT	\$607,440.00	\$574,450.00	\$1,181,890.00

A review committee was formed to evaluate proposals and recommend a best fit proposal for final approval by the City Council. The review committee assigned for this task was:

- Matt Murri, City Councilmember
- Galen Rasmussen, Assistant City Manager
- Dan Urban, IT Systems Analyst
- Sophia Ward, City Recorder

To support the process of evaluating future website needs, elected officials and department management and staff were surveyed. While there were varied needs expressed, many of those needs centered on newly available website technologies and basic needs not currently available on the existing website. The key website user needs identified were:

- Optimization for viewing of website content on computers and mobile devices.
- Availability for users to submit comments and/or service requests.
- Ability to deliver desired services either directly within the website or the ability to link the website to third party software solutions for delivery of services such as payment of utility bills, donations for trails development, and reservation of park pavilions.
- Ability for users to complete online forms for submissions to the city.
- Improved ability to search city codes, ordinances, and maps.
- A community calendaring function.
- Informational sections on key items of interest to residents such as:
 - The annual transfer of funds from the Power Department to the General Fund.
 - Roles and functions of city government and,
 - Frequently Asked Questions sections.
- Improved Content Management System to allow staff to more efficiently perform ongoing website maintenance and to customize the website look and feel.
- Technical assistance from the selected vendor to migrate existing website content to fit the newly redesigned platform.

Committee members independently evaluated each proposal received and later met on several occasions to discuss the merits of each proposal, including identification of the proposal that demonstrated a best fit in addressing website user needs as noted above. From these meetings, a request was made for a demonstration of the website offering from CivicPlus based on the content of their proposal, perceived best fit with desired website attributes, and CivicPlus's overall lowest cost. The website demonstration with CivicPlus was conducted via Zoom on November 3rd with all review team members present. The demonstration included the opportunity for team members to ask detailed questions and to view CivicPlus government website solutions implemented for the cities of Alpine, Kaysville, Ogden, and Provo.

Following staff reviews of proposals received, and a comprehensive demonstration of the product solutions from CivicPlus, staff recommends selection of the website solution offered by CivicPlus. CivicPlus was the lowest cost proposal, and they presented several successful local government solutions in Utah demonstrating a track record of delivering Bountiful City's desired aspects for a newly redesigned and hosted City website. Once the website is implemented, a future work session will be scheduled to demonstrate the website capabilities and to solicit feedback from the Council.

Department Review

This staff report has been reviewed and approved by the City Manager.

Significant Impacts

None

Recommendation

Staff recommends the City Council award a contract for website redesign and hosting to CivicPlus with a one-time cost of \$30,746.40 and a first-year annual maintenance cost of \$6,891.00 (total Initial cost of \$37,637.40). The annual maintenance cost is subject to an annual adjustment of 5%.

Attachments

- None

City Council Staff Report

Subject: South Davis Recreation District Proposed Property Tax Increase
Author: Tyson Beck
Department: Finance
Date: November 25, 2025



Background

Under Utah Code § 17B-1-1003, when a special district proposes to increase its property tax revenue, the legislative body that appointed a member to that district's board (in this case, the Bountiful City Council) must be notified of the proposal. The City's appointed representative, is required to submit a record of the proposed tax increase to the City Council and ensure it is placed on a City Council agenda within 40 days of receipt.

Subsection (3)(c)(i)–(ii) of the statute further provides that the City Council shall allow public and legislative comment regarding the proposed tax increase. The City's appointed board member, Councilwoman Bradshaw, can then report the public and legislative sentiment back to the South Davis Recreation District Board.

The City Council's role is advisory and informational only. No formal vote or motion approving or denying the increase is required.

Analysis

The South Davis Recreation District proposes to increase its property tax rate from .000123 to .000129. For a residence with an average taxable value of \$623,000, the annual recreation district tax would rise from \$42.15 to \$44.26, an increase of \$2.11 per year.

If adopted, the District's budgeted property tax revenue would increase by approximately \$86,200, representing a 5.00% increase over the prior year's property tax revenue, excluding new growth.

According to the District, the primary purpose of the proposed tax increase is to help offset increased operations and maintenance costs due to inflation.

A public hearing on the proposed increase was on November 17, 2025, at 6:30 p.m., at 550 North 200 West, Bountiful, Utah.

Department Review

This report has been prepared by the Finance Director and reviewed by the City Manager.

Significant Impacts

The South Davis Recreation District provides recreational opportunities to residents of South Davis County and visitors. The proposed tax increase will impact Bountiful City residents but is intended to better enable the District to serve those residents.

The City Council's obligation under Utah Code § 17B-1-1003(3)(c) is to:

1. Provide an opportunity for public comment on the proposed increase; and
2. Ensure that the Council's sentiment regarding the increase is recorded and transmitted by Councilwoman Bradshaw to the District Board.

This ensures transparency and communication between the District and the City while respecting the District's independent taxing authority.

Recommendation

Staff recommends that the City Council:

1. Receive and record the South Davis Recreation District's notice of proposed tax increase;
2. Allow public comment in accordance with Utah Code § 17B-1-1003(3)(c)(i); and
3. Record the Council's sentiment on the proposal for Councilwoman Bradshaw to convey to the South Davis Recreation District Board pursuant to Utah Code § 17B-1-1003(3)(c)(ii).

No formal vote or motion approving or denying the proposed tax increase is required.

Attachments

South Davis Recreation District "Notice of Proposed Tax Increase".

NOTICE OF PROPOSED TAX INCREASE SOUTH DAVIS RECREATION DISTRICT

The SOUTH DAVIS RECREATION DISTRICT is proposing to increase its property tax revenue.

The SOUTH DAVIS RECREATION DISTRICT tax on a \$623,000 residence would increase from \$42.15 to \$44.26, which is \$2.11 per year.

The SOUTH DAVIS RECREATION DISTRICT tax on a \$623,000 business would increase from \$76.63 to \$80.46, which is \$3.83 per year.

If the proposed budget is approved, SOUTH DAVIS RECREATION DISTRICT would receive an additional \$86,200 in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, SOUTH DAVIS RECREATION DISTRICT would increase its property tax budgeted revenue by 5.00% above last year's property tax budgeted revenue excluding eligible new growth.

The SOUTH DAVIS RECREATION DISTRICT invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or online.

PUBLIC HEARING

Date/Time: 11/17/2025 6:30 P.M.

Location: South Davis Recreation District Second level in meeting room A
550 North 200 West
Bountiful, UT 84010

Virtual Meeting Link: email mary@southdavisrecreation.com for Zoom
meeting link

To obtain more information regarding the tax increase, citizens may contact the SOUTH DAVIS RECREATION DISTRICT at 801-298-6224 or visit <https://southdavisrecreation.com/>

City Council Staff Report



Subject: Annual Comprehensive Financial Report & the independent auditor's Supplemental Reports for FY2025
Author: Tyson Beck, Finance Director
Department: Finance
Date: November 25, 2025

Background

Our annual audit has been completed and the Annual Comprehensive Financial Report (ACFR) and independent auditor's Supplemental Reports must be presented to the City Council.

Analysis

State law requires that municipalities prepare and present to the governing body an annual financial report in conformity with Generally Accepted Accounting Principles (GAAP). State law also requires municipalities with annual revenues or expenditures of \$1,000,000 or more receive an annual independent audit and that the report of said audit be presented to the governing body (*See UCA Sections 10-6-150 and 51-2a-201 through 203.*).

For the fiscal year ended June 30, 2025 (FY2025) the ACFR was again prepared in-house by the Finance Department and audited by the independent auditing firm Keddington & Christensen, LLC. The FY2025 ACFR received an unmodified opinion (i.e. clean opinion) from the auditors.

Auditing standards require the independent auditing firm to report the scope of the audit, audit findings (if any), and significant audit adjustments (if any) directly to the governing body. Gary Keddington, Partner at Keddington & Christensen, LLC., will present the audit and Supplemental Reports to the City Council.

Department Review

The ACFR was prepared principally by the Finance Director and reviewed by the Assistant Finance Director and Assistant City Manager, as well as audited by Keddington & Christensen, LLC. The Supplemental Reports were prepared by Keddington & Christensen, LLC. and reviewed by the Finance Director and Assistant City Manager. This staff report was written by the Finance Director and reviewed by the City Manager.

Significant Impacts

There is no action required or other significant impacts in regard to these financial reports.

Attachments

ACFR and the auditor's Supplemental Reports for fiscal year ended June 30, 2025, will be provided electronically initially and physically when they are printed and bound.

Recommendation

These reports are for your review of the City's FY2025 operations and finances. There is no formal action needed from the Mayor and City Council.

City Council Staff Report

Subject: Approval to purchase two 150 KVA Ermco transformers from Western United
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 25, 2025



Background

Transformers continue to be hard to purchase, and their lead times are a factor in keeping an adequate inventory. These transformers will be used to replace transformers that have been used on the system for repairs or/and upgrades.

Analysis

Specifications and an invitation to submit a bid for the transformer were sent out to three (3) major suppliers.

2 (ea.) 150kva 208/120 three phase Pad Mounted Transformer

We received bids from two (3) different vendors on October 17, 2025, at 11:00 a.m. The results are as follows:

Distributors/Manufacture	Total Cost	Delivery
Western United – Ermco Salem, Utah	\$30,436	24-26 weeks
Stuart C. Irby Co. – ABB West Valley City, Utah	\$40,000	One in stock 14-16 weeks
Anixter – GE/Prolec Salt Lake City, Utah	\$40,624	24-30 weeks

Department Review

The low bid from Western United for an Ermco transformer meets our specifications and we can work with the delivery schedule. The bids were evaluated on purchase price, total owning costs, and delivery.

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

Significant Impacts

These transformers will be purchased and placed into inventory until used.

City Council Staff Report

Approval to purchase two 150 KVA Ermco transformers from Western United

November 25, 2025

Page 2 of 2

Recommendation

The Power Commission and Staff recommend the approval to purchase of the low bid from Western United for two 150 KVA Ermco transformers for the sum of \$30,436.

Attachments

None

City Council Staff Report



Subject: UDOT Agreements for the I-15 Reconstruction
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 25, 2025

Background

The Utah Department of Transportation (UDOT) is moving forward with a I-15 Reconstruction Project. This scope of the project will require us to relocate several of our transmission poles along the frontage road in Centerville. Some of the existing power poles will need to be moved to meet the necessary clearances to allow for the widening of the interstate and a new larger overpass. The scope of the project will require us to relocate several poles to the east side of the frontage road.

The proposed UDOT I-15 reconstruction project is that is scheduled to start in 2027 runs from 600 North in Salt Lake to Farmington. The section that affects the City is shown on the attached map and is along the frontage road starting at Pages Lane and heading North towards Parrish Lane. We will need to move our poles and equipment before the start of the project.

On August 12th, 2025, the Bountiful City Council approved a Statewide Utility License Agreement and a City Master Utility Agreement with the UDOT. Due to the size of the power infrastructure project, it was necessary for the Power Department to have its own agreement.

The Bountiful City Power Master Agreement UT-05A for I-15 Reconstruction and the Bountiful City Power Outside Engineering Services Agreement will allow UDOT to reimburse the City for the cost to relocate our equipment.

Analysis

Bountiful City Power Master Agreement for I-15 Reconstruction UT-05A

This agreement outlines the roles and responsibilities of the UDOT project team and the responsibilities of the Power Department, which include provisions for design review, construction inspection and acceptance, betterments, records and as-builts, and third-party work such as engineering and contractors.

Outside Engineering Services Agreement

This agreement outlines the hiring of an outside engineering service for the design of the new relocated transmission line, which includes hiring, reimbursement, changes in scope, and auditing.

UDOT will reimburse the City within 60-days after receipt of the billing. This will involve the normal auditing procedures from the State and UDOT

UDOT will reimburse the Power Department for all engineering services and Materials. The project is a design build so there may be additional items added to the scope of the project.

This project will involve hiring third-party contractors, purchasing steel poles, and other equipment. These purchases will need to be approved by the City and UDOT. These expenses will be paid by the City and reimbursed by UDOT.

Department Review

These agreements have been reviewed by the Power Department Staff, City Attorney, and the City Manager.

Significant Impacts

We have budgeted \$80,000 for this item in the 2025-26 fiscal budget under Transmission, account number 535300-448630.

Although UDOT is going to reimburse the City, we may need to amend the budget at the end of the year to allow for the additional engineering and equipment purchases to meet the scope of this project within the current budget year.

Recommendation

The Power Commission and Staff recommend the approval so that the Mayor can sign the “Bountiful City Power Master Agreement UT-05A” and the “Bountiful City Power Outside Engineering Services Reimbursement Agreement”.

Attachments

Map

Bountiful City Power Master Agreement UT-05A

Bountiful City Power Outside Engineering Services Agreement

Map:

Transmission Line Shown in red.
Structures affected by this project are shown in blue.



BOUNTIFUL CITY POWER MASTER AGREEMENT UT-05A

THIS MASTER AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and **Bountiful City**, a political subdivision of the State of Utah, ("City"). Each as party, ("Party"), and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as Project Number S-R199(343), I-15 Reconstruction; Farmington to Salt Lake City in Davis and Salt Lake Counties, Utah, ("Project"); and

WHEREAS, the design-build contractor will complete the design and administer construction of the Project ("Design-Builder"); and

WHEREAS, UDOT has identified City facilities ("Facility or Facilities") within the limits of the Project, which may necessitate the relocation, protection, or adjustment of the Facilities ("Third-Party Work"); and

WHEREAS, the City desires to design and construct its own Third-Party Work necessitated by the Project; and

WHEREAS, for the purpose of expediting any required Third-Party Work and reimbursement, the Parties are entering into this Master Agreement with the understanding that future Supplemental Agreements to this Agreement, will be entered into covering specific Third-Party Work.

THIS AGREEMENT is made to set out the terms and conditions for the Third-Party Work that shall be performed.

AGREEMENT

NOW THEREFORE, in consideration of the foregoing recitals, which by this reference are incorporated into this Agreement, and for the terms set forth below, the Parties agree as follows:

1. CONTACT INFORMATION

UDOT's Project Representative is John Bangle, Utility and Railroad Leader, telephone number (801) 867-6764, and e-mail jbangle@utah.gov, or his designated representative, as assigned.

UDOT's Resident Engineer is Trent Beck, telephone number (435) 327-1185, and e-mail tbeck@utah.gov, or his designated representative, as assigned.

UDOT's Field Representative is Brad Williams, telephone number (801) 232-6314, and e-mail brad.williams@hdrinc.com, or their designated representative, as assigned.

City contact person is Luke Veigel, telephone number (801) 298-6070, and e-mail luke@bountiful.gov.

After awarding the Project, UDOT will provide the City with the Design-Builder contact information, ("Design-Builder Project Representative").

2. AUTHORIZATION FOR DESIGN WORK

In order to facilitate coordination and obtain technical information about the Facilities and City requirements for inclusion in this Agreement and the Project Request for Proposals, UDOT gave the City authorization for preliminary design engineering on July 1, 2025.

3. SUBSURFACE UTILITY ENGINEERING

UDOT has performed Subsurface Utility Engineering (SUE) within the limits of the Project. Additional SUE work to determine the precise location of underground facilities at specific, critical locations on the Project will be reviewed with the City.

4. PROJECT COORDINATION

During the development of the Project design, the City and UDOT, along with its Design-Builder, shall consult as necessary in an effort to determine if conflicts with the Facilities can be avoided.

If Third-Party Work is required, UDOT will be responsible to propose and provide a location for the Facilities. UDOT will provide the City with Project design plans as early as possible, and will schedule and meet with the City to review the design, construction, estimates of cost, and scheduling for the Third-Party Work to ensure maximum lead time for advance order of materials and workforce scheduling.

The City shall provide UDOT's Resident Engineer with a definitive schedule required for completion of the Third-Party Work, and shall diligently pursue its Third-Party Work so that completion can be accomplished according to the predetermined schedule negotiated by the City and UDOT in the Supplemental Agreement(s).

The City shall notify UDOT's Resident Engineer, by phone or email, within **2 business days** of its discovery of any occurrence or unforeseen circumstances that would prevent the City from completing its Third-Party Work according to the time schedule provided. In addition, the City shall describe the circumstances in writing within 24-hours from the notification of the discovery to UDOT's Resident Engineer.

5. CITY REQUIREMENTS

The City will comply with the following Third-Party Work requirements:

a. Design:

- i. City will prepare a relocation design package in 6 weeks, from the time UDOT delivers 90% Project design plans/package to the City

- 1) City will prepare a single relocation design package for one interchange at a time

b. Supplemental Agreements:

- i. 4 weeks for agreement review and to provide comments

- ii. 4 weeks for agreement approval and signature

- 1) City Council meetings are typically held on the second and fourth Tuesdays of each month

- 2) Approved items for inclusion on the City Council agenda must be provided to the City 10 calendar days prior to the meeting

a. Construction:

- i. Once a Supplemental Agreement has been executed (by UDOT and City):

- 1) 1 year to acquire Material Procurement

- 2) 3 months for Construction

6. UDOT REQUIREMENTS

UDOT will comply with the following City requirements:

- a. Shutdown schedules must be coordinated, in advance, with the City and approved, in writing

7. CITY TO DESIGN AND CONSTRUCT THIRD-PARTY WORK

The City, with its regular engineering and construction forces at its standard schedule of wages and working hours, or through qualified contractors with whom it has continuing contracts, shall perform the necessary design work (in accordance with City's standards and not considered a betterment), cost estimating, field and office engineering, furnish all materials, and Third-Party Work necessitated by the Project.

8. UDOT STANDARD SPECIFICATIONS AND REGULATIONS

The City is required to meet clear zone requirements as defined in UDOT'S Roadway Design Manual and minimum vertical, horizontal, and depth of bury clearances as defined in R930-7, as amended.

The City, while engaged in the preliminary design and Third-Party Work, shall comply with UDOT's Standard Specifications and Standard Drawings for Road and Bridge Construction and Utah Administrative Code R930-7 for work within UDOT's right-of-way.

9. RIGHT-OF-WAY

The City shall submit to UDOT all conveyances, vesting documents, or other evidence of title to real property related to the potential relocation of Facilities as early as possible.

Any easements or replacement right-of-way required in conjunction with the Third-Party Work will be acquired by UDOT in accordance with the requirements of Utah Administrative Code R930-8.

10. MAINTENANCE OF TRAFFIC (MOT), TRAFFIC CONTROL, CLEAR/GRUB, AND PROJECT SURVEYING

UDOT will provide MOT and traffic control for Third-Party Work at no cost to the City. The City is responsible to coordinate Third-Party Work schedules and traffic control needs with UDOT to facilitate the Project schedule and minimize impacts to the public. Except in the case of emergencies, Third-Party Work on the Project will be scheduled in compliance with the requirements of the Limitation of Operations contained in UDOT's Design-Builder contract with respect to lane closures, peak hour work restrictions, holiday and special event limitations, etc.

UDOT will provide, at no cost to the City, clearing and grubbing as required by the City and in accordance with UDOT's Standard Specifications.

UDOT will provide surveying and staking of Project facilities in order for the City to clearly identify the Project elements to properly relocate Facilities. The cost of the Project facilities surveying and staking will be at UDOT's expense and will not be recovered from the City.

Any of UDOT's survey control stakes or bench markers which are removed or damaged by the City shall be reestablished by UDOT at the City's expense.

UDOT will restore the Third-Party Work site to the preexisting conditions, unless it is modified by the Project and/or agreed to, in writing, by UDOT and the City.

11. BETTERMENT WORK

If the City desires to include betterment work in the Project at any specific location, UDOT may agree to the betterment work provided the difference in costs between the functionally equivalent required Third-Party Work and the City's desired betterment work shall be at the sole cost of the City, and the betterment work can reasonably be accommodated without delaying the Project. UDOT has the sole discretion to determine whether the betterment work will be included in the Project. Betterment work, including details and costs for accommodating the betterment work, will be addressed by a separate Supplemental Agreement between UDOT and the City.

Once a Design-Builder has been selected by UDOT, any betterment work not previously requested will be negotiated directly with the Design-Builder and UDOT.

12. SUPPLEMENTAL AGREEMENTS

UDOT and the City shall enter into individual Supplemental Agreements to cover Third-Party Work at specific Project locations. Each Supplemental Agreement will include a description and location of the Third-Party Work to be performed, design drawings showing the original and proposed locations of the Facilities, Third-Party Work schedules, detailed cost estimates, cost participation shares for UDOT and the City, and proposed betterment work. The cost estimates will be based upon the prices of materials and labor current as of the date of the estimates. The estimates do not account for increases due to unknown and unforeseen hardships in accomplishing the Third-Party Work. A copy of the format of the proposed Supplemental Agreement is marked Exhibit "A" that is incorporated by reference.

The City will review Supplemental Agreements and provide comments within 4 weeks of receiving the agreement. City will process for signature, approved, final Supplemental Agreements, within **4 weeks**.

In the event there are changes in the scope of the Third-Party Work, extra Third-Party Work, or changes in the planned Third-Party Work covered by a Supplemental Agreement, a modification to the Supplemental Agreement signed by the Parties is required prior to the start of Third-Party Work on the changes or additions.

13. UDOT AUTHORIZATION TO PROCEED WITH THIRD-PARTY WORK

City shall not perform any Third-Party Work without a signed Supplemental Agreement and a Notice to Proceed issued by UDOT.

14. CITY TO NOTIFY UDOT BEFORE BEGINNING THIRD-PARTY WORK AND UPON COMPLETION OF THIRD-PARTY WORK

The City will notify UDOT's Field Representative at least **2 business days** in advance of beginning any Third-Party Work covered by any Supplemental Agreements. The City will give subsequent notifications of when and where the City will be performing Third-Party Work to UDOT's Field Representative on a day-to-day basis. Such subsequent notifications can be informal. The City will provide notification to UDOT's Field Representative within **2 business days** of completing the Third-Party Work. Failure on the part of the City to give proper notification to UDOT's Field Representative will be cited to the City and that portion of the Third-Party Work performed while not under the surveillance of the UDOT Field Representative may be deducted from the reimbursement at UDOT's discretion.

15. DAILY RECORD KEEPING

UDOT and the City will each keep daily records of onsite activities. The City's daily records will be completed on a form that has been preapproved by UDOT's Contracts, Compliance and Certification Manager. The daily records shall be signed by UDOT's Field Representative or their authorized representatives and by the City or its authorized representatives. Copies of the daily records shall be retained by the Parties to this Agreement.

16. AS-BUILT RECORDS

In order to keep UDOT's assets database current a complete City relocation as-built shall be submitted electronically at the completion of the Third-Party Work. This is essential for documenting the precise location and other important attributes of installed, relocated, or abandoned Facilities. The City shall provide the as-built information for Third-Party Work. The City shall collect as-built data during performance of the Third-Party Work in order to accurately capture all features related to the Facilities; both above and below grade, per Utah Administrative Code R930-7-11. Standard UDOT Survey codes, in accordance with UDOT's Standard Specifications, Section 01721, Survey, 3.16, City, will be used for as-built collection. The City will supply an approved electronic as-built file to UDOT in the currently acceptable submission format. Failure on the part of the City to provide survey-grade as-built data to UDOT will be cited to the City at the City's expense and will be deducted from the reimbursement to the City at UDOT's discretion.

17. REIMBURSEMENT FOR THIRD-PARTY WORK

UDOT is responsible for 100% of the cost of the Third-Party Work if consistent with Utah Code § 72-6-116(3)(a) and Utah Administrative Code R930-8.

The City shall submit itemized bills covering its actual costs incurred for performing the Third-Party Work covered by Supplemental Agreements to:

UDOT Contracts and Compliance Specialist
constructionpayments@utah.gov
or hard copy mailed to
4501 South 2700 West
Construction Office, Box 148220
Salt Lake City, Utah 84114-8220

Itemized bills shall bear the Project number, Supplemental Agreement number, supporting sheets, and a complete billing statement of all actual costs incurred, following the order of the items in the detailed estimates contained in the Supplemental Agreement and be submitted to UDOT within **6 months** following completion of the Third-Party Work. Otherwise, previous payments to the City may be considered final, except as agreed to between the Parties in advance.

UDOT will reimburse the City within **60 days** after receipt of the billings, but only for those items complying fully with the provisions of Utah Administrative Code R930-8. Failure on the part of the City to submit the billings within 6 months of the completion of the Third-Party Work will result in UDOT's disallowance of reimbursement for that portion of Third-Party Work.

18. SALVAGED MATERIALS

All materials from existing Facilities will not be reused on this Project and shall become UDOT's property. The City will deliver the existing Facilities to UDOT, unless otherwise agreed to in advance by the Parties. There will be no Salvaged Material Credit for the existing Facilities.

19. REDESIGN AND REWORK OF THIRD-PARTY WORK DUE TO PROJECT CHANGES

If the City's design of Third-Party Work has been completed and accepted by UDOT and the City is required to redesign the Third-Party Work or redesign and reconstruct the Third-Party Work as a result of UDOT changing the Project design, the cost of the redesign and cost for the reconstruction of the Third-Party Work will be paid in full by UDOT. UDOT will make adjustments for any additional time that may be required for the City to redesign or modify its plans or reconstruct the Third-Party Work due to UDOT changing the design after acceptance of the design plans for the Third-Party Work.

20. CITY'S COSTS DIFFER BY MORE THAN 10%

If the City's actual costs incurred for its force account work differs more than 10% plus or minus per line item from the amount contained in the Supplemental Agreements, the City is required to submit a letter of explanation with its billings indicating how and why the difference in costs occurred.

21. RIGHT TO AUDIT

UDOT and the Federal Highway Administration shall have the right to audit all cost records and accounts of the City pertaining to the Project in accordance with the auditing procedure of the Federal Highway Administration and 23 C.F.R. §645, subpart A. Should this audit disclose that the City has been underpaid, UDOT will reimburse the City upon submission of additional billing to cover the underpayment. The City shall submit the additional billing within **60 days** from the date of the notification of the underpayment. Should this audit disclose that the City has been overpaid, the City will reimburse UDOT in the amount of the overpayment within **60 days** of notification of audit findings. For the purpose of audit the City is required to keep and maintain its records of Third-Party Work for a minimum of **3 years** after final payment is received by the City from UDOT.

22. ACCESS FOR MAINTENANCE

Access for maintenance and servicing of Facilities located on the right-of-way of the Project will be allowed only by permit issued by UDOT. The City will obtain the permit and abide by conditions thereof for policing and other controls in conformance with Utah Administrative Code R930-7. If access during the Project is needed, the City shall coordinate access with the UDOT Resident Engineer.

23. INDEMNIFICATION

UDOT and the City are both governmental entities subject to the Governmental Immunity Act. Each Party agrees to indemnify, defend, and save harmless the other from and against all claims, suits and costs, including attorneys' fees for injury or damage of any kind, arising out of its negligent acts, errors or omissions of its officers, agents, or employees in the performance of this Agreement, and from and against all claims, suits, and costs, including attorneys' fees for injury or damage of any kind. Nothing in this paragraph is intended to create additional rights to third parties or to waive any of the provisions of the Governmental Immunity Act. The obligation to indemnify is limited to the dollar amounts set forth in the Governmental Immunity Act, provided the Act applies to the action or omission giving rise to the protections in this paragraph. The indemnification in this paragraph shall survive the expiration or termination of this Agreement.

24. MISCELLANEOUS

- a. Each Party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of the Agreement at the request of the other Party.
- b. This Agreement in no way creates any type of agency relationship, joint venture, or partnership between UDOT and City.
- c. The failure of either Party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either Party to exercise any rights or remedies provided in this Agreement, or by law, will not release either Party from any obligations arising under this Agreement.

- d. This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power, and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
- e. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision. Each provision shall be deemed to be enforceable to the fullest extent under applicable law.
- f. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
- g. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each Party.
- h. The date of this Agreement is the date this Agreement is signed by the last Party.

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

Bountiful City

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

.....

Recommended For Approval:

Utah Department of Transportation

Title: Utility and Railroad Leader

Title: Project Director

Date: _____

Date: _____

Comptroller's Office

Title: Contract Administrator

Date: _____

EXHIBIT A
BOUNTIFUL CITY POWER
SUPPLEMENTAL AGREEMENT

**BOUNTIFUL CITY POWER
SUPPLEMENTAL AGREEMENT NO. UT05A-XX**

Supplement to UDOT Finance No. _____

THIS SUPPLEMENTAL AGREEMENT is made by and between the **Utah Department of Transportation**, ("UDOT"), and **Bountiful City**, a political subdivision of the State of Utah, ("City"). Each as party, ("Party") and together as parties, ("Parties").

The Parties hereto entered into a Master Agreement (MA) dated _____, UDOT Finance No. _____. All the terms of the MA remain in full force and effect unless otherwise specified herein.

The Parties agree as follows:

1. Third-Party will perform the following described Third-Party Work in accordance with the terms and conditions of the MA:
 - a. Plan sheets depicting the Third-Party Work are shown in Exhibit "A" that is incorporated by reference and are described as:
 - b. The City special provisions described in Paragraph 5 of the MA – City Requirements, are modified as follows:
 - c. Third-Party Work will be completed between x and x. A schedule for the Third-Party Work is shown in Exhibit "B" that is incorporated by reference.
 - d. As-builts to be provided in accordance with the MA.
 - e. Total estimated cost of Third-Party Work is shown in Exhibit "C" that is incorporated by reference.

TOTAL ESTIMATED COST OF SUPPLEMENTAL AGREEMENT UT05A-XX	\$0.00
TOTAL ESTIMATED COST OF CITY BETTERMENT WORK	\$0.00
TOTAL ESTIMATED COST OF CITY-PERFORMED THIRD-PARTY WORK	\$0.00
COMBINED TOTAL ESTIMATED COST OF THIRD-PARTY WORK	\$0.00
TOTAL ESTIMATED AMOUNT OF CITY PARTICIPATION @ 0%	\$0.00
TOTAL ESTIMATED AMOUNT OF UDOT PARTICIPATION @ 100%	\$0.00

2. UDOT will notify the City's contact person Luke Veigel, telephone number (801) 298-6072, and e-mail luke@bountiful.gov at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein.
3. Third-Party will notify UDOT's Field Representative, XXX XXX, telephone number (XXX) XXX-XXX, and e-mail XXX@utah.gov, or their designated representative, as assigned at least **2 business days** in advance of beginning and completing its portion of the Third-Party Work covered herein. The Design-Builder Project Representative is Name, telephone number (xxx) xxx-xxxx, and e-mail xxx@xx.com.

4. The date of this Agreement is the date this Agreement is signed by the last Party.

SAMPLE

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

Bountiful City

Title: _____

Date: _____

Title: _____

Date: _____

(IMPRESS SEAL)
.....

Recommended For Approval:

Utah Department of Transportation

Title: Utility and Railroad Leader

Date: _____

Title: Project Director

Date: _____

Comptroller's Office

Title: Contract Administrator

Date: _____

BOUNTIFUL CITY POWER OUTSIDE ENGINEERING SERVICES REIMBURSEMENT AGREEMENT

THIS OUTSIDE ENGINEERING SERVICES REIMBURSEMENT AGREEMENT, made and entered into by and between the Utah Department of Transportation, ("UDOT") and Bountiful City, ("City"). Each as party, ("Party") and together as parties, ("Parties").

RECITALS

WHEREAS, UDOT is preparing to request proposals for and award a design-build contract for the highway project identified as Project Number S-R199(343), I-15 Reconstruction; Farmington to Salt Lake City in Davis and Salt Lake Counties, Utah, ("Project"); and

WHEREAS, UDOT has identified City utility facilities ("Facility or Facilities") within the limits of the Project which may necessitate relocation, protection, or adjustment of the Facilities ("Utility Work"); and

WHEREAS, the City desires to hire a consultant to perform engineering, coordination, and review, of the Utility Work on behalf of the City ("Outside Engineering Services"); and

WHEREAS, UDOT will allow the City to hire Outside Engineering Services upon the terms and conditions of this Agreement.

This Agreement is made to set out the terms and conditions for Outside Engineering Services that will be performed.

AGREEMENT

Now therefore, the Parties agree as follows:

1. City will hire Outside Engineering Services for the Utility Work. A scope of work for the Outside Engineering Services is attached as Exhibit "A" that is incorporated by reference.
2. UDOT will reimburse the City for the actual cost incurred for Outside Engineering Services. The estimated cost of Outside Engineering Services is attached as Exhibit "A" This is an estimate only. Total payment to the City by UDOT is based on the actual costs incurred as determined after completion of the Utility Work.

Total Estimated Cost for Outside Engineering Services - \$163,700.00

3. In the event there are changes in the scope of the Outside Engineering Services covered by this Agreement, a modification to this Agreement in writing by the Parties is required prior to the start of Outside Engineering Services on the changes and additions.

4. The City shall submit itemized bills covering its actual costs incurred for Outside Engineering Services to:

UDOT Contracts and Compliance Specialist
constructionpayments@utah.gov
or hard copy mailed to
4501 South 2700 West
Construction Office, Box 148220
Salt Lake City, UT 84114-8220

Itemized bills shall bear the Project and Agreement numbers, supporting sheets, and a complete billing statement of all actual costs incurred, following the order of the items in the detailed estimates contained in this Agreement, and be submitted to UDOT within **6 months** following completion of Outside Engineering Services for the City on the Project. Otherwise, previous payments to the City may be considered final, except as agreed to between the Parties in advance.

UDOT will reimburse the City within **60 days** after receipt of the billings, but only for items complying fully with the provisions of Utah Administrative Code R930-8. Failure on the part of the City to submit final billings within **6 months** of the completion of Outside Engineering Services will result in UDOT's disallowance of that portion of Outside Engineering Services performed by the City.

5. UDOT and the Federal Highway Administration shall have the right to audit all cost records and accounts of the City pertaining to this Project in accordance with the auditing procedure of the Federal Highway Administration and 23 C.F.R. § 645, subpart A. Should this audit disclose that the City has been underpaid, the City will be reimbursed by UDOT within **60 days** upon submission of additional billing to cover the underpayment. Should this audit disclose that the City has been overpaid, the City will reimburse UDOT within **60 days** of notification of audit findings in the amount of the overpayment. For purpose of audit the City is required to keep and maintain its records of Outside Engineering Services covered herein for a minimum of 3 years after final payment is received by the City from UDOT.
6. MISCELLANEOUS
- a. Each Party agrees to undertake and perform all further acts that are reasonably necessary to carry out the intent and purpose of this Agreement at the request of the other Party.
 - b. This Agreement in no way creates any type of agency relationship, joint venture, or partnership between UDOT and City.
 - c. The failure of either Party to insist upon strict compliance of any of the terms and conditions, or failure or delay by either Party to exercise any rights or remedies provided in this Agreement, or by law, will not release either Party from any obligations arising under this Agreement.
 - d. This Agreement shall be deemed to be made under and shall be governed by the laws of the State of Utah in all respects. Each person signing this Agreement warrants that the person has full legal capacity, power and authority to execute this Agreement for and on behalf of the respective Party and to bind such Party.

- e. If any provision or part of a provision of this Agreement is held invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision. Each provision shall be deemed to be enforceable to the fullest extent under applicable law.
- f. This Agreement may be executed in one or more counterparts, each of which shall be an original, with the same effect as if the signatures were made upon the same instrument. This Agreement may be delivered by facsimile or electronic mail.
- g. This Agreement shall constitute the entire agreement and understanding of the Parties with respect to the subject matter hereof, and shall supersede all offers, negotiations and other agreements with respect thereto. Any amendment to this Agreement must be in writing and executed by authorized representatives of each Party.
- h. The date of this Agreement is the date this Agreement is signed by the last Party.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed by their duly authorized officers.

ATTEST:

Bountiful City

Title: _____

Title: _____

Date: _____

Date: _____

(IMPRESS SEAL)

.....

Recommended for Approval:

Utah Department of Transportation

Title: Utility and Railroad Leader

Title: Project Director

Date: _____

Date: _____

Comptroller Office

Title: Contract Administrator

Date: _____

Exhibit A

Outside Engineering Services Scope and Cost Estimate

October 10, 2025

Mr. Luke Veigel
Bountiful City Light & Power
198 South 200 West
Bountiful, UT 84010-8794

Re: Pages to Parish 46kV Reroute Transmission Line Project
Proposal for Engineering and Field Services

Dear Mr. Veigel:

ECI appreciates the opportunity to submit this proposal for professional engineering and survey services associated with Bountiful City Light & Power's Pages to Parish 46kV Reroute Transmission Line Project.

Scope of Work

ECI's scope of work includes engineering, specification and procurement support for the reroute of approximately 0.4 miles of existing 46 kV transmission line. Per preliminary scoping efforts, it is anticipated that 3 self-supporting steel dead-end poles on foundations, 2 direct-bury wood one-way switch poles, 1 direct-bury wood three-way tap pole, and 3 direct-bury wood tangent poles will be required to accomplish this reroute. No provisions will be made on the new structures to support distribution underbuild and/or communication wires. New conductor will be 1272 kcmil 45/7 ACSR "Bittern" for the transmission, and a new 3/8" EHS for shielding.

In detail, ECI's statement of work includes the following:

- 1) Coordination and performance of a site survey of the existing transmission structures and the adjacent spans in order to capture ground survey and any aerial obstructions that should be considered in the sizing and placement of the new transmission structures.
- 2) Preparation of a specification for a geotechnical subsurface investigation consisting of three soil borings which would be used to design optimized drilled concrete pier foundation and direct-bury embedment requirements for the new structures.
- 3) A new PLS-CADD model and Plan & Profile drawings prepared during the initial scoping phase of this project, and updated during detailed design based on additional survey data acquired and any drawings or system details provided by Bountiful City Light & Power.
- 4) On-site review of the design with Bountiful City Light & Power to ensure that all client design requirements and potential utility conflicts are properly accounted for. This review will include structure location staking and utility locates.
- 5) Detailed steel pole design and specification including load development in order to produce loading drawings for bidding.
- 6) Support for procurement of the tubular steel structures including development of steel structure performance specifications and point load drawings, review of steel structure design reports, review of anchor bolt cage shop drawings and review of structure shop drawings. We anticipate

that ECI would also support the procurement process, including technical reviews of supplier proposals.

- 7) Support for procurement of all wood poles, conductors and shieldwire, as well as all line hardware and insulators required for the reroute of the transmission facilities being replaced by this project. ECI will prepare material lists and support Bountiful City Light & Power throughout this process.
- 8) Review the switch manufacturer drawings for proper pole fit-up of the two (2) one-way switches procured by Bountiful City Light & Power.
- 9) Preparation of a phasing diagram for scope area to ensure that proper phasing is maintained during construction of the project.
- 10) Detailed direct-bury and concrete drilled pier foundation design and specification including calculations to determine required embedment depths, as well as any construction details, specifications and drawings showing any special backfilling or construction requirements.
- 11) Preparation of drawings required to support construction and not listed under the previous items, including: framing details, assembly details (for attaching to existing structures), title sheet, and structure staking drawings.
- 12) Incorporation of as-built conditions into the project drawings and documents following the completion of construction. ECI will provide Bountiful City Light & Power with a final set of project records as part of project close-outs.
- 13) Participation in the engineering review process as required by Bountiful City Light & Power.
- 14) Typical levels of project management & scheduling support.

All design activities will be in compliance with applicable industry codes, standards and guidelines. ECI will utilize PLS-CADD line design software and other software, both proprietary and otherwise, to facilitate this work.

Exclusions to ECI's Scope of Work:

To assure that Bountiful City Light & Power is aware of activities not included in ECI's statement of work, please note the following:

- 1) ECI's current scope of work and estimated costs do not include work to be performed by geotechnical contractor. If Bountiful City Light & Power would like ECI to provide a geotechnical subcontractor, ECI will bid this work out and request additional funding to cover the added cost.
- 2) We assume that Bountiful City Light & Power will perform all permitting efforts, and ECI will provide any design information necessary to support the acquisition on needed permits for the project.
- 3) We assume that Bountiful City Light & Power will not require any construction contractor bidding support (sending out & receiving proposals; pre-bid meeting, etc.).

- 4) We assume that Bountiful City Light & Power will perform construction inspection. However, ECI can include this responsibility under our authorization upon request.

We are available to discuss the items included with ECI's proposed scope of work should Bountiful City Light & Power desire to exclude or add any further items.

Schedule

ECI is available to commence with surveying and engineering tasks immediately upon notice to proceed. A requested 12/31/2026 In-Service date has been requested. However, with current steel pole lead times (40-weeks), steel poles are estimated to be on site late-December 2026, with construction estimated to be wrapping up mid-March 2027.

Budget

ECI's level of effort for the services defined above is outlined in this section.

A time-and-expense, not-to-exceed arrangement, is proposed with the values below established as the project budget:

<i>Engineering Design Services</i>	<i>\$148,500</i>
• <i>Scoping & Design:</i>	<i>\$87,800 @ 535 Hours</i>
• <i>Procurement Support:</i>	<i>\$20,900 @ 131 Hours</i>
• <i>Construction Package:</i>	<i>\$23,600 @ 146 Hours</i>
• <i>Construction Support & As-Builts</i>	<i>\$16,200 @ 97 Hours</i>
<i>Survey and Staking Services (98 Hours)</i>	<i>\$ 15,200</i>
<i>Total</i>	<i>\$163,700</i>

Closure

We appreciate the opportunity to furnish a proposal for this project. We feel that our proximity to the project site and our multiple experiences working together previously are significant benefits to Bountiful City Light & Power and will help to contribute to a successful project.

We are available to meet with you to discuss our proposal, or to expand upon details related to scope, performance, staffing or other areas of interest. You may contact me at (801) 292-9954 or by email at Zachary.Parkinson@eciusa.com.

Regards,

Zachary Parkinson

Zachary Parkisnon, P.E.
Project Manager

CC: Logan Erickson, P.E. – Engineering Manager, Salt Lake City

City Council Staff Report



Subject: ECI Engineering Services Transmission Relocation
Agreement approval for UDOT Reconstruction for I-15
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: November 25, 2025

Background

The Utah Department of Transportation (UDOT) plans to reconstruct I-15 from 600 North in Salt Lake City to Farmington, with construction scheduled to begin in 2027. As part of this initiative, transmission poles located along the Centerville frontage road must be relocated to accommodate the new bridge and interstate widening.

Several existing poles will be moved to the east side of the frontage road to ensure compliance with project requirements and maintain system reliability. All relocations are to be completed prior to the commencement of UDOT's reconstruction activities.

Analysis

Electrical Consultants Inc. (ECI) is an engineering firm that we have worked with in the past and they have an office in Woods Cross. They have worked with us on several other transmission and distribution projects including the rebuilding of our transmission line from 400 North to the Northwest Substation completed in 2017, and the distribution line on 3100 South Feeder 575 completed in 2021. Both these projects included several steel and wood poles. We have a very good working relationship with ECI and have been pleased with the past services they have provided.

The scope of work includes engineering, specification and procurement support for the reroute of the transmission line, which includes 3 steel poles, 2 switch wood poles, and 3 tangent wood poles with approximately 0.4 miles of new conductor. ECI has provided a quote of \$163,700 to complete the Engineering Services as requested for this project.

Department Review

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

Significant Impacts

We have budgeted \$80,000 for this item in the 2025-26 fiscal budget under Transmission, account number 535300-448630.

Although UDOT is going to reimburse the City, we may need to amend the budget at the end of the year to allow for the additional engineering and purchases to meet the scope of this project within the current budget year.

Recommendation

The Power Commission and Staff recommend the approval of the quote from ECI for \$163,700, for the UDOT I-15 reconstruction project.

Attachments

Map

Map:

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



City Council Staff Report

Subject: Additional Funding for the
Viewmont Well Rehabilitation Project

Author: Lloyd Cheney, City Engineer

Department: Engineering, Water

Date: November 25, 2025



Background

In April of this year, the City Council accepted the proposal of Widdison Well Services for the rehabilitation of the Viewmont Well. This project was scheduled in the Water Departments capital projects for FY2025-2026.

Project Recap: The original well was drilled in 1963. At that time, the test pumping results yielded 1400 gallons of water per minute with a drawdown of 75 ft – indicating a very good well. In the last 3 decades a new well house was constructed (1998) and the well was rehabilitated in 2001. In more recent times, the well began producing an increasing amount of sand which compromised the screened sections of the well casing and has caused excessive wear on the pump components. The current project has replaced the interior screen and gravel pack and work is currently underway to “develop” the well (stabilize and improve the conditions in areas where water is present in the underground formation) through a combination of pumping water from the well and surging water back into the well. This pumping and surging action is intended to create a barrier of sand and sediment through which the water can flow, but sand and other particulates cannot pass. Because of the extended time required to complete the development process, Staff anticipates that additional funding is required for the successful completion of the rehabilitation project.

Analysis

Generally speaking, the project has progressed smoothly to this point, but there have been some conditions which have resulted in additional project costs:

1. Screen Removal: Because the former screen was damaged by the erosive action of the sand over years of pumping, the former screen and gravel pack needed to be removed so the new screen could be installed. During this process, the lower sections of the screen became stuck. Removal required the use of a specialized “tool” which had to be rented from another well driller.

2. Well Development: Since the current condition of the underground formations are unknown (with the exception of knowing the approximate elevations of the water-bearing strata) the amount of time estimated as necessary for well development in the proposal is both hopeful and uncertain, at best. Given the amount of sand which has been removed

from the underground formation over time, it is very likely that the cumulative size and distribution of voids in the formations is directly related to the time required for development of the well. As previously mentioned, the process of development continues, but improvement of the well yield has not happened as quickly as our team of consulting engineers, staff and our contractor have hoped. It is readily apparent that more time and effort is required to establish a stable and productive well.

A summary of the contracted work is as follows:

Water Dept. Project Budget	\$ 750,000
Widdison Well Service Proposal	\$ 702,670 Base Bid
	<u>\$ 41,000</u> Additive Alternate (Casing)
	\$ 743,670 Total

Per the requirements of the City's Procurement Code, the City Council must authorize expenditures which exceed 10% of the original bid award and \$50,000. To date, the current expenditures require this additional approval from the Council, and staff requests an additional allocation of funding to complete the project. Because the additional time required to complete the well development process is uncertain, the additional amount requested is \$150,000. This allocation would double the amount of time for well development listed in the original proposal. If approved, project funding would total \$900,000.

In the unfortunate situation that project completion is unlikely based on this proposed level of funding, Staff will review further expenditures with the Council.

Department Review

This report has been reviewed by the Water Department Director and the City Manager.

Significant Impacts

Original funding for this project has been allocated in the FY25-26 Water Department Capital Budget in the amount of \$750,000. Additional funding will be paid from capital reserves in the Water Fund. If the department budget needs to be amended at the end of the year, this item will be discussed as a part of the budget process in April/May.

Recommendation

- Staff recommends the City Council approve an additional funding allocation of \$150,000 for completion of the Viewmont Well Rehabilitation Project.

Attachments

None