BOUNTIFUL CITY COUNCIL

TUESDAY, August 27, 2024

6:00 p.m. Work Session

7:00 p.m. - Regular Session

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

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

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

AGENDA

6:00 p.m. – Work Session

1. General Plan discussion – Mr. Francisco Astorga p. 3

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meeting held on August 13, 2024 p. 43
4. Council reports
5. Consider approval of expenditures greater than $1,000 paid on August 7 & 14, 2024 p. 51
6. Consider approval of the final architectural and site plan application for a flex warehouse development located at 260 North 500 West – Ms. Amber Corbridge p. 55
7. Consider approval of the purchase of a 360X reclaimer from Asphalt Zipper in the amount of $212,895 – Mr. Kraig Christensen p. 67
8. Consider approval of the purchase of 100 transformers from Western United Electric in the amount of $454,305 – Mr. Allen Johnson p. 69
9. Consider approval of the purchase of 5,200 feet of 1100 URD from Irby in the amount of $74,100 – Mr. Allen Johnson p. 71
10. Consider approval of the purchase of a PME-11 switchgear and fuse holders from Irby in the amount of $22,180 – Mr. Allen Johnson p. 73
11. Consider approval of the purchase of a new Dakota service body from Mountain States Industrial Service in the amount of $47,644 – Mr. Allen Johnson p. 75
12. Consider approval of the purchase of a new Rugby dump body from Reading Truck in the amount of $22,899 -Mr. Allen Johnson p. 77
13. Consider approval of the purchase of the following for the Echo fire response: - Mr. Allen Johnson p. 79
    a. 18 wood poles from McFarland Cascade/Stella Jones Corporation in the total amount of $68,888
    b. Materials from Alpha Power Systems in the amount of $86,392
    c. Manpower and equipment from Wasatch Electric in the amount of $498,785
14. Adjourn

Shauna Andrus
City Recorder

City Council
Staff Report

Subject: Work Session General Plan Direction: Existing Conditions Report
Author: Francisco Astorga, AICP, Planning Director
Date: August 27, 2024

Background
The City Council has been having work session discussions during the last several months to review the current comprehensive general plan update. The updated general plan, Bountiful by Design, is intended to provide the City with guidance in decision-making over the next 20 years. During the August 27, 2024, City Council meeting, the Council held a work session discussion to review a draft of the Transportation Element goals and actions.

Analysis
Staff requests that Council review the drafted Existing Conditions Report and provide direction regarding this section of the comprehensive general plan update. As currently drafted the Existing Conditions Report includes the following:

- Introduction
- Population and Demographics
- Land Use
- Economy
- Housing
- Transportation
- Service & Infrastructure

The purpose of this Existing Conditions Reports 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.

Department Review
This Staff Report was written by the Planning Director and reviewed by the City Manager.

Significant Impacts
None.

Recommendation
Staff requests that the Council provide input regarding the drafted Existing Conditions Report.

Attachments
1. Draft of the general plan Existing Conditions Report

Existing Conditions Report

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. Although the pace of growth has slowed, Bountiful is still a desirable place to call home.

Figure 1.1 Bountiful in the Region

Population and Demographics

At a Glance

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, and North Salt Lake; 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 City has a population of 45,496 and 14,514 households (ACS 5-Year Data 2021). The close 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. Nearly 50% of households have young children (under 18) in the home.

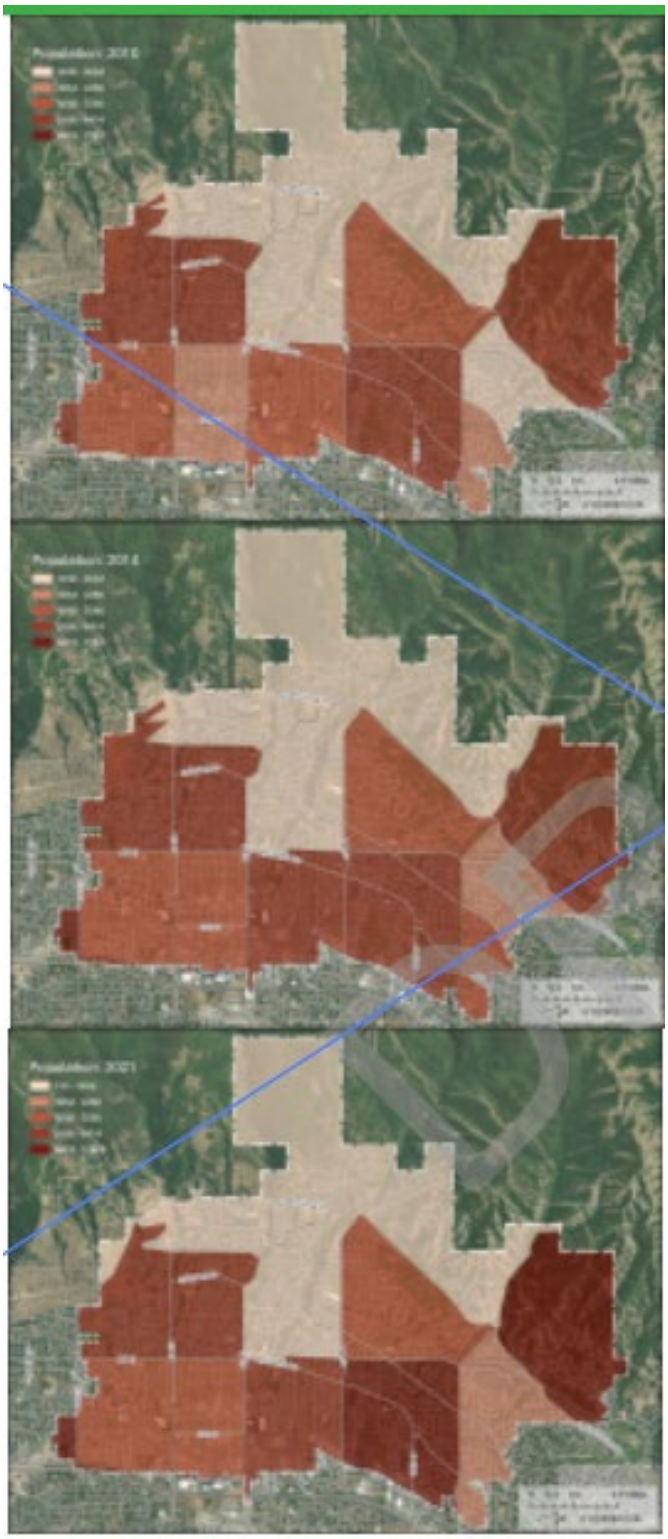


Figure 2.1 Bountiful Population Density 2010, 2014, 2021

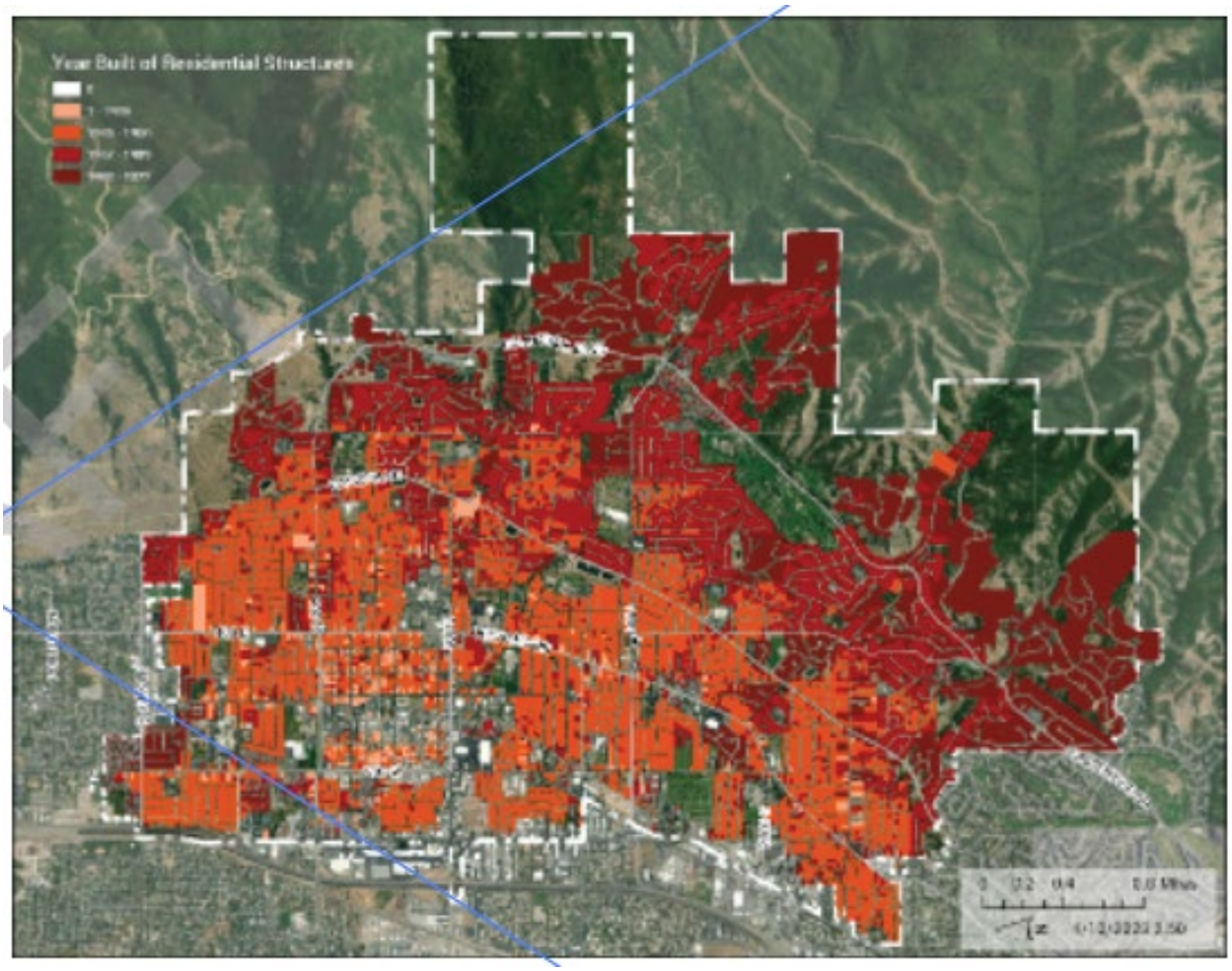


Figure 2.2 Residential Construction Dates

Analysis

Community Character

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 2.1 demonstrates that the highest population density is concentrated in the westernmost section of the City nearest to I-15 (up to 1,590 people per square mile).

50% of households in the community include children 17 years old or younger. Of the 14,514 households in Bountiful, 79.4% of the residents in Bountiful live in single-family detached homes. 74.5% of the residents own their home while 25.5% rent. Based on Census data, there is a large percentage of the population that are between the ages of 25 to 34.

In previous planning efforts, steering committees, public officials, and the public note that there was a need to support Bountiful's aging population. Since the 2009 plan there has been another shift in the distribution of age in the City. Figure 3 shows that there has been a significant rise in the number of individuals that are between 25 and 34 years of age. There was also a decline in the number of individuals between the age of 45 and 54. 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, but 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, and other factors. These differences are considered throughout the planning process as the City emphasizes the strengths of each community character 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 still remained around 12%. Since the year 2000, Bountiful has enjoyed a steadier and more sustainable growth rate. Today Bountiful has 43,991 residents and has had an average growth rate of 0.72 (based on the last 8 years), Bountiful's population in 2042 will be roughly 53,640 people.

Figure 2.3 Population Growth Since 1950-2020

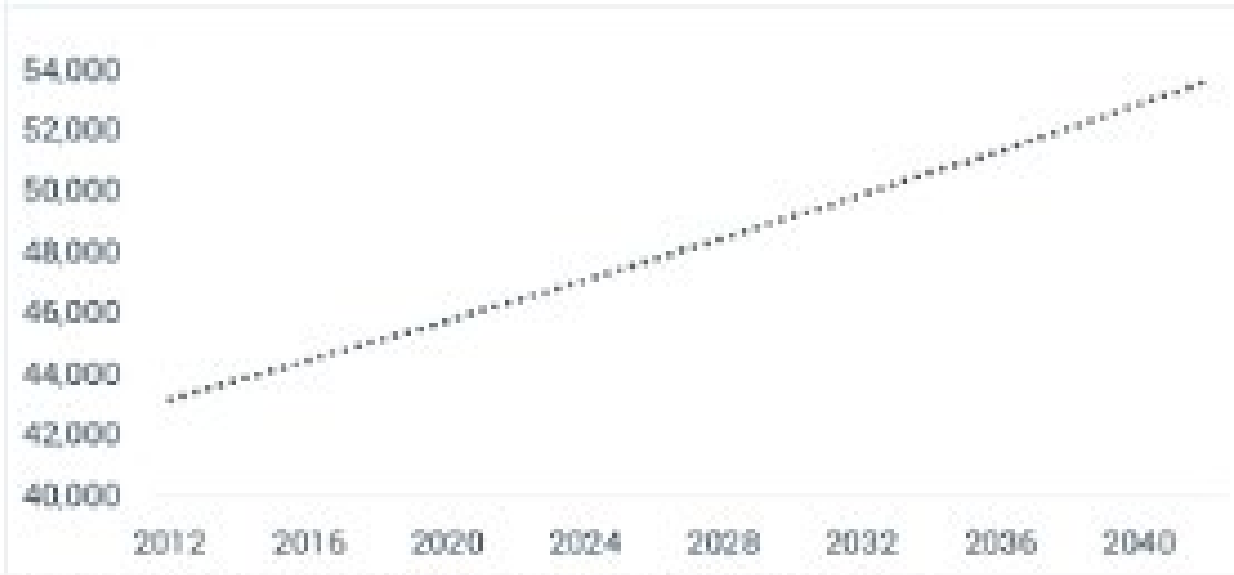


Figure 2.4 Population Projected Growth

Age

Over the last 10 years the age of Bountiful's population has changed. Between 2010 and 2021 the median age fell from 35.1 to 32.2 years even though the surrounding county and state had an increase in median age during the same period. (Utah's median age increased from 28.8 to 31 and Davis County increased from 28.7 to 31.6 years). Although the median age has dropped in Bountiful, approximately 14.5% of the population is 65 years of age or older (Davis County – 10.7%, Utah – 11.6%), which is higher than Davis County or Utah.

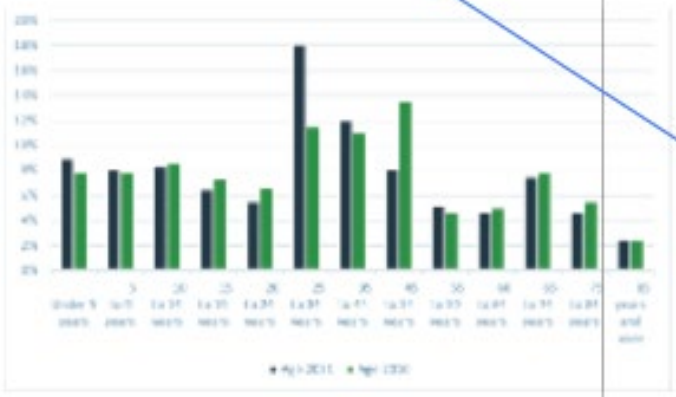


Figure 2.5 Age Breakdown 2021vs 2010

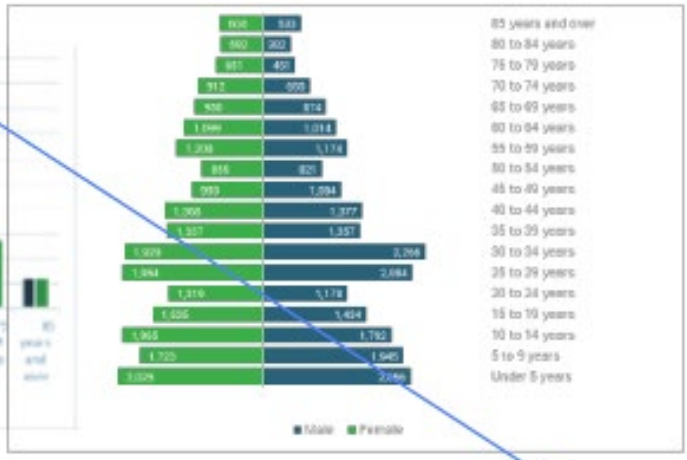


Figure 2.6 Age and Gender Breakdown 2021

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 92% to 86% between 2010 and 2020. The minority groups with the most growth are those identifying as two or more races at 4.8% followed by those of Hispanic/ Latino origin at 1.4%. Other minority groups experienced marginal growth.

In 2021, 10% of households in Bountiful had a language other than English spoken at home. English only- 89.6%, Spanish- 5.2%, Other Indo-European – 2.9%, Asian/Pacific Islander – 1.9%

Figure 2.7 Minority Population by Race/ Ethnicity 2010, 2021, projected 2027

Households and Employment

Bountiful has a reputation for being a great city to raise a family. The average family size is 3.64, which is higher than the Utah average of 3.51. 68% of households are married couple family households. Single mothers account for 21.4% of households, while just 11.3% of households are single fathers.

Bountiful also has a reputation for being a place people love to stay, and residential mobility numbers show it retains many residents. Of newcomers, 6.7% of residents moved from Davis County, 6.4% of residents moved from other counties in Utah, and 1.5% of residents moved from a different state.

Bountiful has a high employment rate (64.6%) considering larger retired and child populations with 21,270 employed persons; however, it is slightly lower than State and County rates (Utah: 68.9%, Davis: 67%)

Bountiful also enjoys a high average household income of $89,365 compared to the surrounding communities (Davis County $79,449). This also presents itself with a lower than state average (8.6%) poverty rate of just 5.1%.

Educational Attainment

In 2010 over 35% of residents over the age of 25 had some college or an associate's degree. In 2021, this is still the leading education attainment level, however the percentage of Bountiful's population with a bachelor's degree has increased over the last decade. The percentage of the population in Bountiful with a bachelor's degree or higher continues to be higher than the County percentage.

Both educational attainment and earnings (Figure 2.8 and 2.9) have increased in Bountiful between 2010 and 2021. The most categorical increase in earnings was seen in the highest education attainment (graduate or professional degrees) and the lowest (less than high school graduate).

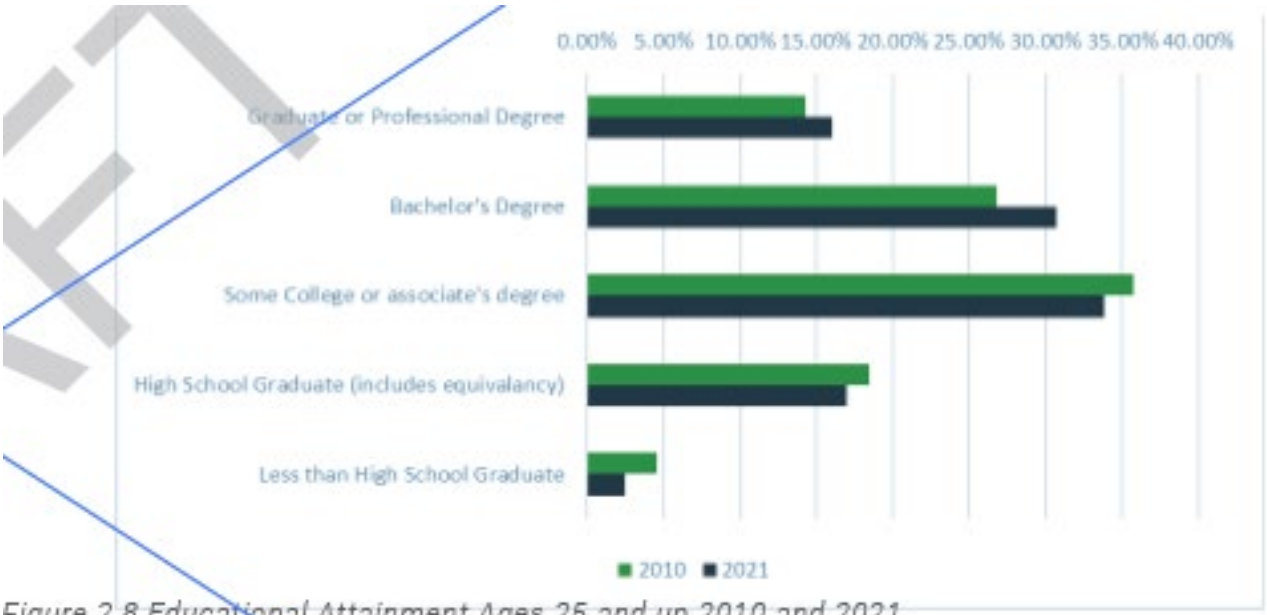


Figure 2.8 Educational Attainment Ages 25 and up 2010 and 2021

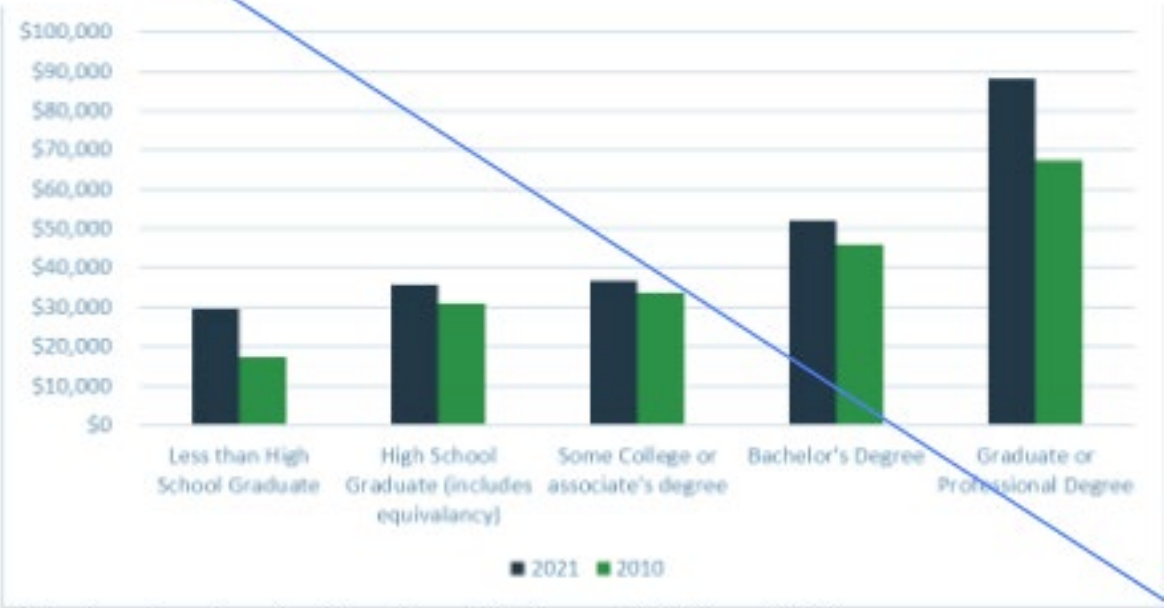


Figure 2.9 Median Earnings by Educational Attainment 2010 and 2021

Land Use

At a Glance

Bountiful was a small farming community until the 1950s when the rise of the car and the commute changed the community significantly. Since then, the community has been considered a great place to live and to recreate. Because of 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 spaces to serve the growing community. This challenge will help shape the development patterns of the City as it continues to evolve over time.

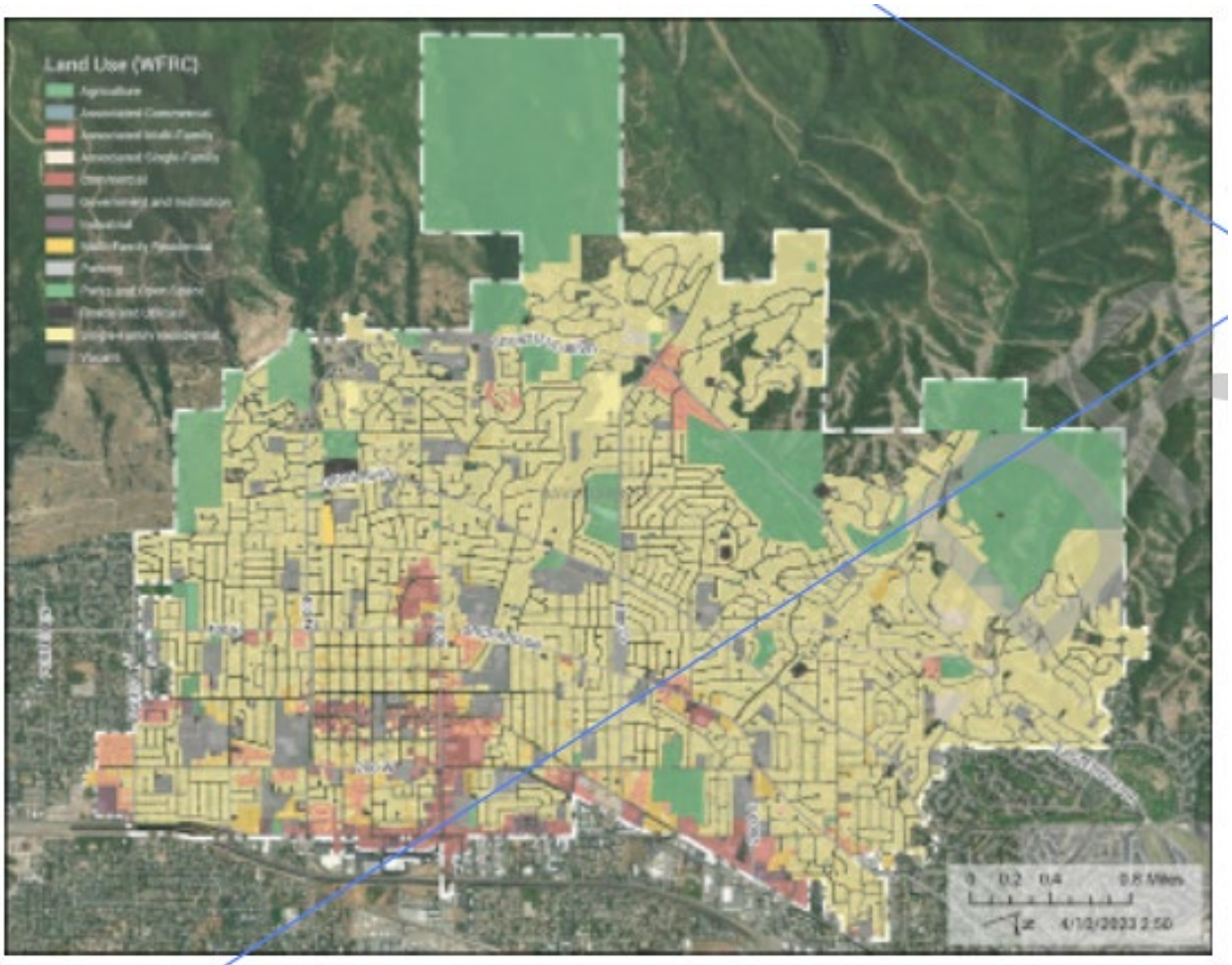


Figure 3.1 Current Land Use

Land Use and Existing Regulation

Since the 1950's Bountiful has thrived as a residential enclave for commuters. This is reflective in both the mix of uses and zoning regulations. The majority of City is used as and zoned for residential uses. 13,893 parcels within the City of Bountiful are residential lots on approximately 4,063 acres. Given that there are 7,446.07 acres in the City limits, 54.6% of land area in the City is used exclusively for residential.

Large parcels of open space, City owned, are found on the eastern edge in areas of steep topography. Commercial development is largely clustered on the western edge of the city along major roads including 500 West, 500 South, 2600 South, and Highway 89. Main Street also provides a number of non-residential uses. While some non-residential nodes exist elsewhere in the City they are not generally found further east than the Orchard Drive corridor.

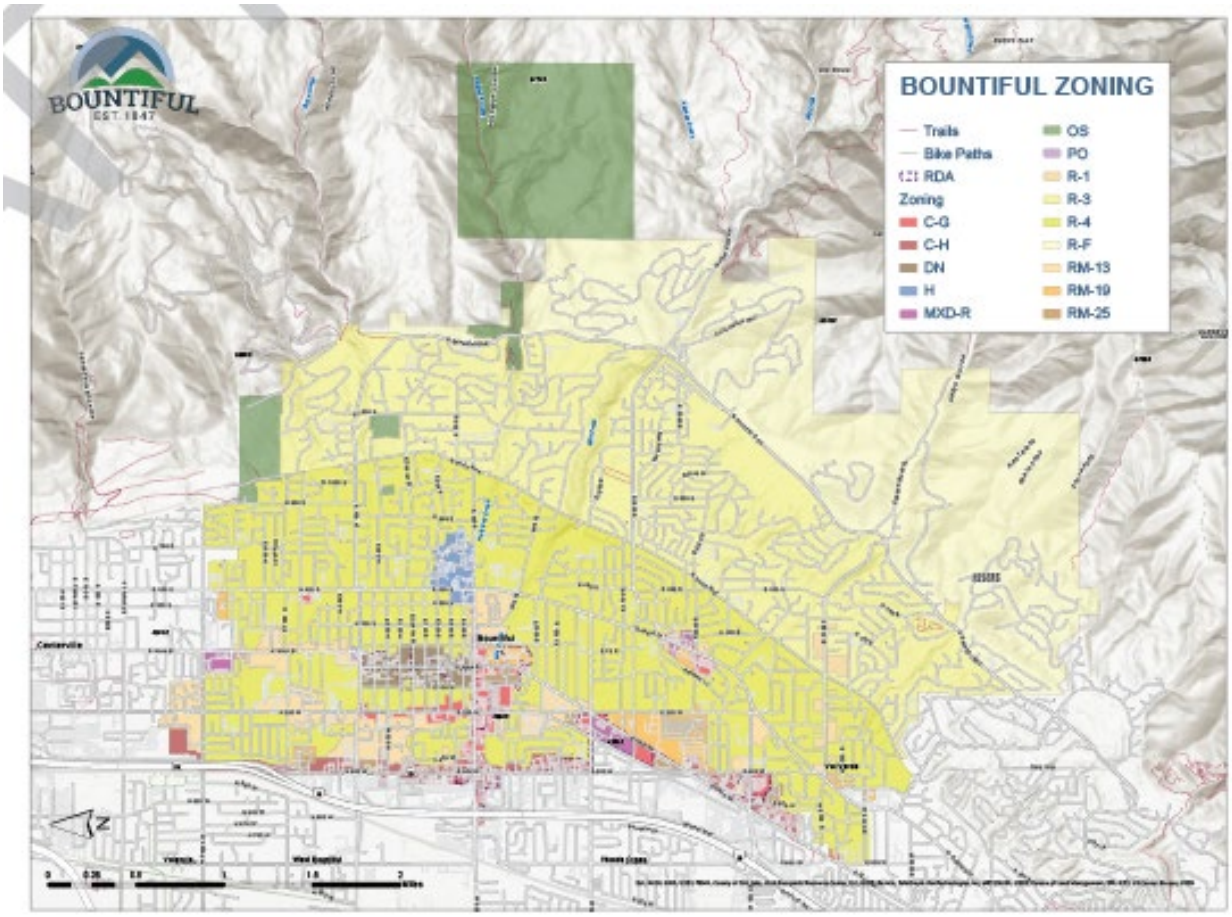


Figure 3.2 Current Zoning

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 lands.

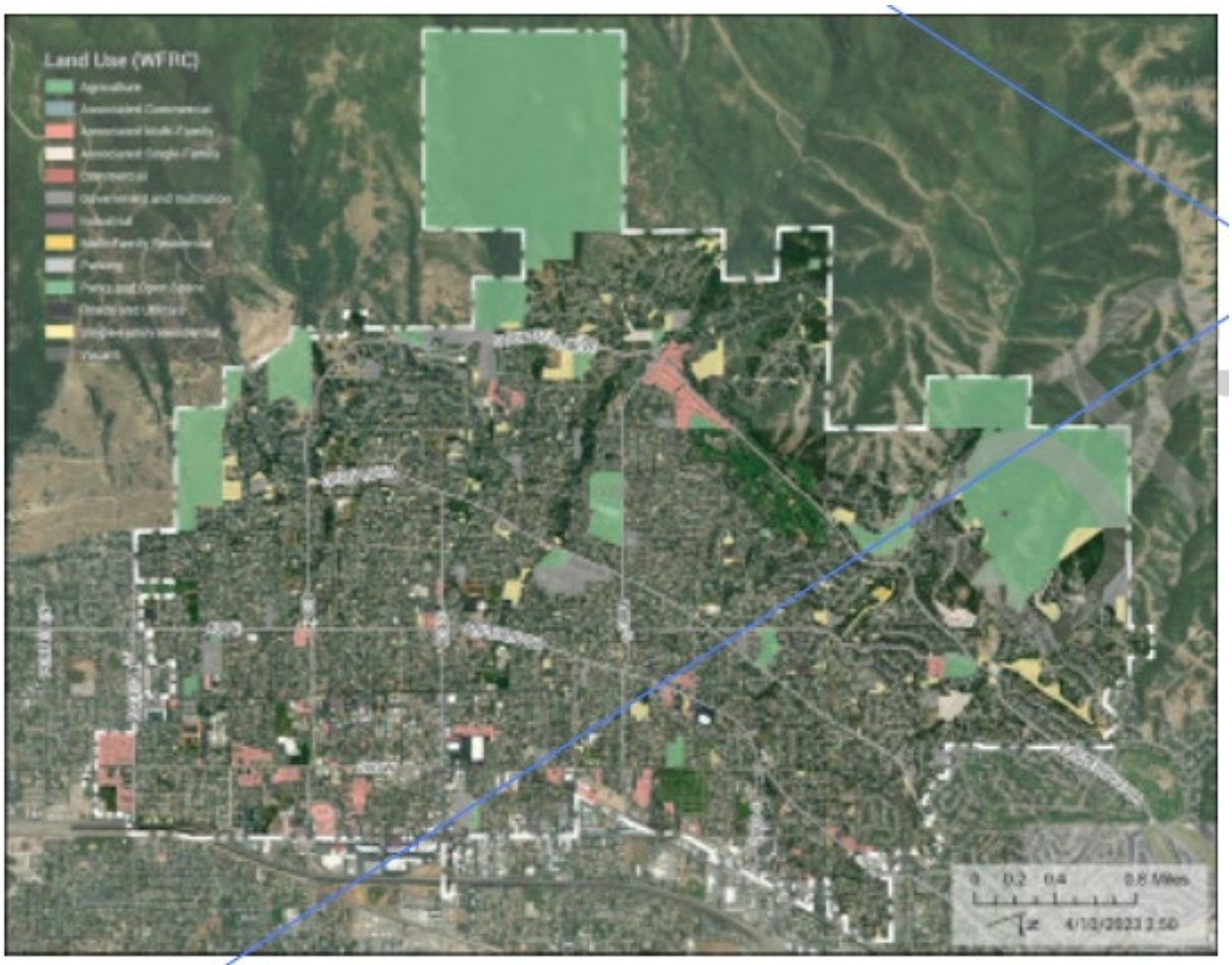


Figure 3.4 Vacant Lands

Open Space and Recreation

Access to the outdoors and recreational opportunities are a major component of 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.

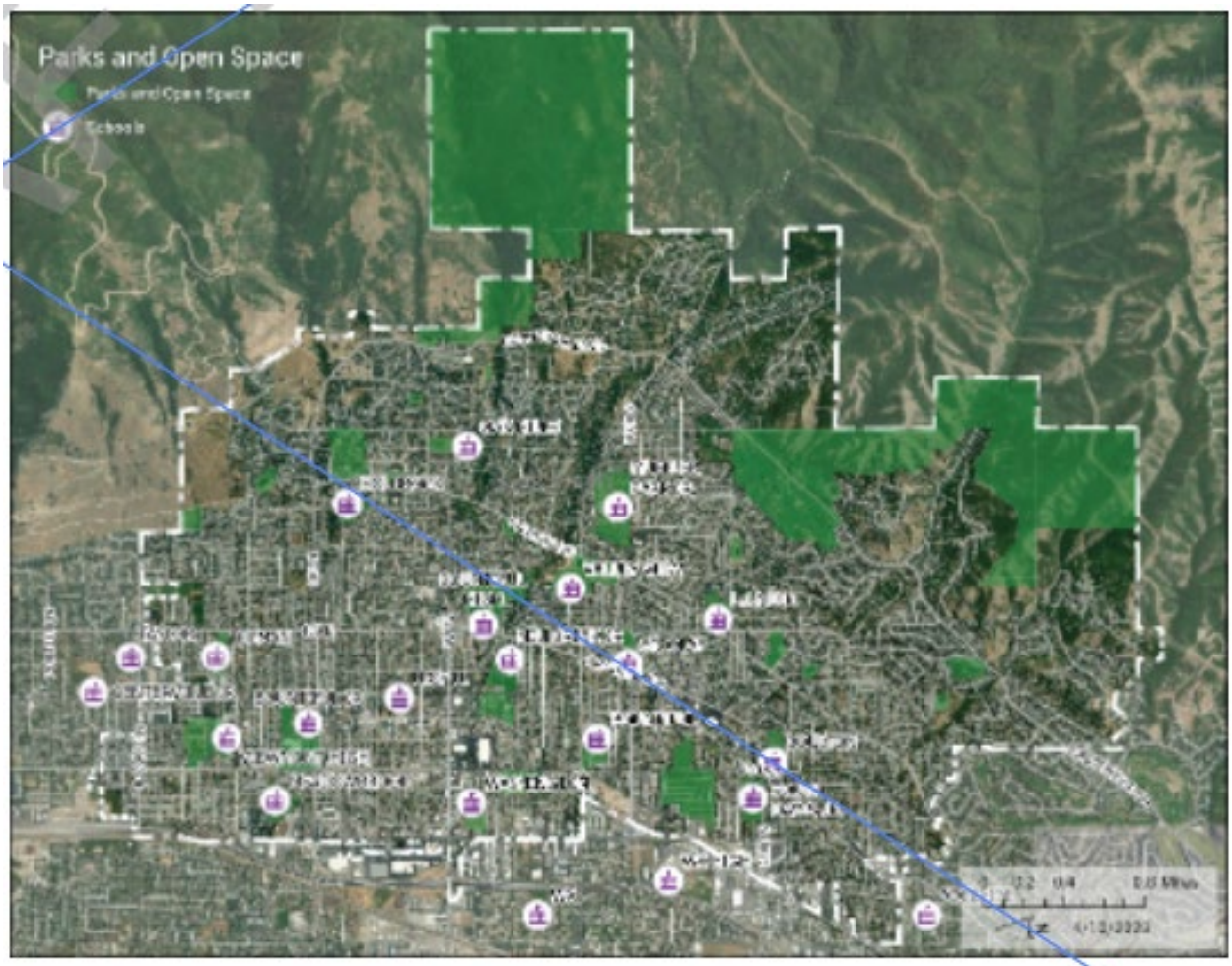


Figure 3.5 Parks, Open Space and Schools

Economy

At a Glance

Bountiful City is in the southeastern portion of Davis County and is located about 12 miles north of Salt Lake City. This City of approximately 45,000 people is about 13.5 miles in area. The City is primarily a bedroom community, with most of the City's labor pool commuting out to other communities. Bountiful City is primarily a mix of residential and commercial zoning, with a few other smaller uses. 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.

Analysis

Major Institutions and Industries

The Department of Workforce Services reports over 1,300 individual firms located within Bountiful City. These run from the large employers such as Bountiful City, Lakeview Hospital, and Smith's Marketplace to sole proprietor businesses. The top employers in the City include Bountiful City, Lakeview Hospital, Smith's Marketplace, South Davis Recreation District, and Western Peaks Society Hospital (South Davis Hospital), all with 250-499 employees according to the Department of Workforce Housing.

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 employers. 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, and dance training.

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 four main areas in the City that see most of its commercial development: 500 W, 500 S & 200 W, and the Downtown area. The City operates a redevelopment agency that currently has project areas that cover much of these main corridors. In 2021, the City approved a new key market area (Renaissance Towne Center) that will be a crucial component to the City for future development.

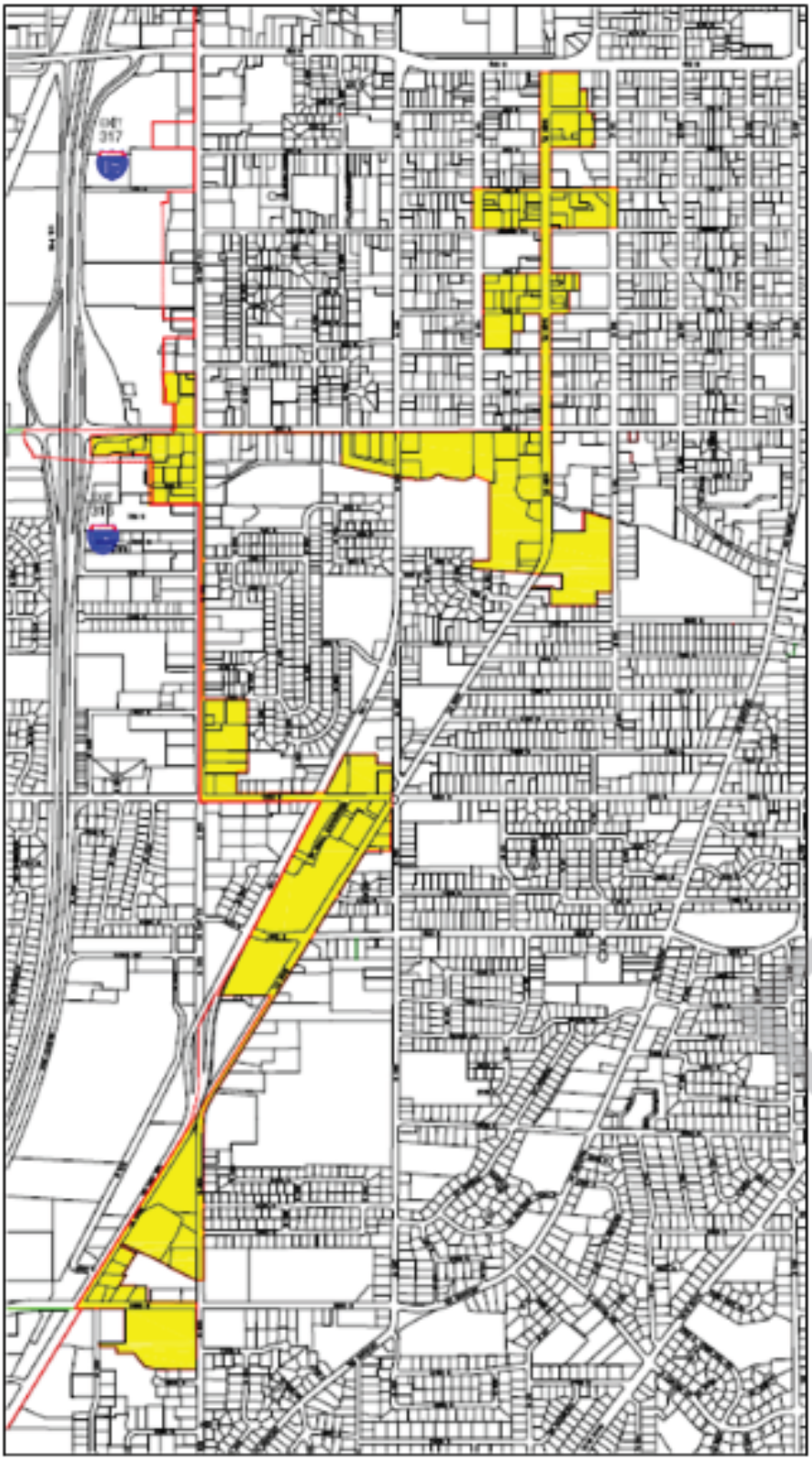


Figure 4.1 Bountiful Redevelopment Agency Project Areas

Employment

The 2020 American Community Survey reports that Bountiful City has a population 16 years and over of just over 32,000. Of this total, 66.5% are in the labor force and approximately 21,000 of those individuals are employed. Overall, the City has an unemployment rate of 2.3%. That workforce is spread across a wide range of industries.

The top industries Bountiful City residents are employed in area, educational services, health care and social assistance (22.92%), professional, scientific, management, and administrative services (15.65%), and retail trade (10.59%). This includes residents who work in Bountiful City and those who work in other communities.

Bountiful City residents also are employed in a wide range of occupations within their various industries. The top three categories for residents are management, business, science, and art occupations (49.12%), sales and office occupations (21.27%), and service occupations (13.27%). The following table summarizes the occupations of the employed workforce of Bountiful City.

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

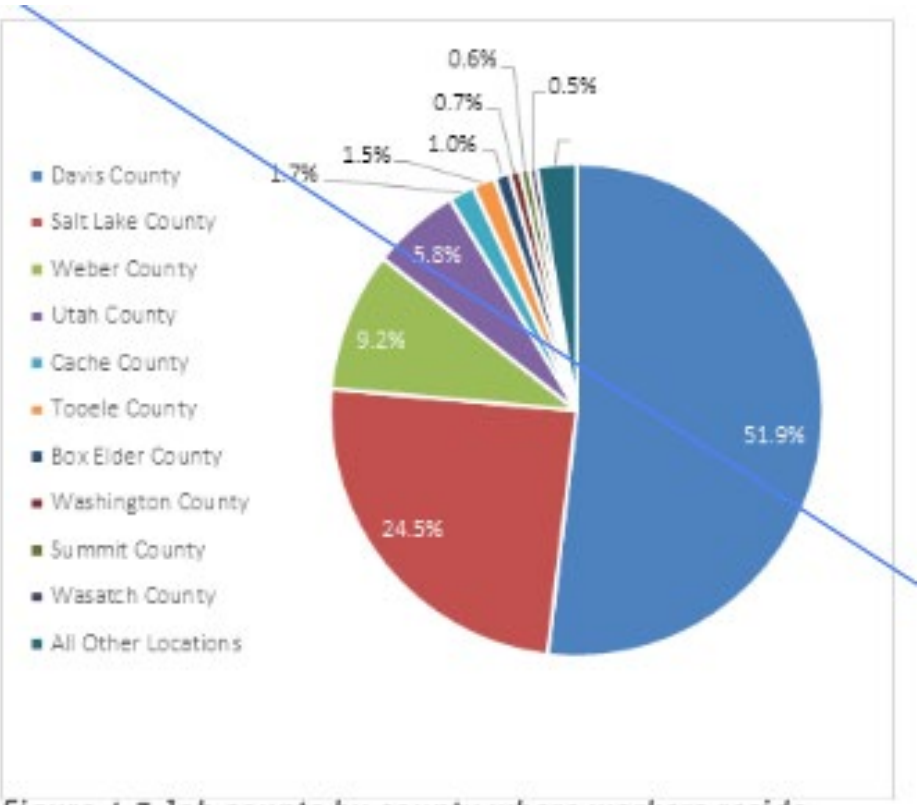


Figure 4.3 Job counts by county where workers reside
Source: Census On The Map, 2022

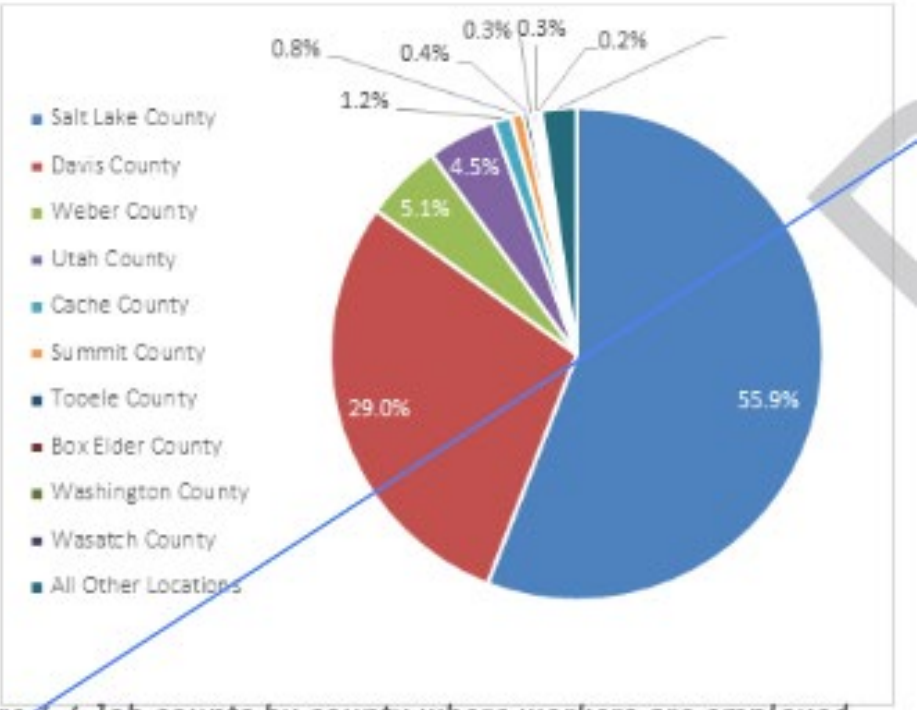


Figure 4.4 Job counts by county where workers are employed
Source: Census On The Map, 2022

Over half of the people who work in Bountiful live in Davis County, with Salt Lake

County the next most popular. The people who travel into Bountiful City for employment are an important group because they will often patronize Bountiful businesses, thus strengthening the "capture rate" of these businesses.

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 55.9% of Bountiful City's outgoing workforce, with 29% staying within Davis County itself.

There may be opportunities for Bountiful City to attract businesses to the area that employs these classes of workers. While there are not many opportunities for large employers to enter Bountiful, with redevelopment, there may be opportunities to attract some office uses, or businesses that allow for remote work, thus helping to keep more of the Bountiful workforce at home in Bountiful.

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 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.

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
- General Merchandise Store
- Building Material and Garden Equipment and Supplies Dealers
- Arts, Entertainment, and Recreation

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 weakness and not the only areas of focus.

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, per capita, Bountiful is capturing fewer retail sales than surrounding communities. This highlights certain areas where one community is oversaturated with certain sales tax categories. For example, because of the number of vehicle sales, Woods Cross sees $17,991 per capita in motor vehicle parts & dealers per capita, when the average in Utah is only $2,934. This indicates that Woods Cross 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. Overall, Bountiful City experiences only $13,182 in sales per capita, which is only lower than Clearfield in the comparison group.

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%

Figure 4.6 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

Figure 4.7 Source: Utah State Tax Commission, ZPFI

Housing

At-a-Glance

Bountiful, like many of its neighboring communities, has seen an increase in housing demand, housing prices, and faces 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.

Analysis

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 homes, 96% of owner-occupied homes are classified as single family. This may indicate an opportunity to provide 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. In contrast, the average home value in Bountiful is $375,100 with about 83% of the housing valued over $300,000. This amounts to an average monthly housing cost of $1,825 for those with a mortgage and $1,221 for renters.

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
2022 Fair Market Rate	$811	$891	$1,105	$1,535	$1,864
Bountiful Median Gross Rent	$1,127	$924	$1,134	$1,509	$1,859

Fair Market Rate for Davis County (HUD)

Figure 5.1

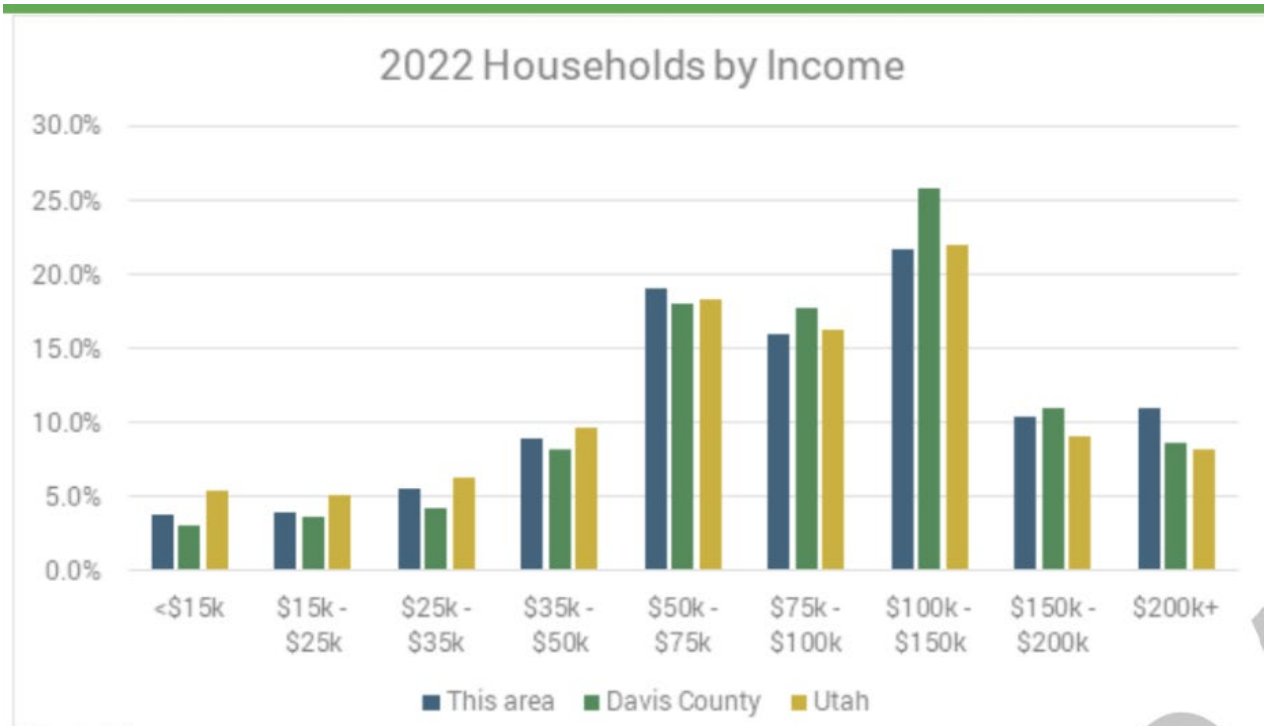


Figure 5.2

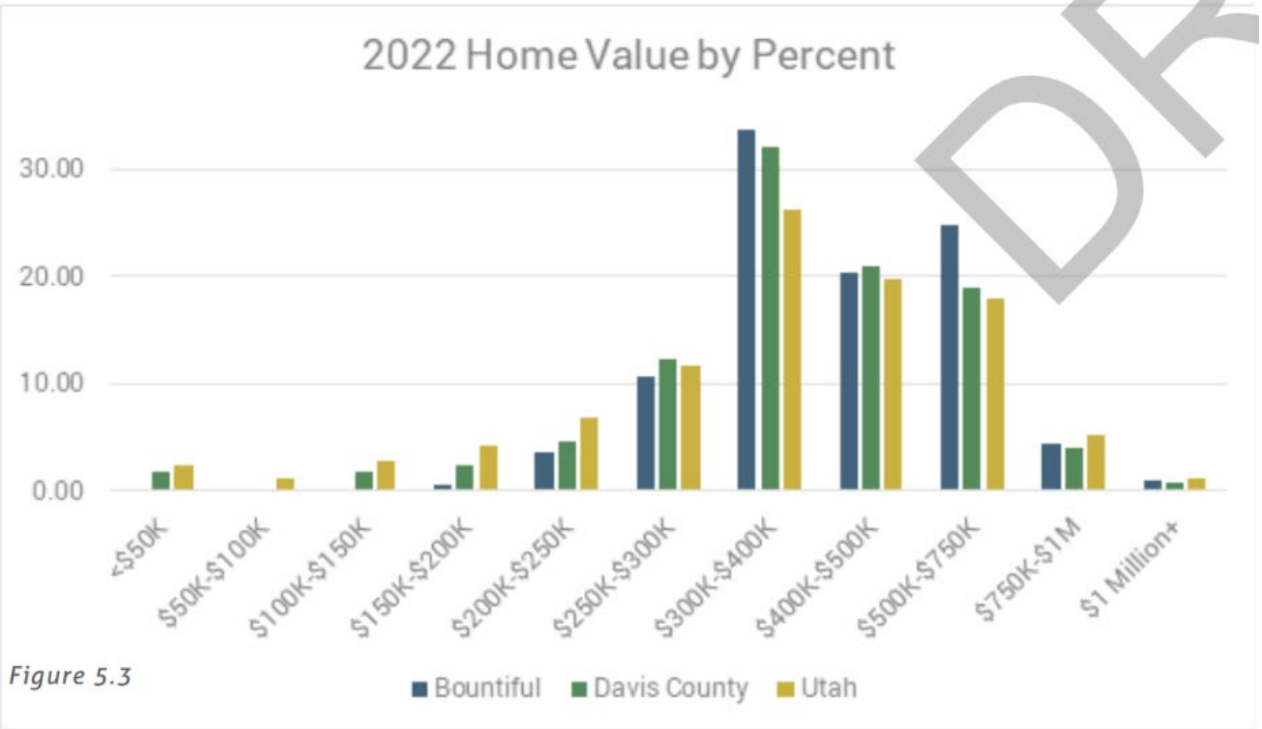


Figure 5.3

DR

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. When talking with stakeholders for this process, many mentioned that, as their neighborhood starts to age, they have seen an increase in homeowners moving on to senior living facilities, opening single family housing for new residents.

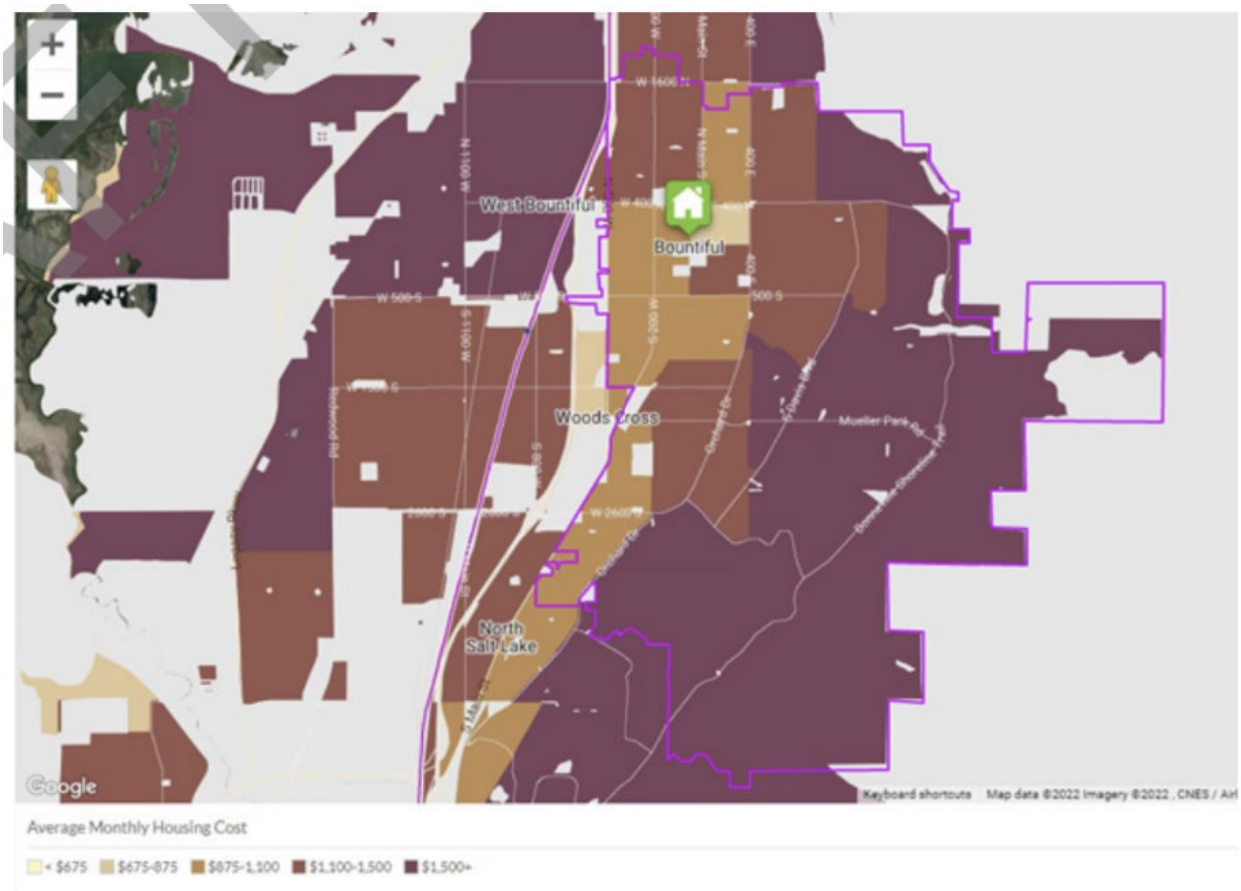


Figure 5.4

Transportation

At-A-Glance

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 of I-15 and Highway 89 has in recent years started to look towards enhanced alternative regional public transportation.

Relevant Plans, Documents, and Projects

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."

Wasatch Front Regional Council 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 Conditions

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.

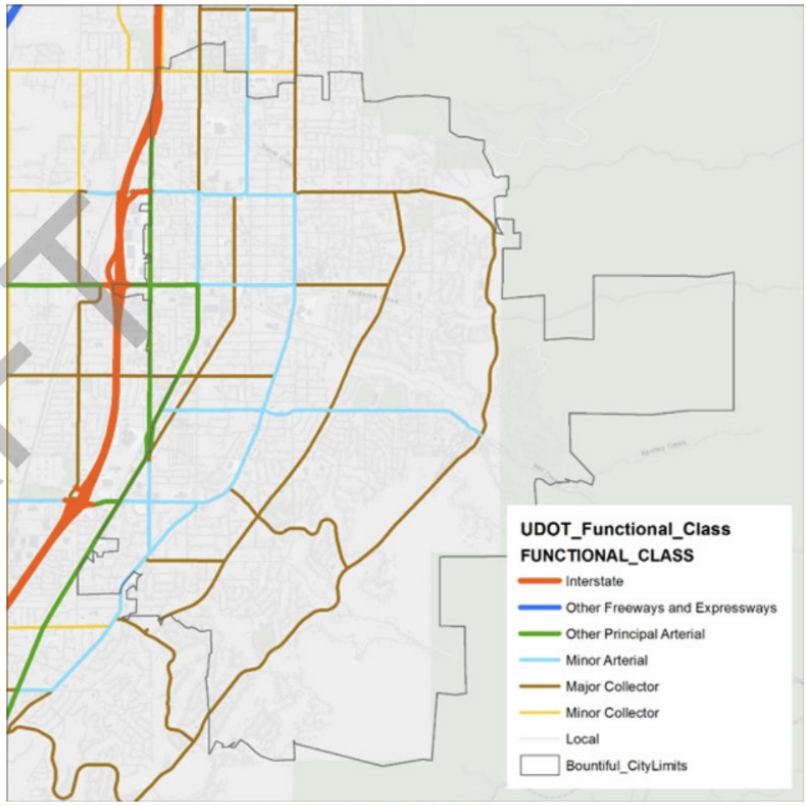


Figure 6.1 Existing Roadway Network Classification (2022)

Source: Utah Geospatial Resource Center, 2022

Facility	Segment	Segment Distance	AADT
I-15 NB FWY	W 500 S – W 1600 N	4.2 miles	636,196
500 S	S 500 W – Orchard Dr	1.0 miles	103,500
500 W	HWY 89 – Orchard Dr	2.6 miles	88,130
400 N	HWY 89 – 400 E	0.6 miles	38,716
2600 S	HWY 89 – S 500 W	0.2 miles	26,600
Orchard Dr	S 200 W – E North Canyon Rd	0.3 miles	20,110
HWY 89	W 2600 S – HWY 68	0.4 miles	19,176
400 N	N Main St – N 400 E	0.4 miles	18,472
400 E	E 500 S – E 400 N	0.7 miles	17,038

Figure 6.2 Streets with Highest AADT (2019)

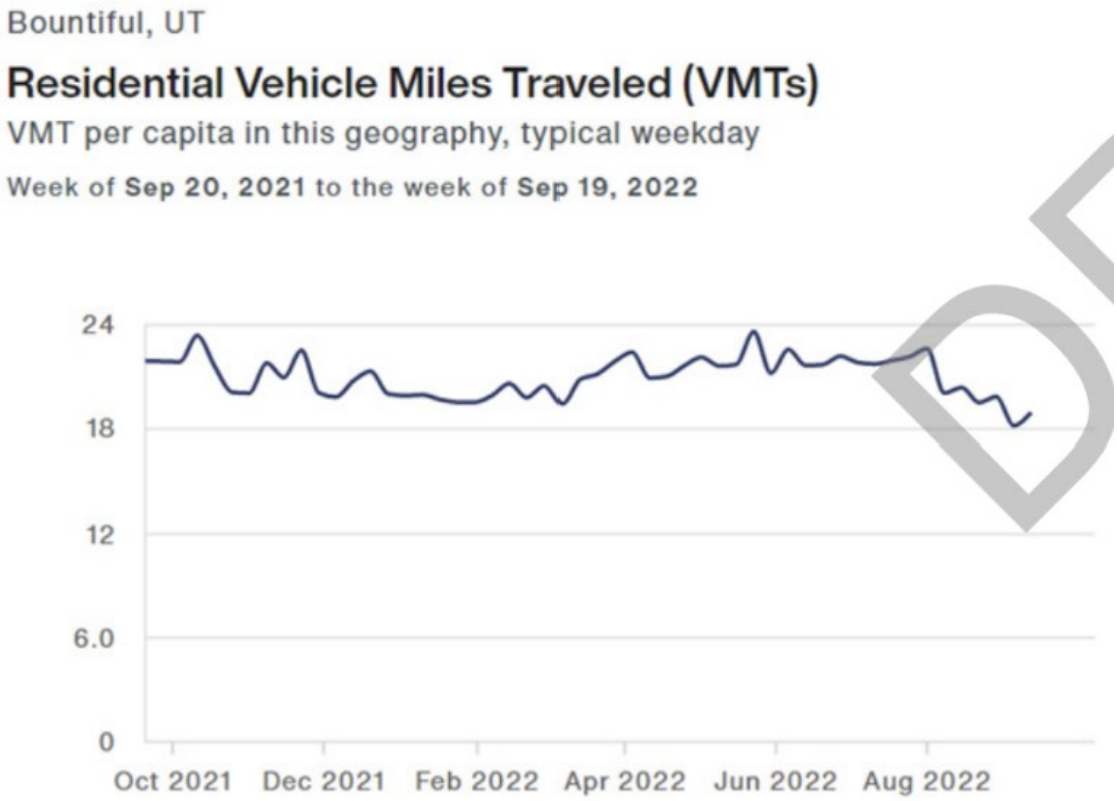


Figure 6.3 Source: Replica, 2022

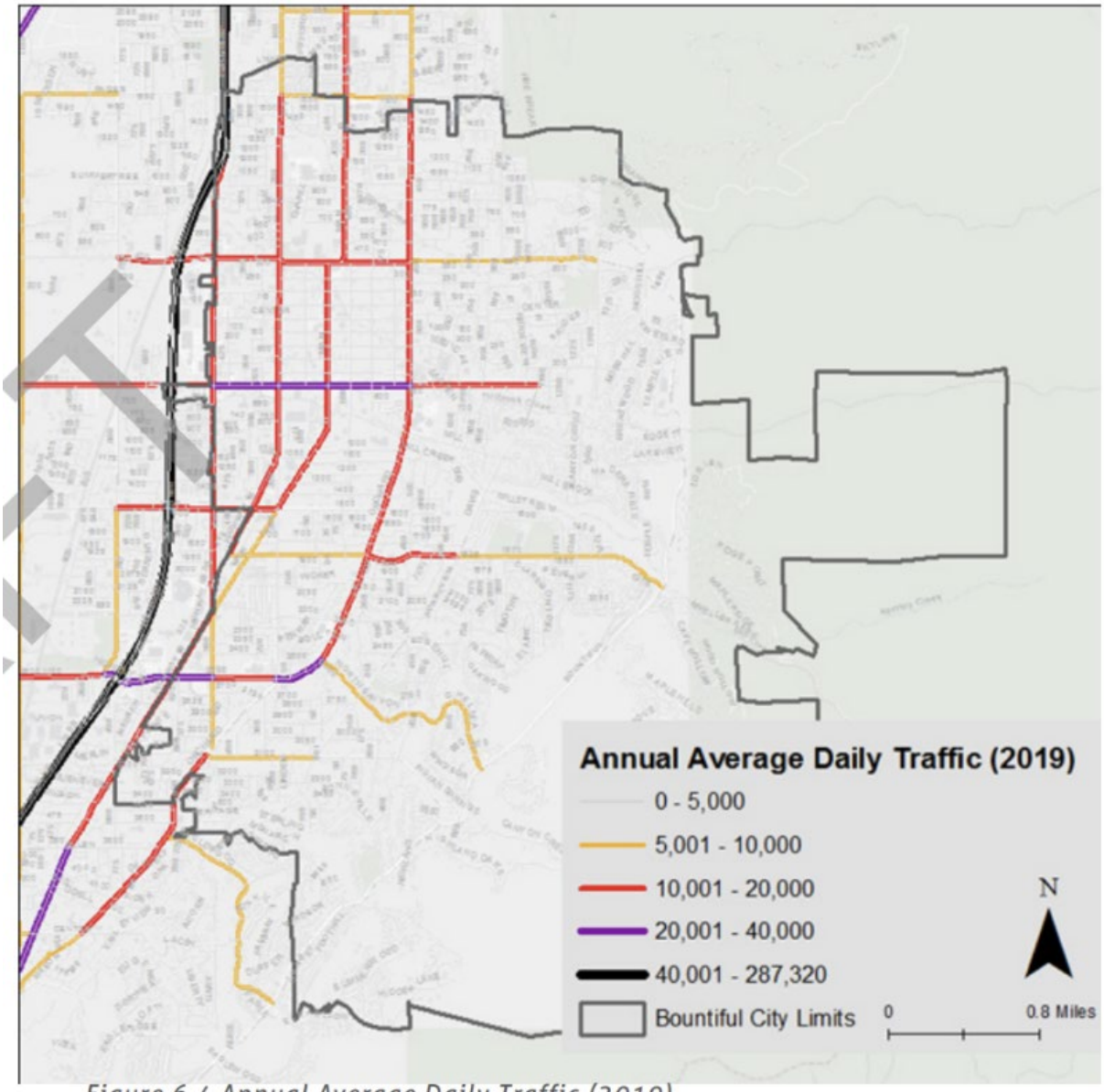


Figure 6.4 Annual Average Daily Traffic (2019)
Source: Wasatch Front Regional Council Data Portal, 2019

In 2021, Bountiful had a total of 623 vehicle collisions. According to Figure 1, 2 percent (12 incidents) of these collisions caused serious injuries and 25% (158 incidents) caused injuries or minor injuries. A large majority of these collisions involved a teen or older adult driver (around 40%), with holiday- and speed-related collisions following closely thereafter (about 22%).

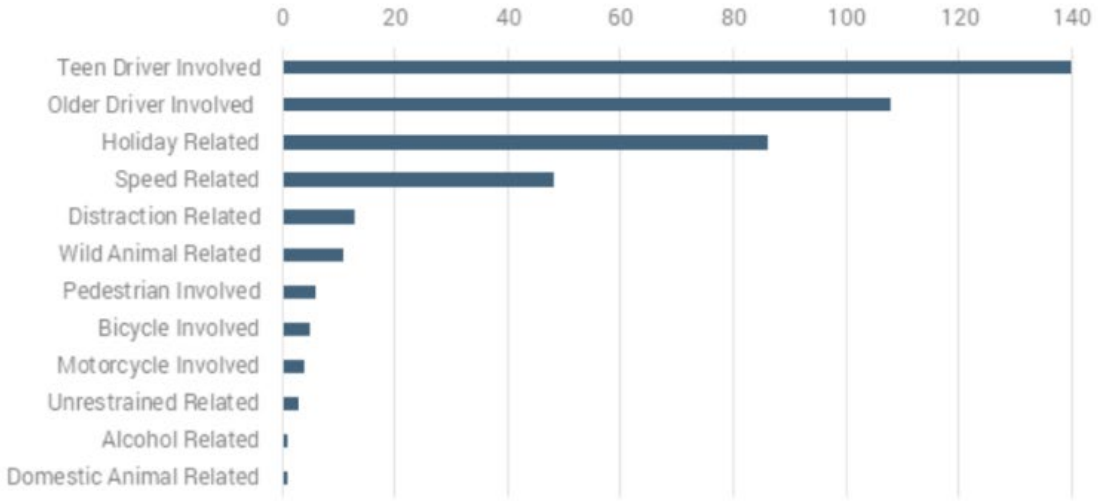


Figure 6.5 Primary Collision Factors (2021)
Source: Utah Department of Public Safety Crash Portal, 2021

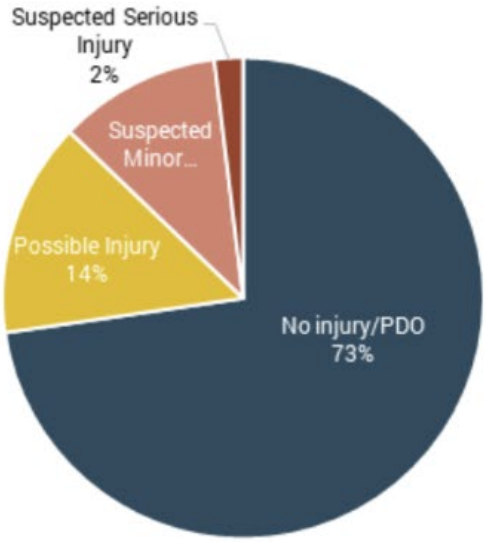


Figure 6.6 Share of Collision Injury Severity (2021)
Source: Utah Department of Public Safety Crash Portal, 2021

DR

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 2021 are shown in Figure 3, 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.

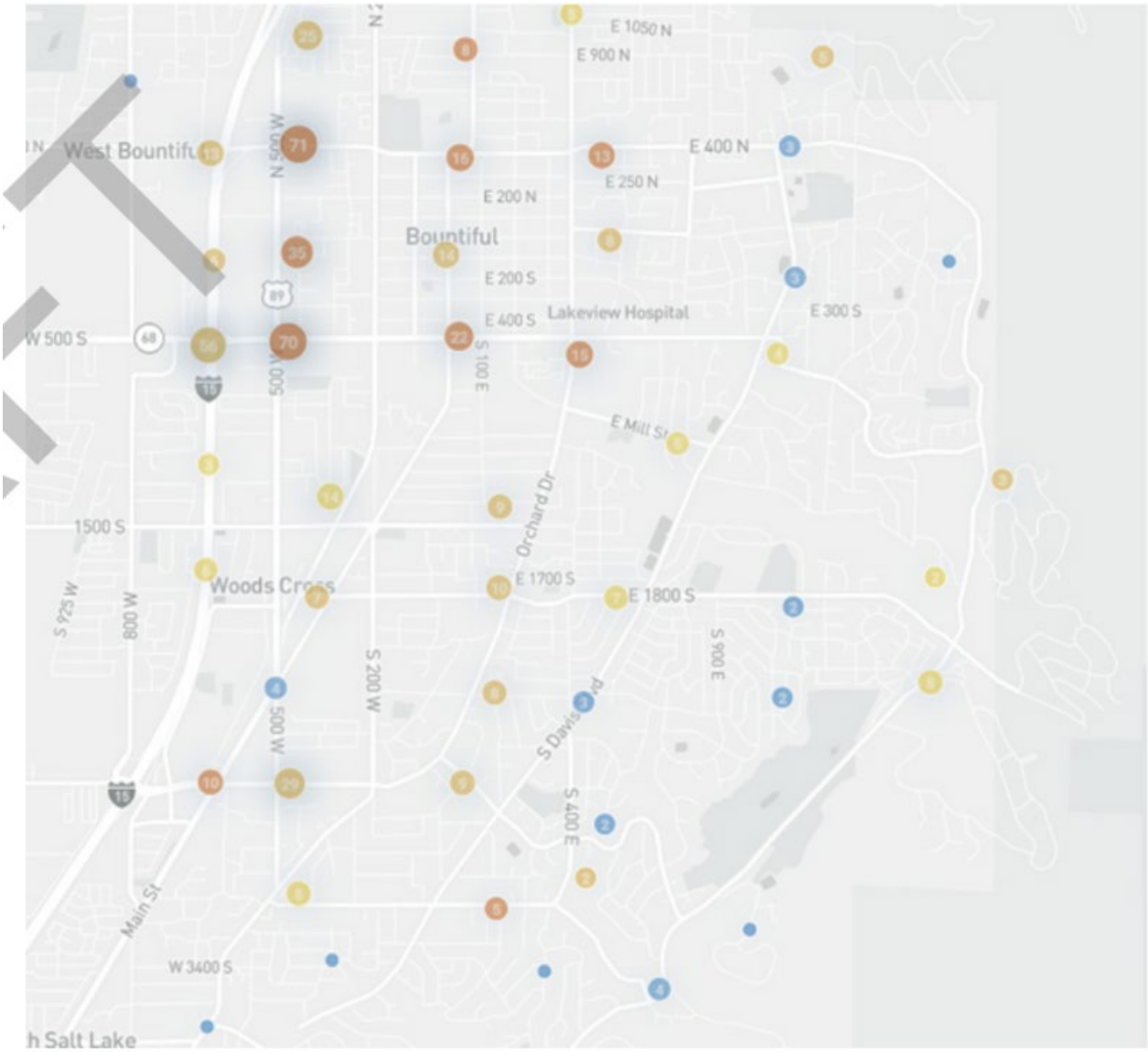


Figure 6.7 Collision Hotspots (2021)
Source: Utah Department of Public Safety Crash Portal, 2021

Transit Conditions

Public transit in Bountiful is currently limited. The existing transit in the area primarily operates along north-south routes that serve intra-county travel needs, as well as services that connect Davis and Weber Counties.

Route 470	Weekday	Saturday	Sunday
Peak Frequency	15 minutes	23 minutes	20 minutes
Off-Peak Frequency	40 minutes	35 minutes	40 minutes
Hours of Operation	3:55 AM-1:01 AM	5:30 AM-1:02 AM	6:50 AM-10:59 PM
Daily Trips	38 to Ogden 38 to SLC	33 to Ogden 32 to SLC	30 to Ogden 30 to SLC
Boardings (2021)	23,656	17,402	12,497

Figure 8 Existing Fixed Route Transit Information (Route 470)

Route 455	Weekday	Saturday	Sunday
Peak Frequency	20 minutes	N/A	N/A
Off-Peak Frequency	60 minutes	N/A	N/A
Hours of Operation	4:10 AM-10:53 PM	N/A	N/A
Daily Trips	24 to Ogden 24 to University of Utah	N/A	N/A
Boardings (2021)	8,313	N/A	N/A

Figure 6.9 Existing Fixed Route Transit Information (Route 455)

Existing Transit Service

Transit that currently serves Bountiful is inconsistent and inaccessible for some travelers. There are two (2) regular bus routes, the 470 (Ogden-Salt Lake Intercity line) and the 455 (UofU-Davis County-Weber State University line). There is only one stop for one bus route (455 located at Pages Lane and 400 East, LDS Church) designated as a Park-and-Ride location. The FrontRunner commuter rail is located in Woods Cross City west of the City.

While the 470 and the 455 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. For example, the 455 bus between the hours of 4:55AM and 10:20AM has a sequence of headways of 30 minutes, 23 minutes, 10 minutes, 10 minutes, 25 minutes, 40 minutes, 15 minutes, 45 minutes, 75 minutes. The 455 also has 50% of stops that are not served every trip. Key destinations

along the 455 include Lakeview Hospital, Zesiger Park, and Bountiful High School. The 470 runs along Main Street and its key destinations include Bountiful Davis Art Center, Five Points Park, and a collection of apartments.

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 6am to 9pm. 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 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).

Regional Rail

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 (see figure below). All lots operate Monday through Saturday and provide commuters convenient access to UTA route 455.

UTA Park & Ride Locations in Bountiful
650 E. 400 North
640 S. 750 East
455 S. 1200 East
1540 N. 400 East
2505 S. Davis Blvd

Figure 6.10 UTA Park & Ride Lot Locations
Source: UTA

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, TRAX, and local bus circulators, 10-minute frequencies during 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 and Trail Conditions

Bountiful's bicycle infrastructure is very limited. The City's existing bicycle facilities (bike lanes) are shown in Figure 12. Bountiful's bicycle network is anchored by a 3.66-mile bicycle path along Davis Boulevard from Carriage Lane, continuing north towards 400 North and approximately 5 miles along Bountiful Boulevard from 1300 East towards the south end of the City. There is also a short, 0.6-mile bicycle path present along 100 East from 400 North to 500 South.

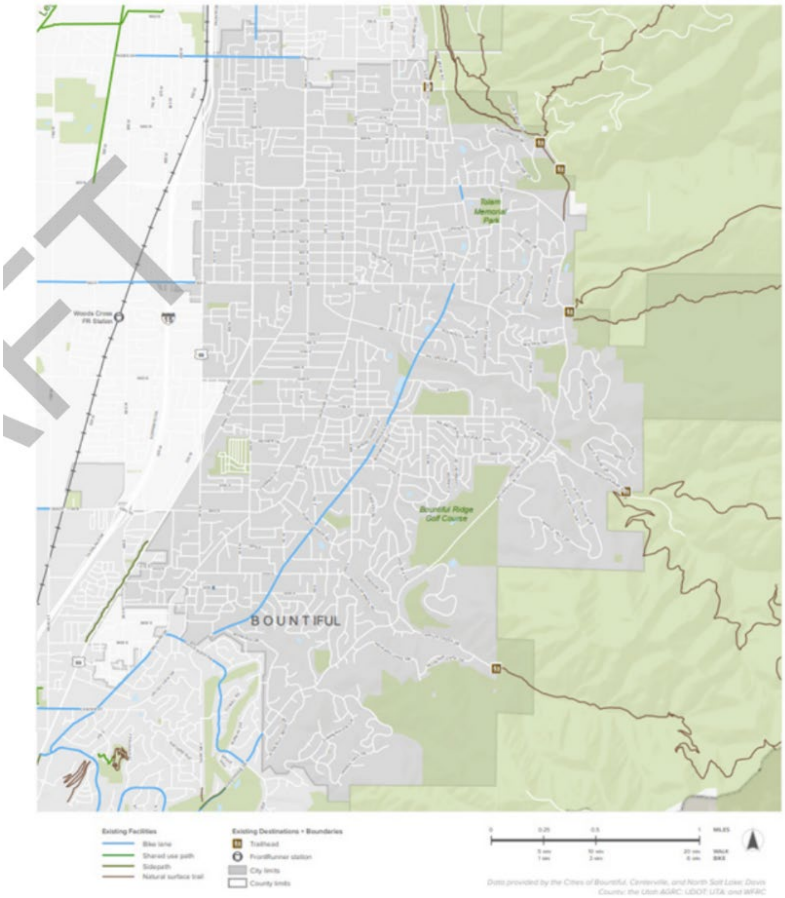


Figure 6.11

Intersections with the highest rates of collisions involving bicycles include Main Street and 1800 South, 200 West and 850 South, 400 North and Orchard Drive, 400 North and 500 West, and 200 West and Pages Lane.

Intersections with recorded bicycle collisions in 2021

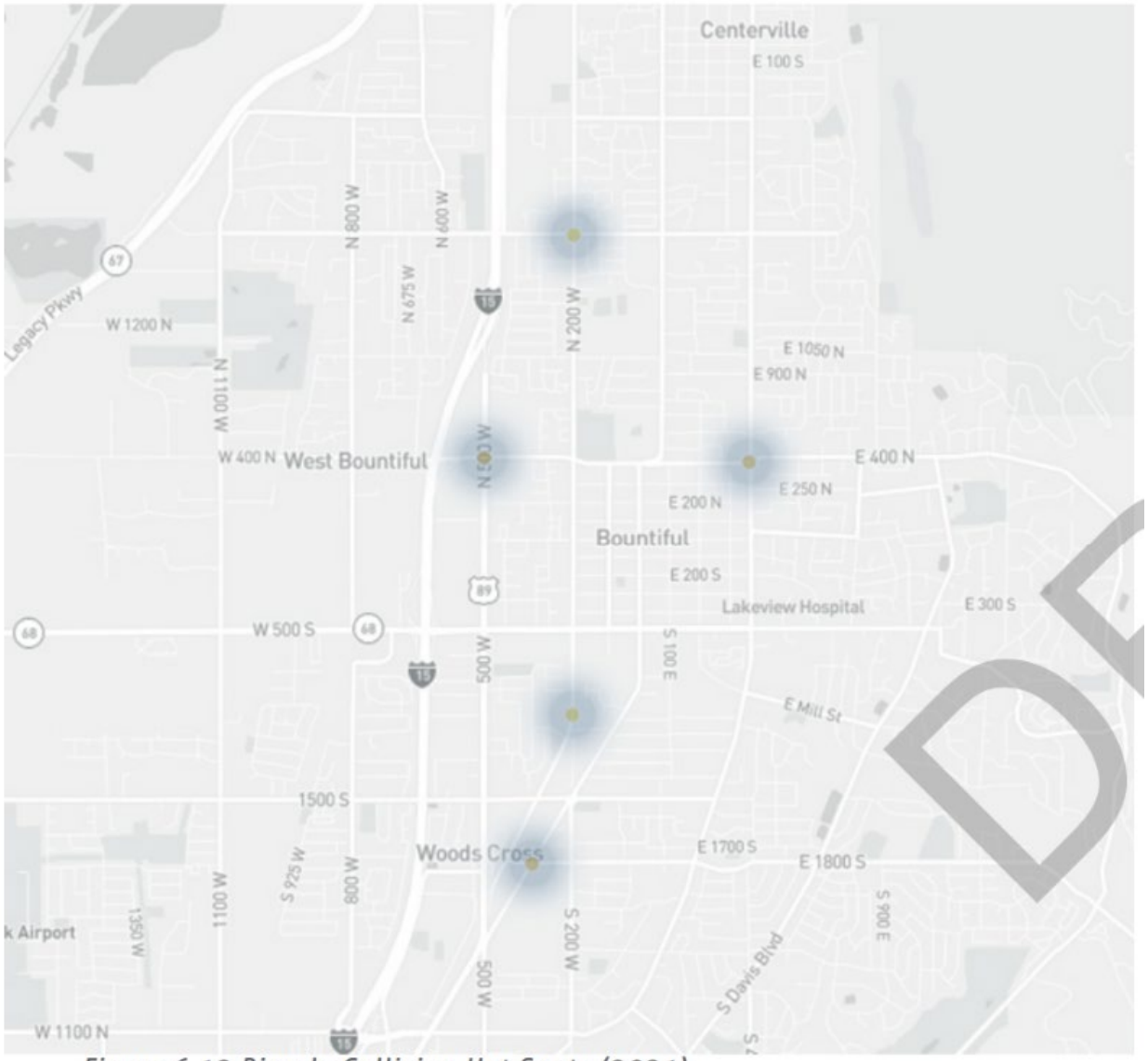


Figure 6.12 Bicycle Collision Hot Spots (2021)
Source: Utah Department of Public Safety Crash Portal, 2021

Trail Conditions

As shown in Figure 14, Bountiful's existing recreational trail system includes five existing trail heads and 11 designated trails that provide access to nearby mountains, canyons, creeks, and other regional trail systems. As shown in Figure 10, there are approximately 44.46 total miles of paved and unpaved trails available for hiking, biking, running, and equestrian use.

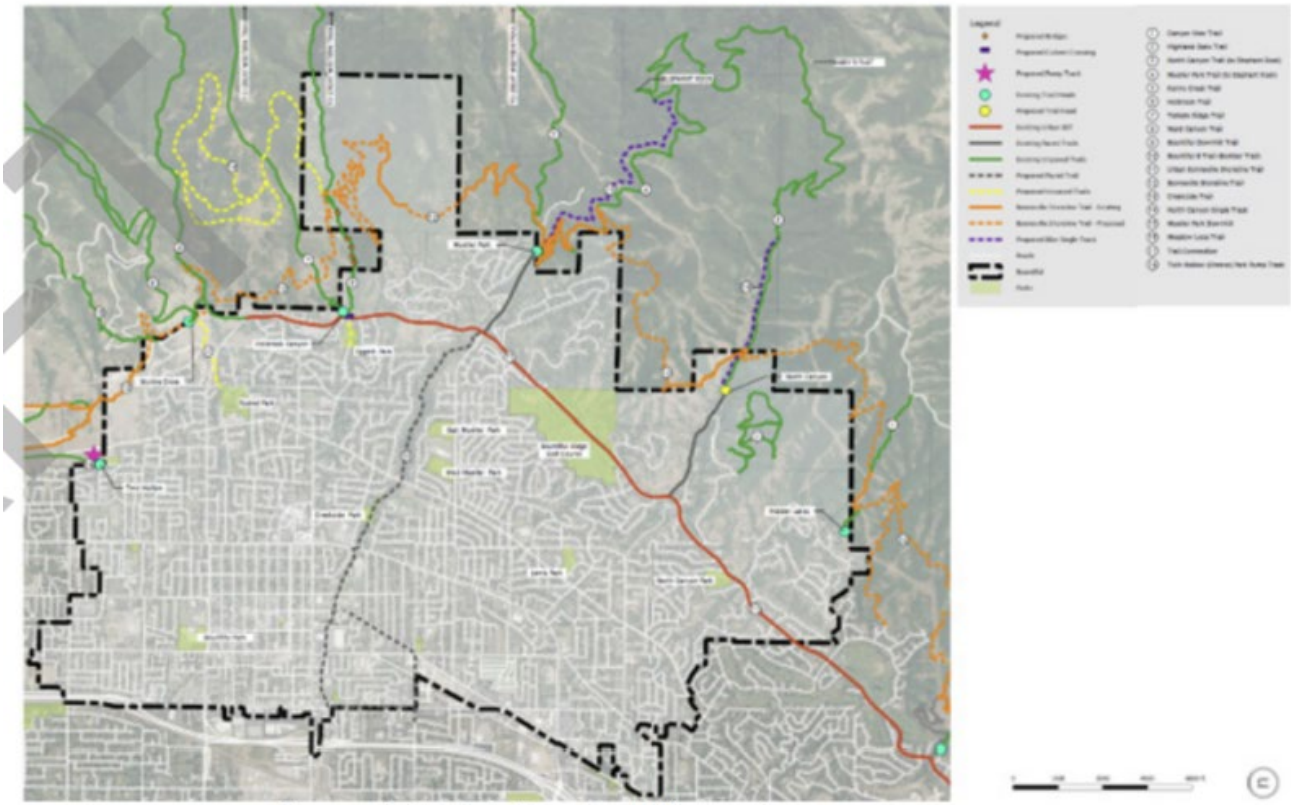


Figure 6.13 Existing Trail Network
Source: Bountiful Trails Master Plan, 2019

Trail Name	Type	Length (Approx.)
Canyon View Trail	Unpaved	1.1 miles
Highland Oaks Trail	Unpaved	1.95 miles
North Canyon Trail (to Elephant Rock)	Unpaved	6.39 miles
Mueller Park Trail (to Elephant Rock)	Unpaved	3.36 miles
Kenny Creek Trail	Unpaved	4.61 miles
Holbrook Trail	Unpaved	4.76 miles
Temple Ridge Trail	Unpaved	4.18 miles
Ward Canyon Trail	Unpaved	8.47 miles
Bountiful Downhill Trail	Unpaved	4.47 miles
Bountiful B Trail	Unpaved	1.8 miles
Urban Bonneville Shoreline Trail	Paved	4.47 miles
Grand Total		**miles**

Figure 6.14 Existing Trail Inventory
Source: Bountiful Trails Master Plan, 2019

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 6.15. 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.

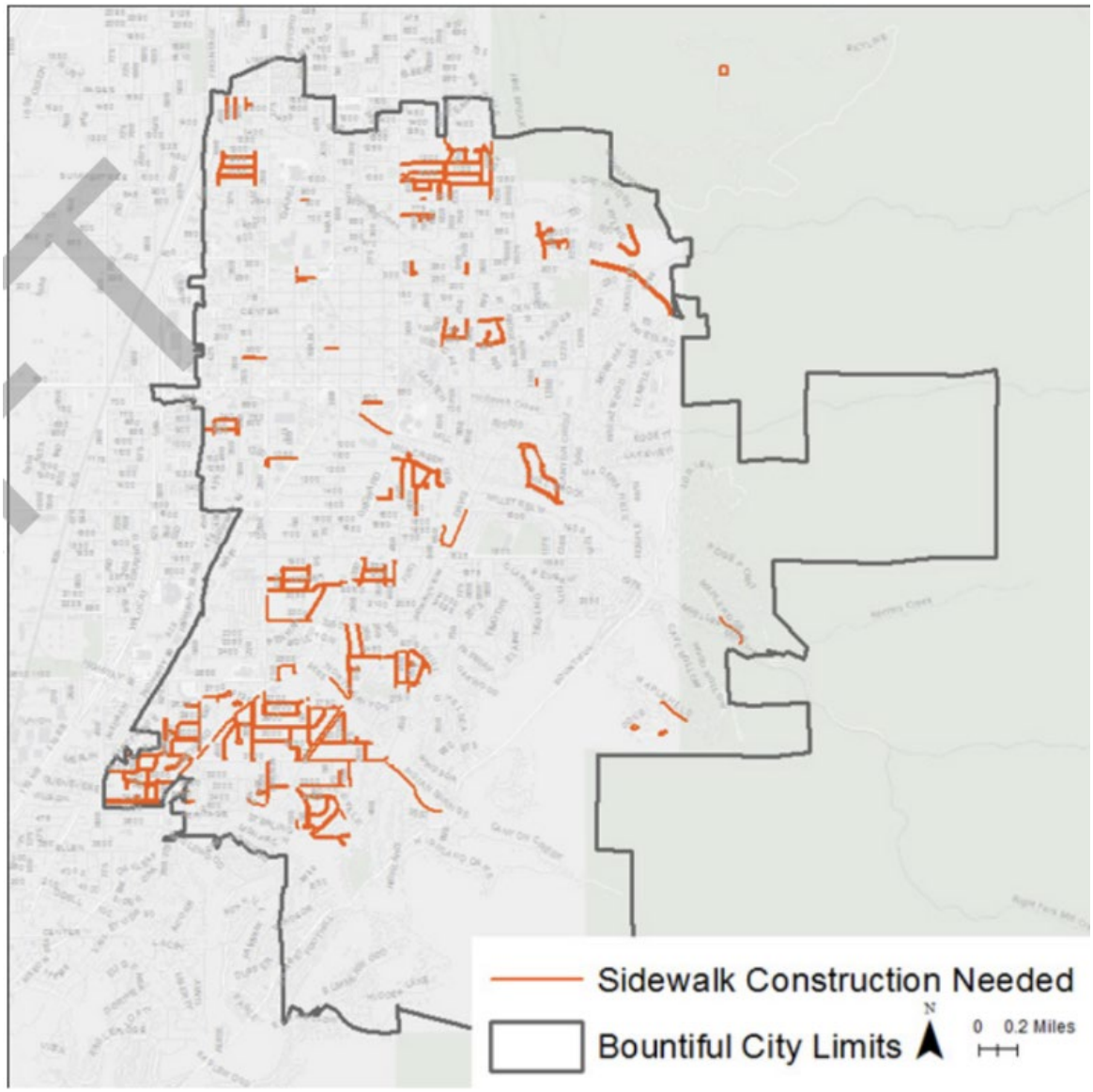


Figure 6.16 Gaps in Pedestrian Sidewalk Network

Services & Infrastructure

At a Glance

Bountiful provides water, power, garbage 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.

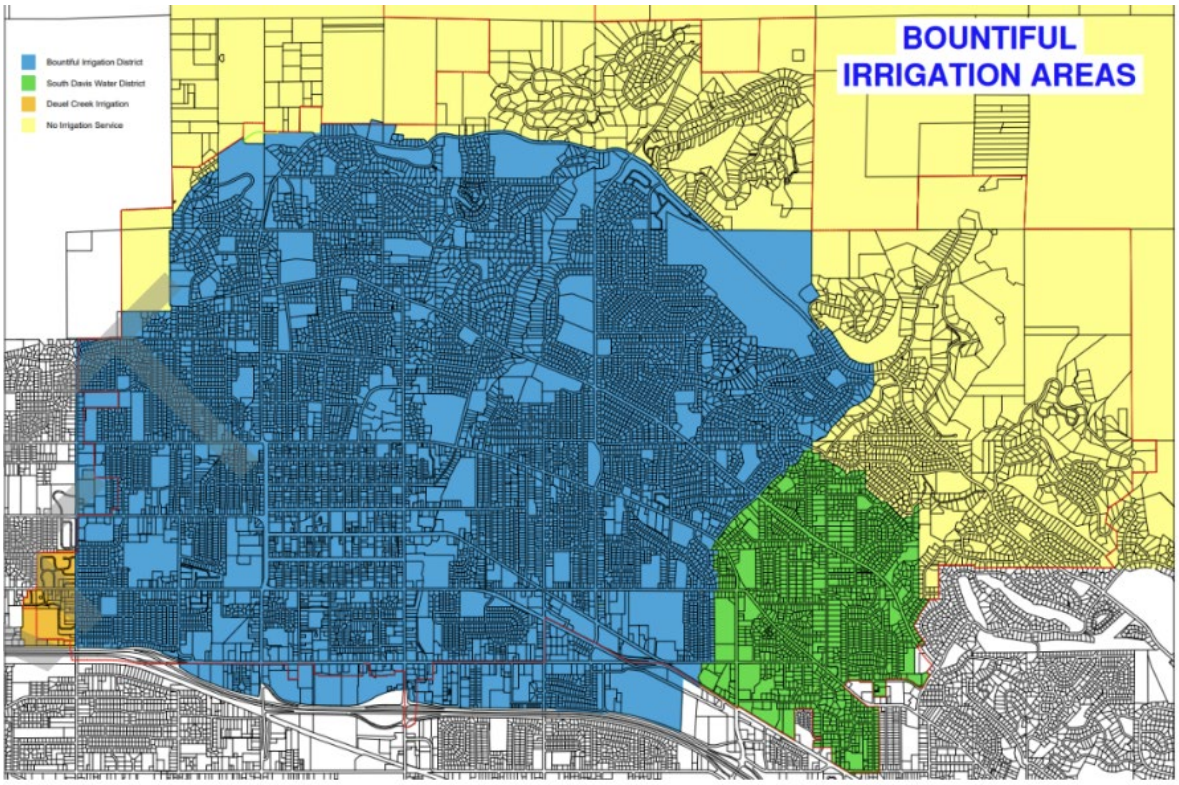
Analysis

Water

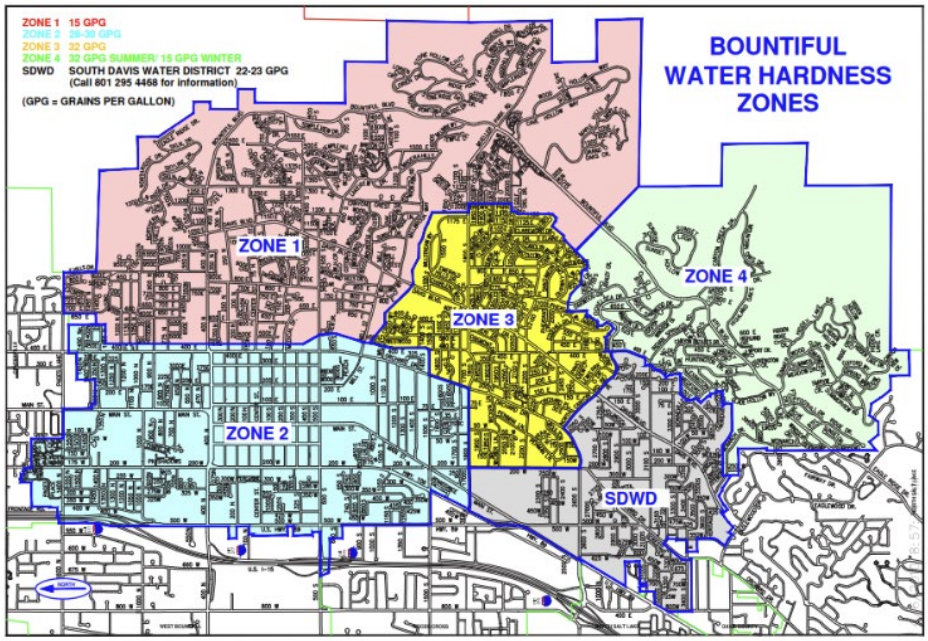
Bountiful provides municipal culinary water to the majority of its residents with the exception of the far southwest corner (Val Verda area) which is serviced by the South Davis Water District. Water is sourced from eight wells throughout the city. The City also operates a water treatment plant in Muller Park. Additionally, most resident 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 consumptions on landscapes. Similar mitigations will likely be needed in the future if droughts 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.



Above, Figure 7.1 -Bountiful Irrination Areas



Above, Figure 7.2, Bountiful Water Hardness Zones (Areas in Grey are Provided Water 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 who operates all public schools in the City. Bountiful is home to two high schools (Bountiful, Viewmont), four jr. high schools (Muller Park, Bountiful, South Davis, Millcreek) and eight elementary schools (Bolton, L.J. Muir, Valley View, Oak Hills, Holbrook, Bountiful, Meadowbrook, Tolman). In 2019 the school district permanently closed Washington Elementary School and ultimately sold the site to the City. The City then turned the site into a public park.

Fire/Emergency Medical Service (EMS)/Police

Bountiful is part of the South Davis Metro Fire service area who provides fire and EMS service 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 Blvd.

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 service to South Davis Metro Fire service area.

Minutes of the
BOUNTIFUL CITY COUNCIL
August 13, 2024 – 5:30 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 – 5:30 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Asst City Engineer	Todd Christensen
	Senior Planner	Amber Corbridge
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Jesse Bell

Mayor Harris called the meeting to order at 5:34 p.m. and welcomed those in attendance.

TRAIL NAMING DISCUSSION – MR. TODD CHRISTENSEN & MS. AMBER CORBRIDGE

Ms. Amber Corbridge presented the new trail names proposed by the Trails Advisory Committee.

Councilmember Bradshaw expressed her excitement about the names, encouraged everyone to go ride the new "Perregrine" trail (406 & 307) and thanked the advisory committee for their thoughtful name suggestions. She suggested that the naming of trail 304 & 305 be reserved until a later date, because it will be one of the most important new trails in the system and the Councilmembers would like to consider another name.

Councilmember Murri asked if the City was allowed to name parts of the Bonneville Shoreline Trail (BST) in this area. Councilmember Bradshaw answered that Davis County constructed the BST, so she did not believe the City had any authority to name parts of it.

Councilmember Price-Huish thanked the advisory committee for coming up with such thoughtful names, and said she also supports waiting to name 304 & 305, to give the Council time to intentionally name it in the future.

Councilmember Higginson agreed and thanked the committee for their work.

PENDING

Mayor Harris thanked the Council and said that they cannot have a conversation about trails without mentioning the contributions of Councilmember Jesse Bell, and sadly announced his passing, and expressed how much he was missed.

Councilmember Bradshaw agreed that the Council would not be there approving trail names tonight without the monumental effort of Councilmember Bell, who was so dedicated to this cause and talented at bringing people together to make it happen.

Ms. Corbridge asked the Council if they wanted the Trails Advisory Committee to come up with a new name for 304 & 305. Councilmember Bradshaw said she thought the Councilmembers have some good ideas and will take over the naming of that trail.

GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga led a discussion about the goals and action items in the transportation element of the general plan draft. They discussed each goal and action item and changed some of the language to increase clarity and fit better with the vision and goals they have for the City.

The work session ended at 6:59 p.m.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Police Lieutenant	David Gill
	Senior Planner	Amber Corbridge
	Streets Department Director	Charles Benson
	IT Director	Greg Martin
	Water Department Director	Kraig Christensen
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Jesse Bell
	Chief of Police	Ed Biehler

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:05 p.m. and welcomed those in attendance. Ms. Karen Wallace led the Pledge of Allegiance and Mr. Gary Davis offered a prayer.

PUBLIC COMMENT

Public comment was opened at 7:07 p.m.

PENDING

Mr. Gary Davis (2814 South 500 West) said, in reference to what the Council spoke about during the work session, that shutting down Main Street for events would eliminate a lot of parking for events. He thanked the Council and Mayor for all they do and told Chief Biehler to "be careful out there."

Public comment was closed at 7:09 p.m.

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD JULY 9, 2024

Councilmember Bradshaw made a motion to approve the minutes from July 9, 2024, noting that lines 45-46 on page 25, and lines 1-2 on page 26 of the packet will always be important and special to her and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

COUNCIL REPORTS

Mayor Harris reported on the passing of Councilmember Jesse Bell, their dear friend and colleague. She honored him for his years given in service to the City of Bountiful on the Trails Committee, the Planning Commission, and on the City Council. She expressed how much he will be missed and how impactful his service will be to future generations who live here. She expressed her love for him and his family.

Councilmember Bradshaw said what an honor it had been to sit next to Councilmember Bell at the dais and how difficult it was to sit there tonight without him. She repeated Councilmember Bell's beloved phrase, "The best time to plant a tree is twenty years ago. The second-best time is right now," and talked about how much Councilmember Bell embodied that idea. She explained that the trails network, that Councilmember Bell worked tirelessly to bring about, but will not get to see the completion of, was an example of this. She said that Councilmember Bell had an amazing way of making room for others, and how grateful she was that he made room for her to be part of the trails effort and share that vision. She said that as she spends time on the hillside, she will be thinking of Councilmember Bell and the lessons he taught, by example, of how to make room for people and how to work toward something great that you might never personally benefit from. She said the community was incredibly lucky to have his service and she will miss him deeply. She expressed her hope that the younger generation will know and remember to whom they are indebted for the beautiful trails and the opportunities they afford.

Councilmember Higginson said that of all the people he has ever worked with, Councilmember Bell had the greatest net-positive impact on his life. He said that Councilmember Bell was calm, steady, kind, thoughtful, insightful, gentle, grateful, optimistic, energetic, and effective in his duties. He said he never saw a flaw in Councilmember Bell, and that he was a great example of how to interact with others, not only in their public-service duties, but as fellow travelers in this life. He said that Councilmember Bell and his wife, Cami, are truly angels and that Councilmember Bell will be missed.

Councilmember Murri said he would not be sitting there this evening without Councilmember Bell's guidance and encouragement. He said he watched as Councilmember Bell collected a diverse group of individuals for a trails committee and that he was so persistent and selfless; he did not give up. He said that Councilmember Bell brought a light to everything he did, making it about a higher purpose and never making it about himself. He expressed his love for Councilmember Bell and for Councilmember Bell's family, saying how much he will be missed.

PENDING

Councilmember Price-Huish said how grateful she was that her chapter of service on the City Council overlapped with Councilmember Bell's and that she was able to get to know him. She said he had a unique spark and elevated everything he touched; he was thoughtful, insightful, dedicated to his community, appreciative of "all things green", witty, and had a fierce love for his family. She said that Councilmember Bell told her about his many adventures on the Green River as a young man in a recent conversation, and that she will picture him now as a young man, boating on the Green River of eternity with the sun on his face and the wind guiding him on his journey. She gave her love to his family and said he will be sorely, sorely missed.

Mayor Harris asked if there was any other City business that needed to be announced before the meeting continued.

Councilmember Murri reported that there will be two more Concerts in the Park this summer, and attendance has been really good.

Councilmember Price-Huish said that the BCYC event "Stomp on Main" was rained out tonight, but hopefully they can hold it soon.

CONSIDER APPROVAL OF:

A. EXPENDITURES GREATER THAN $1,000 PAID ON JULY 3, 10, 17, 24 & 31, 2024

B. PRELIMINARY JUNE 2024 FINANCIAL REPORT

Councilmember Higginson made a motion to approve the expenditures paid July 3, 10, 17, 24 & 31, 2024 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF A REPLACEMENT INTERCOM SYSTEM FOR THE POLICE DEPARTMENT FROM STRUCTURE WORKS IN THE AMOUNT OF $29,827 – MR. GREG MARTIN

Mr. Greg Martin explained that the existing intercom system at the Public Safety building takes up a large expanse of two walls, and that a new digital system would eliminate much of that space and give them added capabilities as well.

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

CONSIDER APPROVAL OF THE ANNUAL TYLER TECHNOLOGIES SOFTWARE MAINTENANCE CONTRACT IN THE TOTAL AMOUNT OF $88,372 – MR. GREG MARTIN

Mr. Martin explained that this contract supports the financial software package and several modules used throughout the City.

Councilmember Bradshaw a motion to approve the annual software maintenance contract and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURAL AND SITE PLAN APPLICATION FOR OUTDOOR VEHICLE SALES AT 2773 SOUTH MAIN – MS. AMBER CORBRIDGE

Ms. Amber Corbridge explained that this site will be for vehicle storage, not for sales, as it stated on the agenda. The site was previously used as a car dealership. She added that the Planning

PENDING

Commission reviewed the site plan in their meeting on August 6, 2024 and approved the conditional use permit for the use of vehicle storage and forwarded a positive recommendation to the Council to approve the site plan with conditions. The site does not currently meet the landscaping setback width requirement, but the Planning Commission decided that the condition could remain because they need the drive aisle.

Councilmember Higginson explained that this went through a robust discussion at Planning Commission, mostly focused on how to mitigate the potential negative impacts of this project on the community and if they should approve the conditional use permit. There were no issues with the site plan being approved.

Councilmember Higginson made a motion to approve the preliminary/final architectural and site plan application at 2773 South Main Street and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURAL AND SITE PLAN FOR A LUBE CENTER AT 77 SOUTH 500 WEST – MS. AMBER CORBRIDGE

Ms. Corbridge explained that this application is for a new lube center at 77 South 500 West, which will require the demolition of an existing building at that site. The Planning Commission has forwarded a positive recommendation for approval, with the following conditions: submit a copy of a recorded access agreement between the property to the north, meet all department review comments prior to building permit approval, comply with UDOT requirements for access approval and construction standards in the UDOT right of way, and add a condition of approval regarding material changes in the future.

Councilmember Bradshaw asked if the applicant had already recorded the access agreement. Ms. Corbridge said it is pending.

Councilmember Bradshaw made a motion to approve the preliminary/final architectural and site plan with the recommendations from staff as presented, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURAL AND SITE PLAN FOR A FAST FOOD RESTAURANT AT 386 WEST 500 SOUTH – MS. AMBER CORBRIDGE

Ms. Corbridge explained that this site plan is for a Jack in the Box restaurant, and the Planning Commission approved the conditional use permit in their meeting on August 6, 2024. The site plan was forwarded with the following conditions: update the landscaping to replace two parking stalls with landscaping and provide a copy of the recorded access agreement. The applicant has expressed their willingness to change the landscaping and has already provided the access agreement, so both conditions look good.

Councilmember Price-Huish made a motion to approve the preliminary/final architectural and site plan for 386 West 500 South and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF THREE VEHICLES FROM YOUNG AUTOMOTIVE GROUP IN THE TOTAL AMOUNT OF $150,990 – CHIEF ED BIEHLER

PENDING

Lt. David Gill excused Chief Biehler who was presenting a leadership award at The Mountain States SWAT Competition this evening.

Lt. Gill explained that the Police are asking for approval to purchase four vehicles: two Dodge Durangos for the patrol division, one Chevy Traverse for the detective division, and one Toyota Camry for the detective division. Four current fleet vehicles would be sold to maintain the number of vehicles in the fleet. They were able to get state contract pricing for these vehicles.

Councilmember Murri made a motion to approve purchase of four vehicles from Young Automotive Group and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PURCHASE OF C900 STYLE MAIN LINE PIPE FROM FERGUSON WATERWORKS IN THE AMOUNT OF $76,125 – MR. KRAIG CHRISTENSEN

Mr. Kraig Christensen explained that the Water Department tries to replace a certain number of miles of pipe each year and it requires purchasing a lot of pipe. He said they received bids for 3,000 feet of 8" pipe and 1,500 feet of 6" pipe. They got four bids and the low bid was from Ferguson Waterworks. The department budgeted $100,000 for pipe purchases and the bid from Ferguson was only $76,125, which is great.

Councilmember Bradshaw asked why the bid was lower than expected. Mr. Christensen answered that one of the resin plants had a fire and was shut down for a while, but it is up and running again, which is bringing prices back down closer to what they have historically been.

Councilmember Higginson asked if it came from a single manufacturer. Mr. Christensen answered that there a couple of manufacturers in the states for this product.

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

CONSIDER APPROVAL OF THE PROPOSAL FROM OHMEGA ELECTRIC FOR THE 2024 CAVE HOLLOW WAY GUARDRAIL PROJECT IN THE AMOUNT OF $26,947 – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that over a year ago he was approached by the HOA of the High Point PUD with concerns about traffic accidents threatening damage to the condos there. Residents there were anxious that the City install guardrails to help protect both drivers and homeowners. The HOA board also agreed to pay half of the cost of the guardrails. The project was put out to bid recently, and only one bid was received, but staff feels confident Ohmega Electric has the necessary experience to do this project well.

Councilmember Higginson made a motion to approve the proposal from Ohmega Electric and expressed thanks to the HOA for sharing in the cost of the guardrail and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE PROPOSAL FROM DESIGN WEST AT THE PRICES NOTED IN THEIR PROPOSAL FOR 135 SOUTH MAIN ARCHITECTURAL DESIGN SERVICES – MR. LLOYD CHENEY

Mr. Cheney explained that staff recommends approving the proposal from Design West for the design of the construction documents for the 135 South Main Street remodel. Mr. Cheney added

PENDING

that they also just received five responses to the request for a CMGC and Mr. Gary Hill and Mr. Cheney have been working on a request for interest for tenants which should be ready next week.

Councilmember Bradshaw said she was excited to see the responses from potential tenants. Councilmember Bradshaw made a motion to approve the proposal form Design West and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER APPROVAL OF THE REAPPOINTMENT OF MR. BRANDON HILL AS THE BOUNTIFUL CITY ADMINISTRATIVE LAW JUDGE – MR. BRAD JEPPSEN

Mr. Brad Jeppsen explained that city code allows for the appointment of an administrative law judge by the City Council to act as the administrative appeal for various issues. They are typically appointed for a two-year term. The previous ALJ declined reappointment, feeling there may be a conflict of interest, so staff recommends appointing Mr. Brandon Hill, a civil attorney with a lot of experience in litigation of land use and business licensing issues.

Mr. Jeppsen also pointed out that this motion should be for the appointment of Mr. Brandon Hill, and not the reappointment, as stated on the agenda.

Councilmember Price-Huish made a motion to approve the appointment of Mr. Brandon Hill as the Bountiful City Administrative Law Judge and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

CONSIDER THE REAPPOINTMENT OF MS. KRISSY GILMORE TO THE BOUNTIFUL CITY PLANNING COMMISSION FOR A FOUR-YEAR TERM ENDING JUNE 30, 2028 – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that Ms. Krissy Gilmore has been serving just over two years on the Planning Commission, filling a mid-term vacancy that was left when Councilmember Bell was elected to the Council. Staff recommends reappointing her to the commission to serve a four-year term.

Councilmember Higginson said Ms. Gilmore has been a great addition to the Planning Commission and always has insightful comments and questions.

Councilmember Higginson made a motion to the approve reappointment of Ms. Krissy Gilmore to the Planning Commission and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

ADJOURN

Councilmember Murri made a motion to adjourn the meeting and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting "aye."

The meeting was adjourned at 7:54 p.m.

PENDING

_____
Mayor Kendalyn Harris

_____
City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > $1,000 paid
August 7 & 14, 2024
Author: Tyson Beck, Finance Director
Department: Finance
Date: August 27, 2024

Background

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

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding $1,000, paid August 7 & 14, 2024.

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid August 7, 2024

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT		ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
15520	BEJAC CORPORATION	Streets	104410	425000	Equip Supplies & Maint	4,049.23	240909	C29910	Cylinder for Road Mill
4806	CHEMTECH-FORD, INC	Water	515100	431000	Profess & Tech Services	1,095.00	240914	24F1968	Lab Fees
1826	CUMMINS ROCKY MOUNTA	Streets	104410	425000	Equip Supplies & Maint	2,174.76	240919	42-82718	Misc. Parts/Supplies - Cust # 466117
1836	CUSTOM FENCE CO.	Parks	104510	426000	Bldg & Grnd Suppl & Maint	1,752.00	240920	18934	Misc. Parts/Supplies
1839	CUTTER & BUCK, INC.	Golf Course	555500	448240	Items Purchased - Resale	1,655.11	240922	97825507	Ladies/Men's Wear - Acct # 1008214
11484	EAST PENN MANUFAC	Streets	104410	425000	Equip Supplies & Maint	1,122.97	240926	240800750	Batteries - Cust # 570600167
2055	ELECTRICAL CONSULTAN	Light & Power	535300	474790	CIP 09 Dist Sub NW Substation	32,605.55	240894	121961	Northwest Substation Upgrade
5195	ENERGY MANAGEMENT CO	Engineering	454450	474500	Machinery & Equipment	104,263.65	240895	145006	Project for Bountiful City
5195	ENERGY MANAGEMENT CO	Storm Water	494900	474600	Vehicles	27,065.00	240895	145006	Project for Bountiful City
5195	ENERGY MANAGEMENT CO	Refuse Collection Operations	585800	474600	Vehicles	27,065.00	240895	145006	Project for Bountiful City
2164	FERGUSON ENTERPRISES	Water	515100	448400	Dist Systm Repair & Maint	5,038.00	240928	1246858	Misc. Parts/Supplies - Cust # 48108
2229	FRODSHAM BETTER LAWN	Parks	104510	426000	Bldg & Grnd Suppl & Maint	2,185.00	240931	109539	Lawn Treatments - Cust # 38730
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820	474500	Machinery & Equipment	1,161,000.00	240940	35436	Tana Compactor for Bountiful City
2627	INTERMOUNTAIN CONTRO	Water	515100	448400	Dist Systm Repair & Maint	6,397.74	240941	220/60035516	Misc. Parts/Supplies
6959	JANI-KING OF SALT LA	Light & Power	535300	424002	Office & Warehouse	1,883.10	240946	SLC08240046	August 2024 Janitorial Services
2719	JMR CONSTRUCTION INC	Streets	104410	473400	Concrete Repairs	8,962.75	240948	08052024	Work Completed in July 2024
2719	JMR CONSTRUCTION INC	Storm Water	494900	441260	Wtrway Replcment-Concrete Rpr	76,686.61	240948	08052024	Work Completed in July 2024
2719	JMR CONSTRUCTION INC	Water	515100	461300	Street Opening Expense	45,416.96	240948	08052024	Work Completed in July 2024
2763	JOY FOUNDATION	RAP Tax	838300	492020	RAP Tax Grant Award Payments	13,675.00	240950	07312024	Fiscal Year 24-25 RAP TAX Grant Award
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200	Road Matl Patch/ Class C	1,511.46	240953	12310	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	9,826.92	240953	12299	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410	473200	Road Materials - Overlay	10,315.08	240953	12340	Patching - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300	Street Opening Expense	1,819.72	240954	426168	Road Base - Cust # BCTY07399
8635	LARSEN LARSEN NASH &	Legal	104120	431100	Legal And Auditing Fees	2,625.00	240955	07312024	July 31, 2024 Legal Fees
15535	M STREET BRIDGE	Legislative	104110	492080	Community Events-BntflComServC	2,000.00	240958	240802	Live Music Entertainment on 8/2/24
2987	M.C. GREEN & SONS IN	Water	515100	473110	Water Mains	148,944.58	240959	5135	2024 Waterline Project - Application #1
14585	MOUNTAINLAND POWER	Parks	454510	474500	Machinery & Equipment	13,665.60	240962	143020	Misc. Parts/Supplies - Cust # 100545
14585	MOUNTAINLAND POWER	Parks	454510	474500	Machinery & Equipment	16,871.40	240962	143021	Misc. Parts/Supplies - Cust # 100545
3195	MOUNTAINLAND SUPPLY	Water	515100	448400	Dist Systm Repair & Maint	1,750.22	240963	S106347039.001	Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Golf Course	555500	426000	Bldg & Grnd Suppl & Maint	1,600.00	240963	S106029824.001	Misc. Parts/Supplies - Cust # 18500
15415	PATRIOT CONSTRUCTION	Police	454210	472100	Buildings	62,760.52	240968	3	Bountiful Police Remodle
4791	POINT S TIRE & AUTO	Water	515100	425000	Equip Supplies & Maint	3,300.19	240969	0158553	Tires and Service
4911	RELADYNE	Light & Power	535300	448614	Power Plant Equipment Repairs	3,000.00	240902	1101643-IN	Varnish Mitigation
4775	ROCKY MOUNTAIN VALVE	Water	515100	448400	Dist Systm Repair & Maint	3,901.57	240973	003521	Misc. Parts/Supplies - Cust # BCW-01
3972	SOLAR TURBINES, INC.	Light & Power	535300	448614	Power Plant Equipment Repairs	2,231.00	240979	AFS10076115	Turbine Emissions - Acct # 400000596
3983	SOUTH DAVIS RECREATI	RAP Tax	838300	492020	RAP Tax Grant Award Payments	3,000.00	240980	08012024	Fiscal Year 24-25 RAP TAX Grant Award
10507	STRUCTURE WORKS, INC	Police	104210	426000	Bldg & Grnd Suppl & Maint	3,566.19	240983	79754	Judges Elevator Vestibule Reader - Cust # BOUNT010
10507	STRUCTURE WORKS, INC	Police	104210	426000	Bldg & Grnd Suppl & Maint	4,164.94	240983	79755	Readers Supply and Install - Cust # BOUNT010
4171	THATCHER COMPANY	Water	515100	448000	Operating Supplies	10,757.00	240989	2024100111155	T-Floc - Customer # C1303
4217	TITLEIST	Golf Course	555500	448240	Items Purchased - Resale	4,010.28	240992	918576220	Golf Balls - Acct # US00021802
4131	T-MOBILE	Water	515100	428000	Internet & Telephone Expense	1,475.07	240986	07212024	Account # 991466102
4229	TOM RANDALL DIST. CO	Golf Course	555500	425000	Equip Supplies & Maint	1,593.35	240993	0384660	Fuel - Acct # 000276
4229	TOM RANDALL DIST. CO	Golf Course	555500	425000	Equip Supplies & Maint	3,496.55	240993	0384171	Fuel - Acct # 000276
					TOTAL:	1,842,280.07			

Expenditure Report for Invoices (limited to those outlined in staff report) >$1,000.00
Paid August 14, 2024

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,052.12	241015	X07282024	Account # 287314361186
15543	ATLAS COPCO	Water	515100 431000	Profess & Tech Services	1,426.36	241016	1124078002	Compressor Maintenance - Cust # 4000368697
11636	BLACK FOREST PAVING	Streets	454410 473500	Road Reconstruction	141,546.10	241019	08012024	2024 300 S Street Reconstruction Project- App 1
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	7,583.77	241037	76512	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,084.00	241037	76510	Tree Trimming
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	1,187.51	241039	08012024F	Account # 3401140000
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	71,066.54	241039	08012024M	Account # 6056810000
2141	FARWEST LINE SPECIAL	Light & Power	535300 448636	Special Equipment	4,384.13	241042	7139094	Lineman Belt and Climbers
15422	GRISWOLD INDUSTRIES	Water	515100 448400	Dist Systm Repair & Maint	1,855.33	241045	898621	Rebuild Booster - Cust # 9408/2
2537	HOSE & RUBBER SUPPLY	Landfill Operations	585820 425000	Equip Supplies & Maint	1,660.57	241049	01958758	Misc. Parts/Supplies - Cust # B1580
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445201	Safety Equipment	5,323.82	241052	S014001826.002	Glove and Sleeve Testing - Cust # 221694
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445201	Safety Equipment	8,165.98	241052	S014001826.001	Misc. Parts/Supplies - Cust # 221694
14476	JOHNNIE-O	Golf Course	555500 448240	Items Purchased - Resale	1,519.21	241054	1731133	Men's Wear
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,519.56	241056	12383	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,520.10	241056	12351	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,086.10	241056	12369	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,502.44	241056	12432	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	10,686.60	241056	12407	Patching - Cust # BOUN02610
15180	MINT GREEN GROUP	Golf Course	555500 448240	Items Purchased - Resale	1,346.00	241063	INV529347	Shoes/Men's Wear - Client # C784520-US
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	3,486.86	241068	S106310367.003	Misc. Parts/Supplies - Cust # 18498
3321	NORTHERN POWER EQUIP	Light & Power	535300 448632	Distribution	1,806.75	241071	87666	Misc. Parts/Supplies - Cust # 8012986111
5550	PARTRIDGE GROUP	Police	104210 432000	Examination & Evaluation	2,100.00	241077	5908	Direct Care Therapy for July 2024
10820	PEAK ASPHALT, LLC	Streets	104410 473200	Road Materials - Overlay	1,850.55	241078	8-582639	Tack Oil
5429	PERFORMANCE FORD LIN	Police	454210 474500	Machinery & Equipment	48,158.00	241080	RKD01044	2024 F150 Vin # 1FTFW1P86RKD01044
5429	PERFORMANCE FORD LIN	Police	454210 474500	Machinery & Equipment	48,158.00	241080	RKD01699	2024 F150 Vin # 1FTFW1P80RKD01699
10033	PINETOP ENGINEERING	Streets	104410 441300	Street Signs	1,089.99	241083	5279	Traffic Signal Help in July 2024
5553	PURCELL TIRE AND SER	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	4,521.09	241087	280085232	Tire & Service - Acct # 2801867
5553	PURCELL TIRE AND SER	Landfill Operations	585820 425000	Equip Supplies & Maint	3,350.94	241087	280084578	Tires and Service - Cust # 2801867
5553	PURCELL TIRE AND SER	Landfill Operations	585820 425000	Equip Supplies & Maint	3,871.49	241087	280084577	Tires and Service - Cust # 2801867
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	7,320.00	241091	10474	Mattress Recycling
10586	ROCKY MOUNTAIN RECYC	Recycle Collection Operations	585810 431550	Recycling Processing Fees	6,173.58	241094	NP-166562	Recycling
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,451.59	241105	07212024A	Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	22,410.48	241108	0384795	Fuel - Acct # 000275
8034	WASATCH SOUND	Legislative	104110 492080	Community Events-BntflComServC	5,550.00	241116	08092024	Bountiful City Music in the park
				TOTAL:	440,815.56			

City Council
Staff Report

Subject: **Final Architectural and Site Plan for a Flex Warehouse Development at 260 North 500 West**
Author: **Amber Corbridge, Senior Planner**

Date: **August 27, 2024**

Background
The applicant Randy Beyer, the owner of 260 North 500 West is requesting Final Architectural and Site Plan for the flex warehouse development, *Bountiful Flex Garages.* The applicant is proposing to change the exterior building materials from the original approval given on December 14, 2021 (See Attached Previously Approved Building Elevations). The applicant is proposing to change the architectural rooflines from angled to flat, reduce the number of windows, and replace the metal siding for concrete masonry units (CMU). All other architectural and site plan elements meeting staff review comments will remain the same as found in the December 14, 2021 report (See attached Updated Site Plan Package).

The Planning Commission reviewed the Final Architectural and Site Plans on Tuesday, August 20, 2024. The Planning Commission forwarded a positive recommendation (5-0 vote) to the City Council to approve the plans for the *Bountiful Flex Garages* with the conditions listed below.

Analysis
The City Council shall determine if the proposed amendment to the architectural plans submitted are consistent with the purpose and objectives of the Code (14-2-301).

This application is for construction of a new building consisting of five (5) indoor vehicle storage units on a property located in the Heavy Commercial (C-H) Zone. The C-H Zone lists Vehicle Storage – Indoor as a permitted use. Other vehicle related uses are listed in the C-H as permitted or conditional uses. Vehicle Salvage/Wrecking and Self Storage Units or Warehouse w/o Office are both expressly prohibited uses in the C-H subzone and the City. Indoor vehicle storage is not further defined in the Land Use Code. It is important to note that while indoor vehicle storage is a permitted use within the zone, storage facilities are expressly prohibited Staff will not make a different interpretation for this use other than for the indoor storage of vehicles. Furthermore, these units are not allowed to have kitchens and living spaces (sleeping and cooking facilities).

Yard Requirements

Minimum Setback	Regulation	Proposal
Front/Street Yard	20 feet	West side: 232 feet from 500 West, complies.
Side Yard	10 feet	North side: 10 feet, complies. South side: 35.5 feet, complies.
Rear Yard	10 feet	East side: 10 feet, complies.
Yard Abutting Residential Lots	20 feet	North side, 10 feet, *see below.

*Land Use Code section 14-6-105 indicates that *"An interior side or rear yard setback may be reduced during the site plan approval process if the land use authority determines that there is no need for a landscape buffer along that portion of the site, and that the public interest is better served by reducing the setback. However, no setback may be less than required by the International Building Code."*

The proposed structure would be located on the north line of the DFCU property which is next to a large carport on the Manor Condominiums property to the north. The existing DFCU building is approximately 28 feet high and is setback 20 feet from the side property line. The existing carport straddles the property line. The residential building is located approximately 60 feet to the North of the same property line.

The proposed structure is also located approximately 200 feet from 500 west. Due to the location of the Manor Condominiums' carport and the 200-foot distance from 500 west, Staff does not find a need for a 20-foot landscape buffer directly north of the proposed building. Staff finds the proposed 10-foot setback is sufficient to meet the goals of the Code as there is a large carport directly north so there is no need for additional landscaping buffer. Additionally reducing the landscape buffer setback better serves the public interest

by making the site more accessible to its users and provides for better and safer traffic and pedestrian circulation.

Building Height
No building or structure in the Commercial Zone shall exceed three (3) stories or forty-five (45) feet in height as measured at the average grade. The maximum height of the building is 28 feet from average grade.

Parking
The existing credit union building requires sixteen (16) parking spaces. There are sixteen (16) parking spaces adjacent to the existing building and the drive-through. The Land Use Code does not specify a parking ratio for indoor vehicle storage; however, it does indicate that the approving Authority is to determine the standard based on the recommendation of the City Planner and the City Engineer. Staff recommends allocating one (1) parking space per indoor vehicle storage unit, consisting of a total of five (5) parking spaces. There are six (6) parking spaces east of the drive-through that would comply with this recommendation.

Access
The existing driveway on the south of the entire site provides compliant access to the proposed building towards 500 West. As 500 West is a UDOT facility, the Applicant has already received necessary approvals, etc. for the existing driveway.

Landscaping
The entire site, including the credit union, requires 15% of the lot area to be landscaped. The proposal includes 30% of the entire site to be landscaped, consisting of existing landscaping (27%) and additional landscaping (3%). A minimum of ten (10) feet wide landscape buffer is required adjacent to all residential properties which matches the interior side yard setback reduction from 20 to 10 feet along the north side. The proposal includes a total of seven (7) additional trees and 20 additional shrubs directly adjacent to the proposed building. While the submitted landscape plan was not signed and stamped by a licensed landscape architect, Staff recommends based on the already compliant landscaping percentage that it be provided to the City during the building permit review, to be consistent with the landscaping provided on the Overall Site Plan and applicable landscaping requirements.

Building Materials
The proposed building is one level with a mezzanine and shows painted concrete masonry unit (CMU). The proposal includes higher building corners along the south elevation creating vertical articulation in conjunction with the proposed different materials which break up the building mass.

Utilities
Development of this site included the installation of sewer and culinary water service to the eastern end of the development. The developer anticipates that each unit will be served with culinary water and sanitary sewer. An underground storm water detention system was also installed during the construction of the credit union building and is sufficiently

sized to accommodate the proposed use for the site. Electrical and gas utility services are also available in the immediate vicinity.

Department Review

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

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommendation

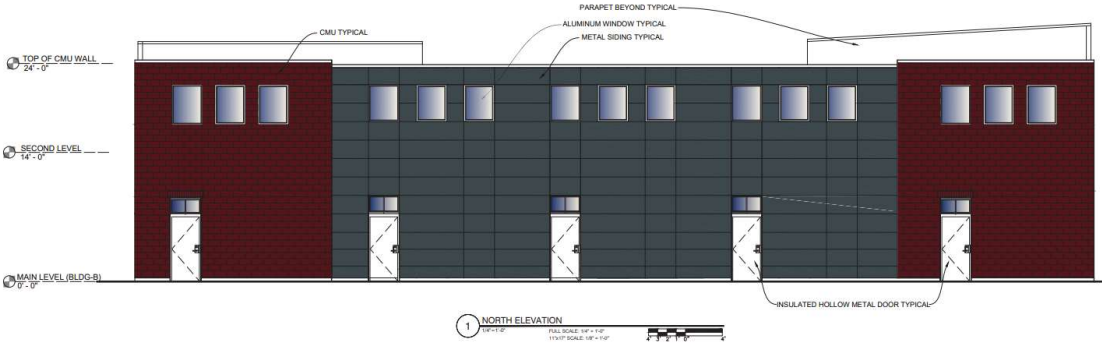
The Planning Commission and Staff recommends that the City Council approve the Final Architectural and Site Plan application for the proposed flex warehouse development subject to the following:

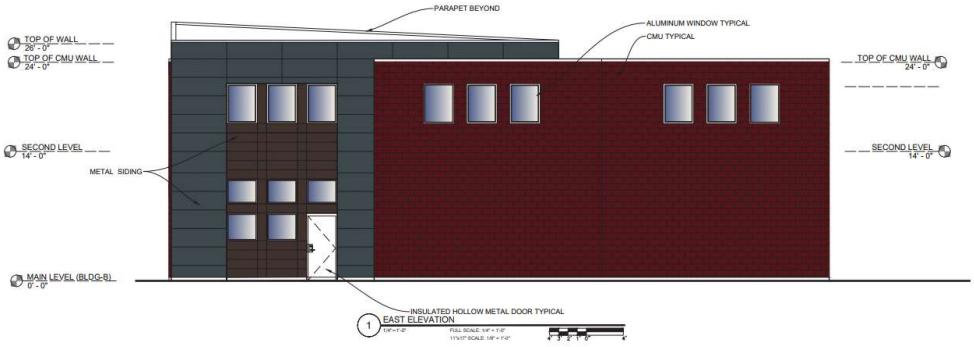
1. All units will only be used for indoor vehicle storage. Traditional storage units are prohibited.
2. A signed/stamped landscape plan shall be provided during the building permit review consistent with the landscaping provided on the Overall Site Plan, and applicable landscaping requirements.

Attachments

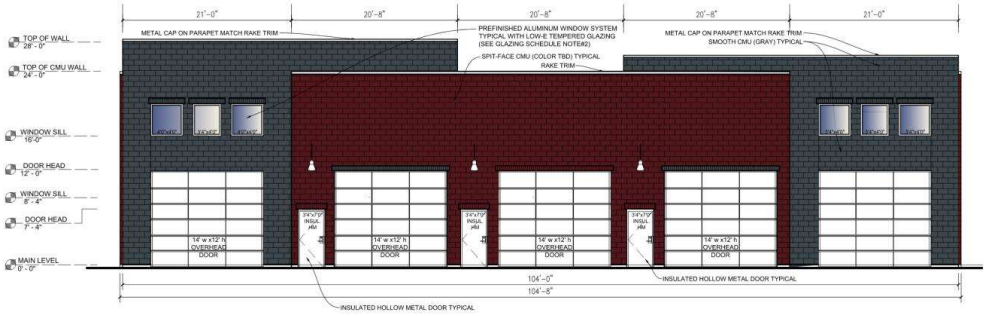
1. Previously Approved Building Elevations
2. Proposed Building Elevations
3. Updated Site Plan Package

Attachment 1: Previously Approved Building Elevations

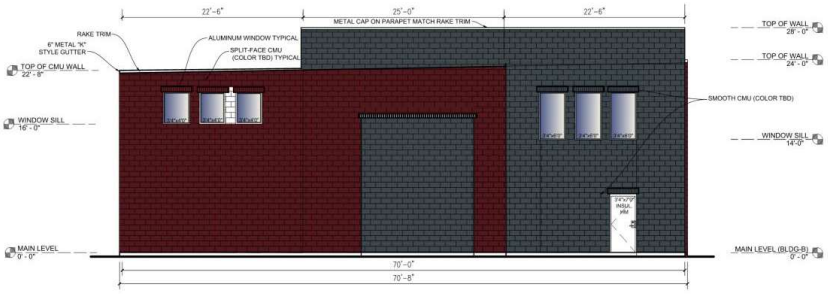




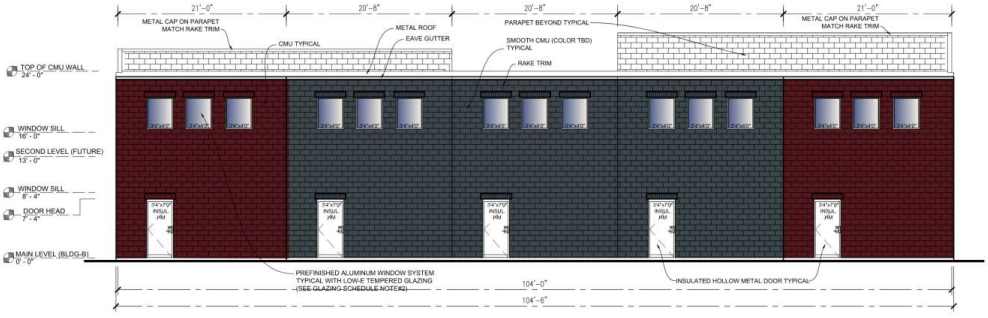
Attachment 2: Proposed Building Elevations



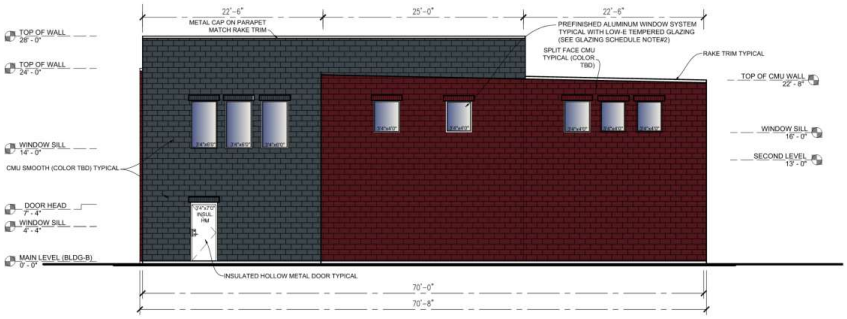
1 SOUTH ELEVATION
3/16"=1'-0"
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



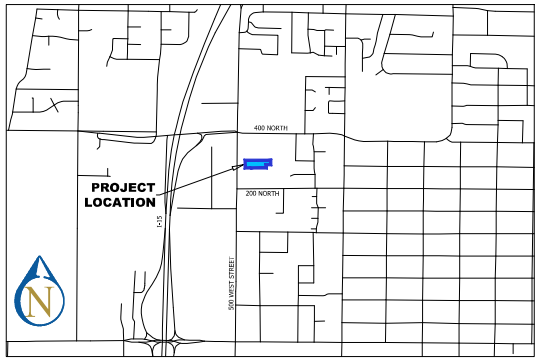
2 WEST ELEVATION
3/16"=1'-0"
24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"



SCALE: 1"=1000'

DFCU ADDITION

260 NORTH 500 WEST
LOCATED IN THE SW 1/4 OF SECTION 19, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY CITY, DAVIS COUNTY, UTAH

SHEET INDEX

NUMBER	TITLE
C100	COVER
C101	NOTES & LEGEND
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C900	SITE DETAIL SHEET

Client	**DESERET FIRST CREDIT UNION**
Contact	**Spencer Park**
Phone	**(801) 456-7161**
Address	**3999 W Parkway Blvd** **West Valley City, UT 84120**

CITY ENGINEER'S APPROVAL

APPROVED BY THE FARMINGTON CITY ENGINEER, THIS _____ DAY OF _____, 20_____.

_____
FARMINGTON CITY ENGINEER

GENERAL NOTES

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

H:\1185017\D_PRODUCTION\Civil\04_Plan Set\PLAN SET-1185017

DFCU ADDITION
1185017

CIVIL RNH
SURVEY
ENGINEER STA

REV #	BY	DATE

REGISTERED PROFESSIONAL ENGINEER
10/5/2021
No.189586
SCOTT T. ARGYLE
STATE OF UTAH

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

C100
COVER

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL COMPLY WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY. CONTACT THE PUBLIC WORKS OFFICE BEFORE BEGINNING.
2. CONTRACTOR TO FIELD VERIFY LOCATION, SIZE, AND AVAILABILITY OF EXISTING UTILITIES, UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE. SEE UTILITY NOTE 3.
3. ALL DIMENSIONS ARE IN FOOT UNITS AND ARE TO THE TOP BACK OF CURB UNLESS SHOWN OR NOTED OTHERWISE.
4. PROVIDE HANDICAP RAMPS AT ENDS OF WALKWAYS. END 0.1' ABOVE FLOWLINE OF CURB.
5. CURB AND GUTTER SHALL BE AS PER APWA STD DWG NO 205 TYPE A.
6. UTILITY INFORMATION INDICATED ON DRAWING IS BASED UPON VISUAL OBSERVATION OR INFORMATION FURNISHED BY MUNICIPAL AUTHORITIES WHICH MAY NOT BE VALID. LATERAL LOCATIONS AND ELEVATIONS ARE ASSUMED. SEE UTILITY NOTE 3.
7. ALL GRADING SHALL BE DONE UNDER THE SUPERVISION OF A QUALIFIED SOILS ENGINEER WHO SHALL VERIFY THAT ALL FILL HAS BEEN PLACED IN ACCORDANCE WITH PROVISIONS IN CURRENT INTERNATIONAL BUILDING CODE.
8. COMPACTION TEST REPORTS SHALL BE MADE AVAILABLE TO THE ENGINEER WITHIN 24 HOURS OF A REQUEST. FINAL REPORTS AS SPECIFIED IN CURRENT INTERNATIONAL BUILDING CODE SHALL BE SUBMITTED TO THE ENGINEER WITHIN TEN DAYS AFTER COMPLETION OF GRADING.
9. ALL STORM DRAIN PIPE SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND THE LOCAL GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
10. STORM DRAIN PIPE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S SPECIFICATIONS.
    PRIVATE STORM DRAIN PIPE OPTIONS SHALL CONSIST OF THE FOLLOWING MATERIALS.
    1. PVC PIPE, ASTM D3034, SDR 35, BELL & SPIGOT TYPE.
    2. RCP PIPE, CLASS 3, BELL & SPIGOT TYPE.
    3. HIGH DENSITY CORRUGATED POLYETHYLENE SMOOTH INTERIOR PIPE, ASTM D3350 WITH WATERTIGHT JOINTS.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK CONDITIONS AT THE SITE BEFORE STARTING WORK AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
12. TYPICAL DETAILS SHALL APPLY IN GENERAL CONSTRUCTION UNLESS SPECIFICALLY DETAILED. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION WILL BE AS FOR SIMILAR WORK. DO NOT SCALE DRAWINGS.
13. ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
14. PIPE BEDDING SHALL BE 3/8" MAXIMUM AGGREGATE, USE 3/4" MAXIMUM SIZE ROAD BASE FOR BACKFILL MATERIAL. COMPACT TO 95% STANDARD PROCTOR DENSITY. MAXIMUM LIFT 8 INCHES.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC AND OSHA STANDARDS.
16. ALL WORK SHALL COMPLY WITH THE AMERICAN PUBLIC WORKS ASSOCIATION UTAH CHAPTER (APWA) MANUAL OF STANDARD SPECIFICATIONS 2007 EDITION WITH ALL PERTINENT SUPPLEMENTS AND AMENDMENTS AND THE MANUAL OF STANDARD PLANS 2007 EDITION, SAID STANDARD SPECIFICATIONS AND PLANS SHALL BE THE REQUIREMENTS.
17. IT IS INTENDED THAT THESE PLANS AND SPECIFICATIONS REQUIRE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THE WORK TO BE COMPLETED IN ACCORDANCE WITH THEIR TRUE INTENT AND PURPOSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY REGARDING ANY DISCREPANCIES OR AMBIGUITIES WHICH EXIST IN THE PLANS OR SPECIFICATIONS. THE ENGINEER'S INTERPRETATION THEREOF SHALL BE CONCLUSIVE. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORITY FROM THE OWNER AND/OR ENGINEER.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR REINSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
19. THE CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL MECHANICAL; ELECTRICAL AND INSTRUMENTATION EQUIPMENT; PIPING AND CONDUITS; STRUCTURES AND OTHER FACILITIES. THE AS-BUILTS OF THE ELECTRICAL SYSTEM SHALL INCLUDE THE STREET LIGHT LAYOUT PLAN SHOWING LOCATION OF LIGHTS, CONDUITS, CONDUCTORS, POINTS OF CONNECTIONS TO SERVICES, PULLBOXES, AND WIRE SIZES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR.
20. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO ENGINEER, ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

SEQUENCE OF CONSTRUCTION

1. CONSTRUCTION EXIT IS TO BE CONSTRUCTED AT TIME OF ENTRY TO SITE.
2. CLEAR AND GRUB AREAS FOR SEDIMENT MEASURES.
3. INSTALL SILT FENCES.
4. COMPLETE CLEARING OF SITE AND BEGIN ROUGH GRADING.
5. FILL AREAS SHALL BE FILLED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO AT LEAST 95% MAXIMUM DENSITY.
6. DRAINAGE WILL BE CONTROLLED AND GROUND SLOPED SO AS TO DIRECT RUNOFF TO SEDIMENT CONTROLLED INLETS.
7. INSTALL REMAINDER OF STORM DRAIN.
8. INSTALL UTILITY LINES, WATER, ETC.
9. INSTALL CURBS, WALKS, ETC., AND STABILIZE ALL DISTURBED AREAS.
10. INSTALL BASE COURSE.
11. REMOVE SEDIMENT CONTROL MEASURES, CLEAN OUT TEMPORARY SEDIMENTATION BASINS AND REGRADE, CLEAN OUT SEDIMENT TRAPS AND CONVERT THEM TO STORM WATER MANAGEMENT STRUCTURES.
12. PAVE SITE.
13. OWNER TO BE RESPONSIBLE TO CHECK CLEAN OUT INLET BOXES FOR SEDIMENT AND OIL AND CLEAN AS NECESSARY

UTILITY NOTES

1. ALL SERVICE LATERALS SHALL BE EXTENDED 2 FEET PAST THE 10 FOOT P.U.E.
2. ALL CONSTRUCTION SHALL COMPLY WITH LOCAL GOVERNING MUNICIPALITY DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS
3. LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO FIELD VERIFY CONNECTION POINTS WITH EXISTING UTILITIES, INCLUDING LOCATIONS AND INVERT ELEVATIONS OF ALL EXISTING STRUCTURES OR PIPES, BEFORE STAKING OR CONSTRUCTING ANY NEW UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
4. CONTRACTOR IS RESPONSIBLE TO EXPOSE ALL UTILITY SERVICES STUBBED INTO PROJECT PROPERTY AND GIVE ENTELLUS 48 HOURS PRIOR NOTICE SO ENTELLUS CAN VERIFY DEPTHS AND INVERT ELEVATIONS TO DETERMINE IF CONFLICTS EXIST. ALSO ANY EXISTING UTILITIES THAT RUN ACROSS PROJECT PROPERTY WHICH MAY CAUSE POTENTIAL CONFLICT NEED TO BE EXPOSED AND LOCATED BOTH HORIZONTALLY AND VERTICALLY. CONTRACTOR PROCEEDS AT OWN RISK IF ENTELLUS IS NOT NOTIFIED TO FIELD VERIFY THE ABOVE MENTIONED CONDITIONS.
5. CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS WHERE APPLICABLE.
6. NO GROUNDWATER OR DEBRIS TO BE ALLOWED TO ENTER THE NEW PIPE DURING CONSTRUCTION. THE OPEN END OF ALL PIPES IS TO BE COVERED AND EFFECTIVELY SEALED AT THE END OF EACH DAYS WORK.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL PIPE OF ADEQUATE CLASSIFICATION WITH SUFFICIENT BEDDING TO MEET ALL REQUIREMENTS AND RECOMMENDATIONS FOR H-20 LOAD REQUIREMENTS.
8. ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
9. ALL SEWER LINES AND LATERALS ARE TO BE SDR 35 PVC PIPE.
10. SEWER LATERALS WILL BE INSTALLED AT A UNIFORM SLOPE OF NOT LESS THAN 2% GRADE AND THEY SHALL HAVE A MINIMUM OF 4 FEET OF COVER, UNLESS OTHERWISE NOTED.
11. ALL NEW CULINARY AND IRRIGATION WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
12. WATER LINES TO BE PVC C-900. WATER LINES SHALL BE A MINIMUM OF 10' HORIZONTALLY FROM SEWER MAINS. CROSSINGS SHALL MEET STATE HEALTH STANDARDS. (MECHANICAL JOINTS REQUIRED WHEN LESS THAN 18" VERTICAL OR 10' HORIZONTAL SEPARATION FROM SEWER LINES.)
13. ALL WATER LINES SHALL BE 8" MINIMUM SIZE AND SERVICE LATERALS SHALL BE 1-1/2" MINIMUM UNLESS OTHERWISE NOTED.
14. WATER SERVICE LATERALS TO INCLUDE ALL BRASS SADDLE; CORP, STOP LATERAL, DOUBLE CHECK VALVE AND BACKFLOW PREVENTION DEVICE, AND SHUTOFF VALVE IN BOX NEAR BUILDING EDGE.
15. ALL WATER LINES SHALL BE A MINIMUM 48" BELOW FINISH GROUND TO TOP OF PIPE. ALL VALVE BOXES AND MANHOLES SHALL BE RAISED OR LOWERED TO FINISH GRADE AND SHALL INCLUDE A CONCRETE COLLAR IN PAVED AREAS.
16. CONTRACTOR TO NOTIFY PUBLIC UTILITIES FOR CHLORINE TEST PRIOR TO FLUSHING LINES. CHLORINE LEFT IN PIPE 24 HOURS MINIMUM WITH 25 PPM RESIDUAL. ALL TURNING OF MAINLINE VALVES, CHLORINATION, FLUSHING, PRESSURE TESTING, BACTERIA TESTING, ETC. TO BE COORDINATED WITH LOCAL GOVERNING MUNICIPALITY. ALL TESTS TO BE IN ACCORDANCE WITH AWWA STANDARDS.
17. BOTTOM FLANGE OF FIRE HYDRANTS TO BE SET TO APPROXIMATELY 4" INCHES ABOVE BACK OF CURB ELEVATION. HYDRANTS TO INCLUDE TEE, 6" LINE VALVE, AND HYDRANT COMPLETE TO MEET CITY STANDARDS.
18. ALL NEW STORM DRAIN/LAND DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.
19. ALL STORM WATER CONVEYANCE PIPING TO BE RCP - CLASS 3 OR EQUAL, UNLESS OTHERWISE NOTED.
20. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO DOMINION ENERGY GAS FOR DESIGN OF GAS SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY GAS FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY GAS LIMITS.
21. ALL GAS LINE TAPS TO BE HDPE WITH COPPER TRACER WIRE AND DETECTA TAPE. TERMINATE TRACER WIRE AT APPROVED LOCATIONS.
22. ALL GAS LINE TAPS, VALVES AND CAPS TO BE FUSED USING ELECTRO-FUSION TECHNOLOGY.
23. ALL ELECTRICAL CONDUITS/LINES TO BE PVC SCH 40 OR BETTER.
24. ALL PHONE AND TV CONDUITS TO BE PVC SCH 40 OR BETTER.
25. CONTRACTOR IS TO SUBMIT SITE PLAN/SUBDIVISION PLAT TO COMCAST FOR DESIGN OF CABLE TV SERVICE TO BUILDINGS/LOTS. CONTRACTOR TO COORDINATE WITH COMCAST FOR CONTRACTOR LIMITS OF WORK VERSES COMCAST LIMITS.
26. CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO NEW BUILDINGS OR LOTS WITH CENTURYLINK. A PVC CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE IS REQUIRED FOR SERVICE THROUGH PROPERTY. COORDINATE SIZES AND LOCATION WITH CENTURYLINK.
27. ALL UTILITIES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING AGENCY/DISTRICT STANDARDS AND SPECIFICATIONS:
    WATER - BOUNTIFUL CITY CITY
    SEWER - BOUNTIFUL CITY CITY
    STORM DRAIN - BOUNTIFUL CITY CITY
    IRRIGATION - BOUNTIFUL CITY CITY
    ELECTRICAL - ROCKY MOUNTAIN POWER
    TELEPHONE - CENTURYLINK
    NATURAL GAS - DOMINION ENERGY

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING IT WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 95% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS, REPORT.
2. THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THE PROJECT. SPECIFIC DETAILS SHOWN SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.
3. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.
4. IF AT ANY TIME DURING CONSTRUCTION ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, WORK IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE ENGINEER.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS/HER OWN ESTIMATE OF EARTHWORK QUANTITIES.
6. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OF CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY:
   - PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS.
   - THE CONTRACTOR SHALL SUBMIT THE SLOPE AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO THE PLACEMENT OF CONCRETE.
   - THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION.
   - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT THE APPROVAL OF THE ENGINEER.

EROSION CONTROL

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
2. ALL SEDIMENT CONTROL MEASURES TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE.
3. DAILY INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS WILL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
5. ALL SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM THROUGH THE USE OF SANDBAGS, STRAW BALES, SILT FENCES, GRAVEL, BOARDS, AND OTHER APPLICABLE METHODS.
6. ALL DISTURBED AREAS OUTSIDE OF ROADWAYS, PARKING LOTS, SIDEWALKS AND OR BUILDING FOOTPRINTS SHALL BE SEEDED, SODDED AND/OR MULCHED.
7. IF SITE IS READY TO RECEIVE FINAL COVER DURING THE NON-PLANTING SEASON, THEN IT SHALL BE PROTECTED BY MULCHING. THE MULCH WILL REMAIN UNTIL THE NEXT PLANTING SEASON AS DEFINED BY THE LOCAL GOVERNING MUNICIPALITY.
8. RE-VEGETATE ALL DENUDED AREAS AS PER THE STANDARDS AND REGULATIONS OF THE LOCAL GOVERNING MUNICIPALITY.
9. THE CONTRACTOR AGREES THAT:

A. THEY SHALL BE RESPONSIBLE TO CLEAN THE JOB SITE AT THE END OF EACH PHASE OF WORK.

B. THEY SHALL BE RESPONSIBLE TO REMOVE AND DISPOSE OF ALL TRASH, SCRAP AND UNUSED MATERIAL AT THEIR OWN EXPENSE IN A TIMELY MANNER.

C. THEY SHALL BE RESPONSIBLE TO MAINTAIN THE SITE IN A NEAT, SAFE AND ORDERLY MANNER AT ALL TIMES.

D. THEY SHALL BE RESPONSIBLE TO KEEP MATERIALS, EQUIPMENT, AND TRASH OUT OF THE WAY OF OTHER CONTRACTORS SO AS NOT TO DELAY THE JOB. FAILURE TO DO SO WILL RESULT IN A DEDUCTION FOR THE COST OF CLEAN UP FROM FINAL PAYMENT.

E. THEY SHALL BE RESPONSIBLE FOR THEIR OWN SAFETY, TRAFFIC CONTROL, PERMITS, RETESTING AND REINSPECTION AT THEIR OWN EXPENSE.

F. UNLESS OTHERWISE NOTED ALL EXCESS SOILS AND MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE.

G. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, BARRICADES, SIGNS, FLAG-MEN OR OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

LEGEND

- SECTION CORNER
- MONUMENT
- 30.82 — EXISTING SPOT ELEVATION
- 30.82 — PROPOSED SPOT ELEVATION
- GRADE — DOWNWARD GRADE
- (4258) — EXISTING INDEX CONTOUR
- EXISTING MINOR CONTOUR
- 4258 — PROPOSED CONTOUR
- PROPOSED MINOR CONTOUR
- LOT OR BOUNDARY LINE
- PUBLIC UTILITY EASEMENT
- BUILDABLE AREA SETBACK
- CENTER LINE OF ROAD
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- ADA PARKING
- STREET LIGHT
- LIGHT POLE
- POWER POLE
- TELEPHONE POLE
- UTILITY POLE
- STREET SIGN
- EXISTING RETAINING WALL
- PROPOSED RETAINING WALL
- EXISTING ROCK WALL
- PROPOSED ROCK WALL
- FO — EXISTING FIBER OPTIC
- FO — PROPOSED FIBER OPTIC
- GAS — EXISTING NATURAL GAS
- GAS — PROPOSED NATURAL GAS
- PWR — EXISTING POWER
- PWR — PROPOSED POWER
- OHP — EXISTING OVERHEAD POWER
- OHP — PROPOSED OVERHEAD POWER
- UGP — EXISTING UNDERGROUND POWER
- UGP — PROPOSED UNDERGROUND POWER
- TEL — EXISTING TELEPHONE
- TEL — PROPOSED TELEPHONE
- IRR — EXISTING IRRIGATION LINE
- IRR — PROPOSED IRRIGATION LINE
- IRRIGATION MANHOLE
- IRRIGATION METER
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK

LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- W — EXISTING FIRE PROTECTION
- W — PROPOSED FIRE PROTECTION
- WATER MANHOLE
- WATER METER
- FIRE HYDRANT
- BLOWOFF
- VALVE
- TEE
- ELBOW
- REDUCER
- THRUST BLOCK
- SS — EXISTING SEWER LINE
- SS — PROPOSED SEWER LINE
- SEWER MANHOLE
- LD — EXISTING LAND DRAIN
- LD — PROPOSED LAND DRAIN
- LAND DRAIN MANHOLE
- SD — EXISTING STORM DRAIN
- SD — PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN / CLEANOUT
- CURB INLET

ABBREVIATIONS

ø	DIAMETER
Δ	DELTA
°	DEGREES
'	MINUTES, FEET
"	SECONDS, INCHES
ADA	AMERICAN DISABILITIES ACT
ADS	CORRUGATED BLACK PLASTIC PIPE
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
ARCH	ARCHITECT, ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
B&C	BAR & CAP
BLA	BOUNDARY LINE AGREEMENT
BLDG	BUILDING
BM	BENCHMARK
BND	BOUNDARY
BOW	BACK OF WALK
BRG	BEARING
BV	BUTTERFLY VALVE
C&G	CURB AND GUTTER
CB	CATCH BASIN
CH	CHORD
CHB	CHORD BEARING
CI	CAST IRON
CIP	CAST IN PLACE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COMM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CUL	CULINARY
CW	CULINARY WATER
CWL	CULINARY WATERLINE
DEMO	DEMOLITION
DI	DUCTILE IRON
DIAM	DIAMETER
DIST	DISTANCE
DWG	DRAWING
E	EAST, ELECTRICITY, ELECTRICAL
EASE	EASEMENT
EG	EXISTING GRADE
EL	ELBOW
ELEC	ELECTRICAL
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EVC	END VERTICAL CURVE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE FND FOUNDATION
FP	FIRE PROTECTION
FTG	FOOTING
G	GAS, NATURAL GAS
GB	GRADE BREAK
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HPE	HIGH POINT ELEVATION

ABBREVIATIONS

HPS	HIGH POINT STATION
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
INV	INVERT
IRR	IRRIGATION
IRRMH	IRRIGATION MANHOLE
K	RADIUS OF CURVATURE
L	LENGTH
LAT	LATERAL SERVICE
LD	LAND DRAIN
LDMH	LAND DRAIN MANHOLE
LF	LINEAL FEET
LG	LIP OF GUTTER
LP	LOW POINT
LPE	LOW POINT ELEVATION
MECH	MECHANICAL
MH	MANHOLE
MON	MONUMENT
NE	NORTHEAST
NW	NORTHWEST
OD	OUTSIDE DIAMETER
OHP	OVERHEAD POWER
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
PC	POINT OF CURVATURE
PCC	PORTLAND CONCRETE CEMENT
PI	POINT OF INFLECTION
PL	PROPERTY LINE
PPM	PARTS PER MILLION
PROP	PROPERTY
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PUE&DE	PUBLIC UTILITY EASEMENT & DRAINAGE EASEMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
RC	REBAR & CAP
RCL	ROADWAY CENTERLINE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDCB	STORM DRAIN CATCH BASIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SEC	SECONDARY, SECTION
SL&BM	SALT LAKE BASE & MERIDIAN
SPEC	SPECIFICATION
SPP	STEEL PIPE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SECONDARY WATER
SW	SOUTHWEST
SWL	SECONDARY WATERLINE
SWPPP	STORMWATER POLLUTION PREVENTION PLAN
TAN	TANGENT
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALK
TEL	TELEPHONE
TCW	TOP OF CURBWALL
TOA	TOP OF ASPHALT
TOC	TOP OF CONCRETE
TOE	TOE OF SLOPE OR WALL
TOG	TOP OF GRATE
TOW	TOP OF WALL
UTIL	UTILITY
UD	UNDERDRAIN
UGP	UNDERGROUND POWER
VC	VERTICAL CURVE
W	WEST, WATER
W2	SECONDARY WATER
WL	WATERLINE
WM	WATER METER
WP	WORK POINT

H:\1185017\D_PRODUCTION\Civil\SL_Reg\PLAN SET\-1185017

DFCU ADDITION

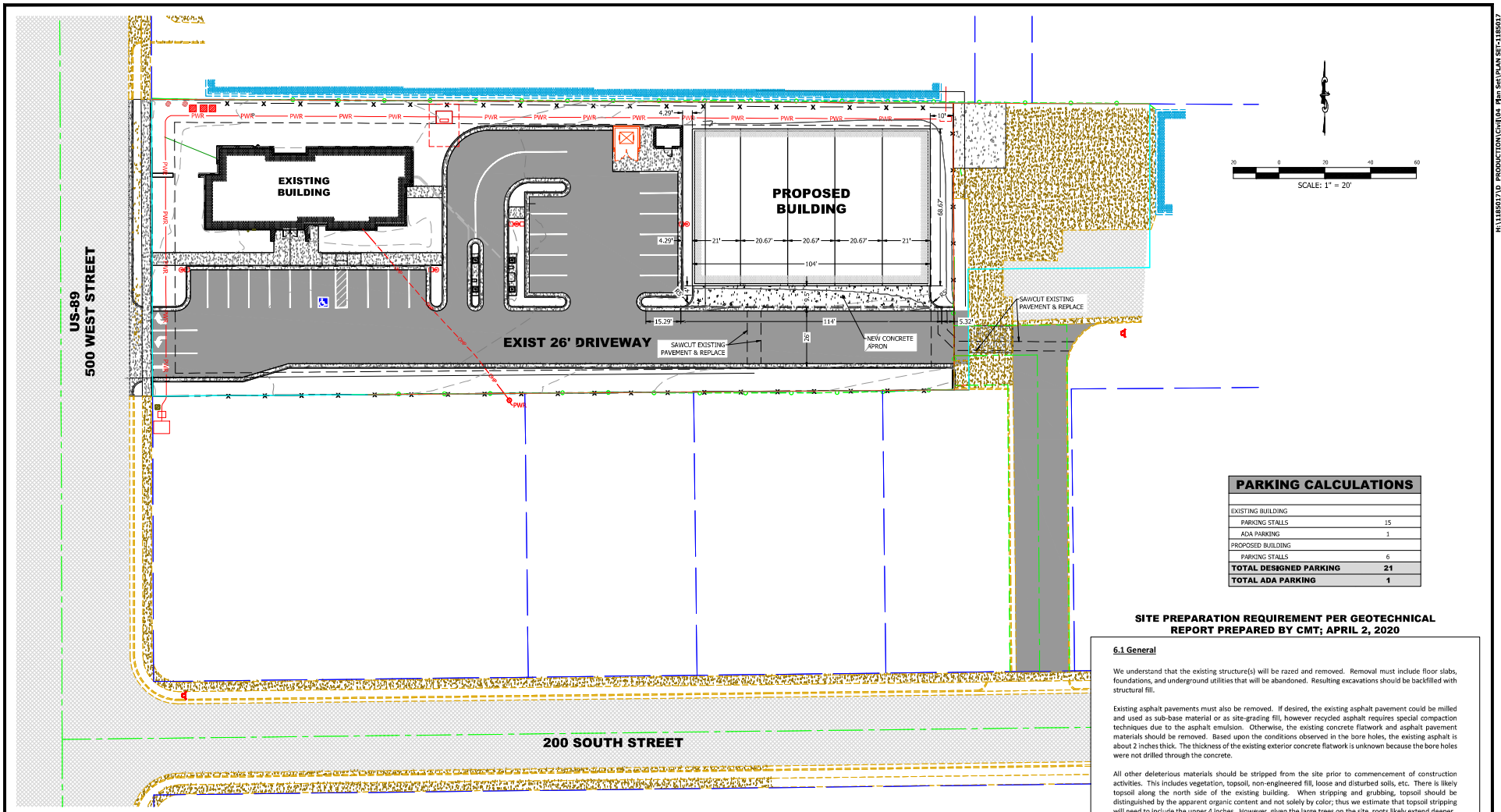
1185017

CIVIL RNH | SURVEY | ENGINEER STA

REV #	BY	DATE

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

C101
NOTES & LEGEND



PARKING CALCULATIONS	
EXISTING BUILDING	
PARKING STALLS	15
ADA PARKING	1
PROPOSED BUILDING	
PARKING STALLS	6
TOTAL DESIGNED PARKING	**21**
TOTAL ADA PARKING	**1**

SITE PREPARATION REQUIREMENT PER GEOTECHNICAL REPORT PREPARED BY CMT; APRIL 2, 2020

6.1 General

We understand that the existing structure(s) will be razed and removed. Removal must include floor slabs, foundations, and underground utilities that will be abandoned. Resulting excavations should be backfilled with structural fill.

Existing asphalt pavements must also be removed. If desired, the existing asphalt pavement could be milled and used as sub-base material or as site-grading fill, however recycled asphalt requires special compaction techniques due to the asphalt emulsion. Otherwise, the existing concrete flatwork and asphalt pavement materials should be removed. Based upon the conditions observed in the bore holes, the existing asphalt is about 2 inches thick. The thickness of the existing exterior concrete flatwork is unknown because the bore holes were not drilled through the concrete.

All other deleterious materials should be stripped from the site prior to commencement of construction activities. This includes vegetation, topsoil, non-engineered fill, loose and disturbed soils, etc. There is likely topsoil along the north side of the existing building. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 4 inches. However, given the large trees on the site, roots likely extend deeper.

In each bore hole, below the asphalt, we encountered fill soils, some containing debris, extending about 2.0 to 5.5 feet below the surface. The fill extended at least to the bottom of B-4 (5.5 ft) and thus may extend deeper at that location, and in other locations on the site which were not explored. This fill is considered non-engineered (not placed in a controlled manner or tested for compaction) and is therefore unsuitable for support of floor slabs or footings. Outside of building footprints the non-engineered fill could be prepared to support pavements and exterior concrete flatwork, and reduce, but not eliminate, the potential settlement and distress to these surfaces. Preparation of non-engineered fill shall consist of removing the upper 12 inches, scarifying the exposed surface to a minimum depth of 8 inches, moisture conditioning as needed, and re-compacting the scarified soils in place to 95% of the maximum dry density. The removed non-engineered fill, if free of debris, organics, etc., may then be replaced in similarly compacted lifts. Prior to paving the subgrade must then be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with structural fill.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the existing surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

H:\1185017\D_PRODUCTION\Civil\04_Plan Set\PLAN SET-1185017

DFCU ADDITION

1185017

CIVIL RNH

SURVEY

ENGINEER STA

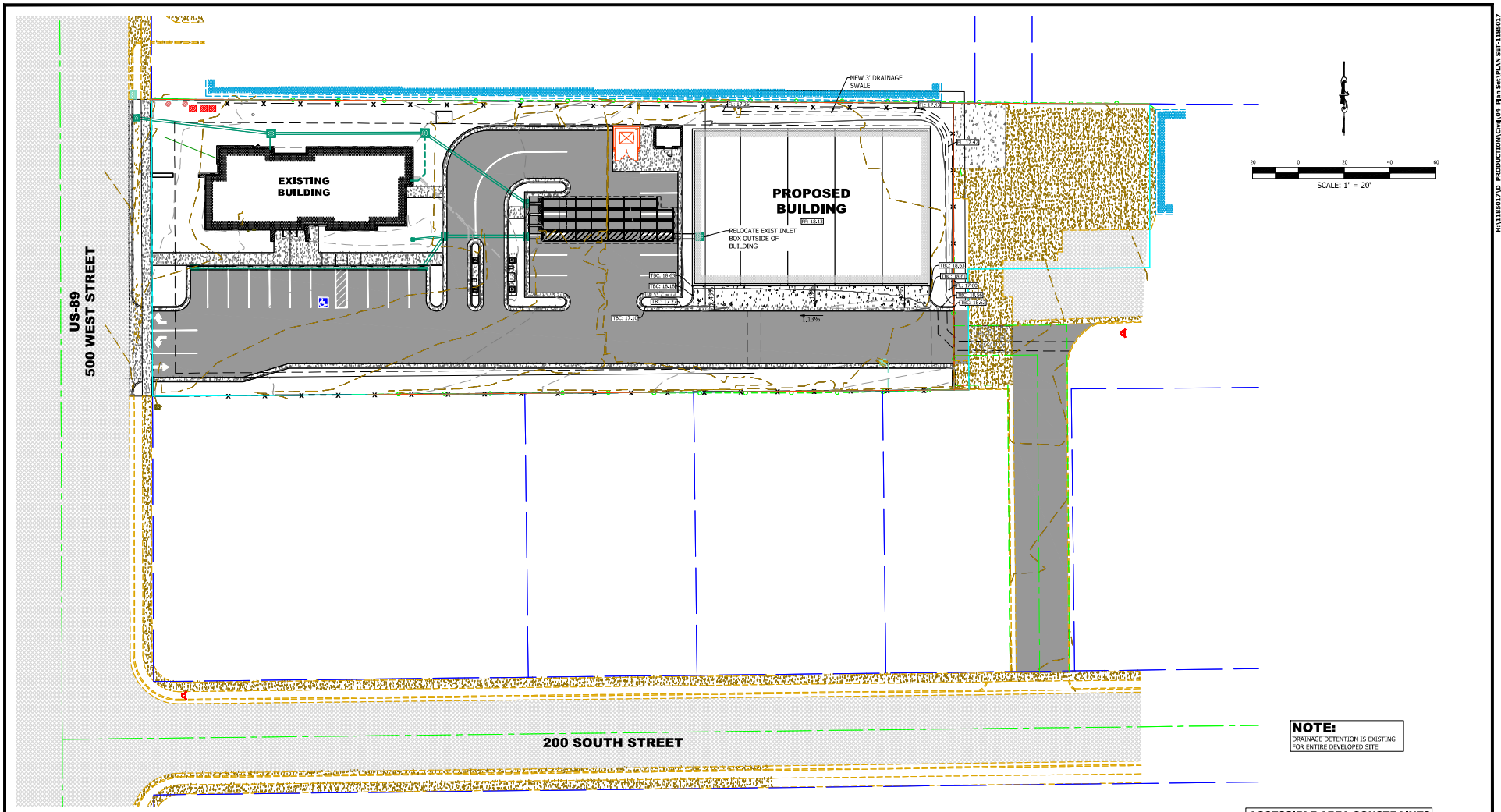
REV #	BY	DATE

REGISTERED PROFESSIONAL ENGINEER 10/5/2021 No.189586 SCOTT T. ARGYLE

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

C400

SITE PLAN



NOTE:
DRAINAGE DETENTION IS EXISTING FOR ENTIRE DEVELOPED SITE

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

SITE BENCHMARK = [ELEVATION] AT [POINT LOCATION]

H:\1185017\D_PRODUCTION\Civil\04_Plan Set\PLAN SET-1185017

DFCU ADDITION

1185017

CIVIL RNH

SURVEY

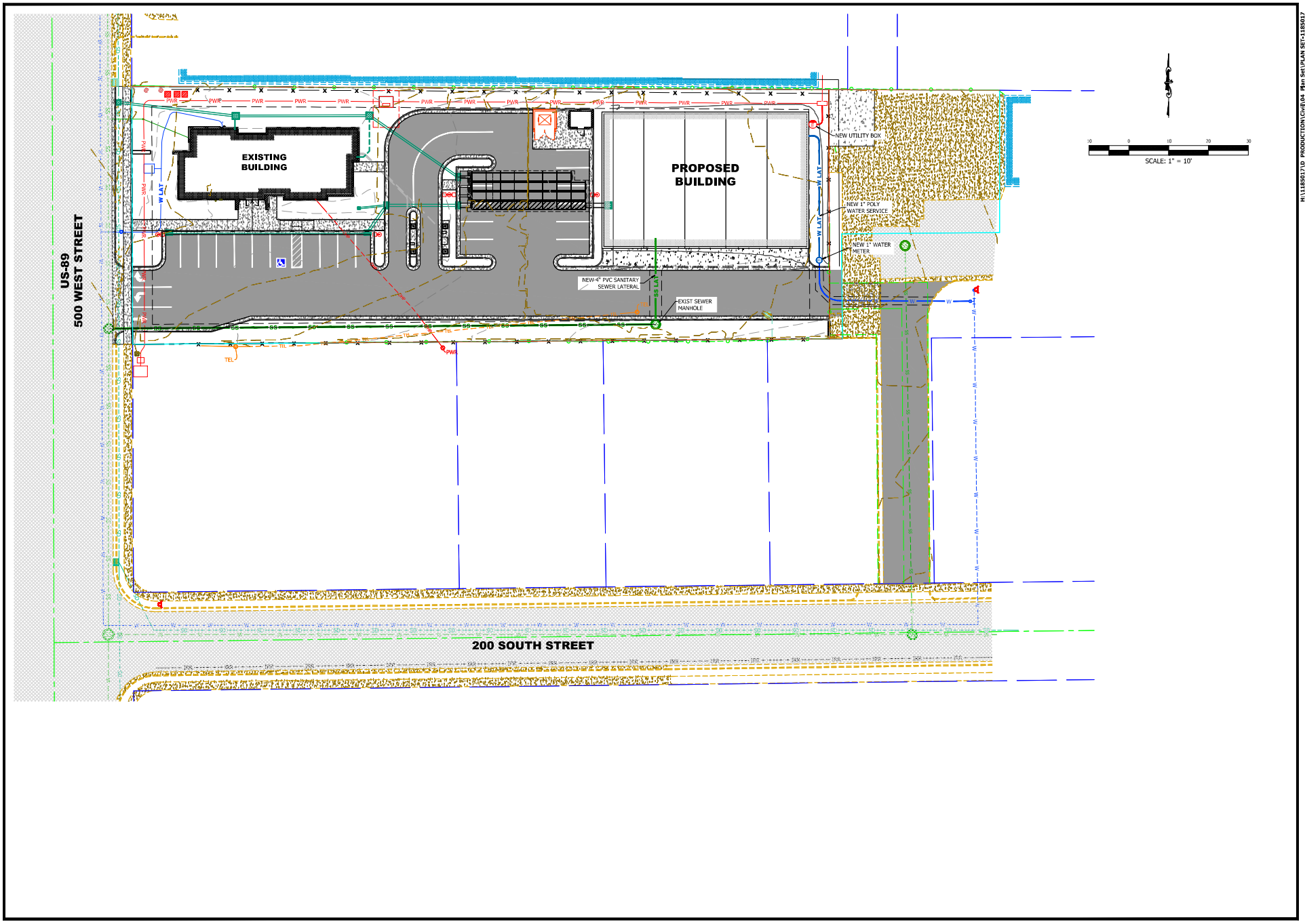
ENGINEER STA

REV #	BY	DATE

REGISTERED PROFESSIONAL ENGINEER 10/5/2021 No.189586 SCOTT T. ARGYLE STATE OF UTAH

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

C500
GRADING PLAN



H:\1185017\D_PRODUCTION\Civil\04_Plan Set\PLAN SET-1185017

DFCU ADDITION

1185017

CIVIL RNH

SURVEY

ENGINEER STA

REV #	BY	DATE

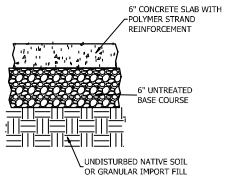
REGISTERED PROFESSIONAL ENGINEER 10/5/2021 No.189586 SCOTT T. ARGYLE

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

C600

UTILITY PLAN

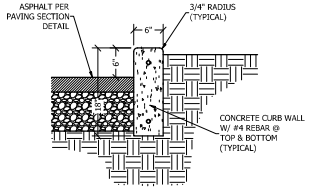
NOTES
1. ROAD BASE IS TO BE COMPACTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. IF NO SUCH RECOMMENDATIONS PERTAIN, COMPACT TO 95% AASHTO T-180 METHOD D.
2. CONCRETE IS TO BE 4,000 PSI TEST.
3. CONTROL JOINTS AT NO MORE THAN 10' INTERVALS BOTH WAYS.
4. BITUMINOUS MATERIAL EXPANSION JOINTS ARE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



PRIVATE CONCRETE PAVING SLAB SECTION

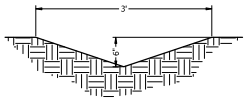
C-2 / C400 TYPICAL
N.T.S.

NOTES
1. CONCRETE IS TO BE 4,000 PSI TEST.
2. CONTROL JOINTS AT 10' INTERVALS.
3. BITUMINOUS MATERIAL EXPANSION JOINTS ARE REQUIRED AT 50' INTERVALS.
4. STEEL REINFORCEMENT IS TO BE DEFORMED GRADE 60 STEEL, GALVANIZED OR EPOXY COATED.



PRIVATE CONCRETE 6"X18" CURBWALL

C-4 / C400 TYPICAL
N.T.S.



3' DRAINAGE SWALE

N.T.S.

H:\1185017\D_PRODUCTION\Civil\5_Plan Set\PLAN SET-1185017

DFCU ADDITION

1185017

CIVIL RNH
SURVEY
ENGINEER STA

REV #	BY	DATE

REGISTERED PROFESSIONAL ENGINEER 10/7/2021 No.189586 STATE OF UTAH

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

C900
SITE DETAIL SHEET

City Council Staff Report

Subject: Asphalt Zipper 360X
Author: Kraig Christensen
Department: Water
Date: August 27, 2024

Background

All the water main lines and services in Bountiful are located under the ground. Most of these lines are under paved roads and require us to make cuts to remove the pavement in the areas we need to make a repair or streets where we are replacing water mains.
Our current practice has been to haul the old asphalt pavement to the landfill with dirt from the project excavation.

Analysis

The 360X reclaimer will grind the asphalt and produce tailings. These tailings can be mixed in with the imported road base to aid with compaction in our trenches or reused at other locations like our booster stations and reservoirs to build roads. This will keep the large asphalt pieces out of the landfill.
During a demonstration of the 360X reclaimer at one of our main line project locations we produced a 12" deep trench that was 400' long in 40 minutes. By comparison, it would have taken a crew one day and 2 diamond blades to do the same work with our current asphalt saw method.
Due to the lack of suppliers of this type of unit that works on the front bucket of a backhoe we could only obtain one bid for this purchase.

Department Review

This purchase has been reviewed by the City Manager and Public Works Director.

Significant Impacts

This purchase will have an impact on our equipment budget. We have this in our long-term capital budget for FY24-25. We budgeted $220,000.

Recommendation

It is staff recommendation that the City Council approve the purchase of the 360X reclaimer from Asphalt Zipper in the amount of $212,895

Attachments

None

City Council Staff Report

Subject: Transformer Purchase Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 27, 2024

Background

Transformers continue to have long delivery times and we are looking farther into the future to keep an adequate inventory. These transformers will be used for upcoming projects and to replace transformers as they are used on the system.

Analysis

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

50 (ea) 50 KVA single phase 240/120 pad mounted
50 (ea) 100 KVA single phase 240/120 pad mounted

Distributors/Manufacture	Total Transformer Cost	Delivery
Western United Electrical Ermco Salem, Utah	$465,304.85	60 weeks
Stewart C. Irby Central Moloney transformers West Valley City, Utah	$540,000.00	20-22 weeks
Anixter Power Solutions - GE Salt Lake City, Utah	$572,100.00	26-28 weeds
Stewart C. Irby Howard transformers West Valley City, Utah	$746,250.00	72-92 weeks

The bids were evaluated on both the purchase price and delivery. We currently have transformers on order and we were anticipating the year delivery. Staff is recommending the purchase of the low bid with the 60-week delivery.

Department Review

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

Significant Impacts

These transformers will be purchased and placed into inventory until they are needed.

Recommendation

Staff recommends the approval of the low bid to purchase the 100 transformers from Western United Electric for the sum of $465,304.85.

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments.

None

City Council Staff Report

Subject: 1100 URD Cable Purchase Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: August 27, 2024

Background

We currently have a project budgeted to upgrade a feeder on 1800 South and 400 East. This cable would be used for the second phase of the project. We are planning on installing this cable this fall in the underground conduits that we installed last spring in the past budget year.

Analysis

Invitations to submit a bid for the 1100 URD cable were sent out to two (2) major suppliers. The cable bid specifications were sent with the bid request.

5,200 feet of 1100 URD Primary cable

The results are as follows:

Distributors/Manufacture	Total Cable Cost	Delivery
Irby – Okonite **Salt Lake City, Utah**	$74,100.00	2-4 weeks
Anixter – Prysmian cable **Salt Lake City, Utah**	$71,318.00	26-28 weeks

Staff is recommending that we purchase the cable from Irby for the Okonite cable due to the delivery time.

Department Review

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

Significant Impacts

This URD cable will be purchased and placed into inventory until we install it later this fall. The cable is budgeted under our capital distribution projects.

Recommendation

Staff recommends the approval of the bid for 5,200 feet of 1100 URD cable from Irby for the sum of $74,100.00.

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None

City Council Staff Report

Subject: PME-11 Underground Switchgear Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: August 27, 2024

Background
We need to purchase a PME-11 underground switchgear to replenish our inventory. We had to use one from our inventory for a failure on August 14, 2024. We always keep at least one of these switchgear in inventory as a backup for emergencies.

Analysis
We have standardized on S&C switchgear so we can change them in an emergency or due to routine maintenance without needing to pull in new cables. Using a single footprint allows us to disconnect and connect the internal cables should the switchgear need to be replaced. This allows us keep our inventory costs lower.

This gear is a single source item and is only available from one vendor. The delivery for this can would be September 2025.

The price for the PME-11 underground switchgear and fuse holders is $22,180.

Department Review
This was reviewed by the Power Department and the City Manager.

Significant Impacts
This switchgear will be purchased and placed into inventory until it is installed on the system.

Recommendation
Staff recommends that we purchase the PME-11 Switchgear and fuse holders from Irby for the sum of $22,180**.**

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments
Pictures

City Council Staff Report

Subject: Line Crew Service Body Purchase Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 27, 2024

Background

The Light & Power Department FY 2024-25 budget includes the purchase of a new Line Crew service truck. This unit will replace unit #5059, a 2012 Line Crew service truck. The service trucks are used daily in maintaining and building the electrical system. It provides transportation and storage of all necessary tools, equipment, and safety gear for a crew to fully function.

The cab and chassis will be purchased from a separate supplier for the new service body.

Analysis

Staff requested bids from two suppliers for a Dakota service body. The results for the bid opening are as follows:

Supplier/Manufacturer	Office Location	Total Price	Schedule
Mountain States Industrial Service	**Salt Lake City, Utah**	**$47,644**	**4-5 Months**
Reading Truck	**North Salt Lake City, Utah**	**No Bid**	**No Bid**

Mountain States has provided service bodies to us in the past and Reading Truck currently has the state bid. Staff believes that the Dakota body provided by Mountain States Industrial Service will meet the needs of the department.

Department Review

This has been reviewed by the Staff and City Manager.

Significant Impacts

The Dakota service body is included in the 2024-25 fiscal budget, in the Capital Vehicles account 535300-474600. The overall budget for this vehicle is $130,000.

Recommendation

Staff recommends approval for the purchase of a new Dakota service body from Mountain States Industrial Service at a total price of $47,644 with a 4-to-5-month lead time.

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None.

City Council Staff Report

Subject: Small Dump Truck Body Purchase Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 27, 2024

Background

The Light & Power Department FY 2024-25 budget includes the purchase of a new small dump truck. This vehicle will replace unit #5049, a 2008 small dump truck. This unit is used in maintaining and building the electrical system. It provides the capability of hauling road base, scrap materials such as old poles, wire, logs from tree removal projects etc. This bid is for the dump body only.

The cab and chassis will be purchased from a separate supplier for the new dump body later.

Analysis

Reading Truck has the state bid contract for the Rugby 3–4-yard dump body.

Supplier/Manufacturer	Office Location	Total Price	Schedule
Reading Truck	**Salt Lake City, Utah**	**$22,898.99**	**30-45 Days after chassis delivery**

We have reviewed the bid and believe the Rugby dump body provided by Reading Truck will meet our needs. The cab and chassis should be available mid-January 2025.

Department Review

This has been reviewed by staff and the City Manager.

Significant Impacts

The small dump truck which includes this body is included in the 2024-25 fiscal budget, in the Capital Vehicles account 535300-474600. The overall budget for this vehicle is $105,000.

Recommendation

Staff recommends approval of the state contract bid for the purchase of a new Rugby dump body from Reading Truck at a total price of $22,898.99.

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments

None.

City Council Staff Report

Subject: Echo Transmission Line Fire Approvals
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: August 27, 2024

Background

On July 24, 2024, there was a fire on the mountain that involved our 46KV transmission line which runs from Bountiful to our Echo Hydro. project The fire burned approximately 360 acres. Summit County Fire Investigators have determined that the cause of the fire was from a power line spark. The spark appears to be a suspension insulator failure which allowed the power line conductor to fall and contact the ground.

The fire damaged 18 of our power poles in an area that has limited access and steep ridges. We need to replace the 18 poles along with the suspension insulators that cross I-80.

The cost to repair the system was not budgeted nor purchased in the typical bidding fashion. We had to acquire additional parts and equipment to repair the power line.

Analysis

Under the City's procurement code, the City Manager may authorize expenditures in excess of $20,000 "for emergency expenditures or for actions which require prompt execution to avoid financial harm or loss, or to save cost, as determined by the City Manager" (Bountiful City Code 2-5-102(2). It is Staff's responsibility to notify the City Council as soon as possible after such an expenditure. We have executed three purchases that exceed the $20,000 approval threshold. These items have been discussed and approved by the City Manager.

We have purchased 18 60-to-80-foot poles from Stella-Jones, Tacoma Washington. They have a small inventory in their Ogden facility that they keep for emergencies such as this. These poles were purchased for the sum of $68,887.84.

Alpha Power is the local supplier who keeps an inventory of materials for transmission lines. We have met with them to purchase the necessary insulators, arms, and hardware to rebuild the poles. The sum of this materials is $86,391.66.

We contacted five (5) power line contractors and supplied them with a bid document. We held a bid opening on August 16, 2024. The results of this bid opening are as follows:

Company	Bid	Start Date August 26, 2024	Calendar Days to complete
Wasatch Electric	$498,785.00	Yes	24

High Country	$668,546.60	Yes	48
Cache Valley	None	No	None
Summit Line	None	No	None
High Valley Electric	None	No	None

The contractors who didn't supply a bid stated that it was due to manpower and timing.

Staff recommends that we accept the low bid from Wasatch Electric for the sum of $498,785.00.

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

Significant Impacts
The costs for the repair will be paid out from the power department Echo Hydro Transmission line account. This repair was not budgeted and will exceed the budget and will require us to open our budget at the end of the year.

Recommendation
Staff recommends the approval of the following fire-related items:

The Purchase of 18 wood poles from McFarland Cascade/Stella Jones Corporation for the sum of $68,887.84.

The purchase of materials from Alpha Power Systems for the sum of $86,391.66.

The approval for Wasatch Electric to supply the necessary manpower and equipment for the sum of $498,785.00.

This item will be discussed at the Power Commission meeting Tuesday morning, August 27, 2024, and we will bring their recommendation to the City Council meeting that night.

Attachments
Summit County report
Pole Line Map
Damage Pictures

From: Summit County Emergency Management <eoc@summitcounty.org>
Sent: Monday, July 29, 2024 4:33 PM
To: Alan Farnes <afarnes@bountiful.gov>
Subject: Summit County Dikker Hill Fire Situation Report 7/29/2024

Summit County, Utah
Dikker Hill Fire

July 24-27, 2024

Situation Report

**This Situation Report is distributed to provide guidance to local jurisdictions and Public Safety Agencies regarding mitigation, preparedness, response and recovery actions. All information is as of 1600 today.*

Summit County Emergency Operation Center (EOC) Status				
Level 5	Level 4	Level 3	Level 2	Level 1
Daily Operations	**Monitoring**	**Enhanced Watch**	**Partial Activation**	**Full Activation**

Summit County, Utah Lifeline Status

Circled Colors Above Indicate Lifeline Condition
Grey Indicates the extent of disruption and impacts to lifeline services is unknown
Red Indicates services disrupted and no solution identified or in progress
Yellow Indicates services disrupted but solution in progress with estimated time to stabilization identified
Green Indicates services are stabilized, re-established, or not impacted

Dikker Hill Fire

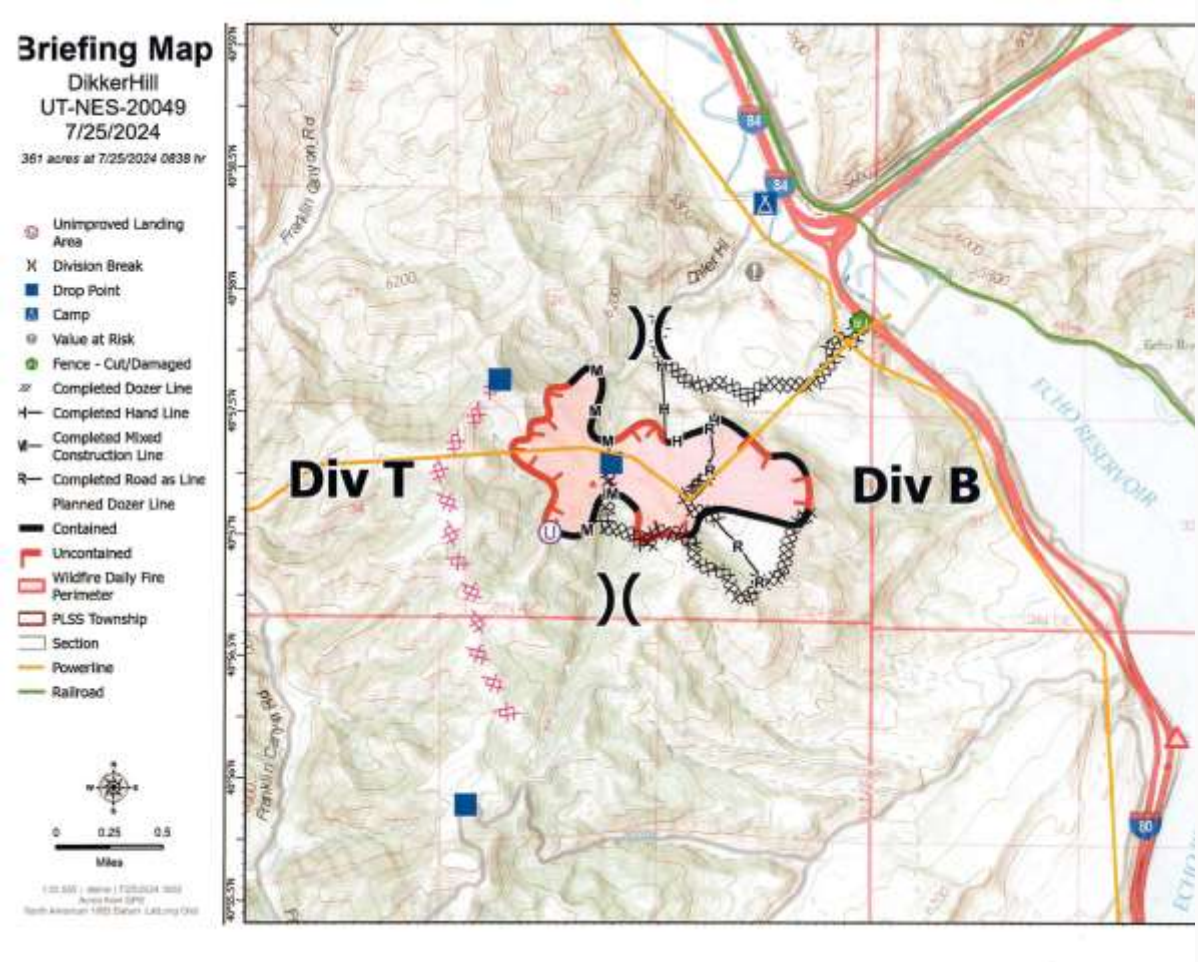
- Discovered: 7/24/2024, 4:13pm
- Estimated Containment: 100%
- Acreage: 361
- Structures Threatened: One unoccupied structure
- Evacuations: None

- Damage: 6 Bountiful City Power Poles were damaged during the fire
- Cause: Power Line Spark

On Wednesday, July 24, 2024 at 4:13pm, a Brush Fire was reported off I-80 above Echo Reservoir. The North Summit Fire District responded and requested support from Morgan County Fire and Park City Fire District. At 4:50pm the Summit County Fire Warden was paged at which time he delegated the management of the fire to Utah Forestry Fire and State Lands. Two Type 1 helicopters were ordered at that time. These air assets can carry between 700 and 3,000 gallons of water or fire retardant. They can also be used for reconnaissance, transporting crews, and dropping water or retardant with pinpoint accuracy. A Type 3 helicopter was also ordered which can carry up to five firefighters and a 180 gallon water bucket. As the fire progressed, a Type 3 Wildland Fire Crew which consists of about 100 firefighters from across the State was requested from the Northern Utah Interagency Fire Center. They were stationed at the base of the property and an Incident Command Post was established at the Ledges Event Center in Coalville. Due to precipitation and firefighting efforts the fire was 65% contained by Friday, July 26 at 07:00am. By 5:00pm on Friday the fire transitioned to a Type 4 firefighting team consisting of about 30 firefighters until Sunday at 6:00pm. At that time incident command was transitioned to the Summit County Fire Warden for mop up and monitoring. The fire is 100% contained at this time.

Recovery and Restoration is ongoing. Emergency Management will coordinate with Bountiful City Power regarding the restoration of the 6 power poles which were damaged during the fire.

Fire Map:

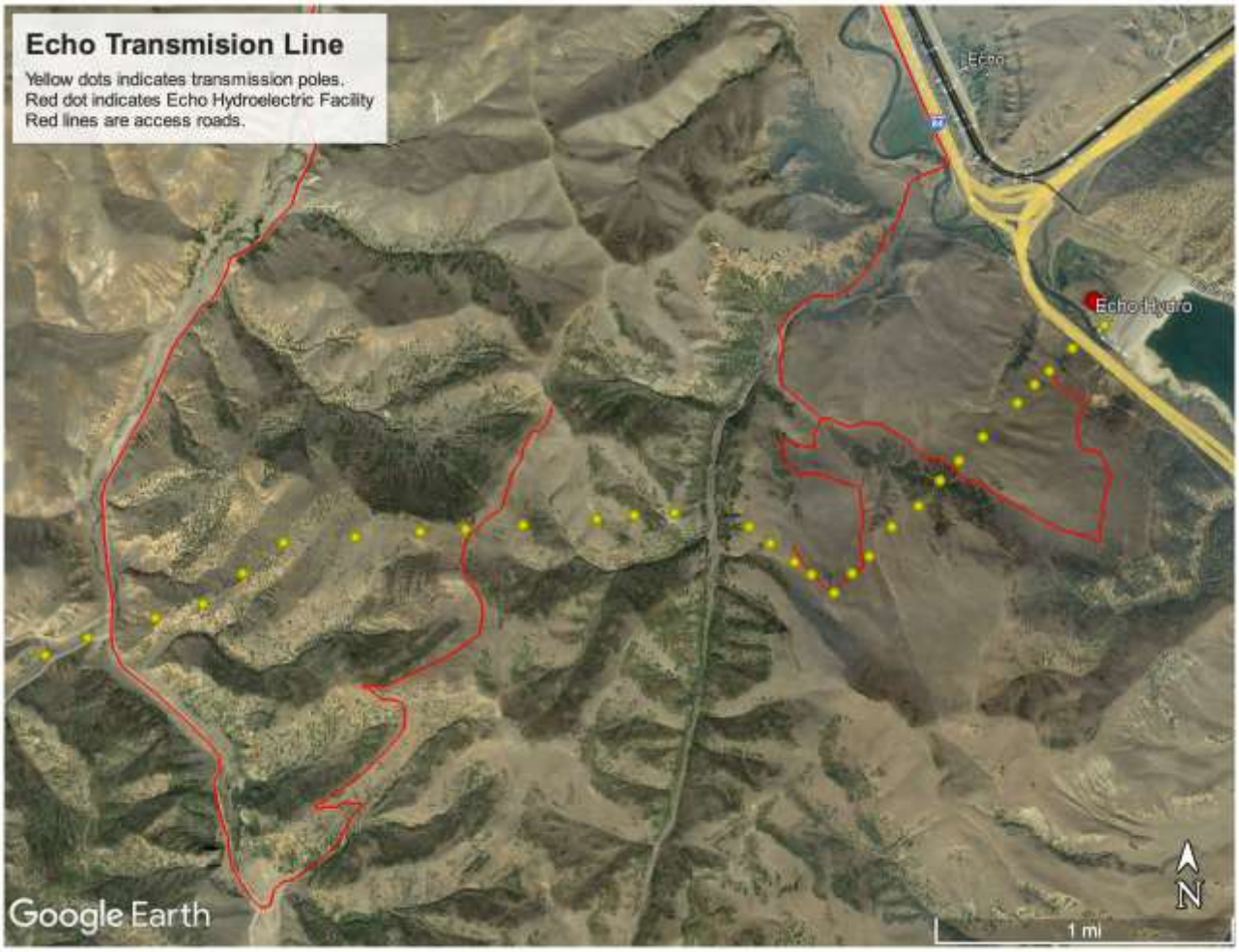


Multi-Agency Coordination

Over the course of this incident,
external multi-agency coordination involved the following entities:

- Forestry Fire and State Lands
- Northern Utah Interagency Fire Center
- Bureau of Land Management
- Department of Natural Resources
- Multiple Fire Agencies from across the State
- Utah Highway Patrol

- Utah Division of Emergency Management
- NOAA/National Weather Service
- Bureau of Reclamation, Dams
- Bountiful City Power
- Rocky Mountain Power
- LDS Resiliency Managers


Echo Transmision Line
Yellow dots indicates transmission poles.
Red dot indicates Echo Hydroelectric Facility
Red lines are access roads.
Echo
Echo Hydro
Google Earth
N
1 mi

Failed Suspension Insulator

Marking the origin of the fire