



## **BOUNTIFUL CITY COUNCIL**

**Tuesday, June 23<sup>rd</sup>, 2026**

**6:00 p.m. – Work Session**

**7:00 p.m. - Regular Session**

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

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

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

### **AGENDA**

#### **6:00 p.m. – Work Session**

1. Victim’s Advocate Services Presentation – Ms. Julianne Peterson pg. 3
2. Proposed Amendments to City Code Section 1-4 – Mr. Bradley Jeppsen pg. 5

#### **7:00 p.m. – Regular Meeting**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and city of residency, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Council reports
4. Consider approval of expenditures greater than \$1,000 paid on June 3<sup>rd</sup> and 10<sup>th</sup>, 2026 pg. 45
5. Consider approval of the South Davis Metro Fire Service Area Proposed Tax Increase – Mr. Tyson Beck pg. 49
  - a. Public Comment Period
6. Consider approval of: pg. 55
  - a. Subdivision Plat Approval for the North Canyon Towns PUD Subdivision at 460 West 2600 South
  - b. Architectural and Site Plan Approval for North Canyon Towns at 460 West 2600 South  
- Mr. Francisco Astorga
7. Presentation of the Internal Risk Assessment for FY2026 – David Burgoyne pg. 93
8. Consider approval of a Firefighter Park tennis court resurfacing contract with Parkin Tennis Courts in the total amount of \$29,000 - Mr. Brock Hill pg. 99
9. Consider approval of the purchase of 80 Club Car golf carts and four Club Car Carryall utility carts from Intermountain Golf Cars, Inc., in the total amount of \$456,400 – Mr. Brock Hill pg. 101
10. Consider approval of the purchase of a CE/Prolec transformer from Wesco/Anixter Company in the total amount of \$37,701 – Mr. Allen Johnson pg. 103
11. Consider approval of the purchase of 26 power poles from Stella-Jones in the total amount of \$52,117 - Mr. Allen Johnson pg. 105
12. Consider approval of the purchase of a flow meter from Accusonic in the total amount of \$363,821 – Mr. Allen Johnson pg. 107
13. Consider approval of the proposal from ECI for the Echo Hydroelectric Control System Replacement in the total amount of \$2,515,940 – Mr. Allen Johnson pg. 109
14. Consider approval of Resolution No. 2026-12, a Cooperative Wildfire System Agreement with the Utah Division of Forestry, Fire and State Lands - Mr. Bradley Jeppsen pg. 111
15. Adjourn

  
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City Recorder



# City Council Staff Report



**Subject:** Annual Victim Advocacy Program Update  
**Author:** Bradley Jeppsen  
**Dept:** City Attorney  
**Date:** June 23, 2026

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## **BACKGROUND**

The City participates in the Utah Office for Victims of Crime Victim of Crime Act (VOCA) Grant Program. Through this grant, the City employs a Victim Advocate who provides assistance and support services to victims of misdemeanor crimes prosecuted through the Bountiful City Justice Court.

The VOCA grant helps ensure that victims have access to information, resources, and support throughout the criminal justice process. As a condition of the grant, the City periodically reports on program activities and outcomes.

## **DISCUSSION**

The Victim Advocate serves as a liaison between crime victims and the criminal justice system. Services provided include:

- Assisting victims in understanding and navigating the court process.
- Providing information regarding victim rights under Utah law.
- Coordinating communication between victims, prosecutors, law enforcement, and the court.
- Conducting safety planning and risk assessments when appropriate.
- Assisting victims in obtaining protective orders and other court-related resources.
- Connecting victims with community resources.

The majority of cases served by the program involve domestic violence offenses, though assistance is also provided to victims of other misdemeanor crimes prosecuted by the City. During this presentation, the Victim Advocate will provide an overview of program activities, discuss trends observed during the reporting period, summarize services provided to victims, review grant-funded objectives and accomplishments, and answer any questions from the Council.

## **FISCAL IMPACT**

The Victim Advocacy Program is funded in part through the VOCA Grant Program. Grant funding helps offset personnel and program costs associated with providing victim services.

## **RECOMMENDATION**

This item is presented for informational purposes only. No Council action is required.



# City Council Staff Report



**Subject:** Update of Titles 1-4 of the City Code  
**Author:** Bradley Jeppsen  
**Dept:** City Attorney  
**Date:** June 23, 2026

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## **BACKGROUND**

Staff has completed a comprehensive review of Titles 1 through 4 of the Bountiful City Code. Many of these provisions have not undergone significant review in several years and contain outdated references to state statutes, obsolete procedures, redundant provisions, and administrative processes that no longer reflect current City practices.

The primary purpose of this project is to modernize the code, improve consistency, update references to current state law, and eliminate provisions that are obsolete or duplicative. With limited exceptions, staff is not proposing significant policy changes and instead has focused on clarifying existing requirements and ensuring consistency with current state law and City operations.

The following sections summarize the most significant proposed revisions and identify areas where staff seeks Council direction.

## **ANALYSIS - SUMMARY OF PROPOSED CHANGES**

### **Section 2-1-104 – Candidate Filing Fee**

Staff proposes a minor amendment to Section 2-1-104 to clarify that the City's existing \$25 filing fee applies to applicants seeking appointment to a vacant City Council seat in the same manner that it applies to candidates seeking election to office. The amendment is intended to codify the City's current practice, provide consistency between election and vacancy appointment procedures, and clarify when filing fees may be refunded.

### **Section 2-3-105(6) – Contract Approval Authority**

Staff proposes a minor amendment to align the City Manager's contract approval authority with the thresholds established elsewhere in the City's procurement code 2-5-102. The amendment moves the City Manager's authority to make purchases from \$10k to \$20K.

### **Section 2-3-110 – Disposition of Real Property**

Staff proposes updating the public notice requirements for hearings involving the disposition of City real property to reflect current Utah law. The existing code requires publication in a locally distributed newspaper, while the proposed amendment replaces that requirement with a Class A Notice as required by Utah Code. The amendment is intended to ensure compliance with current state notice requirements and eliminate references to outdated publication procedures.

#### Chapter 2-4 – Employee Disciplinary Appeals

Staff proposes a substantial revision to Chapter 2-4. This is the most significant proposed change within Titles 1 through 4. Since the chapter was last comprehensively reviewed, both Utah Code Sections 10-3-1105 and 10-3-1106 and the related case law have continued to evolve. The existing chapter provides only limited procedural guidance and does not clearly define filing requirements, hearing procedures, standards of review, burdens of proof, or the scope of the Hearing Officer's authority.

The proposed revisions establish a comprehensive framework governing employee disciplinary appeals, including appeal procedures, hearing rights, standards of review, burdens of proof, and judicial review. The revisions also clarify the distinction between factual determinations, which are reviewed under a substantial evidence standard, and disciplinary sanctions, which are reviewed under an abuse of discretion standard. The proposed amendments further clarify the questions to be decided by the Hearing Officer and the deference afforded to management decisions.

The revisions are intended to ensure compliance with current Utah law, provide clearer guidance to employees and Hearing Officers, and reduce uncertainty during the appeal process. The proposal also clarifies that the City Attorney appoints the Hearing Officer. This structure is intended to preserve the independence of the appeal process because the City Manager serves as the final decision-maker in the City's internal disciplinary process and may therefore be involved in the disciplinary action being appealed.

#### Chapter 2-5 – Procurement

This amendment is largely intended to codify the City's existing procurement practices. Staff proposes a single substantive amendment to Chapter 2-5 by expressly exempting professional services from the quotation and competitive bidding requirements applicable to the purchase of goods and general services. Professional services such as legal, engineering, architectural, surveying, auditing, accounting, planning, and similar specialized services are often selected based upon qualifications, expertise, experience, and familiarity with a project rather than price alone.

Professional service providers are already typically selected based upon qualifications and experience rather than low bid. The proposed amendment expressly authorizes qualifications-based selection and other appropriate procurement methods for professional services while leaving the remainder of the procurement code substantially unchanged.

#### Chapter 2-8 – Administrative Law Judge

Staff proposes a substantial revision to Chapter 2-8 to create a more comprehensive and uniform

framework for administrative appeals throughout the City Code. The existing chapter contains only limited procedural guidance and leaves many aspects of the appeal process undefined.

The proposed revisions establish standardized requirements for filing appeals, appointment and terms of the Administrative Law Judge, hearing procedures, evidentiary standards, filing fees, hearing bonds, and the conduct of administrative hearings. The revisions also clarify the relationship between City procedures and the Utah Administrative Procedures Act and expressly authorize the Administrative Law Judge to consider evidence that may not be admissible in a traditional court proceeding, including hearsay evidence.

The intent of these revisions is to provide greater consistency, improve due process protections, reduce uncertainty in the administrative appeal process, and create a single set of procedures that can be applied throughout the City Code whenever an appeal is heard by the Administrative Law Judge.

#### Title 4 – Construction, Fire, and Property Maintenance Codes

Staff proposes a comprehensive update to Title 4 to align the City's adopted construction and fire codes with current Utah law. Most of the proposed revisions remove references to outdated editions of building, fire, housing, and related codes and replace them with references to the codes currently adopted by the State of Utah. As a result, the majority of the proposed changes are technical in nature and are intended to ensure that the City Code remains consistent with state law and current construction standards.

The two primary substantive additions are the adoption of the National Electrical Safety Code and the International Property Maintenance Code. The National Electrical Safety Code is already the governing standard for the City's electric utility operations and is already utilized by the City. The proposed amendment simply codifies that existing practice. The International Property Maintenance Code provides a modern framework for addressing unsafe, dilapidated, and poorly maintained properties and will assist the City in maintaining minimum property maintenance standards throughout the community.

Overall, the proposed revisions are intended to modernize Title 4, eliminate obsolete code references, and ensure consistency with current state law and industry standards.

#### Section 4-5-101 – Building Permit Valuation

Staff proposes a minor amendment to Section 4-5-101 to update the methodology used to determine construction valuations for building permit purposes. The existing code references a valuation publication that has changed over time and no longer utilizes the same methodology referenced in the current code. The proposed amendment updates the valuation reference to reflect current industry standards and practices while preserving the City's existing approach to calculating permit valuations.

#### Section 4-5-108 – Fire Hazardous Roof Coverings

Staff recommends repeal of Section 4-5-108 because the subject matter is now addressed through the State Wildland-Urban Interface Code adopted elsewhere in Title 4. The State WUI Code contains more comprehensive and up-to-date requirements regarding roofing materials and wildfire-resistant construction within designated wildfire risk areas.

The proposed repeal eliminates duplicative regulations and ensures that roofing requirements within wildfire-prone areas are governed by a single, consistent set of standards.

### **DEPARTMENT REVIEW**

This report has been reviewed with by the City Attorney and the City Manager, with specific sections discussed with affected departments.

### **RECOMMENDATION**

This item is presented for discussion and direction only. Staff seeks Council input regarding proposed revisions to Titles 1 through 4 of the Bountiful City Code prior to preparation of a final ordinance.

### **ATTACHMENTS**

Excerpted code sections from Titles 1-4 (redlined)

Parks  
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# The Bountiful City Code

December 4, 2025

## Bountiful City Code

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# Title 1

## General Provisions

- Chapter 1: Code Adoption
- Chapter 2: Definitions
- Chapter 3: City Seal
- Chapter 4: Code Violations

### Chapter 1: Code Adoption

- 1-1-101. Adoption of Ordinance.
- 1-1-102. Construction.
- 1-1-103. Severability.

#### 1-1-101. Adoption of Ordinance.

These ordinances of the City of Bountiful, Utah, shall be known as "The Bountiful City Code."

#### 1-1-102. Construction.

- (a) ~~(a)~~ The adoption of this Code shall not affect or impair any right which has accrued, any duty which was imposed, any prosecution pending, or any penalty which has or may be applied, under previous ordinances.
- (b) ~~(b)~~ All previously existing ordinances which are re-enacted in this Code shall be construed as simply continued herein. All previously existing ordinances inconsistent with the provisions herein are hereby amended or repealed.
- (c) ~~(c)~~ This Code shall be subject to the following rules of construction:
  - (d) ~~(i)~~ the singular includes the plural; (
  - (e) ~~(ii)~~ words used in the present tense include the past and future tense; (
  - (f) ~~(iii) words importing one gender include all genders) words used in the masculine include the feminine;~~
  - (g) ~~(iv)~~ the term "may" is permissive, and the terms "must" and "shall" are mandatory.

#### 1-1-103. Severability.

If any phrase, clause, sentence, paragraph, section, chapter or title of this Code shall be declared invalid or unconstitutional for any reason by a court of competent jurisdiction, it shall not affect the validity of the remaining parts of this Code. The City Council hereby declares that it would have adopted each part of this Code irrespective of the validity of any other part.

### Chapter 2: Definitions

#### 1-2-101. Definitions.

Unless otherwise clearly intended from its context, in the construction of this Code the following words shall have the meaning stated in this section:

- (1) "City" means the City of Bountiful, Utah;
- (2) "City Council" means the City Council of Bountiful, Utah;
- (3) "County" means Davis County, Utah;
- (4) "Person" means individuals, bodies politic, corporations, partnerships, or associations;
- (5) "Property" means both real and personal property;
- (6) "State" means the State of Utah;
- (7) "Street" means public streets, highways, roads, alleys, lanes, boulevards, public ways, public places and sidewalks.

### **Chapter 3: City Seal**

#### **1-3-101. City Seal.**

The City Seal of Bountiful, Utah, shall be circular in form, one and three-fourths inches in diameter, with a sheaf of wheat in the center thereof, and containing within the circle the words "Bountiful, Utah", "Corporate Seal" and "Incorporated A.D. 1892".

### **Chapter 4: Code Violations**

#### **1-4-101. Code Violations.**

Unless expressly stated otherwise, all violations of this Code constitute a class C misdemeanor, which shall be punishable as provided by State law for that classification of offense.

## Title 2 Administration and City Government

- Chapter 1: Governing Body
- Chapter 2: Legislation
- Chapter 3: Administration
- Chapter 4: [Appeal Board/Hearing Officer](#)
- Chapter 5: Procurement Code
- Chapter 6: Constitutional Taking Guidelines
- Chapter 7: Self Insurance
- Chapter 8: Appeals to Administrative Law Judge

### Chapter 1: Governing Body

- 2-1-101. Governing Body.
- 2-1-102. Membership.
- 2-1-103. Meetings.
- 2-1-104. Candidate Filing Fee.

#### 2-1-101. Governing Body.

This City shall have a governing body which shall exercise the legislative and executive powers of the municipality, and which may perform such other functions as may be specifically or necessarily implied by law.

#### 2-1-102. Membership.

The governing body shall be a City Council composed of six members, one of whom shall be the Mayor and the remaining five shall be Council members. They shall be elected and shall serve terms of office in the manner prescribed by State law, and, in the event of a vacancy, shall be appointed as prescribed by State Law.

#### 2-1-103. Meetings.

Meetings of the Council shall be held and conducted in accordance with the provisions of State law. Regular meetings of the City Council shall take place at 7:00 p.m. on the second and fourth Tuesdays of each month at Bountiful City Hall, ~~790 South 100 East~~ [795 South Main Street](#), Bountiful, Utah.

#### 2-1-104. Candidate Filing Fee.

Individuals filing as candidates for the Bountiful City Council or for Mayor [and individuals applying for appointment to a vacant seat on the City Council](#) shall pay a \$25 fee at the time of filing their candidacy with the City Recorder. This filing fee shall be refundable only if it is determined that the person filing is not qualified to be a candidate, or is found to have improperly filed.

**Chapter 2: Legislation**

**2-2-101. Legislative Power.**

The legislative power of the City is vested in the governing body, which power shall be exercised through ordinances, as provided by State law.

**Chapter 3: Administration**

**2-3-101. Administrative Powers.**

**2-3-102. Rules and Regulations.**

**2-3-103. Creating Offices.**

**2-3-104. Appointive Officers.**

**2-3-105. Bonds.**

**2-3-106. Salaries.**

**2-3-107. Fiscal Procedures.**

**2-3-108. Disaster Response.**

**2-3-109. Government Records Access and Management.**

**2-3-110. Disposition of City's Real Property.**

**2-3-101. Administrative Powers.**

The administrative power of the City is vested in the Mayor, as provided by State law.

**2-3-102. Rules and Regulations.**

Unless otherwise required by law, the governing body may exercise all administrative powers by resolution. It may prescribe rules and regulations which are not inconsistent with State law for the efficient administration, organization, operation, conduct and business of the City.

**2-3-103. Creating Offices.**

The governing body may create any office deemed necessary for the government of the City, provide for filling vacancies therein, and may prescribe the powers and duties to be performed by its officers and employees.

**2-3-104. Appointive Officers.**

The governing body shall appoint a qualified person to serve as City Manager. On or before the first Monday in February following a municipal election, the Mayor, with the advice and consent of the City Council, shall appoint a qualified person to each of the offices of City Recorder and City Treasurer. The Mayor, with the advice and consent of the City Council, shall appoint a qualified person to the office of Finance Director. The City Manager shall appoint or remove other Department Heads (who are identified in the Bountiful City Personnel Policies & Procedures Manual). Those officers shall perform such duties as are required by State law and by City ordinance, resolution, rule or regulation.

**2-3-105. City Manager**

- (a) The office of the City Manager which has heretofore been created shall continue in force and

effect as an office of the City.

- (b) The appointment of a person to be known as the City Manager shall be by the governing body.
- (c) The City Manager shall serve at the pleasure of the governing body, except that the governing body may employ the Manager for a term not to exceed three years. The term of employment may be renewed at any time. Any person serving as Manager of the municipality under this section may be removed with or without cause by a majority vote of the governing body.
- (d) The City Manager shall be at all times under the control and supervision of the Mayor and City Council. Subject to such supervision and control, his powers and duties shall be as follows:
  - (1) (Subject to Section 2-3-104 concerning the appointment and removal of Department Heads) To make appointments and dismiss from employment all non-elective employees, with the recommendation of the various department heads.
  - (2) To have direct supervision and responsibility over operations in the City office and the departments of police, inspection, parks, streets, cemetery and other public improvements, water, and including as a part thereof direct supervision of the construction, improvements, repairs and maintenance of streets, sidewalks, alleys, lanes, bridges, and other public highways; of storm sewers, drains, ditches, culverts, streams and water courses, of gutters and curbs; of all public buildings, boulevards parks, playgrounds, squares and other grounds belonging to the City, and to collect and dispose of waste material.
  - (3) To exercise supervision and have responsibility over operation of the Electrical Light and Power System.
  - (4) To care for and preserve all machinery, tools, appliances and property belonging to the City.
  - (5) To oversee the issuing of building permits; the inspection of buildings, plumbing and wiring, and plumbing inspector; to direct and oversee all functions of the Police Department.
  - (6) To create no liability against the City in excess of \$240,000.00 without the sanction of the City Council.
  - (6) To act as purchasing agent for the City and to approve all claims before presentation to the City Council for payment; to see that all goods purchased by and for the City are received as per contract.
  - (7) To attend all meetings of the City Council with the right to take part in the discussion but not to vote; to recommend to the City Council for adoption of such measures as he may deem necessary or expedient.
  - (8) To serve as Budget Officer.
  - (9) To prepare the annual budget (to be construed as a financial estimate only) and keep the City Council advised as to the financial condition and needs of the City.
  - (10) To notify the Mayor and the City Council of any emergency existing in any department under his supervision.

(11) To perform such other duties as may be required of him by Ordinance or Resolution of the City Council.

**2-3-106. Bonds; Salaries.**

(a) ~~\_\_\_\_\_ (a)~~ Bonds shall be filed for all elective and appointive officers as required by State law, and in the amounts determined by resolution of the governing body.

(b) ~~\_\_\_\_\_ (b)~~ Salaries of elective and appointive officers shall be fixed by ordinance ~~by the governing body as required under state law.~~

**2-3-107. Fiscal Procedures.**

(a) The Uniform Fiscal Procedures Act for Utah Cities, which is set forth in Chapter 6 of Title 10 of the Utah Code, is hereby adopted.

(b) There is hereby created the position of Finance Director to perform the financial duties and responsibilities of the City Recorder, the financial administrative duties prescribed in the Uniform Accounting Manual for Utah Cities, and such other duties as may be assigned by the City Manager. The Finance Director shall be a qualified person, appointed and removed by the mayor with the advice and consent of the City Council, and may not assume the duties of the City Treasurer.

**2-3-108. Duties When Mayor and City Manager Absent.**

If any of the following City officers are unavailable to exercise the powers and duties of the office they hold, then the officers stated below shall, in the order named, exercise the powers and duties of that office until the incumbent officer shall become available:

(a) Mayor: (1st) the Mayor Pro-Tem; (2nd) the senior-most City Council member (in years on the Council) available.

(b) City Manager: The City Manager shall designate an acting city manager to serve in his/her absence or temporary incapacity, to exercise the powers and duties of the position. During such absence or disability, the City Council may change the designation at any time to another officer of the city to serve until the City Manager shall return, or his/her disability shall cease.

**2-3-109. Government Records Access and Management.**

(a) The Bountiful City Recorder is designated as the Records Officer under the Utah Government Records Access and Management Act.

(b) Appeals of decision as to classification, designation and access shall be made to the City Manager.

**2-3-110. Disposition of City's Real Property.**

(a) Before disposing of a significant parcel of real property owned by the City, a public hearing for public comment shall be held by the City Council. Before the City may dispose of a significant

parcel of real property, the City shall give notice as required by this section.

- (b) Notice of that public hearing shall be provided as a Class A Notice in accordance with Utah Code §§ 63G-30-102 and 10-8-2, as amended, at least fourteen (14) days before the public hearing, be given by publication in a locally distributed newspaper at least 14 days prior to the hearing.
- (c) “A significant parcel of real property” means any parcel that either (a) is larger than ten acres, or (b) has a current market value of \$1,000,000.00 or more.

#### **Chapter 4: Appeal Board**

- 2-4-101. Appeal Board Purpose.**
- 2-4-102. Designation of Appeal Board Hearing Officer Established.**
- 2-4-103. Findings. Employees Entitled to Appeal.**
- 2-4-104. Additional Procedures for Law Enforcement Officers.**
- 2-4-105. Exhaustion of Internal Remedies.**
- 2-4-106. Filing of Appeal.**
- 2-4-107. Hearing.**
- 2-4-108. Standard of Review and Burden of Proof.**
- 2-4-109. Decision.**
- 2-4-110. Judicial Review.**

#### **2-4-101. Purpose.**

The purpose of this Chapter is to establish an impartial appeal authority for employee disciplinary appeals as authorized by Utah Code §§ 10-3-1105 and 10-3-1106 and to prescribe the standards applicable to such appeals.

#### **2-4-102. Hearing Officer Established.**

- (a) The City Attorney shall appoint one or more impartial Hearing Officers to hear disciplinary appeals authorized by this Chapter.
- (b) If no Hearing Officer has been appointed the Administrative Law Judge will serve as the Hearing Officer.
- (c) A Hearing Officer shall not be a City employee and shall not have participated in the investigation, recommendation, or disciplinary decision that is the subject of the appeal.
- (d) The City Manager may adopt administrative rules governing appeals under this Chapter, including rules governing scheduling, pre-hearing procedures, exhibits, witness disclosures, continuances, hearing procedures, and the form of decisions.

#### **2-4-103. Employees Entitled to Appeal.**

(a) This Chapter applies only to employees entitled to disciplinary appeal rights under Utah Code §§ 10-3-1105 and 10-3-1106.

(b) Subject to Utah law, an eligible employee may appeal

(c) A discharge;

(d) A suspension without pay for more than two (2) working days; or

(e) An involuntary transfer to a position with less remuneration.

(f) Nothing in this Chapter shall be construed to create appeal rights beyond those provided by Utah law, City ordinance, or the City's Personnel Policies and Procedures Manual.

(g) Non-disciplinary personnel actions, including layoffs, reductions in force, reorganizations, performance evaluations, coaching, counseling, written reprimands, disciplinary reassignments, suspensions of two (2) working days or less, and other personnel actions not appealable under Utah law are not subject to review under this Chapter.

#### **2-4-104. Additional Procedures for Law Enforcement Officers**

Before a law enforcement officer may be discharged, suspended without pay for more than two (2) working days, or involuntarily transferred to a position with less remuneration for disciplinary reasons, the City shall provide the procedures required by Utah Code § 10-3-1106(1)(b), as amended.

#### **2-4-105. Exhaustion of Internal Remedies.**

(a) Before filing an appeal under this Chapter, an employee shall exhaust all disciplinary appeal procedures established in the City's Personnel Policies and Procedures Manual.

(b) The Hearing Officer shall not have jurisdiction over an appeal until all available internal remedies have been exhausted.

#### **2-4-106. Filing of Appeal.**

(a) An appeal shall be filed with the City Recorder within ten (10) calendar days after the employee receives notice of the final disposition of the City's internal disciplinary appeal process.

(b) The appeal shall:

(1) Be in writing;

(2) Identify the disciplinary action being appealed; and

(4)(3) State the reasons why the employee believes the disciplinary action should be reversed.

(c) Upon receipt of a timely appeal, the City Recorder shall transmit the appeal to the Hearing Officer.

**2-4-107. Hearing.**

(a) Upon receipt of a properly filed appeal, the Hearing Officer shall schedule a hearing and receive evidence as required by Utah Code § 10-3-1106.

(b) The employee may:

(1) Appear personally;

(2) Be represented by counsel or another representative;

(3) Present evidence;

(4) Confront and cross-examine witnesses; and

(5) Request that the hearing be open to the public.

(c) Formal rules of evidence shall not apply. The Hearing Officer may receive evidence reasonably relied upon by prudent persons in the conduct of serious affairs.

(d) The Hearing Officer may regulate the course of the hearing and rule upon procedural and evidentiary matters.

**2-4-108. STANDARD OF REVIEW AND BURDEN OF PROOF.**

(a) Whether the employee's conduct violated applicable law, policy, rule, procedure, or directive shall be reviewed under the substantial evidence standard.

(b) Whether the disciplinary sanction imposed was reasonable, proportional, and consistent with City disciplinary practices shall be reviewed under an abuse of discretion standard.

(c) The employee bears the burden of demonstrating:

(1) That the disciplinary determination was unsupported by substantial evidence; or

(2) That the disciplinary sanction constituted an abuse of discretion.

(a) The Hearing Officer shall not substitute the Hearing Officer's judgment for that of City management where substantial evidence supports the disciplinary determination and the disciplinary sanction does not constitute an abuse of discretion.

**2-4-109. Decision.**

(a) The Hearing Officer shall issue a written decision containing findings of fact and conclusions of law.

(b) The Hearing Officer may:

(1) Affirm the disciplinary action; or

(2) Reverse the disciplinary action.

(c) If the Hearing Officer reverses a disciplinary action, the Hearing Officer shall award such relief as authorized by Utah Code § 10-3-1106.

**2-4-110. Judicial Review.**

Judicial review of a Hearing Officer's decision shall be governed by Utah Code § 10-3-1106 and applicable appellate rules.

**~~4-101. Appeal Board.~~**

~~———— There is hereby established an Appeal Board, pursuant to Section 10-3-1106, Utah Code Annotated.~~

**2-4-102. Designation of Appeal Board.**

~~———— The Appeal Board shall consist of an impartial Hearing Officer appointed by the City for the purpose of conducting a hearing and ruling on the appeal. The Hearing Officer shall be a person with experience in law, human resources, mediation or arbitration. The Hearing Officer shall be chosen, by the City and all costs and expenses of the hearing and any fees paid to the Hearing Officer shall be the responsibility of the City.~~

**2-4-103. Investigation, Decision and Findings.**

~~———— (a) The Hearing Officer, upon receipt of the assignment from the City, shall forthwith commence an investigation, take and receive evidence and fully hear and determine the matter which relates to the cause for the discharge, suspension, or transfer. The employee who is the subject of the discharge, suspension or transfer may appear in person and be represented by counsel, have a public hearing, confront the witnesses whose testimony is to be considered, and examine the evidence to be considered by the Hearing Officer.~~

~~———— (b) The Hearing Officer shall uphold the disciplinary process and action imposed by the City if the Hearing Officer finds that the City has presented sufficient evidence to justify the discipline imposed. "Sufficient evidence to justify the discipline imposed" means that the City has presented substantial evidence (more than a scintilla but less than a preponderance) that the proposed transfer, suspension or termination is justified under the City's adopted personnel policies and procedures.~~

~~———— (c) If the Hearing Officer overturns the employee disciplinary action because there is no~~

sufficient evidence to justify the discipline imposed:

~~—— (1) If the employee is completely exonerated, he/she shall be reinstated without any loss of pay associated with the disciplinary action, and the disciplinary action shall be removed from the employee's personnel file;~~

~~—— (2) If the employee is reinstated but the Hearing Officer determines that a lesser disciplinary action is appropriate under the circumstances, the Hearing Officer may reduce the discipline to that lesser action. Such lesser actions may include, but are not limited to, demotion rather than termination, or suspension without pay for a period of time.~~

~~—— (d) The Appeal Board shall adopt written findings in support of its actions.~~

#### **Chapter 5: Procurement**

**2-5-101. Scope.**

**2-5-102. Purchases.**

**2-5-103. Formal Competitive Bidding.**

**2-5-104. Performance Bond.**

**2-5-105. Rejection of Bids or Price Solicitation.**

**2-5-106. Lowest Responsive Responsible Bidder.**

**2-5-107. Personal Use Expenditures.**

#### **2-5-101. Scope.**

- a. No purchases shall be made and no encumbrances shall be incurred for the benefit of the City, except as provided in this Chapter.
- b. No purchase shall be made and no encumbrance shall be incurred unless funds sufficient to cover the purchase or encumbrance have been budgeted and are available and the purchase is approved by the appropriate City officials as herein provided.
- c. The City Manager or his designee shall present to the governing body for review all purchases made and contracts awarded pursuant to this Chapter.
- d. Notwithstanding the provisions of subsection (a), whenever any purchase or encumbrance is made with State or Federal funds and the applicable State or Federal law or regulations are in conflict with this Chapter to the extent that following the provisions of this Chapter would jeopardize the use of those or future State or Federal funds, such conflicting provisions of this Chapter shall not apply and the City shall follow the procedure required by the State or Federal law or regulation.

#### **2-5-102. Purchases**

- (a) Except as otherwise provided, all purchases of supplies, materials, equipment, and all contracts for services awarded shall be made as follows:
  - (1) Amounts to be paid by the City of less than \$20,000, may be approved by the respective department heads or designees authorized by the City Manager or department heads..

- (2) Amounts to be paid by the City of \$20,000 or more, must be approved by the City Council. However, advance approval is not required 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. The City Council shall be notified of any such purchases as soon as reasonably possible. Ongoing, routine expenses exceeding \$20,000 such as utilities, gasoline, natural gas, or electrical energy, which may be approved by the City Manager, department heads, or their designees.
- (3) Amounts to be paid by the City of \$5,000 or more, shall be awarded only after comparative price quotations have been solicited and received.
- (4) Purchases made under State contract do not require additional bids.
- (5) Purchases of supplies, materials, equipment, and all contracts awarded to a sole source provider are exempt from competitive bid requirements.

(6) Professional Services. Contracts for professional services may be procured through a qualifications-based selection process or such other process as the City Manager determines to be in the best interests of the City. Professional services include, but are not limited to, legal, engineering, architectural, surveying, auditing, accounting, financial advisory, planning, appraisal, consulting, and other services requiring specialized professional expertise. Such contracts shall not be subject to the quotation or competitive bidding requirements of this Chapter unless otherwise required by law.

- (c) In order to promote overall economy and the best use for the purposes intended, each department head shall be responsible for assuring that all purchases made and contracts for services awarded by his/her department shall obtain the desired goods and services for the lowest possible price.
- (d) Change orders to Council-approved bid awards and contracts must be approved by the City Council if the change is both 10% or more of the original bid award and that change also exceeds \$50,000 on construction contracts or \$20,000 on other projects or contracts. Change orders involving less than these amounts may be approved by the City Manager when the change is deemed to be in the best interests of the City.
- (e) Unethical purchasing practices. All employees engaged in the procurement process for the City will act in accordance with the Utah Public Officers' and Employees' Ethics Act. Employees are expected to avoid the following practices as outlined in State code:
  - (1) Dividing a procurement to avoid following policy;
  - (2) Kickbacks and gratuities;
  - (3) Failure to disclose conflicts; and
  - (4) Cost-plus-percentage-of-cost contracts.

**2-5-103. Formal Competitive Bidding**

Formal competitive bidding shall be conducted as required by State law.

**2-5-104. Performance Bond**

A performance bond in an amount as shall be reasonably necessary to protect the best interests of the City may be required. The form and amount of said bond shall be described in the notice inviting bids or soliciting price quotation.

**2-5-105. Rejection of Bids or Price Solicitation.**

Any and all bids or price quotations may be rejected without cause and the City may re-invite bids or re-solicit price quotations.

**2-5-106. Lowest Responsive Responsible Bidder**

- (a) With respect to bids awarded by Bountiful City, the “lowest responsive responsible bidder” shall meet the following criteria:
  - (1) The bidder must have submitted a bid in compliance with the invitation to bid and within the requirements of the plans and specifications for the project;
  - (2) The bidder must:
    - i. demonstrate that it has the financial strength to do the project;
    - ii. be appropriately licensed to do the job;
    - iii. be insurable and have the ability to acquire required bonding and insurance;
    - iv. have the requisite ability, expertise, equipment, personnel, capacity and skill to do the required work, both in quality and quantity, and in a timely manner;
    - v. have a satisfactory record of past performance in similar projects;
    - vi. have, and have a reputation for, integrity, reliability and good faith in performing work, without a record of contract default, malfeasance, late performance, relationship difficulties or other negative work history;
    - vii. have a history of cooperation with government officials or other companies, entities or people who have utilized the bidder’s services in the past; and
    - viii. have a history of good public relations, and courteous and professional treatment of the citizens with whom it deals;
    - ix. meet such other criteria as may reasonably be required under the circumstances of the project and the history and qualifications of the bidder.
  - (3) The bidder must furnish a bid bond or equivalent in money as a condition to the award of the contract.
  - (4) The bidder must furnish required payment and performance bonds.
- (b) The lowest responsive responsible bidder may or may not be the lowest bidder. The staff and City Council will exercise reasonable discretion in evaluating these criteria to determine which is the lowest responsive responsible bidder. Informalities and minor discrepancies may be waived by the City Council. Inability, refusal or delay by the bidder in providing proof of meeting these criteria may, at the discretion of the City Council, disqualify a bidder from consideration. The City reserves the right to reject any and all bids.

**2-5-107. Personal Use Expenditures.**

- (a) City officers and employees are granted municipal authority, in the interest of economy and efficiency, to expend public funds or incur indebtedness on behalf of the City for travel -and-training personal use expenditures provided that the officer or employee reimburse the City in full for any expenditure or indebtedness within fourteen (14) days from the date of the expenditure or the date the indebtedness was incurred.
- (b) If the City determines that an officer or employee has intentionally made a personal use expenditure in violation of Utah Code 11-57-103 and this Subsection (a); the City shall provide written notice to the officer or employee determined to be in violation and:
  - (1) require the officer or employee to deposit the amount of the personal use expenditure into the fund or account from which:
    - i. the personal use expenditure was disbursed; or
    - ii. be appropriately licensed to do the job;
  - (2) the officer or employee to remit an administrative penalty in the amount equal to 50% of the personal use expenditure to the City which the City shall deposit into the operating fund of the City.
  - (4) The bidder must furnish required payment and performance bonds.
- (c) Any officer or employee of the City who has been found by the City to have made a personal use expenditure in violation of this Subsection (2) may appeal the finding of the City. A Request for Review before the City Manager may be requested within ten (10) business days after the City has provided written notice as described in Subsection (2). The Request for Review must be submitted to the City Manager in writing. All related documentation must be submitted with the Request. The Requesting party has the burden of proof. The standard of review shall be preponderance of the evidence.
- (d) Upon receipt of the Request for Review, the City Manager shall review the Request, including all information submitted with the Request, as well as any relevant City records.
- (e) The City Manager shall determine to uphold or overturn the City’s original finding and provide written notice of decision to the requesting party within fourteen (14) days.

**Chapter 6: Constitutional Taking Guidelines.**

**2-6-101. Purpose.**

**2-6-102. Definition of “Constitutional Taking.”**

**2-6-103. Policy Considerations.**

**2-6-104. Appeal.**

**2-6-105. City Council Hearing.**

**2-6-101. Purpose.**

These guidelines are adopted in this Act are established pursuant to the requirements of [§63-90a-3, Utah](#)

[State Code](#). They are only advisory, and shall not be construed to expand or limit the scope of the City's liability in any claim for a constitutional taking, or to impose any liability upon the City for failure to comply with the guidelines. This chapter does not apply to formal eminent domain proceedings. [Nothing in this Chapter shall be construed to create a cause of action, expand the City's liability, waive governmental immunity, or alter any remedy otherwise available under state or federal law.](#)

**2-6-102. Definition of "Constitutional Taking."**

The term "constitutional taking" means a governmental action that results in a taking of private property so that compensation to the owner of the property is required by:

- (1) The Fifth or Fourteenth Amendment of the Constitution of the United States; or
- (2) Utah Constitution Article I, Section 22.

**2-6-103. Policy Considerations.**

It is the policy of the City to carefully consider any matter involving constitutional taking claims, and to afford citizens the right to state their claims in an inexpensive and expeditious manner. It is the intent of this ordinance to preserve the ability of the City to lawfully regulate real property and fulfill its other duties and functions, while at the same time protecting the rights of property owners.

**2-6-104. Appeal.**

- (a) Any owner of private property whose interest in the property is subject to a physical taking or exaction by a political subdivision may appeal the political subdivision's decision within 30 days after the decision is made.
- (b) The City Council, or an individual or body designated by it, shall hear and approve or reject the appeal within 14 days after it is submitted.
- (c) If the legislative body of the political subdivision fails to hear and decide the appeal within 14 days, the decision is presumed to be approved.
- (d) The appeal must be made in writing, and filed with the City Recorder 30 days of the decision appealed from.
- (e) The appeal must contain the following information:
  - (1) the name, address and telephone number of the appellant;
  - (2) a description of the real property involved;
  - (3) a description of the appellant's interest in the property, and the names and addresses of any joint owners;
  - (4) a detailed description of the grounds for the claim that there has been a constitutional taking;
  - (5) evidence and documentation as to the value of the property taken, including the date the property was acquired. This should include any evidence of the value of the property at the time of the alleged constitutional taking and after the alleged

constitutional taking, and any appraisal(s) of the property within three years prior to the date of the appeal;

- (6) information from a title policy or other source showing all recorded liens or encumbrances upon the property;
- (7) a statement of whether the property has been for sale during the last three years, and if so, the price asked;
- (8) any other information reasonably requested by the City Council to assist in making a determination in the claim of a constitutional taking.

**2-6-105. City Council Hearing.**

The City Council shall review the facts and information presented by the appellant to determine whether the protested action of the City is a constitutional taking. In doing so, they shall consider:

- (a) Whether a legitimate governmental interest exists for the action taken by the City.
- (b) Whether the physical taking or exaction of the private real property bears an essential nexus to that legitimate governmental interest.
- (c) Whether the property and exaction taken is roughly proportionate and reasonably related, on an individual property basis, both in nature and extent, to the impact caused by the activities that are the subject of the decision being reviewed.
- (d) Other considerations required by applicable law.

**Chapter 7: Self Insurance**

**2-7-101. Election to Self Insure.**

**2-7-102. Liability Coverage under Self Insurance.**

**2-7-103. Uninsured / Underinsured Motorist Coverage.**

**2-7-101. Election to Self-Insure.**

Bountiful City has for many years elected, and continues to choose, to manage its liability risks by a combination of self-insurance and excess commercial insurance, as permitted in §63-~~304-801~~-g-7-801 of the Utah Code.

**2-7-102. Liability Coverage under Self-Insurance.**

With respect to motor vehicles owned or operated by Bountiful City, the liability coverage provided by this self-insurance is the minimum required by §31A-22-304 of the Utah Code or other applicable law.

**2-7-103. Uninsured / Underinsured Motorist Coverage.**

As permitted by §31A-22-305 of the Utah Code, Bountiful City elects not to provide uninsured / underinsured motorist coverage for Bountiful City-owned vehicles, as vehicles operated by City employees in the course of business are covered by the City's workers compensation program. Because there is no uninsured or underinsured motorist coverage, there is no process for filing such claims.

## **Chapter 8: Appeals to Administrative Law Judge**

### **2-8-101. Appeals**

- (a) Appeals provided for in this Bountiful City Code shall be heard by the Bountiful City Administrative Law Judge, unless otherwise expressly stated.
- (a) Unless otherwise provided by this Code, any appeal shall be filed with the Bountiful City Recorder within thirty (30) calendar days after service of the decision being appealed.
- (b) The appeal shall be accompanied by the applicable filing fee of \$250.00 and any hearing bond required by this Code. Failure to timely pay the required filing fee or hearing bond shall result in dismissal of the appeal.
- (c) The appeal shall be in writing, dated, and signed by the appellant or the appellant's authorized representative.
- (d) At a minimum, the appeal shall contain:
  - (1) The name, address, telephone number, and email address, if any, of the appellant;
  - (2) Identification of the decision being appealed;
  - (3) A brief statement of the factual and legal basis for the appeal;
  - (4) The relief requested; and
  - (5) Any documents the appellant wishes the Administrative Law Judge to consider.
- (e) Failure to timely file an appeal that substantially complies with this section shall constitute a waiver of the right to appeal, and the decision shall become final.
- ~~(a) Appeals provided for in this Bountiful City Code shall be heard by the Bountiful City Administrative Law Judge, unless otherwise expressly stated.~~
- ~~(b) All appeals must be filed with the Bountiful City Recorder within the applicable time period, and must be accompanied by a filing fee of \$250.00. Appeals must be in writing, dated and signed, and at a minimum state the name, address and phone number of the person or entity making the appeal, the decision being appealed, and a summary of the basis of the appeal.~~

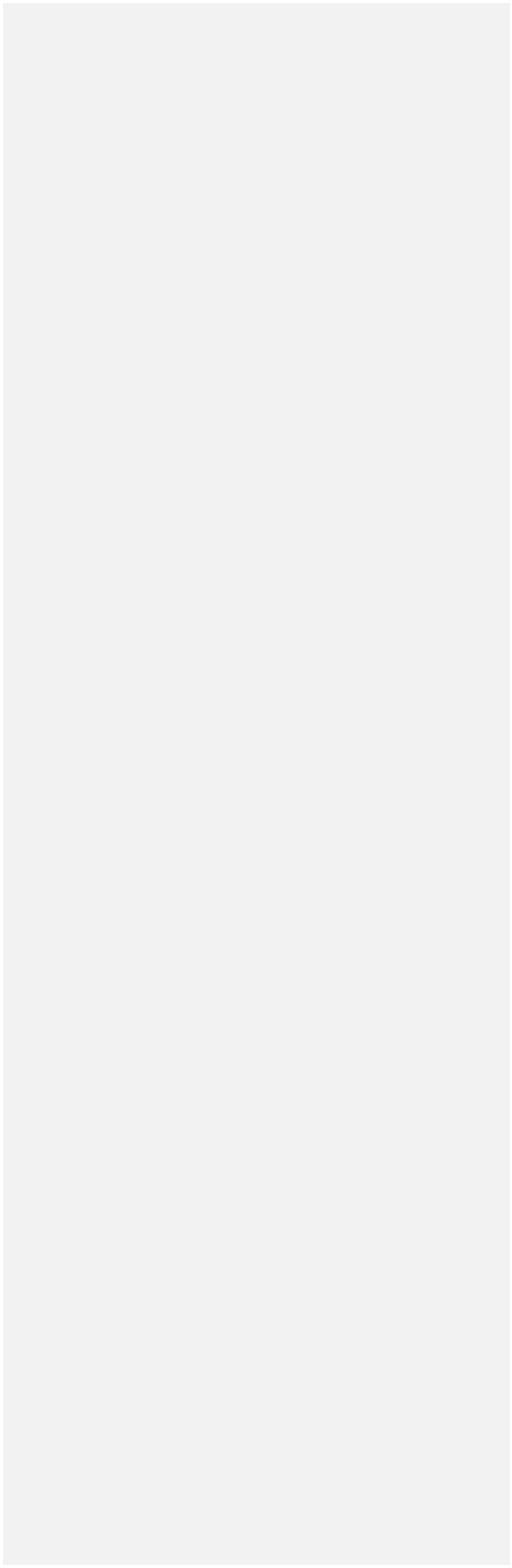
### **2-8-102. Administrative Law Judge**

- (a) The Bountiful City Council shall appoint a qualified individual to serve as the Bountiful City Administrative Law Judge, who shall serve for a period of ~~two~~ five years. The Judge may be removed from office by a vote of the City Council.
- (b) If the term of the Administrative Law Judge expires and a successor has not been appointed and confirmed by the City Council, the Administrative Law Judge shall continue to serve until a successor is appointed and qualified. If the Administrative Law Judge is unwilling or unable to continue serving following expiration of the term, the City Manager or City Attorney may appoint a qualified temporary Administrative Law Judge to serve until the City Council appoints

and confirms a successor. A temporary Administrative Law Judge appointed under this section shall possess all powers and authority granted to the Administrative Law Judge under this Code.

**2-8-103. Hearings**

- (a) Proceedings before the Administrative Law Judge shall be conducted in an informal manner consistent with the requirements of due process.
  - (b) The Utah Rules of Evidence shall not apply to proceedings before the Administrative Law Judge. The Administrative Law Judge may admit and consider any evidence that reasonably prudent persons would rely upon in the conduct of their affairs, including hearsay evidence. The Administrative Law Judge may give such evidence whatever weight the Administrative Law Judge determines appropriate. Irrelevant, immaterial, unduly repetitious, or privileged evidence may be excluded.
  - (c) The Administrative Law Judge may regulate the course of the hearing and make rulings regarding procedure, evidence, witnesses, scheduling, briefing, discovery, and the conduct of the parties.
  - (d) Unless otherwise specifically provided by this Code, any procedural matter arising in a proceeding before the Administrative Law Judge shall be governed by the Utah Administrative Procedures Act, Utah Code Title 63G, Chapter 4, to the extent applicable and not inconsistent with this Code.
  - (e) In the event of a conflict between this Code and the Utah Administrative Procedures Act, this Code shall control.
  - (f) The Administrative Law Judge may administer oaths, receive evidence, rule upon motions, establish reasonable deadlines, and take any action reasonably necessary to conduct an orderly and fair hearing.
  - (g) Unless otherwise specifically provided by this Code, the Administrative Law Judge may establish additional procedural rules governing the conduct of proceedings, provided such rules are consistent with due process and this Code.
- 
- (a) The Administrative Law Judge shall act in a quasi-judicial manner, holding an informal hearing. Notice of the hearing shall be given by mailing it to the appellant at the address given in the written appeal at least eight days prior to the hearing.
  - (b) At the hearing formal rules of procedure, discovery and evidence shall not apply. The City shall have the burden of proof, which shall be established by a preponderance of the evidence. The appellant may present his/her case or may be represented by an attorney.
  - (b) The Judge may uphold the previous decision, overturn it, or make a new decision as appropriate under the circumstances. The Judge shall issue a written decision including findings, which is effective on the date of issuance and is a final decision of the City's administrative process.
  - (c) A person who fails to appear at a hearing shall be deemed to have waived all rights in connection with the hearing, including the right to appeal. Providing that proper notice has been given, a decision may then be entered against the appellant based upon the failure to appear.



## Title 3 City Commissions

- Chapter 1: Bountiful Light and Power Commission
- Chapter 2: Bountiful Historic Preservation Commission
- Chapter 3: Planning Commission and Administrative Committee
- Chapter 4: Bountiful Community Service Council

### Chapter 1: Bountiful Light and Power Commission

- 3-1-101. Commission, Membership and Appointment.
- 3-1-102. Duty and Powers.
- 3-1-103. Term, Vacancies, Qualifications, Removal.
- 3-1-104. Rules.
- 3-1-105. Salary.
- 3-1-106. Rates.

#### 3-1-101. Commission, Membership and Appointment.

There is hereby established the "Bountiful Light and Power Commission." It shall be composed of seven members, all of whom shall be appointed by the Mayor with the advice and consent of the City Council and one of whom shall be a member of the City Council.

#### 3-1-102. Duty and Powers.

- (a) The determining of the general policy and administration of the Electrical Light and Power Department is vested in the City Council.
- (b) The extent of the authority and discretion to be vested in the Director of the Electrical Light and Power Department shall be determined by the City Council.
- (c) It is hereby declared as policy that matters pertaining to the general policy of the Electrical Light and Power Department be referred to the Bountiful Light and Power Commission for its advice, counsel, and recommendations.

#### 3-1-103. Term, Vacancies, Qualifications, Removal.

- (a) Term. Each appointed member shall serve for a term of four (4) years, except that term of the member who is likewise a member of the City Council shall be as determined by the Mayor with the advice and consent of the City Council.
- (b) Vacancies. Vacancies occurring due to death, disability, resignation or removal, shall be filled by appointment by the Mayor with the advice and consent of the City Council. The term of such appointment shall be for the remainder of the unexpired term.
- (c) Qualifications. The members of the Power Commission shall be residents of the city and shall be selected without regard to political considerations and solely on the basis of qualification for the position.
- (d) Removals. Any member of the Power Commission may be removed, with or without cause, by

the Mayor with the advice and consent of the City Council.

**3-1-104. Rules.**

The Commission shall formulate its own rules for selection of a chairman, the time, place and manner of calling the meetings and other procedural matters.

**3-1-105. Salary.**

Each member of the Power Commission shall receive compensation as fixed by resolution of the City Council.

**3-1-106. Rates.**

Electrical rates shall be set by the City Council of Bountiful, Utah by resolution.

**Chapter 2: Bountiful Historic Preservation Commission**

**3-2-101. Historic Preservation Ordinance.**

**3-2-102. Purpose.**

**3-2-103. Historic Preservation Commission.**

**3-2-104. Powers and Duties of Commission.**

**3-2-105. Meetings and Notification.**

**3-2-106. Survey and Inventory.**

**3-2-107. Demolition - Notification**

**3-2-108. Enforcement and Penalties.**

**3-2-101. Historic Preservation Ordinance.**

This Ordinance shall be known and may be cited as the "Historic Preservation Ordinance".

**3-2-102. Purpose.**

Recognizing that the historical heritage of this City is among its most valued and important assets, it is the intent of this Ordinance to provide for the preservation, protection and enhancement of its history. This preservation, protection and enhancement shall include, but not be limited to, the written and visual history of Bountiful, its early settlers and its historic sites, the planning for and celebration of important historical events relating to Bountiful's history, the education of all segments of the community so that Bountiful's history can be fully and properly appreciated, and the establishment of a repository for items, artifacts, and other materials which have historical significance to the City of Bountiful. The purpose of the Ordinance shall also be to establish a Committee which shall recommend to the City Council necessary and desirable protection of historic areas and sites within the community.

**3-2-103. Historic Preservation Commission.**

- (a) Commission, Members and Appointment. There is created a Historic Preservation Commission, which shall be an advisory body of and shall report to the City Council of Bountiful. The Commission shall be composed of six (6) members appointed by the Mayor with the advice and consent of the City Council. One of the members shall always be the Mayor, who shall be an ex-officio member; one (1) of the members shall always be a member of the City Council; two (2)

members shall be professional members from the disciplines of history, archaeology, planning, urban planning, American studies, American civilization, cultural geography, cultural anthropology, to the extent that such professionals are available in the City, and two (2) members shall be residents at large. With exception of the Mayor and City Council Member on the Commission, two or more members of the Commission shall not serve on the same board, commission or other leadership position within another organization while serving on the Commission.

- (b) Terms. The term of each member of the Commission, with the exception of the Mayor and City Council member on the Commission, shall be for four (4) years. Initial members of the Commission shall be staggered as determined by the Mayor with the advice and consent of the City Council.
- (c) Advisory Body. The Historic Preservation Commission shall be an advisory body of, and shall report to, the City Council.

**3-2-104. Powers and Duties of the Commission.**

The Commission shall have the following duties:

- (a) Conduct research and collect information on the history of Bountiful, including the establishment of a repository for important documents, artifacts and other items of historical significance.
- (b) Provide a written history of the City of Bountiful, as well as an historical program which outlines Bountiful's history for various age groups in the community. This may include, but not be limited to, the use of written summaries of history, visual exhibits, video tapes, displays, and other media.
- (c) Increase the awareness of Bountiful's history through the commemoration of historical events.
- (d) Designate entries on the Utah State Register of Historic and Cultural sites and recommend to the State Historic Preservation Officer nominations for the National Register of Historic places, utilizing the criteria for evaluation from the National Register.
- (e) Attend at least one informational or educational meeting each year, sponsored by the State Historic Preservation Office, pertaining to the work and functions of the Commission or to historic preservation.
- (f) Submit an annual report of the activities of the Commission to the State Historic Preservation Office and to the City Council.
- (g) Review all proposed National Register nominations for properties within the boundaries of the City.
- (h) Conduct or cause to be conducted a survey of cultural resources in the City which in form and content will be compatible to the Utah inventory of historic and archaeological sites.
- (i) Act in an advisory role to other officials and departments of the City regarding the protection of local cultural resources and shall act as a liaison on behalf of the City to individuals and organizations within the City concerned with historic preservation.

**3-2-105. Meetings and Notification.**

- (a) The Commission shall provide for adequate public participation in the historic preservation programs, including the process of recommending properties for nomination to the National Register.
- (b) Commission meetings shall occur at regular intervals, and at least twice a year.
- (c) Minutes of all decisions, actions of the Commission, including the reasons for making those decisions shall be kept on file and available for public inspection.
- (d) Rules of procedure adopted by the Commission shall be available for public inspection.

**3-2-106. Survey and Inventory.**

- (a) The Commission shall initiate or continue an approved process to identify historic properties within the City.
- (b) A detailed inventory of the designated districts, sites, and/or structures within Bountiful City shall be maintained.
- (c) The inventory material shall be compatible with the Utah state-wide inventory of historic and archaeological sites and shall be made accessible to the public except where restrictions have been made for archaeological sites.
- (d) The inventory shall be updated periodically and made available through duplicates at the State Historic Preservation Office and shall be able to be readily integrated into State-wide comprehensive historic preservation planning and other appropriate planning process.

**3-2-107. Demolition - Notification**

If a historic site is to be demolished or extensively altered, efforts will be made to document its physical appearance before that action takes place.

- (a) The City will delay issuing a demolition permit for a maximum of one week and will notify a member of the Historic Preservation Commission, which will take responsibility for the documentation.
- (b) Documentation will include, at minimum, exterior photographs (both black-and-white and color) of all elevations of the historic building. When possible, both exterior and interior measurements of the building will be made in order to provide an accurate floor-plan drawing of the building.
- (c) The demolition permit may be issued after one week of the initial application whether or not the Commission has documented the building. The permit may be issued earlier if the Commission completes its documentation before the one-week deadline.
- (d) The documentation will be kept in the City's files, which are open to the public.

**3-2-109. Enforcement and Penalties.**

It is unlawful to:

- (a) Enter on City lands owned or controlled by the City or which have been designated as landmarks pursuant to this Ordinance for the purpose of appropriating, injuring or destroying a specimen without a permit from the Division of State history or the City.
- (b) To appropriate, injure or destroy any site or specimen situated on lands or controlled by the City, or which have been designated as landmarks pursuant to this Ordinance.
- (c) To reproduce, re-work or forge any specimen or make any object, whether copied or not, or falsely label, describe, identify or offer for sale or exchange any object with intent to represent the same as an original and genuine specimen, nor shall any person offer for sale or exchange any object with knowledge that it was collected or excavated in violation of this Ordinance.

**Chapter 3: Planning Commission and Administrative Committee**

**3-3-101. Compensation.**

Each member of the Bountiful Planning Commission paid \$50.00 per meeting for meetings actually attended by that member. Each non-employee member of the Administrative Committee shall be paid \$25.00 per meeting for meetings actually attended by that member.

**Chapter 4: Bountiful Community Service Council**

**3-4-101. Community Council Creation and Membership.**

There is hereby established the “Bountiful Community Service Council,” which shall be composed of no less than five (5) and no more than thirteen (13) members, all of whom shall be appointed by the Mayor with the approval of the City Council. One Community Council member shall be a member of the City Council.

**3-4-102. Duty and Powers.**

- (a) The general policy and administration of the Community Council is vested in the City Council.
- (b) The Community Council shall be an advisory body of, and report to, the City Council.
- (c) It is the intent of the City Council that the Community Council shall render services to the community for the improvement of the citizens’ health, safety, education and welfare. These services may be assigned by the City Council or may be self-initiated by the Community Council itself, subject to such review as may be deemed appropriate by the City Council.

**3-4-103. Qualifications, Term, Vacancies, and Removal.**

- (a) Qualifications. The members of the Bountiful Community Service Council shall be residents of the City who shall be selected without regard to political and/or religious considerations.
- (b) Term. Each member shall serve a term of four years, except for the City Council member, who shall serve so long as appointed by the Mayor with the consent of the City Council. Any member appointed to fill a vacancy which occurs for any reason shall serve the remainder of the unexpired term of the vacating member.

(c) Removal. Any member of the Community Council may be removed, with or without cause, by the Mayor with the consent of the City Council.

**3-4-104. Rules of the Bountiful Community Service Council.**

The Community Council shall formulate its own rules for the selection of a Director, the time, place and manner of calling meetings, and other procedural matters.

# Title 4

## Building Regulations

**Chapter 1: General Provisions**

**Chapter 2: Uniform Codes**

**Chapter 3: Reserved**

**Chapter 4: Reserved**

**Chapter 3: Miscellaneous Provisions**

### Chapter 1: General Provisions

**4-1-101. Enforcing Agency - Bountiful.**

**4-1-102. Penalty.**

**4-1-103. Inspections not an Assumption of Liability.**

#### **4-1-101. Enforcing Agency - Bountiful.**

In the building and trade codes which are adopted in this Title, any reference to a governmental entity as the enacting and enforcing agency, is hereby amended to substitute Bountiful, Utah, as the enacting and enforcing agency.

#### **4-1-102. Penalty.**

- (a) Any violation of the provisions of the trade codes adopted in this Title, or the provisions of this Title, is a class C misdemeanor and shall be punishable as provided by State law for such an offense.
- (b) Any building or structure not in compliance with any of the provisions of the trade codes adopted in this Title is hereby declared to be a public nuisance, and may be abated by either criminal or civil action.
- (c) Occupancy or use of any building or structure constituting a public nuisance under subsection (b) is a class C misdemeanor, and may be prevented or discontinued by civil injunction or writ, or by any other appropriate remedy available under the law, or by criminal prosecution.
- (d) It is a class C misdemeanor to work on any building, structure, landscaping, excavation or other construction project after a Stop Work Order has been issued under the International Residential Code or any other Code adopted by the City or the State of Utah.

#### **4-1-103. Inspections not an Assumption of Liability.**

The adoption by the City of uniform codes shall not be construed to relieve or lessen the responsibility of any owner, contractor, sub-contractor, builder, or any other person to comply with such codes. Any inspection by, or any inspection certificate issued by, the City is not an assumption by the City or any employee of any liability by reason of the inspection or certificate.

**Chapter 2: Uniform Codes.**

- 4-2-101. Construction Codes.
- 4-2-102. Uniform Housing Code.
- 4-2-103. Uniform Code for Abatement of Dangerous Buildings.
- 4-2-104. International Existing Building Code.
- 4-2-105. Uniform Administrative Code.
- 4-2-106. Uniform Code for Building Conservation.
- 4-2-107. National Electrical Code.
- 4-2-108. International Fire Code.

**4-2-101. Construction Codes**

4-2-101. State Construction Adopted.

Bountiful City hereby adopts the State Construction, Title 15A of the Utah Code, including all codes, standards, amendments, and appendices adopted by the State of Utah pursuant thereto, as the same may be amended from time to time. The construction, alteration, repair, use, occupancy, maintenance, and demolition of buildings and structures within Bountiful City shall comply with the requirements of Title 15A of the Utah Code and any amendments thereto.  
Bountiful City recognizes and adopts the "State Construction Code" as provided in Section 15A-2-101 et seq of the Utah Code, and the individual codes as provided therein, as may be adopted from time to time by the State of Utah.

~~4-2-102.~~ Uniform Housing Code.

~~The 1997 edition of the Uniform Housing Code as published and copyrighted by the International Conference of Building Officials together with the revisions, additions and amendments thereto, are hereby adopted by reference and made a part of this Chapter as though fully set forth herein.~~

~~4-2-103.~~ Uniform Code for the Abatement of Dangerous Buildings.

~~The 1997 edition of the Uniform Code for the Abatement of Dangerous Buildings as published and copyrighted by the International Conference of Building Officials, together with the revisions, additions and amendments thereto, are hereby adopted by reference and made a part of this Chapter as though fully set forth herein.~~

~~4-2-104.~~ International Existing Building Code.

~~The 2012 edition of the International Existing Building Code as published and copyrighted by the International Conference of Building Officials, together with the revisions, additions and amendments thereto, are hereby adopted by reference and made a part of this Chapter as though fully set forth herein.~~

~~4-2-105.~~ Uniform Administrative Code.

Bountiful City hereby adopts the Utah Administrative Code, as published and amended from time to time by the Utah Office of Administrative Rules, including all rules applicable to the administration and enforcement of the State Construction and Fire Codes Act and the codes adopted thereunder.~~The 1997 edition of the Uniform Administrative Code as published and copyrighted by the International Conference of Building Officials, together with the revisions, additions and amendments thereto, are hereby adopted~~

by reference and made a part of this Chapter as though fully set forth herein with the exception of Table No. 3-G "Grading Plan Review Fees" and Table No. 3-H "Grading Permit Fees" which are not adopted and shall not be used in administration of this Code.

#### **4-2-106. Uniform Code for Building Conservation.**

The 1997 edition of the Uniform Code for Building Conservation, as published and copyrighted by the International Conference of Building Officials, together with the revisions, additions and amendments thereto, are hereby adopted by reference and made a part of this Chapter as though fully set forth herein.

#### **4-2-1037. National Electrical Safety Code.**

~~(a)~~ Bountiful City hereby adopts the National Electrical Safety Code (NESC), as published by the Institute of Electrical and Electronics Engineers (IEEE), including all amendments and successor editions thereto, as amended from time to time. The National Electrical Safety Code shall govern the design, construction, installation, operation, maintenance, repair, and safety of electric supply, communication, and related utility facilities owned, operated, maintained, regulated, or permitted by Bountiful City, except where superseded by applicable federal or state law.

Whenever a permit for electrical related construction is required by the codes, as adopted in this Title, the fees for such permits shall be as outlined in the Fee Schedule as set forth in the Uniform Administrative Code.

~~(b)~~ The Building Official shall perform all functions of electrical inspection and shall, among other things, inspect and supervise the construction, installation and repairs of all electric light or power wiring, fixtures, appliances or apparatus installed within the limits of the City, and shall require that they conform to the provisions of the National Electrical Code. ~~Wiring, fixtures and apparatus heretofore installed need not necessarily be made to conform strictly to all the provisions of said Code but said Building Official shall require the correction of such defects as he deems actually dangerous to life or property. The Building Official shall follow as to electrical work the procedures relating to enforcement and safety that are established by the uniform Building Code.~~

~~(c)~~ No alterations or additions shall be made in existing wiring, nor shall any wiring be installed or any apparatus which generates, transmits, transform or utilizes any electricity, without first obtaining a permit therefor, except under minor repair work such as repairing flush and snap switches, replacing fuses, changing lamp sockets and receptacles, taping bar joints and repairing drop cords. ~~Application for such permit, describing such work, shall be made in writing and shall conform as far as practicable to the requirements set forth in the Building Code as to extent of information disclosed. This Section shall not apply to installations in power houses and substations belonging to electric light companies. No permit shall be issued to any applicant for a permit during the time that he fails to correct any defective electrical installations after he has been duly notified to correct any defective electrical installations by the Chief of Division of Electrical Inspection.~~

~~(d)~~ Electrical installation for signs, equipment or other facilities which create electrical disturbances that cause interference with normal radio or television receptions beyond the immediate vicinity of such electrical installations are hereby declared to be a nuisance. The owners or operators thereof shall so install and maintain such installations as to avoid or eliminate such interference, using all known means and devices for such purposes, such as proper grounding, connections, condensers, resistors and live chokes. The Building Official shall withdraw approval of any electrical installation causing the above disturbance and is hereby authorized to take all steps necessary for the abatement of such nuisances.

~~(e) In order to protect the electrical service supply conductors from damage or severance, all service supply conductors shall be installed in conduit from the meter pedestal to the main disconnect. For residential service the conductor wires shall be run in a 2 inch P.V.C. Schedule 40 or 80 conduit and shall be buried 18 inches below finish grade. The type of material and the size of conduit for other services shall be as required by the City Council.~~

**4-2-1048. International Fire Code.**

- (a) ~~Bountiful City hereby adopts the fire code, standards, appendices, and amendments adopted by the State of Utah pursuant to Title 15A of the Utah Code and the Utah Administrative Code, as amended from time to time. Such codes and standards shall govern matters relating to fire prevention, fire protection, life safety, hazardous materials, and related matters within Bountiful City. Adoption of International Fire Code. The International Fire Code, 2006 Edition, as adopted and amended by the State of Utah, is hereby adopted as the Bountiful City Fire Code, including Appendices A, B, C and D. Section 109.3 thereof is amended to read as follows: Any person convicted of violating any provisions of the IFC shall be guilty of a class B misdemeanor and such violations shall be punished by a fine not exceeding one thousand dollars (\$1,000.00) or by imprisonment for a term not longer than six (6) months, or by both such fine and imprisonment. Each day that a violation continues after due notice has been served shall be deemed a separate offense.~~
- (b) South Davis Metro Fire Agency. Bountiful City is a participant member of the South Davis Metro Fire Agency (“the Agency”), a separate legal entity duly organized and created under the laws of Utah by an Interlocal Cooperation Agreement (“the Interlocal Agreement”) entered into by the participating entities of the Agency. The Agency shall provide all fire, emergency medical, and other emergency first responder services for the City in accordance with the terms and conditions of the Interlocal Agreement entered into by the participating entities, as amended.
- (c) Delegation of Authority. Bountiful City hereby delegates all power and responsibility for fire suppression, prevention, investigation, enforcement, emergency medical, and other emergency and fire responder services within the jurisdiction of the City to the Agency, and hereby recognizes the Agency as the governmental and political subdivision for such purposes consistent and in accordance with the Interlocal Agreement and Fire Code.
- (d) Fire Code Official. The Agency shall service as the Fire Code Official for Bountiful City, as more particularly described in ~~Section 104 of~~ the Fire Code.
- (e) Fire Board of Appeals. The Fire Board of Appeals as created and maintained by the Agency shall hear and decide appeals of orders, decisions or determinations made the Agency’s Fire Code Official relative to the application and interpretation of the Fire Code within the jurisdiction of Bountiful City.
- (f) Appeals. Any person adversely affected by an order, decision or determination made by the Fire Code Official in the application and interpretation of the Fire Code within the jurisdiction of Bountiful City may appeal such order, decision or determination to the Agency’s Fire Board of Appeals in accordance with the Agency’s rules and regulations regarding the same, and in accordance with applicable provisions of the Fire Code.

**4-2-1059. ~~Urban Wildland~~International Wildland-Urban Interface Code and Zone Map.**

- (a) Adoption of State [IWUI Code](#). Bountiful City hereby adopts the latest version of the Utah State Urban Wildland-Urban Interface Building Code, as adopted and amended by the State of Utah, including any future updates or successor provisions. The State WUI Code governs construction, defensible space, vegetation management, and fire-resistant materials within designated Wildland-Urban Interface areas.
- (b) Adoption of Wildfire Urban Interface Zone Map. Bountiful City hereby adopts the Wildfire Urban Interface Zone Map (December 2025) as the official map identifying Wildland-Urban Interface areas within Bountiful City. The map may be updated as required by State law or as conditions evolve.
- (c) The State [IWUI Code](#) applies to:
  - (1) All new construction within designated WUI areas;
  - (2) Substantial remodels or alterations as defined in the State [IWUI Code](#); and
  - (3) Any building or land-use activity requiring compliance under State law.
  - [\(4\) Replacement or repair of roof coverings](#)
- (e) The Fire Chief and City Building Official are jointly authorized to:
  - (1) Interpret and enforce the State [IWUI Code](#);
  - (2) Apply site-specific requirements based on topography, vegetation, and risk; and
  - (3) Recommend updates to the Wildfire Urban Interface Zone Map.

**4-2-106. International Property Maintenance Code Adopted.**

[Bountiful City hereby adopts the International Property Maintenance Code, as published by the International Code Council, including all amendments and successor editions thereto, as amended from time to time.](#)

**4-2-107 Conflicts.**

[In the event of a conflict between any code, standard, rule, or regulation adopted pursuant to this Chapter and any provision of the Bountiful City Code, including Titles 13 and 14 relating to zoning, subdivision, and land use regulations, the provision imposing the more restrictive requirement shall govern unless otherwise required by state or federal law. Nothing in this Chapter shall be construed to supersede any zoning regulation, land use approval, permit condition, development agreement, engineering standard, or other requirement lawfully imposed by Bountiful City.](#)

**Chapter 3: Reserved**

**Chapter 4: Reserved**

**Chapter 5: Miscellaneous Provisions**

- 4-5-101. Building Permit Fees.**
- 4-5-102. Street Damage - Cash Deposit.**
- 4-5-103. Demolition of Historic Sites – Notification.**

- 4-5-104. Reserved.
- 4-5-105. Construction Site Cleanliness.
- 4-5-106. Construction without Required Permits Unlawful.
- 4-5-107. Protection of Public Water Supply.
- 4-5-108. Fire Hazardous Roof Coverings.
- 4-5-109. Retaining Walls.

**4-5-101. Building Permit Fees**

Whenever a building permit is required by the codes which are adopted in this Chapter, permit fees shall be as outlined in the fee schedules provided in the Uniform Administrative Code, with the exception that the plan review fees will be charged in accordance with State law. The valuation of the building construction shall be determined by the current cost per square foot of floor area of such construction as established by the International [Code Council](#) Conference of Building Officials and as set forth from time to time in their [bi-monthly semi-annual](#) publication entitled "Building [StandardsValuation Data](#)", or its [replacement](#).

**4-5-102. Street Damage - Cash Deposit.**

(a) Deposit Requirement.

- (1) In order to guarantee the replacement of street, sidewalk, driveway approach, curb and gutter improvements along the frontage of the property where a building permit is issued, and on adjacent properties, before construction begins the permittee shall deposit a cash sum with the City in the amount set by the Bountiful City Council. Other deposit amounts may be required in the reasonable discretion of the City Engineer upon a finding that an unusual situation exists and that a different amount is appropriate. This deposit requirement applies to residential, multifamily, institutional and commercial properties and uses, and to permits issued for new construction, remodeling of or additions to existing structures, and to new outbuildings (garages, sheds, etc.). To verify the condition of the street improvements prior to construction, the permittee shall submit to the City Engineer photographs or video showing the improvements and any condition issues in such detail as to verify any preexisting problems.

(b) Inspection and Deposits in New Construction.

- (1) In building permits granted for new construction the deposit described in paragraph (a) shall be held by the City for a period of 12 months after the construction is granted final approval. At the end of the 12 months, the City will inspect these items for damage. Any improvements which are in a condition of damage, whether that damage occurred during construction or in the 12 months after construction, and regardless of the cause, shall be repaired or replaced as necessary by the property owner, in accordance with the city ordinances and specifications. If the 12 months have passed but the inspection or reinspection cannot be conducted because of weather conditions such as snow, the deposit shall continue to be held until the weather permits an inspection to take place. Upon passing inspection or reinspection, the cash deposit will be returned to the current owner of the property.
- (2) If the improvement repairs required by the City Engineer are not completed within three months after notice to the property owner of the inspection described in paragraph (b) and a description of the repairs needed, the City may make, or have made, the repairs necessary, and may use part or all of the deposit necessary to pay the costs of those repairs. Any amount remaining shall be refunded to the property owner, plus accrued interest as provided by law. Any deficiency

unpaid by the deposit is the responsibility of the property owner, which may, if necessary, be collected by the City from the property owner by civil action.

(c) Inspection and Deposits for Remodeling and Additions.

- (1) In building permits granted for remodeling of existing buildings, additions, outbuildings, etc., when all other site improvements, including landscaping, have been installed, the provisions of subsection (b) apply. However, the sidewalk deposit shall not be held for 12 months after completion.

**4-5-103. Demolition of Historic Sites – Notification.**

If a historic site is to be demolished or extensively altered, the City may delay issuing a demolition permit for a maximum of one week in order for the site to be appropriately documented. Documentation may include exterior photographs of all elevations of the historic building, the taking of exterior and interior measurements of the building, and the making of floor plan drawings. The demolition permit may be issued after one week of the initial application whether or not the building has been documented the building, and the permit may be issued earlier if the documentation is completed before the one-week deadline.

**4-5-104. Reserved.**

**4-5-105. Construction Site Cleanliness.**

- (a) The general contractor, or owner-builder if there is no general contractor, of every residential or commercial building construction site, shall:
  - (1) Maintain on the premises of each building lot, and not on a street, sidewalk or other public property, from the first day through the last day of construction:
    - i. a portable toilet facility meeting the health requirements of the law; and
    - ii. a commercial trash bin, which shall be used for refuse on the site, and which shall be emptied when full.
  - (2) keep the construction site in a condition of cleanliness and healthfulness by:
    - i. preventing the accumulation of garbage or refuse, including boards, bricks, \_\_\_\_\_stones, etc., into disorderly stacks or piles;
    - ii. maintaining the premises in such a manner that mice, rats, rodents, or other animals \_\_\_\_\_do not inhabit the premises;
    - iii. preventing garbage, refuse, dirt, rocks or building materials from encroaching onto \_\_\_\_\_sidewalks, streets, public property, or the private property of neighbors without the \_\_\_\_\_written consent of the owner; and

- iv. preventing the blowing of paper or other items onto neighboring properties.
- (b) Exceptions to the requirements of a portable toilet facility and a commercial trash bin may be granted in writing by the City Building Inspector upon a showing that such facilities are otherwise reasonably accessible.
- (c) Violation of this ordinance is a class C misdemeanor.

**4-5-106. Construction Without Required Permits Unlawful.**

- (a) It is unlawful to erect or construct a building or structure, to do any kind of excavation work, or to disturb any land with a slope of 30% or greater, without first obtaining any and all permit(s) and/or approvals required by City or State law.
- (b) The doing of any act described in subsection (a) without required permits and/or approvals is hereby declared to be a misdemeanor and also a public nuisance, which may be abated by civil or criminal action, and may be prevented or discontinued by civil injunction or writ, or by any other appropriate remedy available under the law.

**4-5-107. Protection of Public Water Supply.**

- (a) It is the intent of this ordinance to protect the public potable water supply from contamination by isolating within a water customer's distribution system any contaminants or pollution from their own system which could backflow or back siphon into the public water supply.
- (b) It is the responsibility of the Water Department and the Engineering Department to monitor compliance with this ordinance, and to report violations to the police
- (c) It is the responsibility of each water customer to purchase and maintain any backflow prevention device or assembly required by this ordinance or the Uniform Plumbing Code, as adopted by the State of Utah. The type of backflow prevention device or assembly shall depend on the degree of hazard which exists, as defined in the Uniform Plumbing Code.
- (d) All backflow prevention devices and/or assemblies shall be tested within ten days of initial installation and yearly thereafter by a certified tester as required by the Uniform Plumbing Code, as adopted by the State of Utah, at the responsibility and expense of the owner.
- (e) All connections of the Bountiful City water system shall in all respects conform to the Uniform Plumbing Code, as adopted by the State of Utah, the Utah State Public Drinking Water Regulations, and the ordinances of Bountiful City.
- (f) All presently installed assemblies which do not meet the requirements of this ordinance but were approved at the time of installation and have been properly maintained may be left in service in accordance with provisions of this ordinance, so long as such action does not constitute a threat to the integrity or wholesomeness of the public water supply. Any determination of whether a threat exists shall be made solely by the City. In the event that it is determined that an existing system constitutes a threat to the integrity or wholesomeness of the public water supply, the water customer shall, at his expense, replace or repair the defective assembly in complication with the Uniform Plumbing Code, as adopted by the State of Utah.

- (g) The water system of every customer of the City's public water supply shall be open to inspection at reasonable times by authorized City personnel to determine compliance and whether any hazard exists.
- (h) Any connection to the City water supply which actually allows or may allow backflow from any other source is hereby declared to be a public nuisance, which may be summarily abated.

~~4-5-108. Fire Hazardous Roof Coverings.~~

- ~~(a) All building construction of structures containing roofs in areas of the City lying north of Mill Creek and east of 1500 East Street, and the north/south extension thereof, and also lying south of Mill Creek and East of Bountiful Boulevard, shall be constructed with either a Class A or a Class B roof as defined in Section 1505 of the International Building Code.~~
- ~~(b) All building construction containing roofs in all other areas of the City, except as provided in subsection (a) above, where the new construction contains a density of more than 4 dwelling units per acre and in all commercial zones of the City, the building structures shall be constructed with either a Class A, Class B, or Class C roof, as defined by the International Building Code.~~

**4-5-1089. Retaining Walls.**

- (a) No retaining wall which is four feet tall or taller shall be constructed without a permit issued by the City.
  - (1) This requirement includes all conventional cantilever concrete retaining walls as well as non-conventional wall systems such as reinforced earth structures, rock retained slopes, etc.
  - (2) Wall systems four feet tall or taller which are based on organic material such as treated lumber or railroad ties are not allowed.
- (b) It is unlawful for any property owner to construct, or to have constructed by another, any retaining wall four feet tall or taller without first obtaining a permit from the City, or to construct or have constructed a wall in violation of subsection (1)(b).
- (c) It is unlawful for any contractor or other person to construct any retaining wall four feet tall or taller for which a permit has not been issued by the City, or to construct a wall in violation of subsection (1)(b).
- (d) To obtain a permit for a retaining wall, the following shall be submitted to the Bountiful City Engineering Department for review:
  - (1) An engineered wall design stamped by a civil, structural or geotechnical engineer registered to perform work in the State of Utah. The design shall be specific to the site and not a generic standard design.
  - (2) A site plan showing the extent of cuts or fills that will be included with the wall. The City may in its discretion require that the site plan be certified by a registered surveyor or engineer.
- (e) All retaining walls four feet tall or taller must be inspected by the City. Prior to final inspection of the wall by the City, the contractor shall submit to the Bountiful City Building Official a complete set of inspection reports by the engineer of record certifying that the engineer has personally inspected all aspects and phases of the wall's construction.

# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
June 3 & 10, 2026

**Author:** David Burgoyne, Finance Director

**Department:** Finance

**Date:** June 23, 2026



## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid June 3 & 10, 2026.

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

**Paid June 3, 2026**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
10883	AL'S NURSERY	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,502.00	251257 11220		Petunia's for Bountiful City
1555	CALLAWAY GOLF	Golf Course	555500 448240	Items Purchased - Resale	1,077.60	251264 942677654		Golf Balls - Acct # 14853
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	251266 26D2391		Lab Fees
1720	CODALE ELECTRIC SUPP	Light & Power	535300 448613	Power Plant Operating Costs	5,001.00	251270 S009776779.001		Balance of Plant
13599	DAVIS PARK CAFE	Golf Course	555500 448240	Items Purchased - Resale	2,288.00	251274 121		Lunch @Bountiful Ridge Ladies amateur
2008	DURA-CRETE INC	Water	515100 448400	Dist Systm Repair & Maint	1,440.00	251277 INV5905		Meter box
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	18,707.08	251279 145913		NW Sub
8045	ELITE LANDSCAPE SERV	RAP Tax	838300 426100	Special Projects	2,505.00	251280 26307		Install 6 new controllers
6375	FLOWTECH P.C.S. LLC	Golf Course	555500 473100	Improv Other Than Bldgs	14,199.35	251282 2270		Misc. Parts/Supplies
15179	FORBUSH WELDING	Golf Course	555500 473100	Improv Other Than Bldgs	4,179.00	251283 1294		40% deposit - Gate and Fence Replacement
2517	HOME DEPOT CREDIT SE	Parks	104510 425000	Equip Supplies & Maint	1,083.62	251288 9510012		Misc. Parts/Supplies
15574	ISLAND VIEW PLUMBING	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,373.95	251291 4259		Service Call and Labor
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,513.62	251293 16244		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,121.66	251293 16227		Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	18,735.84	251293 16188		Paving - Cust # BOUN0261
2983	M & M ASPHALT SERVIC	Streets	104410 473210	Road Recondition & Repair	210,477.60	251299 I26006		Road Recondition Slurry Seal
16302	MOUNTAIN WEST ROOFIN	Police	104210 426000	Bldg & Grnd Suppl & Maint	12,350.00	251305 0423206		Police Entrance Roof
10953	MVA DIAGNOSTICS	Light & Power	535300 448639	Substation	1,500.00	251307 INV41842		Oil Testing
3271	NETWIZE	Computer Maintenance	616100 429200	Computer Software	8,607.27	251309 27254		Backup Licensing
15056	RDO EQUIPMENT CO.	Water	515100 425000	Equip Supplies & Maint	11,629.01	251363 W12444R2		Service and Labor - Acct # 61110002
3829	SALT LAKE CITY CORP	Police	104210 423000	Travel & Training	1,800.00	251367 ARI-00007684		2026 Violent Crimes Conference Reg.
3938	SKM INC.	Water	515100 431000	Profess & Tech Services	1,381.25	251369 M187		Engineering
4031	STANDARD PLUMBING SU	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,495.71	251370 ANPJ55		Misc. Parts/Supplies
4051	STATE OF UTAH	PSAP - E911	104219 413060	Unemployment Reimb	1,478.88	251371 06012026		JUNE 2026 UNEMPLOYMENT
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,665.66	251375 04212026B		Account # 992894616
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,665.66	251376 05212026A		Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,341.61	251378 0417680		Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	37,464.68	251378 0417997		Fuel - Acct # 000275
6545	TRISTAR RISK MANAGE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	5,836.21	251379 202604-Bountiful6095		Disbursements less claims
4281	TWIN D INC.	Storm Water	494900 462400	Contract Equipment	24,824.49	251380 828903 RI		Clean Pipe/ Manhole - Cust # 4592160
5322	UCS WIRELESS	Light & Power	535300 448641	Communication Equipment	2,355.00	251381 84404		Annual Radio Maintenance for Bountiful City Power
15372	WCF MUTUAL INSURANCE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	4,906.00	251388 8363573		Deductible - Acct # 257435
TOTAL:					<u>408,601.75</u>			

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

**Paid June 10, 2026**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,196.60	251399	X05282026	Account # 287314361186
16171	BOARDTRONICS, INC	Golf Course	555500 426100	Special Projects	1,321.53	251402	8960373	Reconditioned OEM Timing Mechanism
1716	CMT ENGINEERING LABO	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	1,470.00	251407	21751	NW Sub Testing
9222	CRESCENT EXCAVATION	Charge For Services-Proprietar	517000 371110	Metered Water Sales	1,185.00	251409	06022026	Refund Hydrant meter rental less fees
16312	DIRT TEK TRAILS, LLC	Trails	454550 473103	Improv. Other Than Bldg-Grant\$	10,833.00	251412	1086	Holbrook Trailhead Mobilization & Bond pmt
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474520	M&E PineView	19,319.58	251416	145931	Server Maintenance
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	48,129.66	251418	06012026D	Account # 6056810000
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,045.00	251419	161191	Lawn Treatment - Cust # 38992
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,500.00	251419	162569	Lawn Treatment - Cust # 38992
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	251420	50263	May 2026 Newsletter copies
2350	GREEN SOURCE, L.L.C.	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	12,543.00	251421	26088	Cascade & MIL
16122	HUCKLEBERRY GRILL	Legislative	104110 461750	Employee Wellness & Recognit'n	2,568.85	251428	20250605-05	Catering for Bountiful City
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	251430	SLC06260035	June 2026 Janitorial Service
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,393.20	251433	16267	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,932.12	251433	16336	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	5,277.96	251433	16277	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	17,252.46	251433	16320	Patching - Cust # BOUN02610
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	5,700.00	251434	05312026	May legal fees
15715	PAVION CORP	Computer Maintenance	616100 429300	Computer Hardware	1,368.25	251447	PSE-PSI-59197	Replacement Camera
10033	PINETOP ENGINEERING	Streets	104410 441300	Street Signs	1,059.00	251451	6114	Wired generator plugs in signal cabinets
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	6,895.00	251457	10862	Mattress Recycling for May 2026
1078	ROADSAFE TRAFFIC	Streets	104410 448000	Operating Supplies	94,685.19	251459	348699	Contract #UT26-23 2026 Bountiful City Striping
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	13,460.60	251460	AR5 70146489	Titan Controller
3981	SOUTH BOUNTIFUL AUTO	Streets	104410 425000	Equip Supplies & Maint	1,755.00	251461	632561	Misc. Parts/Supplies - Bountiful City
9926	STANCIL CORPORATION	PSAP - E911	104219 428000	Internet & Telephone Expense	3,158.00	251463	12680	Renew Maintenance service contract
9926	STANCIL CORPORATION	PSAP - E911	104219 428000	Internet & Telephone Expense	9,600.00	251463	12681	upgraded Stancil voice logging
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,260.20	251469	923251204	Clubs - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	8,068.28	251469	923273473	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	1,541.65	251470	0418263	Fuel - Acct # 000276
4535	WEBER RIVER WATER US	Light & Power	535300 448618	Echo Hydro Major Repairs	1,275.50	251478	12-5900	Echo Stilling Basin
16311	WITHERS, ELLI	Liability Insurance	636300 451150	Liability Claims/Deductible	2,280.00	251480	06082026	Accident/ Claim reimbursement
15839	WM RECYCLE AMERICA	Recycle Collection Operations	585810 431550	Recycling Processing Fees	6,229.99	251481	IAC8230375	Recycling Fees
15205	YOUNG TRUCK & TRAIL	Streets	454410 474500	Machinery & Equipment	175,741.41	251482	253551	Body Plow Spreder VIN # TN328203
15205	YOUNG TRUCK & TRAIL	Streets	454410 474500	Machinery & Equipment	175,741.41	251482	254287	Body Plow Spreder VIN # TN327808
<b>TOTAL:</b>					<u><u>641,079.54</u></u>			



# City Council Staff Report



**Subject:** South Davis Metro Fire Service Area (SDMFSA)  
Proposed Property Tax Increase  
**Author:** Tyson Beck  
**Department:** Executive  
**Date:** June 23, 2026

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## **Background**

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

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

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

## **Analysis**

SDMFSA (the District) proposes to increase its property tax rate from .000519 to .000608. For a residence with a taxable value of \$623,000, the annual SDMFSA tax would rise from \$177.72 to \$206.53, an increase of \$28.81 per year.

If adopted, the District’s budgeted property tax revenue would increase by approximately \$1,301,970, representing a 16.21% increase over the prior year’s property tax revenue, excluding new growth.

According to the District, the purposes of the proposed tax increase are as follows:

Increases in Salaries and Benefits to remain competitive	\$ 807,140
New Deputy Fire Chief Position	238,853
Increase in Operating Expenditures	255,977
<b>Total New Property Tax Revenue</b>	<b>\$ 1,301,970</b>

A public hearing on the proposed increase is scheduled to be held on August 3, 2026, at 6:00 p.m., at Station 81 located at 255 South 100 West, Bountiful, Utah.

## **Department Review**

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

### **Significant Impacts**

The District provides emergency fire and medical services to the cities of Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross and the unincorporated areas of South Davis County and visitors. The proposed tax increase will impact Bountiful City residents but is intended to better enable the District to serve those residents.

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

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

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

### **Recommendation**

Staff recommends that the City Council:

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

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

### **Attachments**

The District's "Fiscal Year 2026-2027 Proposed Property Tax Impact Statement".



# South Davis Metro Fire Service Area

*Proudly Serving the Communities of*

*Bountiful - Centerville - Davis County - North Salt Lake - West Bountiful - Woods Cross*

**Jeff Larsen, Interim Fire Chief**

## Fiscal Year 2026-2027 Proposed Property Tax Impact Statement As of May 7, 2026

South Davis Metro Fire Service Area is proposing a property tax increase and will hold a Truth-in-Taxation hearing on August 3, 2026, at 6:00 pm at Station 81 located at 255 South 100 West, Bountiful, Utah, 84010.

The Interim Fiscal Year 2026-2027 General Fund Budget has a projected shortfall (expenses exceed revenue) of approximately \$1,898,276. To fund the shortfall, the Service Area is proposing to use approximately \$676,118 in general fund balance. The Service Area is also proposing to increase the current property tax rate of 0.000519 to 0.000603 (estimated) to collect an additional \$1,301,970 to balance the general fund budget.

The approximate percentage increase of 16.07% in tax revenue is based on the proposed tax rate levy of 0.000608 and would generate approximately \$1,301,970 in additional property tax revenue for the Service Area. The projected \$1,301,970 in additional property tax revenue is included in the presented Interim Fiscal Year 2026-2027 General Fund Budget. The proposed increase in tax levy is being proposed to fund the following:

1. Increases in Salaries and Benefits to remain competitive -	\$807,140
2. New Deputy Fire Chief Position -	\$238,853
3. Increase in Operating Expenditures -	\$255,977
<b>Total New Property Tax Revenue</b>	<b>\$1,301,970</b>

South Davis Metro Fire Service Area's Estimated Current Property Tax Rate	0.000519
South Davis Metro Fire Service Area's Estimated Current Property Tax Revenue (This is the "Auditor's Certified Rate Revenue" as of 5/6/2026)	\$8,031,169
South Davis Metro Fire Service Area's Estimated Proposed Property Tax Rate	0.000608
South Davis Metro Fire Service Area's Estimated Proposed Property Tax Revenue w/Tax Change	<u>\$9,333,139</u>
<b>New Estimated Property Tax Revenue to South Davis Metro Fire Service Area</b>	<b>\$1,301,970</b>

The estimated proposed property tax rate of 0.000603 (16.21%) would have the following impact on residential and commercial properties:

	2025 Average Property Value	2025 Taxable Property Value	Current Property Tax Levy 0.000519	Proposed 0.000608 Estimated Property Tax	Annual Increase
Resident	\$623,000	\$342,650	\$177.72	\$206.53	\$28.81
Business	\$1,150,000	\$1,150,000	\$596.45	\$693.14	\$96.69

South Davis Metro Fire Service Area's Detailed Proposed Property Tax Increases:

Affected	Proposed	Budget without Tax	Budget
<u>Department</u>	<u>Budget</u>	<u>Change</u>	<u>Change</u>
Administration	\$1,122,818	\$1,396,083	\$273,266

**Impact of Tax Increase:** The Administration Division will hire a Second Deputy Fire Chief. Also includes increases in employee benefits and training.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Operations	\$14,404,515	\$15,119,234	\$714,719

**Impact of Tax Increase:** The Operations Division increases are in employee salaries and benefits, as well as an anticipated increase in Liability Insurance (approximately \$41,369).

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Logistics	\$1,143,204	\$1,199,775	\$56,571

**Impact of Tax Increase:** The Logistics Division increases are in employee salaries and benefits, as well as an anticipated increases in Vehicle Maintenance, Fuel, Equipment Maintenance, Buildings Maintenance, and Utilities for all Fire Stations.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Communications	\$613,463	\$650,493	\$37,030

**Impact of Tax Increase:** The Communications Division increase includes a 5.6% increase in Dispatch Services, increase in phone services, and increases in computer support.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Fire Prevention	\$474,513	\$563,674	\$89,161

**Impact of Tax Increase:** The Fire Prevention Division increase includes taking two part-time Fire Inspector positions who had no benefits, into one full-time Fire Inspector position with benefits. Also, an increase to purchase a new camera for fire investigations.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Training	\$440,671	\$460,563	\$19,892

**Impact of Tax Increase:** The Training Division includes increases in employee salaries and benefits as well as an increase in recertification fees for all department employees.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Emergency Medical Services	\$871,390	\$925,095	\$53,705

**Impact of Tax Increase:** The Emergency Medical Services Division includes increases in employee salaries and benefits, an increase in Ambulance Transport Fees as well as an increase in the Department Bike Medic Program.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Special Operations-Wildland	\$0	\$50,000	\$50,000

**Impact of Tax Increase:** The Special Operations - Wildland Division was a newly created Division during fiscal year 2025-2026, so there are increases for salaries, travel, vehicle fuel, vehicle maintenance, personal protective equipment, and wildland equipment.

Affected <u>Department</u>	Proposed <u>Budget</u>	Budget without Tax <u>Change</u>	Budget <u>Change</u>
Transfers & Fund Balance	\$1,770,925	\$1,778,550	\$7,625

**Impact of Tax Increase:** Transfers to debt service increased due to increased principal payments being made on the bonds.

**Total General Fund Change** **(\$1,301,970)**

If South Davis Metro Fire Service Area Board of Commissioners decides to proceed with a property tax increase, there will be a public hearing on August 3, 2026, at 6:00 pm, at which members of the public will be able to address the Board of Commissioners. A public notice of this meeting will be provided.

This notice as well as South Davis Metro Fire Service Area’s Interim Fiscal Year 2026-2027 General Fund Budget can be found on our website at [www.sdmetrofire.gov](http://www.sdmetrofire.gov) and is also available at Station 81 located at 255 South 100 West, Bountiful, Utah.



# City Council Staff Report



**Subject:** Preliminary & Final Plat Approval of the North Canyon Towns PUD Subdivision and Architectural & Site Plan at 460 West 2600 South  
**Author:** Amber Corbridge, Senior Planner  
**Date:** June 23, 2026

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## Background

Previously, on November 25, 2025, the City Council approved the subdivision plat for the North Canyon Towns Planned Unit Development (PUD). The applicant, John Blocker with Brighton Homes representing *Monument Real Estate Bountiful LLC*, is now requesting approval of significant changes to the plat (subdivision) for twenty-one (21) PUD lots at 460 West 2600 South, located in the Multi-Family Residential (RM-13) Subzone. This request is to subdivide a 5-acre property (outlined in red below) into multiple lots/units with limited common areas and common areas for shared landscaping, parking, access and patios (See Attached Proposed Plat).

The proposal includes creating twenty-one (21) new residential PUD units on the north end of the subject property for future townhome development and subdivides the existing assisted living facility, located near the center-south portion of the site, as a separate lot (Proposed Lot 22). Additionally, the applicant is requesting approval of Architectural and Site Plan Review for the proposed development.

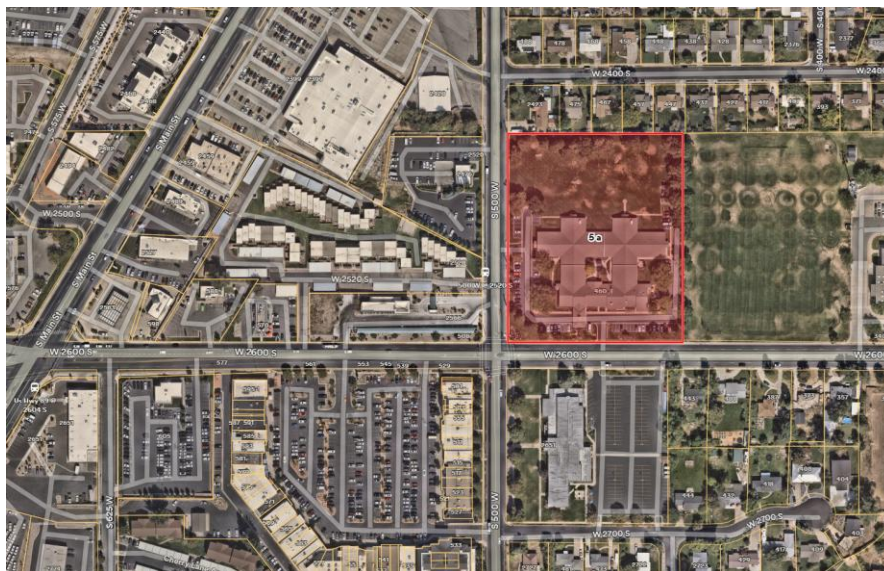


Figure 1. Aerial Imagery of 460 West 2600 South, Bountiful Nearmap 2025

The Planning Commission reviewed this application on Tuesday, June 16, 2026. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve the Preliminary and Final PUD Subdivision plat and Architectural & Site Plan, subject to meeting the conditions below.

**Analysis**

***Preliminary and Final Subdivision Plat***

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

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

The property complies with the following minimum requirements:

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

<b>Lot</b>	<b>Front Yard Setback</b>	<b>Side Yard Setbacks</b>	<b>Rear Yard Setback</b>	<b>Lot Size</b>	<b>Lot Width</b>	<b>Building Height</b>	<b>Parking Stalls</b>
<b>Requirement, Minimum</b>	25'	10' (Townhouse)	20'	1.0 acres (13 units/acre)	80'	35'	<b>2.5 per unit</b> (dwelling, 1 covered) <b>.25 per unit</b> (visitor) <b>1.25 per assisted living unit</b>
<b>Proposed Lot 1-21</b>	25'	20' and 21'	40'	1.66 acres (217,800 SF)	88'	2-Story (35' or less)	<b>58</b> (42 covered, 16 stalls)
<b>Proposed Lot 22</b>	82'	70' and 43'	30'	3.4 acres (148,104 SF)	434'	1-Story (35' or less)	<b>68</b> (existing)

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

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

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

The proposed townhome development meets the minimum requirements for a new multiple-family community, between an existing assisted living facility and a single-family neighborhood. The exterior brick material, decorative arch entrances, building layout, and roof style meets the surrounding neighborhood scale, design compatibility, and traffic flow.



### **Landscaping Requirements**

The landscape plan shows the site meeting minimum landscaping area and tree count. The project requires a minimum of forty percent (40%) landscaping, including thirty-nine (39) trees and one hundred forty-four (144) shrubs. The landscape plan shows the private yard areas landscaped, including at least fourteen (14) trees. Staff recommends that the plat

include a note assigning responsibility for maintaining the required landscaping and minimum tree count within the limited common areas. Responsibility shall be clearly assigned to either the homeowners association (HOA) or the individual unit owners to ensure ongoing compliance with the City's landscaping requirements (see Attached Landscape Plan and Proposed Plat).

### **Department Review**

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

### **Significant Impacts**

There are minimal impacts of this proposed development on the property and surrounding uses. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

### **Recommendation**

Staff and Planning Commission recommends the City Council review the proposed Preliminary & Final Subdivision Plat and Architectural & Site Plan and approve, subject to the following:

1. Include a note assigning responsibility for maintaining the required landscaping and minimum tree count within the limited common areas on the plat. Responsibility shall be clearly assigned to either the homeowners association (HOA) or the individual unit owners to ensure ongoing compliance with the City's landscaping requirements
2. The applicant shall address all staff review comments prior to plat recordation and final occupancy approvals.

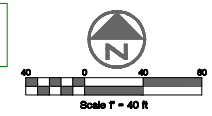
### **Attachments**

1. Proposed Plat
2. Proposed Plan Set
3. Landscape Plan

# NORTH CANYON TOWNS P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF  
SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

PLAN REVIEW  
08/27/2024 4:00:23 PM  
AMBER CORBRIDGE, SENIOR PLANNER



**SURVEYOR'S CERTIFICATE:**  
I, KAGAN M. DODD, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 98069 IN ACCORDANCE WITH TITLE 96, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE SURVEYED THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-1, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREINAFTER TO BE KNOWN AS:  
**NORTH CANYON TOWNS P.U.D.**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

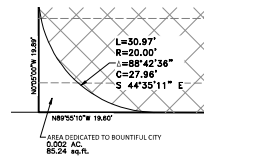


Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.97'	20.00'	88°42'36"	S44°35'11"E	27.96'
C2	12.54'	20.00'	35°54'49"	S72°09'51"E	12.33'
C3	12.64'	20.00'	36°12'05"	S71°55'42"W	12.43'
C4	34.96'	28.00'	71°32'21"	N54°15'34"E	32.73'
C5	28.03'	28.00'	57°21'23"	N61°17'34"W	26.87'

Line #	Length	Direction	Line #	Length	Direction
L1	18.00'	N00°01'45"E	L23	74.12'	S00°01'45"W
L2	36.00'	S89°58'15"E	L24	74.34'	S00°01'45"W
L3	18.00'	S00°01'45"W	L25	74.55'	S00°01'45"W
L4	18.00'	N89°16'43"E	L26	74.77'	S00°01'45"W
L5	36.00'	S00°43'17"E	L27	72.00'	N89°16'43"E
L6	19.56'	N89°16'43"E	L28	72.00'	N89°16'43"E
L7	2.00'	N00°43'17"W	L29	72.00'	N89°16'43"E
L8	24.00'	N89°16'43"E	L30	72.00'	N89°16'43"E
L9	24.00'	S89°16'43"W	L31	72.00'	N89°16'43"E
L10	2.00'	N00°43'17"W	L32	78.00'	N89°16'43"E
L11	22.23'	N89°16'43"E	L33	6.50'	S00°43'17"E
L12	36.00'	S00°43'17"E	L34	72.43'	S00°01'45"W
L13	18.00'	N89°16'43"E	L35	72.43'	S00°01'45"W
L14	18.00'	N00°01'45"E	L36	72.43'	S00°01'45"W
L15	36.00'	S89°58'15"E	L37	72.43'	S00°01'45"W
L16	18.00'	S00°01'45"W	L38	72.43'	S00°01'45"W
L17	72.60'	N00°01'45"E	L39	72.43'	S00°01'45"W
L18	72.61'	S00°01'45"W	L40	72.43'	S00°01'45"W
L19	73.03'	S00°01'45"W	L41	72.43'	S00°01'45"W
L20	73.43'	S00°01'45"W	L42	72.43'	S00°01'45"W
L21	73.43'	S00°01'45"W	L43	72.43'	S00°01'45"W
L22	73.91'	S00°01'45"W			

LOT #	ADDRESS TABLE	LOT SF
1	492 WEST NORTH CANYON WAY	1,238 SF
2	488 WEST NORTH CANYON WAY	1,238 SF
3	484 WEST NORTH CANYON WAY	1,238 SF
4	480 WEST NORTH CANYON WAY	1,238 SF
5	472 WEST NORTH CANYON WAY	1,238 SF
6	468 WEST NORTH CANYON WAY	1,238 SF
7	462 WEST NORTH CANYON WAY	1,238 SF
8	458 WEST NORTH CANYON WAY	1,238 SF
9	452 WEST NORTH CANYON WAY	1,238 SF
10	451 WEST NORTH CANYON WAY	1,238 SF
11	449 WEST NORTH CANYON WAY	1,238 SF
12	445 WEST NORTH CANYON WAY	1,238 SF
13	443 WEST NORTH CANYON WAY	1,238 SF
14	437 WEST NORTH CANYON WAY	1,238 SF
15	463 WEST NORTH CANYON WAY	1,238 SF
16	467 WEST NORTH CANYON WAY	1,238 SF
17	473 WEST NORTH CANYON WAY	1,238 SF
18	481 WEST NORTH CANYON WAY	1,238 SF
19	485 WEST NORTH CANYON WAY	1,238 SF
20	488 WEST NORTH CANYON WAY	1,238 SF
21	493 WEST NORTH CANYON WAY	1,238 SF
22	460 WEST 2600 SOUTH	146,951 SF

LOT #	ADDRESS TABLE	LOT SF
1	492 WEST NORTH CANYON WAY	1,238 SF
2	488 WEST NORTH CANYON WAY	1,238 SF
3	484 WEST NORTH CANYON WAY	1,238 SF
4	480 WEST NORTH CANYON WAY	1,238 SF
5	472 WEST NORTH CANYON WAY	1,238 SF
6	468 WEST NORTH CANYON WAY	1,238 SF
7	462 WEST NORTH CANYON WAY	1,238 SF
8	458 WEST NORTH CANYON WAY	1,238 SF
9	452 WEST NORTH CANYON WAY	1,238 SF
10	451 WEST NORTH CANYON WAY	1,238 SF
11	449 WEST NORTH CANYON WAY	1,238 SF
12	445 WEST NORTH CANYON WAY	1,238 SF
13	443 WEST NORTH CANYON WAY	1,238 SF
14	437 WEST NORTH CANYON WAY	1,238 SF
15	463 WEST NORTH CANYON WAY	1,238 SF
16	467 WEST NORTH CANYON WAY	1,238 SF
17	473 WEST NORTH CANYON WAY	1,238 SF
18	481 WEST NORTH CANYON WAY	1,238 SF
19	485 WEST NORTH CANYON WAY	1,238 SF
20	488 WEST NORTH CANYON WAY	1,238 SF
21	493 WEST NORTH CANYON WAY	1,238 SF
22	460 WEST 2600 SOUTH	146,951 SF



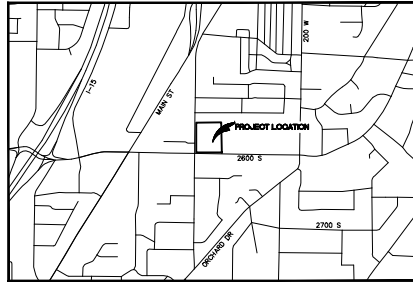
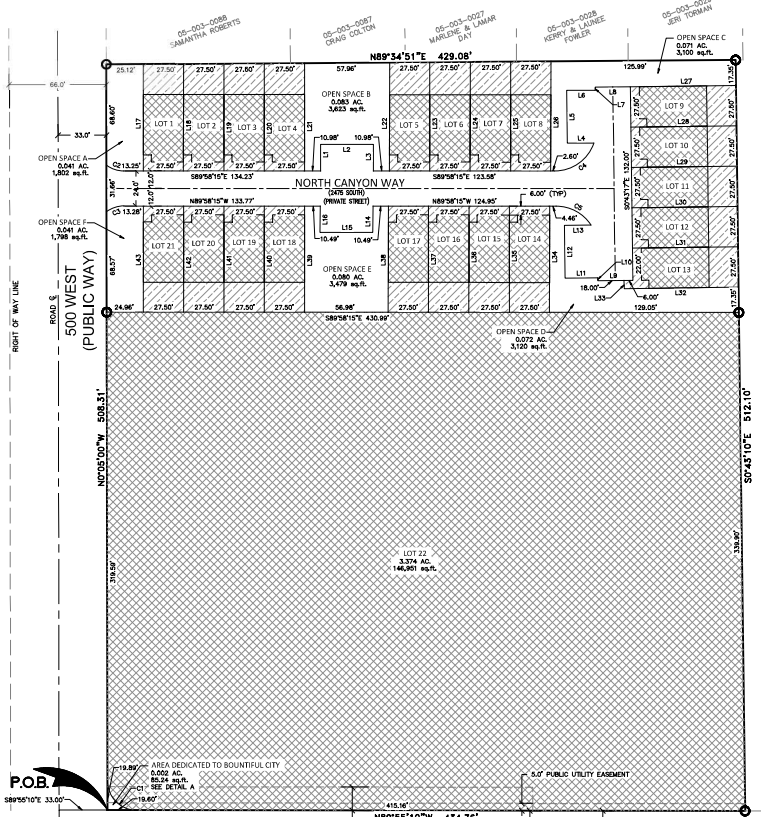
**DETAIL A**  
SCALE: 1"=40'

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH (ENBRIDGE), APPROVES THIS PLAN SOLELY TO CONFIRM THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT OR EASEMENT HAS UNDER TITLE 94, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PREScriptive RIGHTS, OR ANY OTHER INSTRUMENT, OR (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAN; AND (C) GUARANTEE ANY TERMS OR WARRANTIES MADE BY THE USER OF THIS PLAN; AND (D) GUARANTEE ANY TERMS OR WARRANTIES MADE BY THE USER OF THIS PLAN; AND (E) GUARANTEE ANY TERMS OR WARRANTIES MADE BY THE USER OF THIS PLAN.

APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

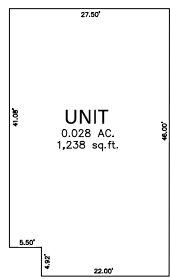


SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT)



**LEGEND**

- FOUND SECTION CORNER (SECTION LINE)
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- LOT LINE
- ROW CENTERLINE
- ADJACENT PROPERTY / ROW LINE
- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA



- TYPICAL UNIT**
- UNITS ON THE SOUTH SIDE OF NORTH CANYON WAY ARE MIRRORED.
  - UNITS ON THE EAST SIDE OF NORTH CANYON WAY ARE ROTATED AND MIRRORED.

**CITY APPROVALS:**

BOUNTIFUL LIGHT AND POWER: \_\_\_\_\_  
SOUTH DAVIS WATER DISTRICT: \_\_\_\_\_  
SOUTH DAVIS SEWER DISTRICT: \_\_\_\_\_  
COMCAST: \_\_\_\_\_  
LUMEN: \_\_\_\_\_

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
CITY RECORDER ATTEST: \_\_\_\_\_  
BOUNTIFUL CITY ENGINEER

**CITY ENGINEER'S APPROVAL**  
APPROVED BY THE BOUNTIFUL CITY ENGINEER THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**  
APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
PLANNING DIRECTOR

**CITY ATTORNEY'S APPROVAL**  
APPROVED THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
BOUNTIFUL CITY ATTORNEY

**BOUNDARY DESCRIPTION:**  
A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHICH IS NORTH 0°37'16" WEST 1897.10 FEET AND NORTH 0°05'00" WEST 33.00 FEET AND SOUTH 89°55'10" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°05'00" WEST 33.00 FEET AND SOUTH 89°55'10" EAST 33.00 FEET FROM THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET AND RUNNING THENCE NORTH 0°05'00" WEST 606.31 FEET, THENCE NORTH 89°54'51" EAST 429.08 FEET; THENCE SOUTH 0°43'10" EAST 512.10 FEET; THENCE NORTH 89°55'10" WEST 434.76 FEET TO THE POINT OF BEGINNING.  
CONTAINS 220,360 SQUARE FEET OR 5.059 ACRES, MORE OR LESS.

**OWNER'S DECLARATION**  
KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID PLAN:  
**NORTH CANYON TOWNS P.U.D.**  
AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO BOUNTIFUL CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) ALL COMMON AREAS, LIMITED COMMON AREAS, PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; (3) ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN HEREON, THE SAME TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION; IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS  
THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_  
BY: \_\_\_\_\_  
PRINT NAME  
TITLE: MONUMENT REAL ESTATE BOUNTIFUL, LLC

**CONSENT TO RECORD**  
KNOW BY ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED P.U.D., DOES HEREBY CONSENT TO THE RECORDING OF SAID P.U.D. PLAN AND DEDICATION BY THE OWNER'S REPRESENTATIVE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAN BY THE GOVERNING BODY OF BOUNTIFUL CITY, SAID COMPANY DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC FOREVER.

STATE OF UTAH  
COUNTY OF \_\_\_\_\_  
ON THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, STATE OF UTAH, \_\_\_\_\_ WHO AFTER BEING FULLY SHOWN, ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF MONUMENT REAL ESTATE BOUNTIFUL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT (S)HE SIGNED THE OWNER'S DECLARATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

**LLC ACKNOWLEDGEMENT**  
SIGNATURE: \_\_\_\_\_  
PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_  
EXPIRATION DATE: \_\_\_\_\_

**NORTH CANYON TOWNS P.U.D.**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN  
**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILE FOR RECORD AND RECORDED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
AT \_\_\_ AM/PM IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_

# North Canyon Towns Building A



<b>RIDGEWOOD A</b>	
Level 1	672 Square Feet
Level 2	1042 Square Feet
<b>Total Finished</b>	<b>1714 Square Feet</b>
Basement (Unfinished)	745 Square Feet
Garage	471 Square Feet
<b>Total</b>	<b>1216 Square Feet</b>

Sheet Index	
Sheet Name	Sheet Number

COVER	0.00
GENERAL NOTES	0.01
ARCH. FOOTING & FOUNDATION PLAN	A0.00
BASEMENT FLOOR PLAN	A1.00
LEVEL 1 FLOOR PLAN	A1.01
LEVEL 2 FLOOR PLAN	A1.02
ROOF PLAN	A1.05
ELEVATIONS	A2.01
ELEVATIONS	A2.02
TYPICAL FINISH DETAILS	A3.00
ARCHITECTURAL SECTIONS AND DETAILS	A3.01
FIRE WALL DETAILS	A3.02
FIRE WALL DETAILS CONTINUED	A3.03
BUILDING SECTION	A3.04
SUBDRAIN DETAIL	A3.05
BASEMENT ELECTRICAL PLAN	EM0.1
LEVEL 1 ELECTRICAL PLAN	EM1.1
LEVEL 2 ELECTRICAL PLAN	EM2.1



# Applicable Code: 2021 I.R.C.

## I. Excavation, Backfill, And Grading:

- A. All Excavations For Footings Shall Be To Natural, Undisturbed Soil.
- B. All Footings Shall Be Placed On Undisturbed Earth And Below Frost Line (30" Minimum). Tops Of Foundation Shall Be A Minimum Of 8 Inches Above Finished Grade. Do Not Backfill Until Floor Above Has Been Installed.
- C. Finish Grading Shall Be Done So As To Provide Positive Drainage Away From All Building Foundations. Grade Shall Slope Away 6 Inches Minimum For The First 10 Feet From Building.

## II. Framing:

- A. All Dimensions On Floor Plans Are To Rough Framing. Walls Calculated To Be 3/2 Inches Wide.
- B. Built-Up Beams Of 2 X Members Shall Be Spiked Together With Not Less Than 16D Nails At 16" O.C. On All Edges. Built-Up Columns Of 2 X Members Shall Be Spiked Together With Not Less Than Two Rows Of 16D Nails At 10" O.C. Staggered.
- C. All Structural Sheathing Shall Be APA Rated And Shall Not Exceed Maximum Span Rating. Floor Sheathing Shall Be Tongue And Groove. Gap All Wafer-Board Sheathing. Install H-Clips On Roof Sheathing.
- D. Trusses Shall Be Engineered And Constructed By Manufacturer And Guaranteed To Withstand Loads As Required By Local Codes.
- E. All Bi-Pass Doors Shall Be Framed One Inch Smaller In Width Than The Door. Example: A 4'-0" Slider Shall Have A 4'7 Inch Rough Opening. Furthermore, Bi-Fold Doors Shall Be Framed 1" Wider Than Door And 82" In Height (Versus 83" In Height For Bi-Pass Doors).
- F. All Non-Bearing Interior Framing Shall Be At 16 Inches On Center (U.N.O).
- G. Framing To Include All Furr Downs, Plant-Shelves, And Ceiling Joists Per Plan.
- H. Install Three Studs At Corners.
- I. Where not otherwise noted, connect all wood to concrete, wood to steel, and wood to wood (except stud-to-plate) using metal connectors (Simpson Strong-Tie or equivalent) — or follow current IRC Table R602.3(1).
- J. All Multiple Plates And Ledgers Shall Be Nailed Together With 16D Nails At 8 Inches On Center. No More Than Two Sill Plates Connected To The Foundation With J Bolts Through Both Members Are Allowed Without Engineering. Multiple Member Ledgers Are Not Allowed Without Engineering That Shows The Fastening Is Adequate.
- K. Block All Horizontal Edges Of Plywood Wall Sheathing With 2 Inch Nominal Blocking. Block Edges Of Plywood On Floors And Roofs As Directed On Drawings.
- L. All Ledger Bolts Shall Have Plate Washers With A Minimum Diameter Equal To Three Times The Bolt Diameter Unless Shown Otherwise In Details.
- M. Minimum nailing shall comply with the current IRC Table R602.3(1)
- N. Fasteners such as staples may only be substituted for nails at a rate equal to the load values provided by I.C.C. approval. However, all floor sheathing must be fastened with a continuous glue bead and ring-shank nails (e.g., 2-3/4" x 0.113" RRSR-01 or 8d x 0.131") per IRC Table R602.3(1) — no substitution.
- O. Provide Holdowns At Shear Walls As Indicated On The Foundation Plan.
- P. Wood Beams Consisting Of Two Or More Pieces Shall Have The Pieces Securely Bolted Or Nailed Together To Prevent Separation And To Insure Mutual Load Sharing. Each Interconnected Piece Shall Be Continuous Between Supports, And Supports Shall Have The Same Width As The Composite Beam.
- Q. Shelves In Bedroom Closets To Be 12" In Depth. Shelves In Pantrys & Linens To Be 16". In Closets With Double Shelves, Upper Shelf To Be At 84" And Lower Shelf To Be At 42". In Closets With Single Shelf, Shelf Shall Be Set At 72" Above Finished Floor.
- R. 2 X 4 Walls That Are 10' In Height Or More Shall Be Framed With Studs Spaced At 12" O.C.
- S. Stud Walls Over 10' In Height Shall Be Fireblocked Per Section 602.8 Of The 2012 IRC.

## III. Stairways:

- A. Maximum Rise = 8"
- B. Minimum Tread = 10" (11" Tread Required In The Absence Of Nosing).
- C. Minimum Headroom = 6'-8" From Nosing Line And Minimum Width = 36".
- D. Every Stairway Landing Shall Have A Dimension, Measured In The Direction Of Travel, At Least Equal To Stairway Width.
- E. A Door May Open At The Top Step Of An Interior Flight Of Stairs, Provided The Door Does Not Swing Over The Top Step, And Provided That The Top Step Is No More Than Eight Inches Lower Than The Floor Level.
- F. The Distance (Measured Vertically) From Landing To Top Of Threshold Shall Not Exceed 8".

## IV. Ventilation:

- A. Ventilation Shall Be Provided In All Crawl Spaces By Means Of Screened Vents Placed So As To Provide Cross Ventilation.
- B. Crawl Spaces Must Have One Square Foot Of Ventilation For Every 150 Square Feet Crawl Space With One Vent Within 3' Of Each Corner Of The Building.
- C. Attics to be ventilated according to the requirements of Section R806.2 of the IRC (latest edition). See elevation drawings for locations of roof vents.

## V. Fire Protection:

- A. The Garage Shall Be Separated From The Residence And Its Attic Area By 1/2" Gyp Board Applied To The Garage Side. Garages Beneath Habitable Rooms Shall Be Separated From All Habitable Rooms Above By 1/2" Type X Gyp Board. Where The Separation Is A Floor-Ceiling Assembly, The Structure Supporting The Separation Shall Also Be Protected By 1/2" Gyp Board. Enclosed Accessible Space Under Stairs Shall Have Walls, Under Stair Surface And Any Soffits Protected On The Enclosed Side With 1/2" Gyp Board.
- B. Doors Leading From Garage Into Living Area Shall Be Solid Wood, Solid Or Honeycomb Core Steel Doors Not Less Than 1 1/4" Thick Or Having A Fire Protection Rating Of Not Less Than 20 Minutes When Tested.
- D. Fireplace Chimneys Must Extend 24 Inches Minimum Above Any Roof Within A Ten Feet Radius.

## VI. Weather Protection:

- A. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Asphalt Roof Shingles.
- B. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Aluminum Siding.
- C. Install (1) Layer Of Grade 'D' (15 Lb.) Felt Under Brick Veneer.
- D. Install (2) Layers Of Grade 'D' (15 Lb.) Felt Under Synthetic Stucco System.
- E. Install (1) Layer No. 40 Coated Roofing Or Coated Glass Base From The Roof Eaves To A Line 24" Inside The Exterior Wall Line With All Laps Cemented Together.
- F. Install (1) Layer No. 40 Coated Roofing Or Coated Glass Base At All Valleys.
- G. Provide Metal Flashing Or Equal At Foundations (Or Where Brick Meets Stucco) Where Water From Weather Barrier Could Enter Dwelling.
- H. Provide Metal Flashing Or 15 Lb. Felt Between Wood Sheathing And Concrete Porches, Landings, Steps, And Stairs.
- I. Flashing shall be installed in such a manner so as to prevent moisture from entering the wall or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies, and similar projections and at built-in gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim. A flashing shall be installed at the intersection of the foundation to stucco, masonry, siding or brick veneer. The flashing shall be on an approved corrosion-resistant flashing with a 1/2" drip leg extending past the exterior side of the foundation.

## VII. Windows

- A. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Light By Means Of Exterior Glazed Openings With An Area Not Less Than 8% Of The Floor Area Of Such Rooms.
- B. Guest Rooms And Habitable Rooms Within A Dwelling Unit Shall Be Provided With Natural Ventilation By Means Of Operable Exterior Openings With An Area Not Less Than 4% Of The Floor Area Of Such Rooms.
- C. Tops Of Windows Shall Be At 6'-8" (Unless Noted).
- D. All Window Glass Within 24 Inches Of Exterior Doors Must Be Tempered.
- E. All Windows In Rooms Used For Sleeping Shall Have The Bottom Of The Clear Opening Greater Than 44 Inches Above Floor With An Net Clear Opening Of Not Less Than 5.7 Square Feet. Height Of Opening Shall Not Be Less Than 24 Inches, With A Net Clear Width Of Not Less Than 20 Inches.
- F. Provide Flashing, Counter-Flashing, And Approved Caulking At All Exterior Windows. Windows Must Be Installed Per Manufacturer's Specifications.
- G. Window Wells Serving Required Egress Windows Shall Have Dimensions In Keeping With The Minimums Required For The Windows:
  - G.1. 44 Inch Maximum Depth (Or Provide Steps Or Ladder Rungs).
  - G.2. 36" Horizontal Clearance Required From Foundation To Front Of Window Well.
  - G.3. 36" Vertical Clearance Required From Any Projection In Horizontal Clearance Stated Above (i.e., Bay Windows Or Cantilevers).
  - G.4. Bars, grilles, covers, or similar devices over emergency escape openings, bulkhead enclosures, or window wells shall meet R310.2-R310.2.2 and R310.4.1 clear opening requirements and be releasable from inside without special tools or excessive force.
  - G.5. Window Wells Shall Have A Net Clear Opening Of 9 Square Feet (Min.)

## VIII. Plumbing:

- A. Water Heaters Are To Be Strapped At The Upper One Third And Lower One Third With The Lower Strap Not Closer Than 4" Above Controls.
- B. Install Expansion Tank For Water Heater.
- C. Insulate Hot Water Lines In Unfinished Areas With 1/2" Foam.
- D. Heat / Check Valves Required At Water Heater Inlet And Outlet.
- E. Toilets Shall Be 1.6 Gallon Flush Type.
- F. Shower Heads Shall Be 2.5 GPM Type.
- G. Provide Anti-Scald Valves On All Shower And Tub / Shower Installations.
- H. Provide Pressure Regulator And Shut-Off Valve.
- I. Interior Waste And Vent Lines Shall Be A.B.S.
- J. Freeze-Less, Back-Flow Prevention Hose Bibs With Accessible Shut Off Valves Required.
- K. Plumbing Vents Shall Be At Least 2' Above Or 10' Away From All Outside Air Intake Openings.
- L. No Slip Joint Plumbing Connections Allowed In Concealed Areas.

## IX. Mechanical:

- A. Maximum Length Of Dryer Exhaust Duct Shall Be 25'. Max. Length Shall Be Reduced 2.5' For Each 45 Degree Bend And 5' For Each 90 Degree Bend.
- B. Refer To Architectural Plans For Exact Location Of All Mechanical Fixtures.
- C. Vents Shall Terminate 4 Feet Below Or 4 Feet Horizontally And At Least 1 Foot Above A Door, Openable Window, Or A Gravity Air Inlet Into A Building.
- D. Flue Vents And Exhaust Fan Vents Shall Be At Least 3 Feet Above An Outside Air Inlet Located Within 10 Feet And At Least 4 Feet From A Property Line.
- E. No Cloth Type Duct Tape Allowed. Metal Or Foil Tape Must Be Used.
- F. All Joints, Transverse And Longitudinal Seams And Connections Must Be Properly Seated With Tape Or Mastic.
- G. Gas Lines Shall Not Pass Through Or Penetrate Any Duct Or Plenum.

## X. Electrical:

- A. Permanently Wired Smoke Detectors Are Required In Each Sleeping Room And Centrally Located In Corridors Or Areas Serving Sleeping Rooms. Install One On Every Story, Including Basements; For Split Levels, Place On The Upper Level Unless The Lower Has A Sleeping Room. For Sleeping Rooms On An Upper Level, Mount At The Ceiling Near The Stairway. If A Room Open To The Hallway Has A Ceiling 24" Higher Than The Hallway, Install Detectors In Both Spaces. Detectors Must Sound An Alarm Audible In All Sleeping Areas, Have Battery Backup With Low-Battery Signal, And Be Wired In Series. Carbon Monoxide Alarms Shall Be Installed Outside Each Sleeping Area And, Where A Fuel-Burning Appliance Is In A Bedroom Or Its Attached Bathroom, Inside That Bedroom.
- B. Bathroom Receptacle Outlets Shall Be Supplied By Dedicated 20 Amp Branch Circuit With No Other Outlets.
- C. Incandescent Closet Lighting Shall Be 18" Minimum From Combust- ible Measured Horizontally. 6" Horizontal Is Permitted For Flush Fixtures And Fluorescent Fixtures.
- D. Ground Fault Circuit Protection Required For All 110 Volt, Single Phase 15 And 20 Ampere Receptacles Installed In Bathrooms, Garages, And Outdoors Where There Is Direct Grade-Level Access To Dwellings And Power Poles. Gfci Also Required For All Countertop Level Kitchen Receptacles. Garage Outlets Must Be A Minimum Of 18" Above Floor.
- E. All Incandescent Lighting Fixtures Recessed Into Insulated Areas Shall Be Approved For Zero-Clearance Insulation Cover (I.C.) Per The 2006 Mandantory Energy Requirements.
- F. Conduit For Meter Base Service Entrance Shall Be Anchored To Foundation With Uni-Strut And Conduit Clamps (Powder Actuated Fasteners Are Not Acceptable). Outlets Shall Be Spaced According To Prevailing Codes As A Minimum Requirement. Actual Outlet Location May Vary From What Plan Shows.
- H. Metallic Water Service And A Concrete Encased Electrode Available For Use As A Grounding Electrode For The House, Which Meets The Requirements Of The 2021 IRC Shall Be Required (All Locations).
- I. Plastic Electrical Boxes In Garage Fire Walls To Be 2 Hour Listing.
- J. Carbon Monoxide Alarms Shall Be Installed On Each Habitable Level Of A Dwelling Unit Equipped With Fuel Burning Appliances. Carbon Monoxide Alarms Shall Have 110 Volt Permanent Power With Battery Backup And Shall Be Interconnected With The Smoke Detectors.
- K. ALL 125 volt, 15 & 20 amp receptacles installed inside or outside of a dwelling shall be tamper-resistant receptacles

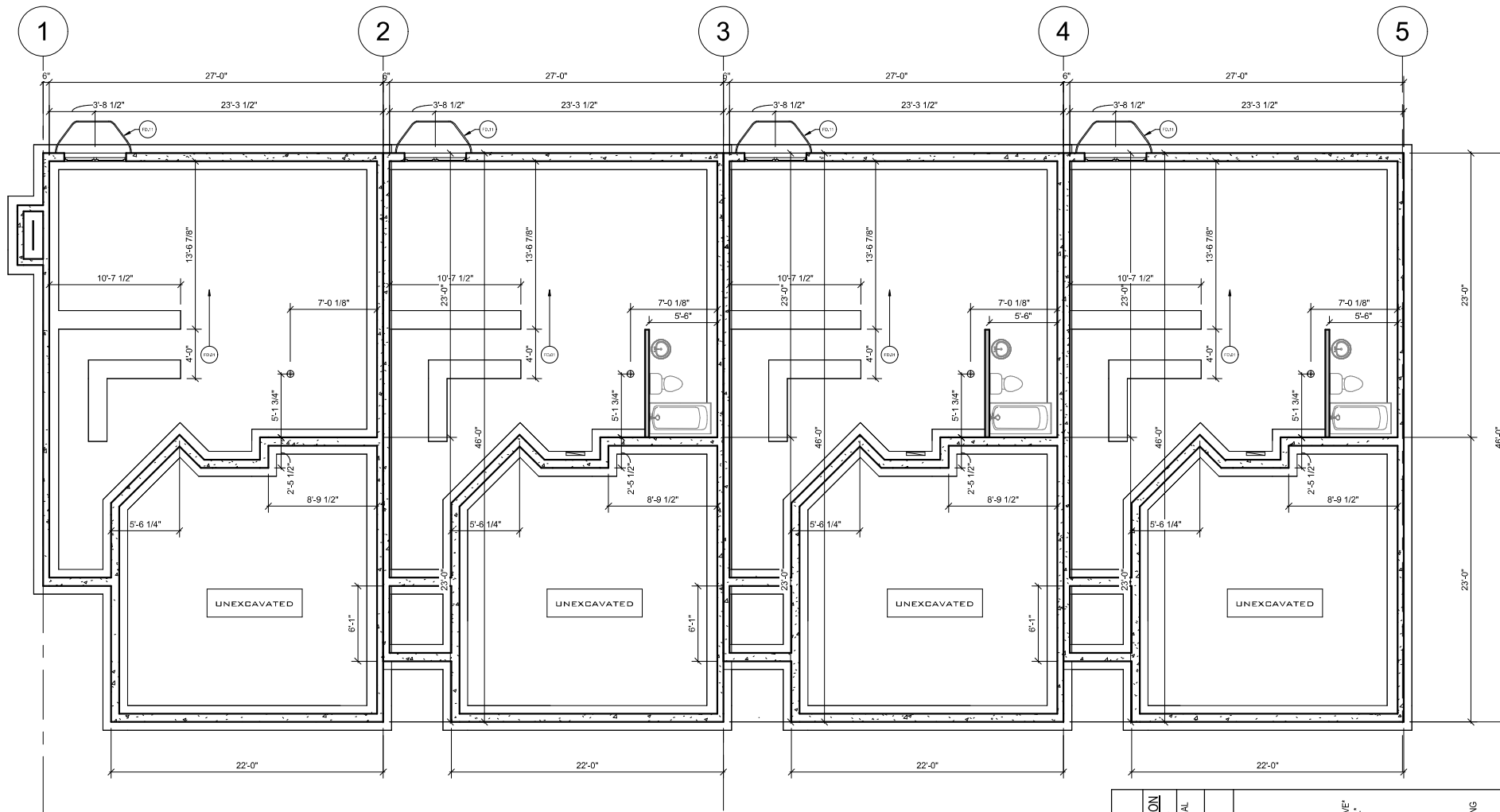
## XI. Masonry:

- A. Masonry Veneer Above Openings Shall Be Supported Per Table R703.7.1 Of The 2021 IRC.
- B. Flashing Shall Be Located Beneath The First Course Of Masonry Above Finished Ground Level Above The Foundation Wall And At Other Points Of Support.
- C. Weepholes Shall Be Provided In The Outside Wythe Of Masonry Walls At A Maximum Spacing Of 33" On Center. Weepholes Shall Not Be Less Than 3/16" In Diameter. Weepholes Shall Be Located Immediately Above The Flashing.

## XII. Railings:

- A. Handrails Are Required At All Stairways Having Two Or More Risers.
- B. Provide 1-1/4" - 2-5/8" Handrails 34" - 38" In Height That Run Continuous And Have Returning Ends To Wall, Newel Post, Or Safety Terminal.
- C. Handrails Deeper Than 2-5/8 Inches Shall Have Finger Grooves 3/4 Inch By 1/4 Inch Deep Routed The Entire Length Of At Least One Side Of Handrail.
- D. Minimum 36" High Guardrails Are Required At All Landings Or Decks Or Floor Levels That Are More Than 30" Apart In Dimensional Height.
- E. Balusters For Guardrails And Handrails Shall Be Spaced Such That A 4 Inch Round Sphere Cannot Pass Through. Guard Rails Shall Not Be Constructed In A Manner That Results In A Ladder Effect.

**1** FOOTING AND FOUNDATION PLAN  
1/8" = 1'-0"



**FOUNDATION PLAN NOTES**  
 • SOILS OBSERVATION LETTER FROM THE GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE FOR FOOTING.

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)	
◆	SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
Ⓟ	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:
FOUNDATION	
FD.01:	4" SLAB ON GRADE
FD.02:	SLOPE GARAGE FLOOR SLAB TO OPENING (@ 1/4" PER 12" MIN.)
FD.03:	WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
FD.04:	LOCATION OF PLUMBING EXITS/URE*
FD.05:	LOCATION OF PLUMBING EXITS/URE* ABOVE*
FD.06:	LOCATION OF BASEMENT PLUMBING WALL*
FD.07:	FLOOR DRAIN
FD.08:	FOUNDATION HAUNCH FOR CONCRETE STEPS (CENTERED ON STEPS)
FD.09:	UFER GROUND - REBAR IN CONCRETE FOUNDATION WALL
FD.10:	4" X 26" NOTCH IN FOUNDATION WALL
FD.11:	BLOCK DOWN FOR OPENING
FD.12:	EARTH FILL IN PORCH CAVITY
FD.13:	STEP UP FOUNDATION WALL 6" @ PORCH
FD.14:	WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS
FD.15:	WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS

\* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

**NORTH CANYON**  
Building A (1-5)

**BRIGHTON HOMES**

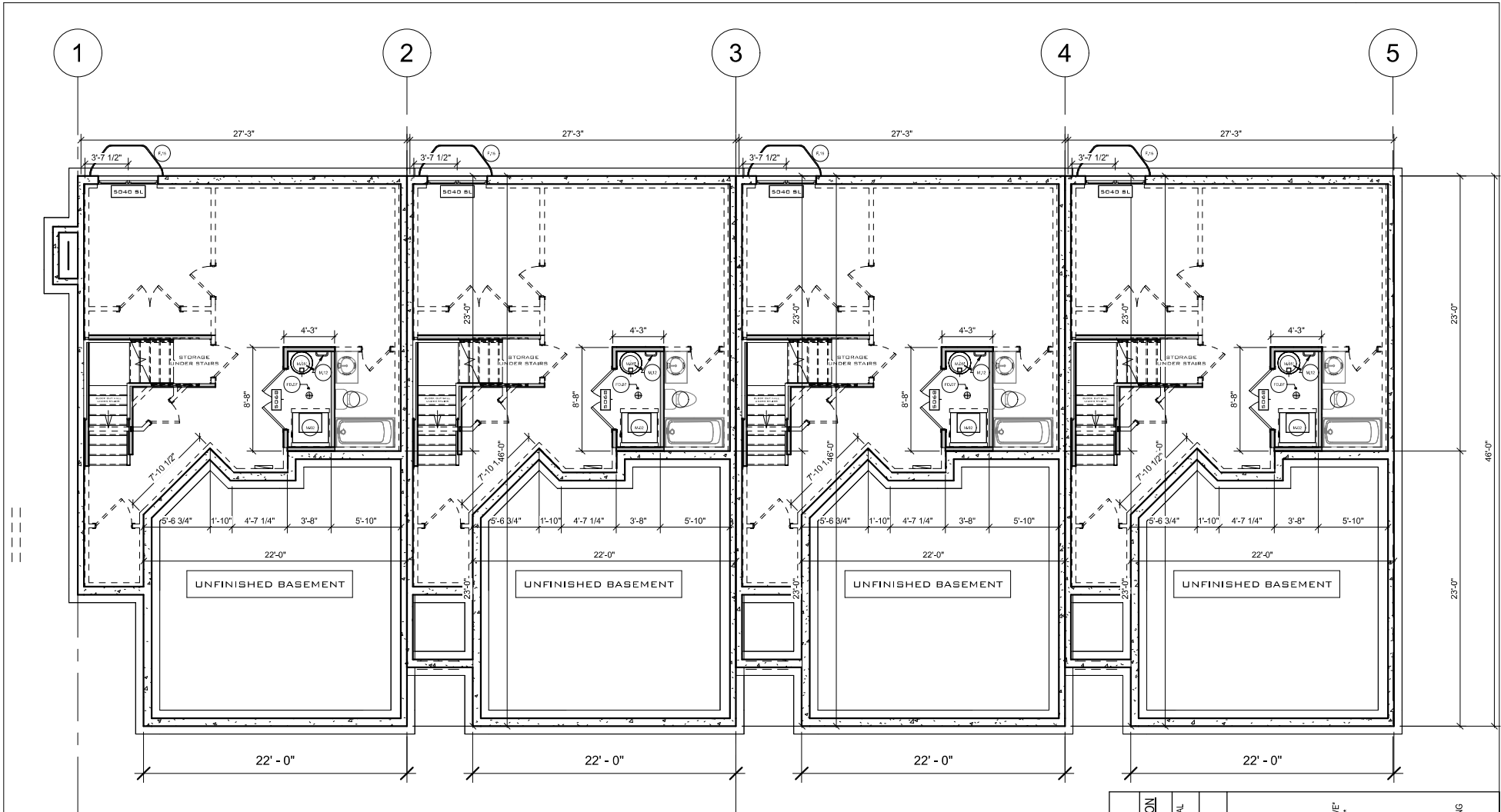
OWNER: BRIGHTON HOMES LP/MLLCC  
 STREET: 46 EAST CENTER ST. SUITE 103  
 CITY/STATE/ZIP: NORTH SALLAKE, UT, 84054  
 PHONE: 801.397.9795

DATE: 2/9/2026

ARCH. FOOTING & FOUNDATION PLAN

**A0.00**

CONSTRUCTION DOCUMENTS

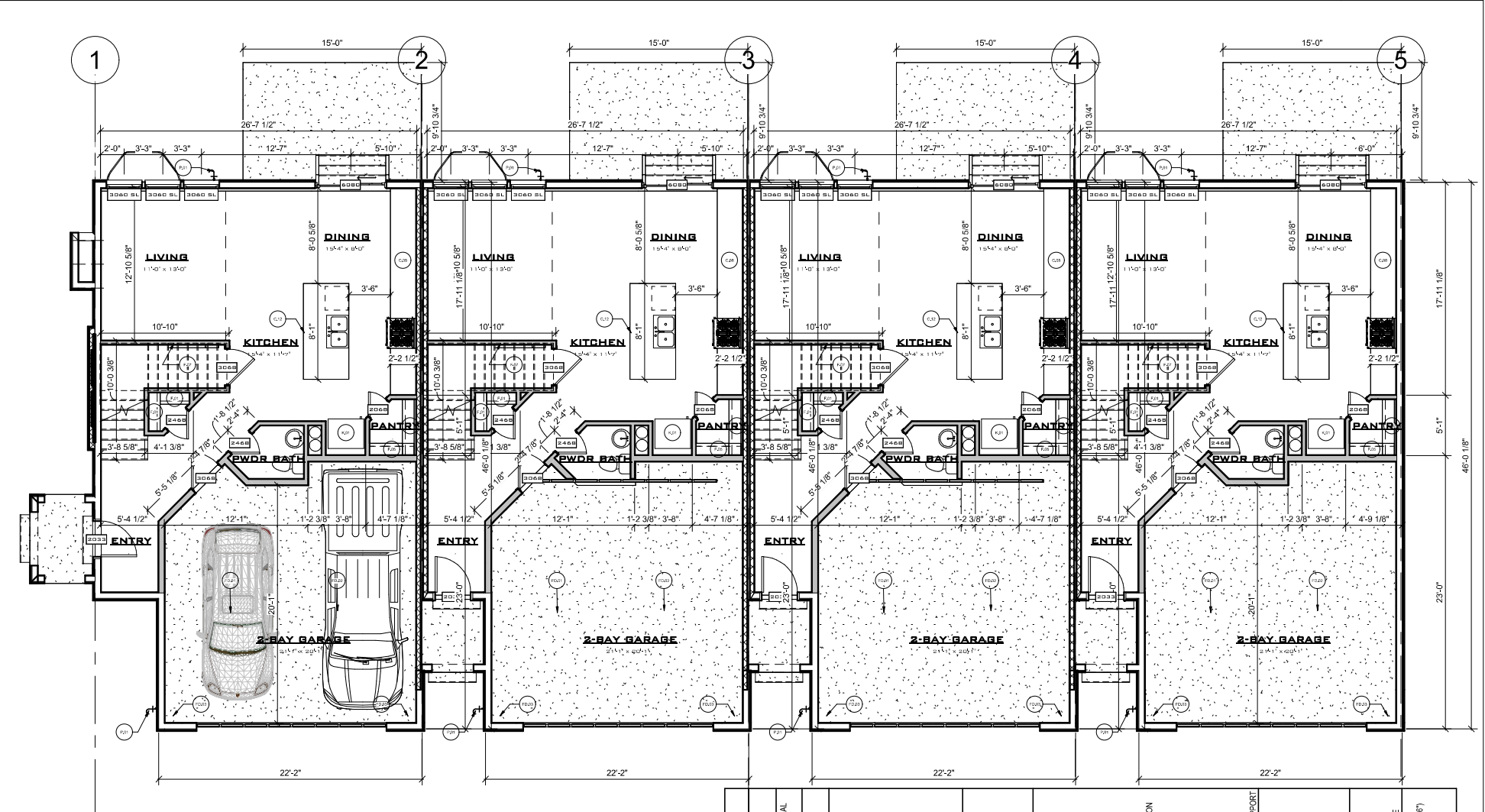


1 Basement Finish Floor  
1/8" = 1'-0"

**FOUNDATION PLAN NOTES**

- SOILS OBSERVATION LETTER FROM THE GEOTECHNICAL ENGINEER IS REQUIRED PRIOR TO PLACEMENT OF CONCRETE FOR FOOTING.

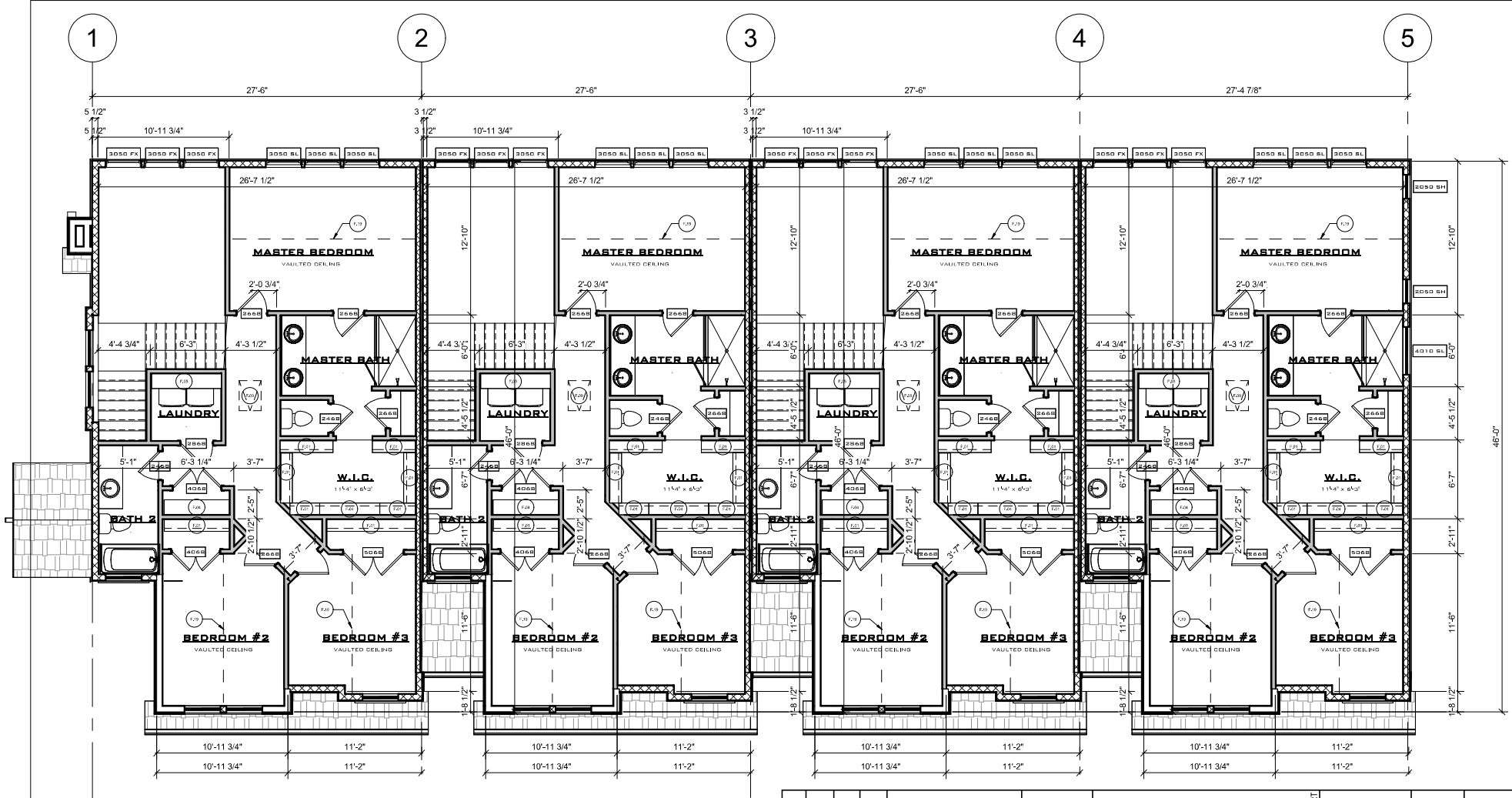
<b>KEYNOTES</b>
<b>FUTURE &amp; OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES (UNO)</b>
SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:
<b>FOUNDATION</b>
FD.01: 4" SLAB ON GRADE
FD.02: SLOPE GARAGE FLOOR SLAB TO OPENING (@ 1/4" PER 12" MIN.)
FD.03: WARP GARAGE SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DOOR
FD.04: LOCATION OF PLUMBING FIXTURES/STAIRS TO BE LOCATED ABOVE/BELOW*
FD.05: LOCATION OF BASEMENT PLUMBING WALL*
FD.06: FLOOR DRAIN
FD.07: FOUNDATION HAUNCH FOR CONCRETE STEPS (CENTERED ON STEPS)
FD.08: JUFER GROUND - REBAR IN CONCRETE FOUNDATION WALL
FD.09: 4" X 24" NOTCH IN FOUNDATION WALL
FD.10: BLOCK DOWN FOR OPENING*
FD.11: EARTHEN FILL IN PORCH CAVITY
FD.12: STEP UP FOUNDATION WALL 6" @ PORCH
FD.13: WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS
FD.14: WARP SLAB CORNERS WHERE NEEDED FOR POSITIVE DRAINAGE TO DRAINS
* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS



① LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

- FLOOR PLAN NOTES**
- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
  - ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
  - ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
  - SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
  - ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE A PAINT GRADE WOOD WINDOW SILL & APRON

KEYNOTES	
<p><b>FUTURE &amp; OPTIONAL CONSTRUCTION</b> DENOTED BY DASHED LINES (UNO)</p> <ul style="list-style-type: none"> <li>• SEE GENERAL NOTES BASED FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS</li> </ul> <p>⑦⑦ THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL, WHERE SHOWN ON PLANS:</p> <p><b>MECHANICAL</b></p> <ul style="list-style-type: none"> <li>M.01: FLOOR</li> <li>M.02: ORIENT FURNACE</li> <li>M.03: 13 SEER AIR CONDITIONER</li> <li>M.04: 50 GALLON WATER HEATER</li> <li>M.05: FLOOR DRAIN</li> <li>M.06: ELECTRICAL PANEL</li> <li>M.07: COMBUSTION AIR FROM OUTSIDE (TERMINATE 12" BELOW CEILING)</li> <li>M.08: 8" MECHANICAL CHASE 25' CLEAN</li> <li>M.09: ROUGH IN WATER SOFTENER</li> <li>M.10: WALL MOUNTED ELECTRIC HEATER</li> </ul> <p><b>PLUMBING</b></p> <ul style="list-style-type: none"> <li>P.01: HOSE BIB</li> <li>P.02: PEDESTAL SINK</li> <li>P.03: 60" x 30" TUB/ SHOWER COMBO</li> <li>P.04: 12" DIAMETER CLOSING BOX</li> <li>P.05: SINK W/ DISPOSAL AND STRAINER</li> </ul> <p><b>FINISH</b></p> <ul style="list-style-type: none"> <li>F.01: (1) 12" DEEP WOOD SHELF &amp; (1) ROD*</li> <li>F.02: (2) 12" DEEP WOOD SHELVES &amp; (2) RODS*</li> <li>F.03: (5) 12" DEEP WOOD SHELVES</li> <li>F.04: STARTING @ 24" ABOVE FLOOR</li> <li>F.05: STARTING @ 24" ABOVE FLOOR</li> <li>F.06: (5) 12" DEEP WOOD SHELVES @ 24" ABOVE FLOOR</li> <li>F.07: 3/4" WALL 1/2" HIGH WOOD CAP &amp; APRON</li> <li>F.08: HAND RAIL 36" HIGH</li> <li>F.09: OPEN HAND RAILING 36" HIGH</li> <li>F.10: 22" x 30" ATTIC ACCESS</li> <li>F.11: FIRE DOOR (MINI)</li> <li>F.12: BOLLARD</li> <li>F.13: VALUED CEILING</li> <li>F.14: LINE OF FRAMING ABOVE</li> <li>F.15: LINE OF FRAMING ABOVE</li> <li>F.16: LINE OF OVERHEAD GARAGE DOOR</li> <li>F.17: SHELVES THAT SPAN 48" RECEIVE A SHELF SUPPORT</li> </ul> <p><b>CABINET</b></p> <ul style="list-style-type: none"> <li>C.01: 32" HIGH BASE CABINET</li> <li>C.02: 32" HIGH UPPER CABINET (TOP @ 7'-0")</li> <li>C.03: UPPER CABINETS (TOP @ 7'-0")</li> <li>C.04: UPPER CABINETS (TOP @ 6'-0")</li> <li>C.05: FULL DEPTH CABINET</li> <li>C.06: COUNTERTOP</li> <li>C.07: COUNTERTOP</li> <li>C.08: COUNTERTOP OVERHANG</li> </ul> <p><b>KITCHEN</b></p> <ul style="list-style-type: none"> <li>K.01: 36" x 24" WIDE REFRIGERATOR SPACE (INSTALL WATER LINE)</li> <li>K.02: DISHWASHER</li> <li>K.03: 36" WIDE RANGE WITH MICROWAVE ABOVE</li> </ul> <p><b>WALL OPENING (TOP @ 6'-0" &amp; SIDES @ 7'-0")</b></p> <ul style="list-style-type: none"> <li>S.01: SQUARE OPENING (TOP @ 6'-0")</li> <li>S.02: SQUARE OPENING (TOP @ 6'-0")</li> <li>S.03: SQUARE OPENING (TOP @ 7'-0")</li> </ul>	



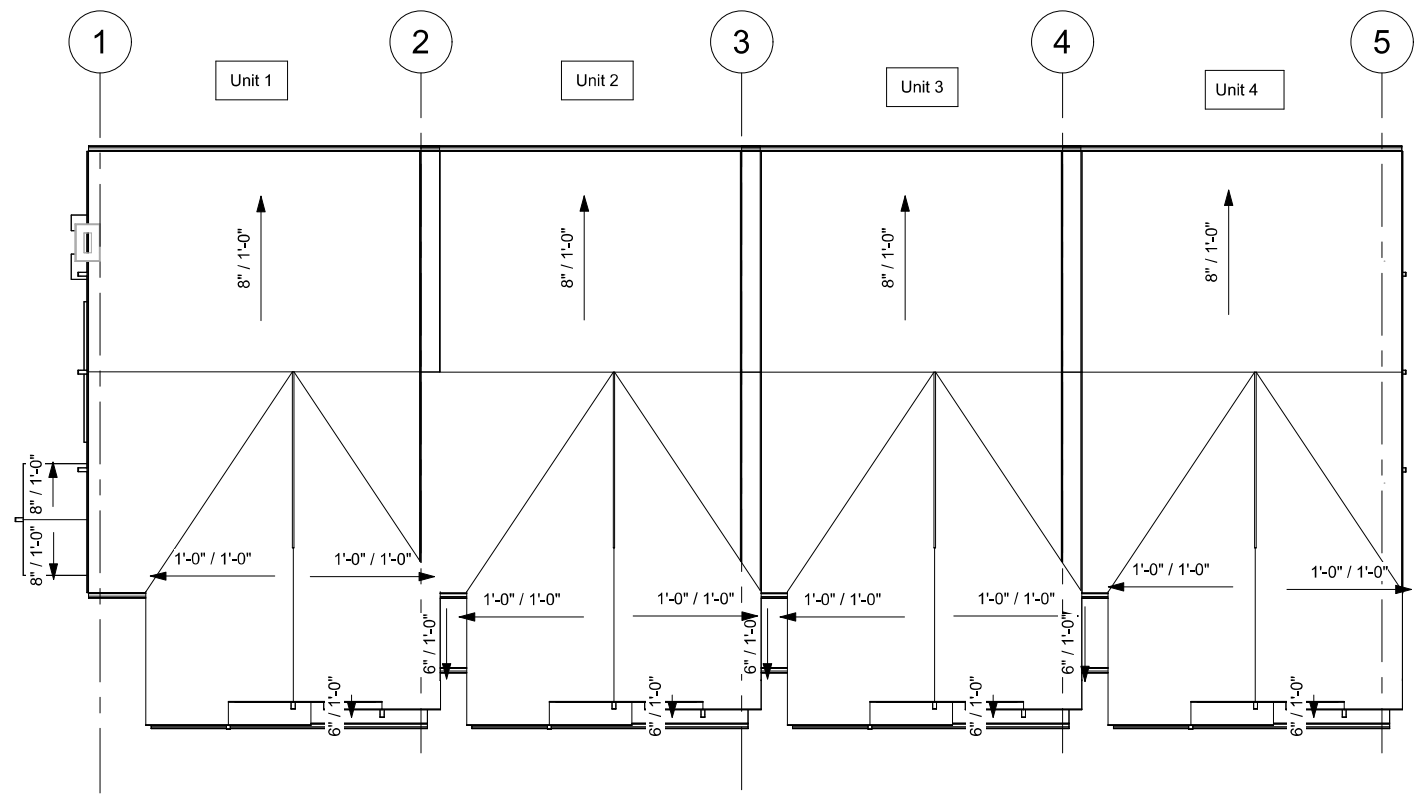
**FLOOR PLAN NOTES**

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING (UNO)
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNO)
- ALL ANGLED PARTITIONS ARE 45 DEGREES (UNO)
- SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL HAVE A PAINT GRADE WOOD WINDOW SILL & APRON

KEYNOTES
<p><b>EXTERIOR &amp; OPTIONAL CONSTRUCTION</b>                      DENOTED BY DASHED LINES (UNO)</p> <ul style="list-style-type: none"> <li>• SEE GENERAL NOTES PAGES 6 FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS</li> </ul> <p>(7) THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:</p> <p><b>MECHANICAL</b></p> <ul style="list-style-type: none"> <li>M01: FLUE</li> <li>M02: 95% EFFICIENT FURNACE</li> <li>M04: 13 SEER AIR CONDITIONER</li> <li>M06: 50 GALLON WATER HEATER</li> <li>M07: FLOOR DRAIN</li> <li>M08: ELECTRICAL PANELS</li> <li>M09: 9" TERMINATE 12" BELOW CEILING</li> <li>M11: MECHANICAL CHASE 25" CLEAR</li> <li>M12: ROUGH-IN WATER SOFTENER</li> <li>M18: WALL-MOUNTED ELECTRIC HEATER</li> </ul> <p><b>PLUMBING</b></p> <ul style="list-style-type: none"> <li>P01: HOSE BIB</li> <li>P02: PEDESTAL SINK</li> <li>P03: 60" x 30" TUB / SHOWER COMBO</li> <li>P04: 48" LOW WALL W/ GLASS ABOVE</li> <li>P05: SINK W/ DISPOSAL AND SPRAYER</li> </ul> <p><b>FINISH</b></p> <ul style="list-style-type: none"> <li>F01: (1) 12" DEEP WOOD SHELF &amp; (1) ROOF</li> <li>F02: (2) 12" DEEP WOOD SHELVES &amp; (2) ROOFS</li> <li>F03: (9) 12" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR</li> <li>F04: (9) 12" DEEP WOOD SHELVES @ 48" ABOVE FLOOR</li> <li>F05: (1) 24" DEEP WOOD SHELF (TOP @ 48")</li> <li>F06: (9) 24" DEEP WOOD SHELVES STARTING @ 24" ABOVE FLOOR</li> <li>F07: 2 x 4 WALL (42" HIGH) W/ WOOD CAP &amp; APRON</li> <li>F08: HAND RAIL (36" HIGH)</li> <li>F09: OPEN HAND RAILING (36" HIGH)</li> <li>F10: 4" WOOD STAIR TREADS</li> <li>F11: FREE DOOR (20 MIN.)</li> <li>F12: WOOD STAIRS AS REQUIRED</li> <li>F13: BOLLARD CEILING</li> <li>F21: LINE OF FRAMING ABOVE</li> <li>F22: LINE OF FRAMING BELOW</li> <li>F23: LINE OF OVERHEAD GARAGE DOOR</li> <li>F24: GARAGE DOOR</li> </ul> <p><b>CABINETS</b></p> <ul style="list-style-type: none"> <li>C01: 36" HIGH BASE CABINET</li> <li>C02: 36" HIGH BASE CABINET</li> <li>C03: UPPER CABINETS (TOP @ 7'-7")</li> <li>C04: UPPER CABINETS (TOP @ 8'-4")</li> <li>C05: LAZY SUSAN CABINET</li> <li>C06: LAZY SUSAN CABINET</li> <li>C07: COUNTER TOP</li> <li>C08: COUNTER TOP OVERHANG</li> </ul> <p><b>KITCHEN</b></p> <ul style="list-style-type: none"> <li>K01: 36" x 72" WIDE REFRIGERATOR SPACE</li> <li>K02: DISH WASH (WATER LINE)</li> <li>K03: 30" WIDE RANGE WITH MICROWAVE ABOVE</li> </ul> <p><b>WALL OPENING</b></p> <ul style="list-style-type: none"> <li>WO1: ARCH OPENING (TOP @ 8'-0" &amp; SIDES @ 7'-4")</li> <li>WO2: SQUARE OPENING (TOP @ 8'-8")</li> <li>WO3: SQUARE OPENING (TOP @ 8'-0")</li> <li>WO4: SQUARE OPENING (TOP @ 7'-8")</li> </ul>

FLOOR PLAN

KEYNOTES	
FUTURE & OPTIONAL DENOTED BY DASHED LINES	
◆	SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
??	THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS.
<b>ROOF</b>	
R2: TURTLE VENT	



ROOF NOTES	
•	PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH IRC SECTION R806.
•	MINIMUM NET FREE VENTILATION AREA (NFA) SHALL BE 1 SQ. FT. PER 150 SQ. FT. OF ATTIC AREA (1/150).

1 ROOF PLAN  
 3/32" = 1'-0"



01 FRONT ELEVATION  
3/32" = 1'-0"



03 LEFT ELEVATION  
3/32" = 1'-0"

### KEYNOTES

#### FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES

- ◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- ?? THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

#### ELEVATION

- E.01: ARCHITECTURAL GRADE ASPALT SHINGLES
- E.02: DOWNSPOUT
- E.03: 6" CAST BRONZE ADDRESS NUMBERS
- E.04: GABLE END VENT\*
- E.05: BRICK VENEER (SEE DETAIL 3/A3.00)
- E.06: STONE VENEER (SEE DETAIL 3/A3.00)
- E.07: DECORATIVE SHUTTER\*
- E.08: APPROXIMATE LINE OF FINISHED GRADE
- E.10: TURTLE VENT
- E.11: ALUMINUM FASCIA
- E.12: HARDIE FASCIA
- E.13: METAL ROOF
- E.14: CORBEL
- E.15: METAL AWNING (SEE DETAIL A3.01)
- E.16: BRICK SOLDIER COURSE
- E.17: EXTERIOR WALL SCOURCE
- E.18: CONCRETE CAP

#### STUCCO

- S.01: SYNTHETIC STUCCO\*
- S.06: 8"x1" STUCCO TRIM

#### SIDING AND TRIM

- CS.01: BOARD & BATTEN @ 16" O.C.
- CS.02: TRUE LAP SIDING
- CS.03: STAGGERED EDGE SHINGLE
- CS.04: 2-1/2"x3/4" COMPOSITE BATTEN BOARD
- CS.05: 3-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.06: 5-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.07: 7-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.08: 9-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.09: 11-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.12: SMOOTH COMPOSITE TRIM BOARD
- CS.13: PAINTED WOOD

#### FINISHES

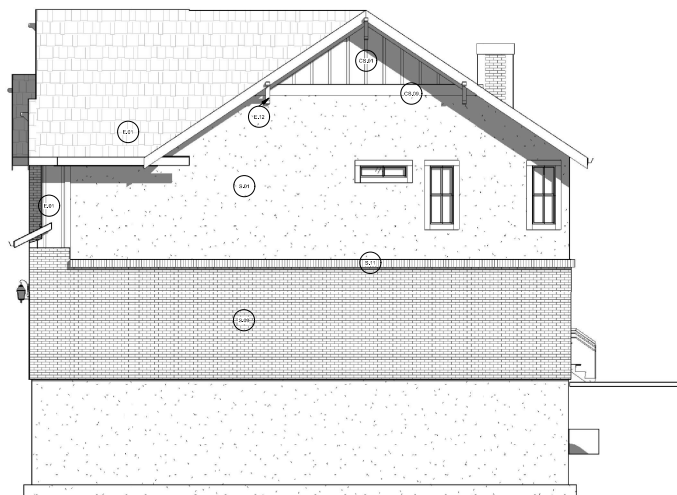
- F.08: GUARD RAIL\* (36" HIGH) ◆
- \* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

### ELEVATION

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER



① REAR ELEVATION  
3/32" = 1'-0"



② RIGHT ELEVATION  
3/32" = 1'-0"

### KEYNOTES

#### FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES

- ◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
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#### ELEVATION

- E.01: ARCHITECTURAL GRADE ASPALT SHINGLES
- E.02: DOWNSPOUT
- E.03: 6" CAST BRONZE ADDRESS NUMBERS
- E.04: GABLE END VENT\*
- E.05: BRICK VENEER (SEE DETAIL 3/A3.00)
- E.06: STONE VENEER (SEE DETAIL 3/A3.00)
- E.07: DECORATIVE SHUTTER\*
- E.08: APPROXIMATE LINE OF FINISHED GRADE
- E.10: TURTLE VENT
- E.11: ALUMINUM FASCIA
- E.12: HARDIE FASCIA
- E.13: METAL ROOF
- E.14: CORBEL
- E.15: METAL AWNING (SEE DETAIL A3.01)
- E.16: BRICK SOLDIER COURSE
- E.17: EXTERIOR WALL SCOUNCE
- E.18: CONCRETE CAP

#### STUCCO

- S.01: SYNTHETIC STUCCO\*
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#### SIDING AND TRIM

- CS.01: BOARD & BATTEN @ 16" O.C.
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- CS.04: 2-1/2"x3/4" COMPOSITE BATTEN BOARD
- CS.05: 3-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.06: 5-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.07: 7-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.08: 9-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.09: 11-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.12: SMOOTH COMPOSITE TRIM BOARD
- CS.13: PAINTED WOOD

#### FINISHES

- F.08: GUARD RAIL\* (36" HIGH) \*
- \*COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

### ELEVATION

- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
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01 FRONT ELEVATION  
3/32" = 1'-0"



03 LEFT ELEVATION  
3/32" = 1'-0"

Legend  
Label Quantity Unit

Percentage  
26%  
65%  
9%

**KEYNOTES**

**FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES**

- ◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS
- ?? THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:

**ELEVATION**

- E.01: ARCHITECTURAL GRADE ASPALT SHINGLES
- E.02: DOWNSPOUT
- E.03: 6" CAST BRONZE ADDRESS NUMBERS
- E.04: GABLE END VENT\*
- E.05: BRICK VENEER (SEE DETAIL 3/A3.00)
- E.06: STONE VENEER (SEE DETAIL 3/A3.00)
- E.07: DECORATIVE SHUTTER\*
- E.08: APPROXIMATE LINE OF FINISHED GRADE
- E.10: TURTLE VENT
- E.11: ALUMINUM FASCIA
- E.12: HARDIE FASCIA
- E.13: METAL ROOF
- E.14: CORBEL
- E.15: METAL AWNING (SEE DETAIL A3.01)
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- E.17: EXTERIOR WALL SCOSCE
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**STUCCO**

- S.01: SYNTHETIC STUCCO\*
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- CS.05: 3-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.06: 5-1/2"x3/4" COMPOSITE TRIM BOARD
- CS.07: 7-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.08: 9-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.09: 11-1/4"x3/4" COMPOSITE TRIM BOARD
- CS.12: SMOOTH COMPOSITE TRIM BOARD
- CS.13: PAINTED WOOD

**FINISHES**

- F.08: GUARD RAIL\* (36" HIGH) ◆
- \* COORDINATE LOCATION AND SIZE WITH FLOOR PLANS

**ELEVATION**

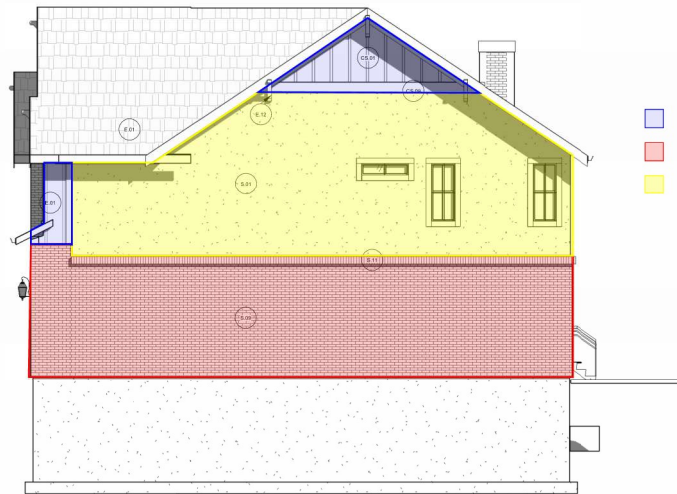
- REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT
- GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS
- INSTALL ALL PRE-MANUFACTURED MATERIALS PER MANUFACTURERS REQUIREMENTS, RECOMMENDATIONS & SPECIFICATIONS. INSTALLATION REQUIREMENTS TO BE PROVIDED BY BUILDER

**MATERIAL COLORS**

- BRICK- TIVOLI
- BOARD AND BATTEN- SHOJI WHITE
- SW 7042
- STUCCO- URBAN BRONZE SW 7048



1 REAR ELEVATION  
3/32" = 1'-0"



2 RIGHT ELEVATION  
3/32" = 1'-0"

**Legend**

Description	Quantity	Unit	Percentage
Exterior Material	967.93	sf	46%
Exterior Materials	2,379.76	sf	2%
Exterior Material	340.55	sf	52%

KEYNOTES	
FUTURE & OPTIONAL CONSTRUCTION DENOTED BY DASHED LINES	
◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS	
?? THE FOLLOWING KEYNOTES REFERENCE THIS SYMBOL WHERE SHOWN ON PLANS:	
ELEVATION	
E.01:	ARCHITECTURAL GRADE ASPALT SHINGLES
E.02:	DOWNSPOUT
E.03:	6" CAST BRONZE ADDRESS NUMBERS
E.04:	GABLE END VENT*
E.05:	BRICK VENEER (SEE DETAIL 3/A3.00)
E.06:	STONE VENEER (SEE DETAIL 3/A3.00)
E.07:	DECORATIVE SHUTTER*
E.08:	APPROXIMATE LINE OF FINISHED GRADE
E.10:	TURTLE VENT
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E.14:	CORBEL
E.15:	METAL AWNING (SEE DETAIL A3.01)
E.16:	BRICK SOLDIER COURSE
E.17:	EXTERIOR WALL SCONCE
E.18:	CONCRETE CAP
STUCCO	
S.01:	SYNTHETIC STUCCO◆
S.06:	6"x1" STUCCO TRIM
SIDING AND TRIM	
CS.01:	BOARD & BATTEN @ 16" O.C.
CS.02:	TRUE LAP SIDING
CS.03:	STAGGERED EDGE SHINGLE
CS.04:	2-1/2"x3/4" COMPOSITE BATTEN BOARD
CS.05:	3-1/2"x3/4" COMPOSITE TRIM BOARD
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CS.07:	7-1/4"x3/4" COMPOSITE TRIM BOARD
CS.08:	9-1/4"x3/4" COMPOSITE TRIM BOARD
CS.09:	11-1/4"x3/4" COMPOSITE TRIM BOARD
CS.12:	SMOOTH COMPOSITE TRIM BOARD
CS.13:	PAINTED WOOD
FINISHES	
F.08:	GUARD RAIL* (36" HIGH)◆
◆ COORDINATE LOCATION AND SIZE WITH FLOOR PLANS	

ELEVATION	
○ REFER TO GENERAL NOTE & DETAIL SHEETS FOR TYPICAL REQUIREMENTS & MATERIALS SPECIFIC TO THIS PROJECT	
○ GRADE CONDITIONS MAY VARY FROM SHOWN. BUILDER SHALL VERIFY & COORDINATE PER ACTUAL SITE CONDITIONS	
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MATERIAL COLORS	
BRICK- TIVOLI	
BOARD AND BATTEN- SHOJI WHITE	
SW 7042	
STUCCO- URBAN BRONZE SW 7048	

14-16-111.C  
Any roof mounted mechanical equipment shall be screened from public view by a parapet wall or similar device that is no lower in height than six (6) inches below the height of the mechanical equipment on the exposed side or sides. No chain link fencing, with or without slats, shall be allowed as a screening device for such equipment.

No roof mounted mechanical equipment will be used on this project.

Additional Planning Comments

A. Show how external utilities/storage meet screening:

1. Screening should be part of the articulation of the building and should not appear to be an afterthought. All screening shall be architecturally compatible with the primary structure.
2. Screening devices and landscaping shall be used to mitigate the visual impact of utility equipment and service areas.

B. Show percentages and areas for exterior building materials.

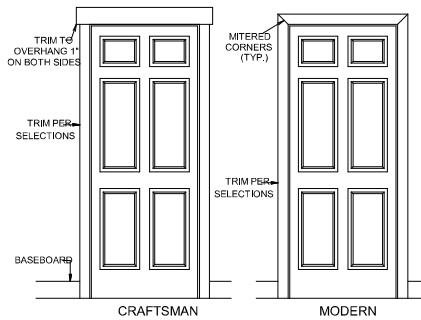
C. Is there proposed signage for this project?

A. Air conditioning condensers will be located behind the garages, where they will be out of view from the front and either side of the unit. See sheet A2.02 for proposed locations.

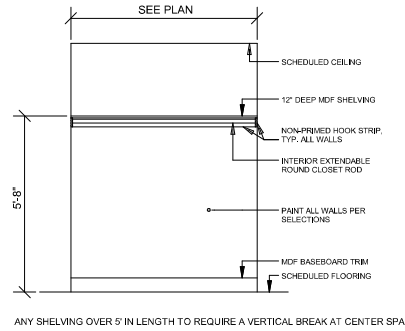
Electrical and gas meters will be placed on the interior side yards of each building, out of view from the primary frontage. Utility meters will also be screened with Ivory Halo Dogwood, as shown on the current landscape plan.

B. Whole Building Percentages:

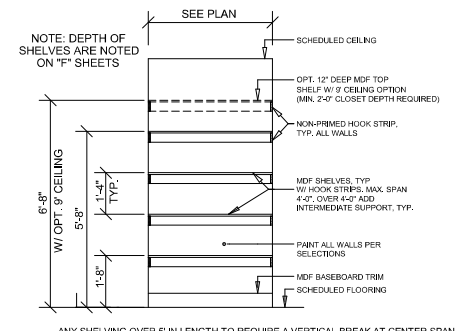
- Brick - 59%
- Stucco - 26%
- Board and Batten - 15%



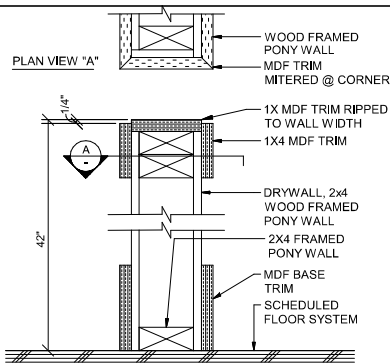
**7 DOOR & OPENING TRIM DETAIL**  
SCALE: N.T.S.



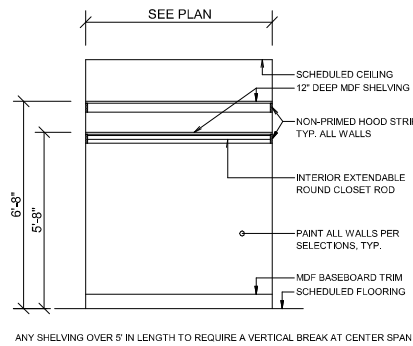
**4 SINGLE ROD SINGLE SHELF**  
SCALE: 1/2" = 1'-0"



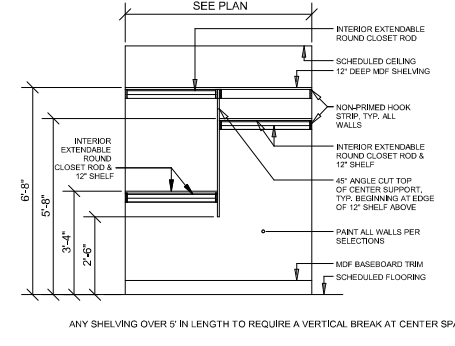
**1 SHELVING DETAIL**  
SCALE: 1/2" = 1'-0"



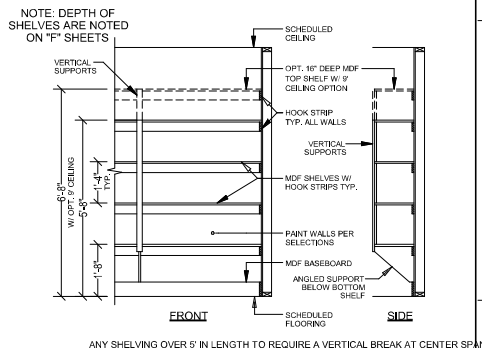
**8 PONY WALL SECTION DETAIL**  
SCALE: 3" = 1'-0"



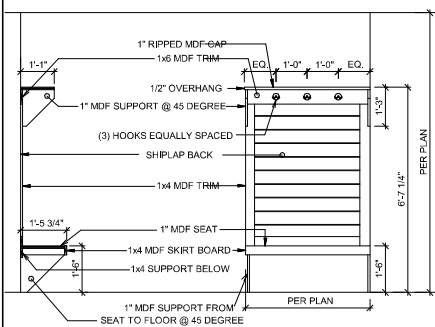
**5 SINGLE ROD DOUBLE SHELVES**  
SCALE: 1/2" = 1'-0"



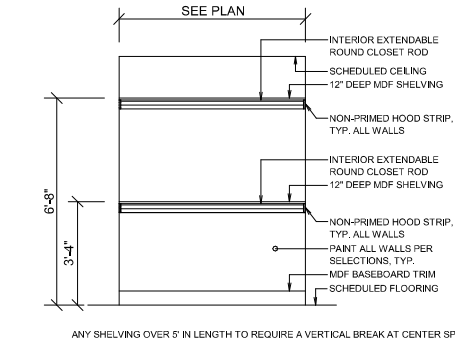
**2 SPLIT CLOSET SHELVING**  
SCALE: 1/2" = 1'-0"



**9 PANTRY SHELVING DETAIL**  
SCALE: 1/2" = 1'-0"

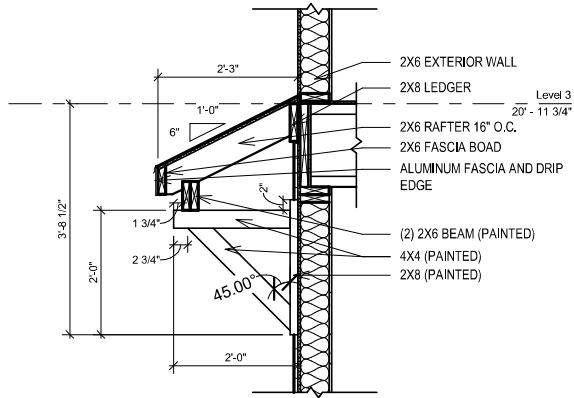


**6 MDF BENCH W/ HOOKS**  
SCALE: 1/2" = 1'-0"

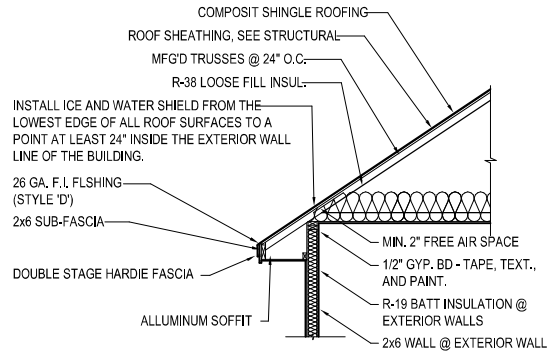


**3 DOUBLE ROD DOUBLE SHELVES**  
SCALE: 1/2" = 1'-0"

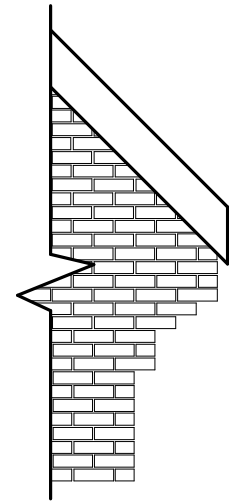
PLANS PRINTED ON 11X17 PAPER ARE 1/2 THE SCALE NOTED



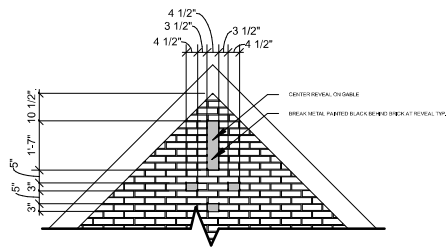
⑤ EYEBROW ROOF SECTION  
1/2" = 1'-0"



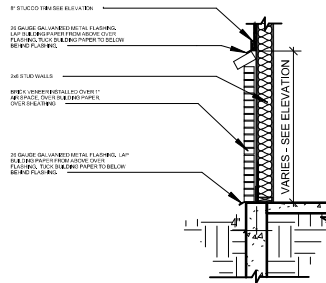
④ TYP. WALL SECTION AT SOFIT  
1/4" = 1'-0"



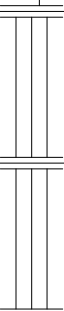
① BRICK CORBEL DETAIL  
1/2" = 1'-0"



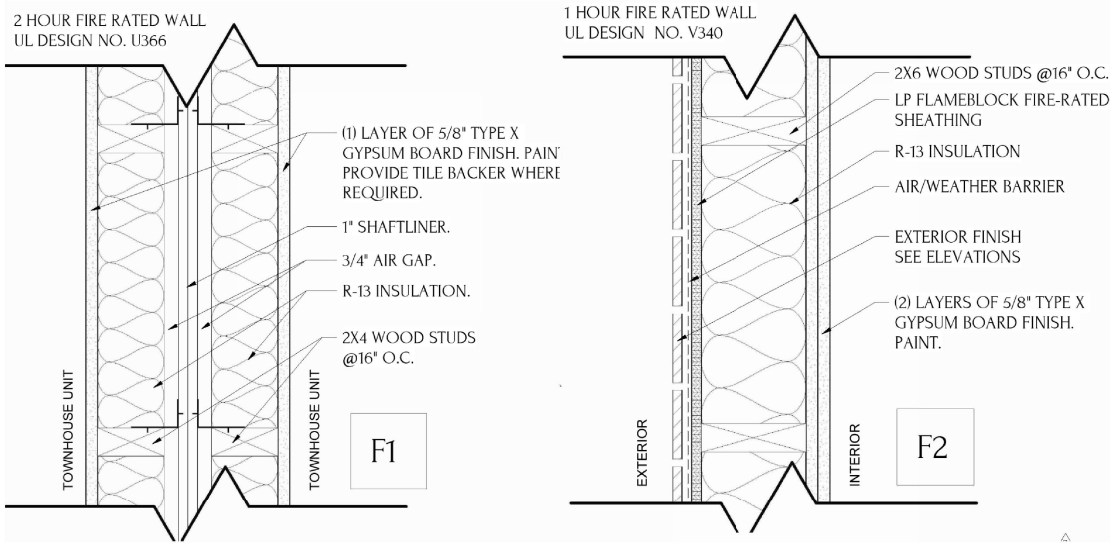
⑦ BRICK GABLE DETAIL  
1/4" = 1'-0"



③ BRICK VENEER  
1/4" = 1'-0"



## WALL TYPES (FIRE PARTITION):



## UL Product iQ®



Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States

BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

[See General Information for Fire Resistance Ratings - ANSI/UL 263 Certified for United States Design Criteria and Allowable Variances](#)

[See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada Design Criteria and Allowable Variances](#)

### Design No. V340

July 8, 2021

**Bearing Wall Rating — 1 Hr Exposed to Fire on Either Face**

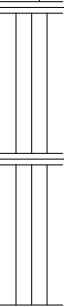
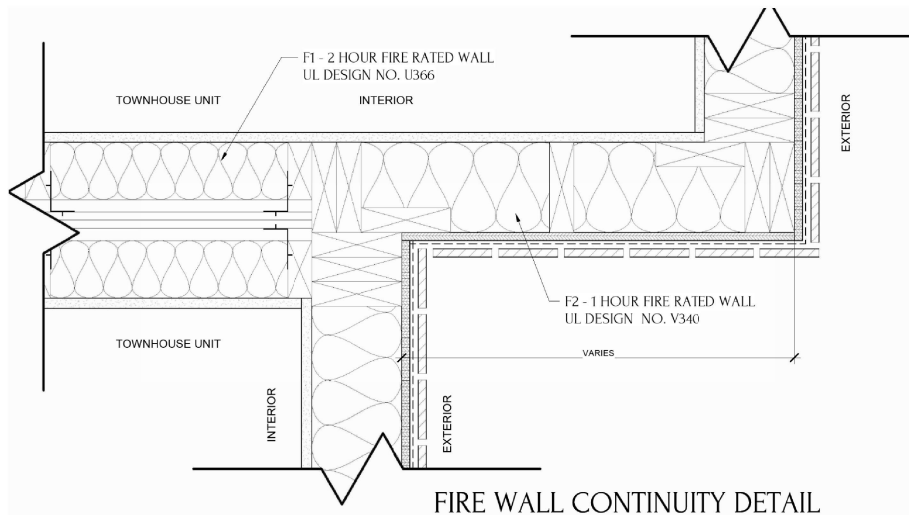
**Bearing Wall Rating - 2 Hr Rating Exposed to Fire on Interior Face and 1 Hr Rating Exposed to Fire on Exterior Face (See Item 2)**

**Bearing Wall Rating - 2 Hr Rating Exposed to Fire on Exterior Face and 1 Hr Rating Exposed to Fire on Interior Face (See Item 6)**

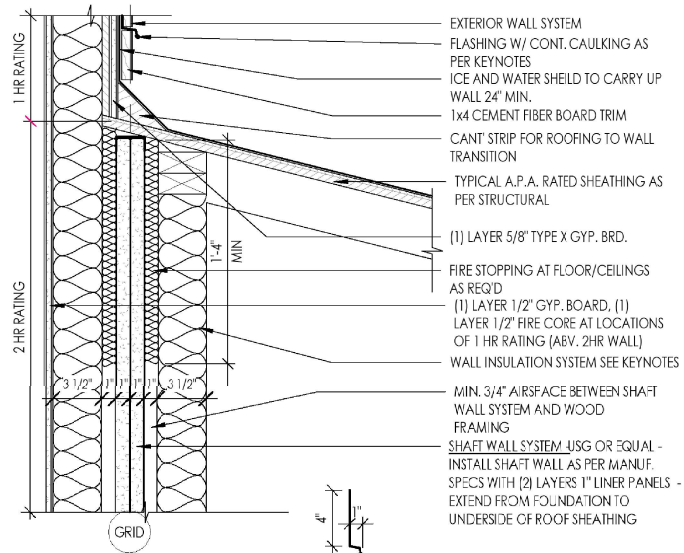
**For Wood Studs, Finish Rating — 4 min (Exposed to Fire on Exterior Face)**

Loaded Per 2012 NDS Supplement, ASD Method, Wall Braced by Sheathing, 40% of Design Load Applied to Wall This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide **BXUV** or **BXUV7**

\* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



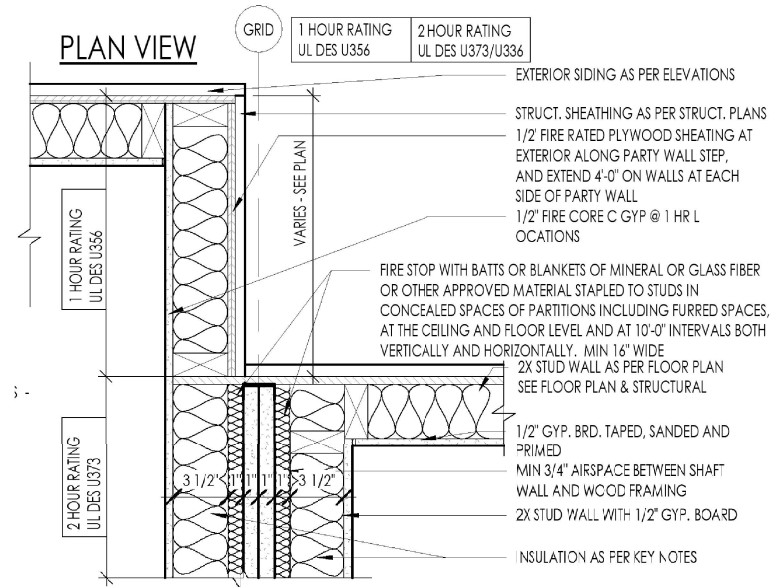
## 2 HR. TO 1 HR. PARTY WALL TRANSITION DETAIL



**PARTY WALL - AT LOW ROOF TO WALL**

1 1/2" = 1'-0"

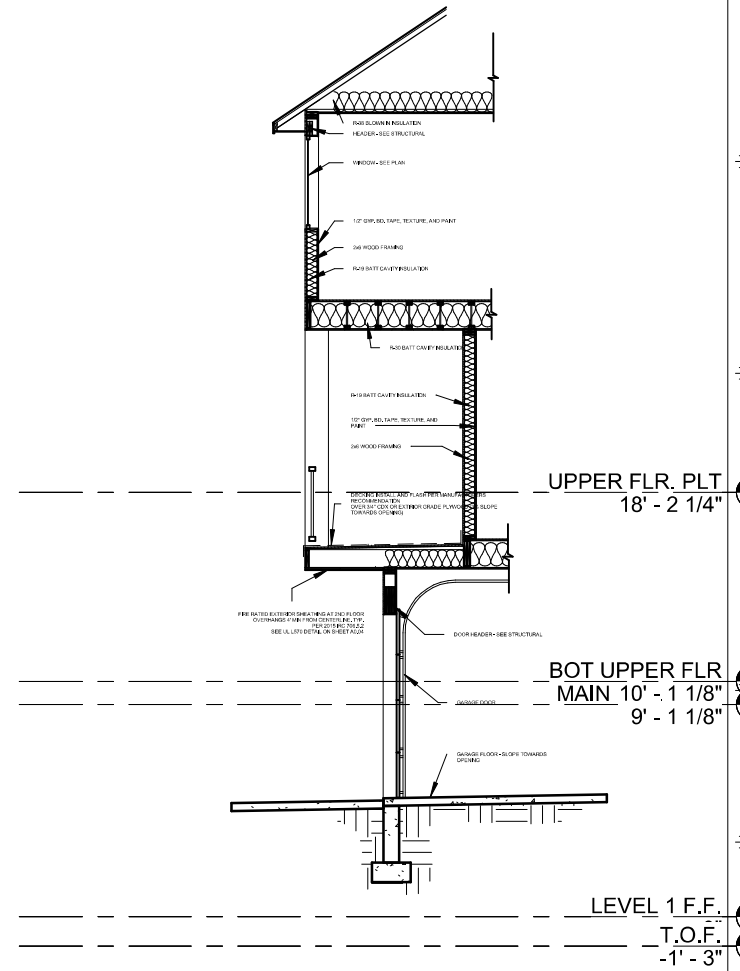
13  
A501



**PARTY WALL - AT OUTSIDE CORNER**

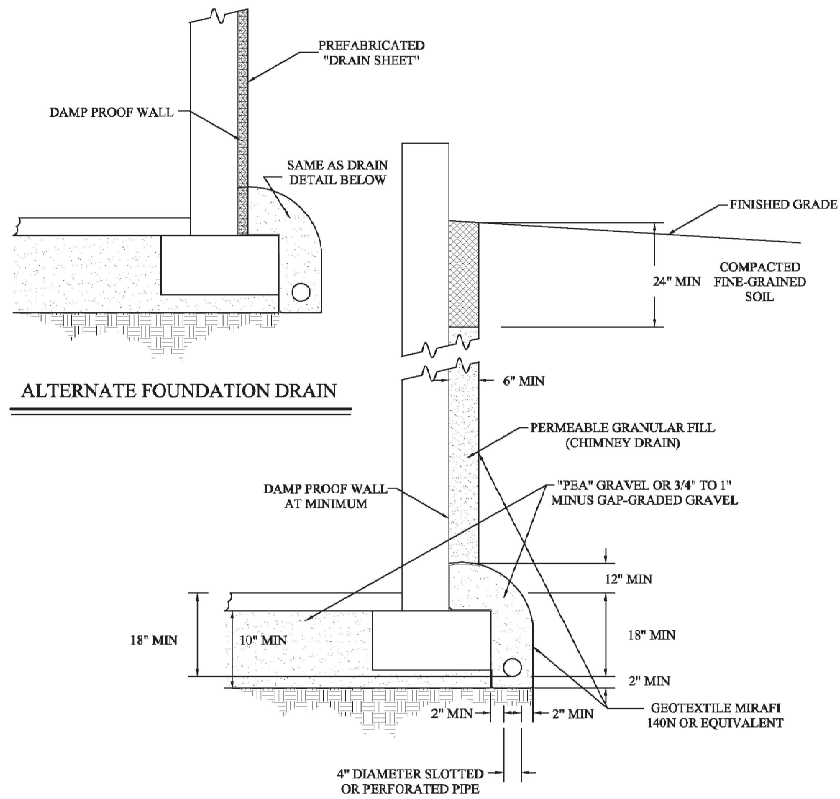
1 1/2" = 1'-0"

9  
A501



② TYP. BUILDING SECTION  
3/16" = 1'-0"

## TYPICAL FOUNDATION/CHIMNEY SUBDRAIN DETAIL



ALTERNATE FOUNDATION DRAIN

TYPICAL FOUNDATION DRAIN

(NOT TO SCALE)



FIGURE 5

### ELECTRICAL PLAN NOTES

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- PROVIDE & INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFI) AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) & MEETING THE REQUIREMENTS OF ALL GOVERNING CODES
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- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS
- ALL ELECTRICAL & MECHANICAL EQUIPMENT (I.E. FURNACES, WATER HEATERS, A/C UNITS, ELECTRICAL PANELS, DRAIN TILE SUMP & SANITARY SUMP PITS) ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT 15 & 20 AMP RECEPTACLE OUTLETS INSTALLED IN ANY BEDROOM SHALL BE PROTECTED BY AN ARC FAULT CIRCUIT INTERRUPTER PER N.E.C. 210-12 (A) & (B)
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### KEYNOTES

#### FUTURE & OPTIONAL DENOTED BY DASHED LINES (UNO)

◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

#### ELECTRICAL KEY

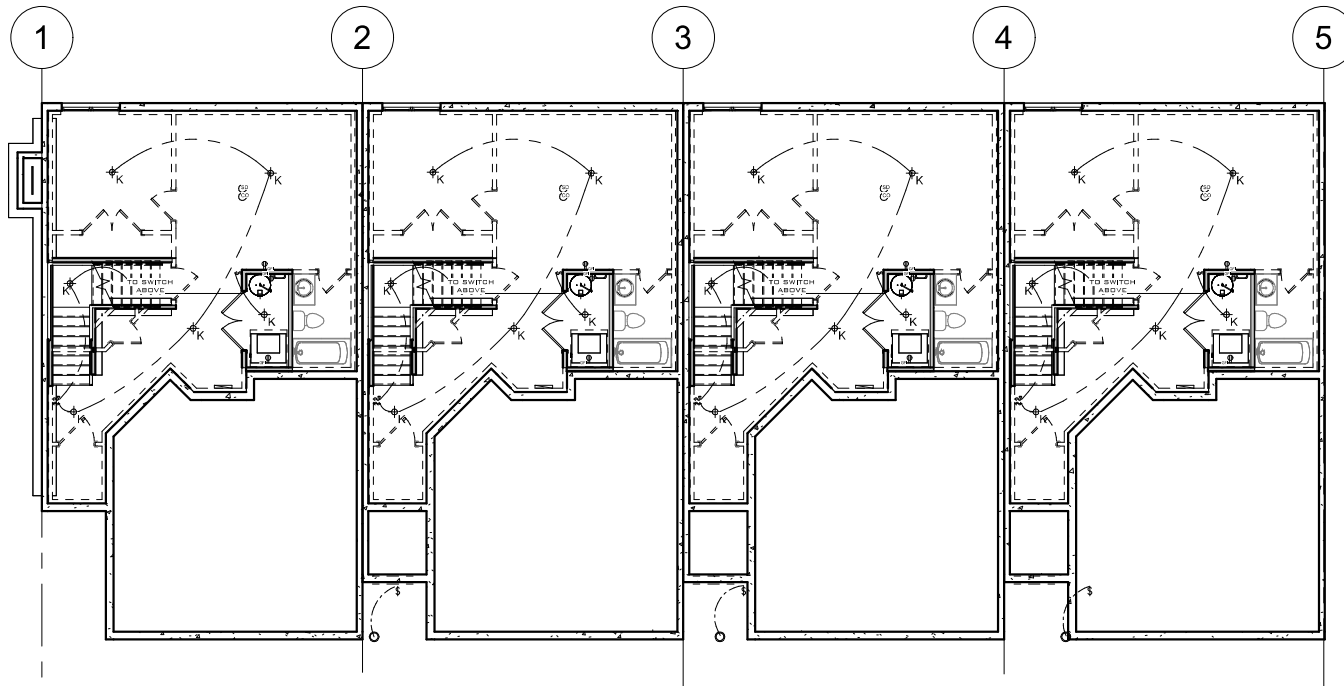
- 110v DUPLEX OUTLET •
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- EXHAUST FAN
- SWITCH
- 3-WAY SWITCH
- DIMMER SWITCH
- PHONE JACK
- TV OUTLET
- RJ45 OUTLET
- THERMOSTAT\*
- CH DOOR CHIME
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- SMOKE & CARBON MONOXIDE ALARM •
- GARBAGE DISPOSAL

- CEILING FAN w/ LIGHT •
  - CEILING FAN •
  - FLUE •
  - ELECTRICAL PANEL •
  - GAS LINE •
- \*HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS

### NOTE

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① Basement ELECTRICAL PLAN  
3/32" = 1'-0"

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◆ SEE GENERAL NOTES PAGE(S) FOR ADDITIONAL CODE REQUIREMENTS AND SPECIFICATIONS

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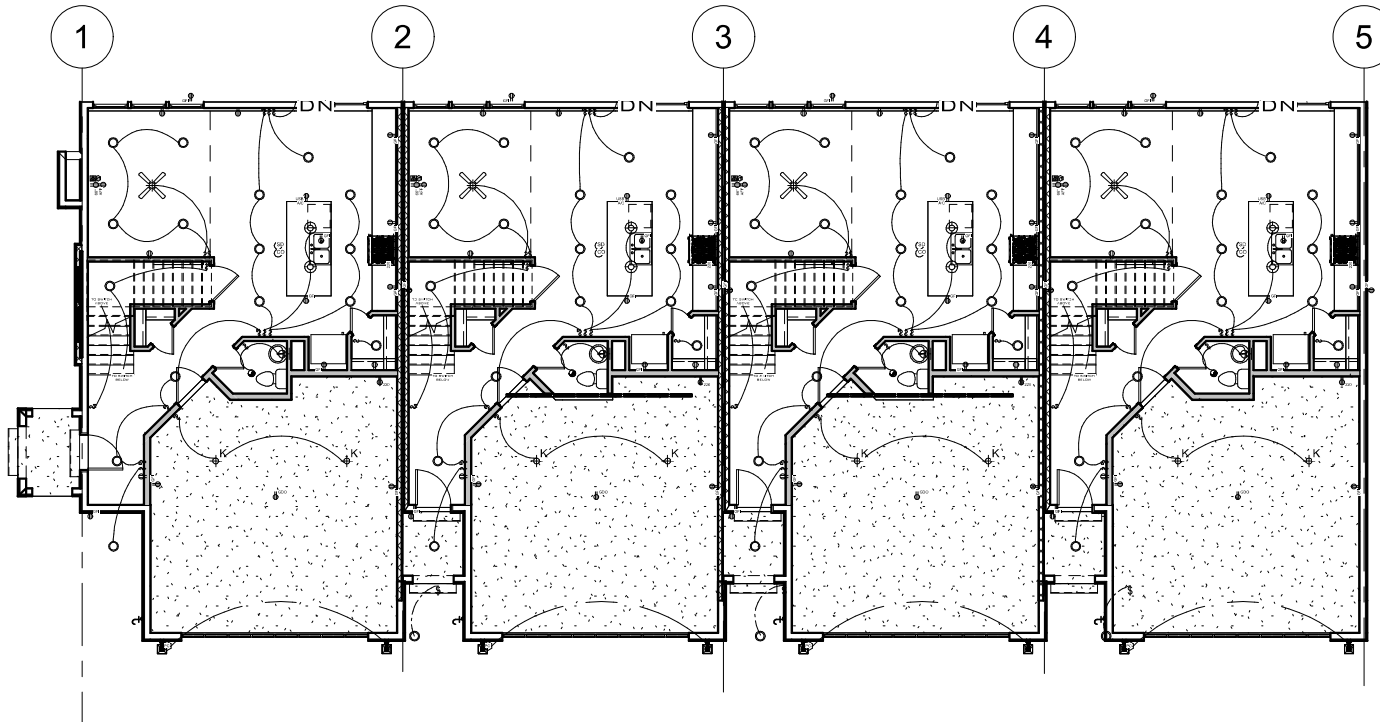
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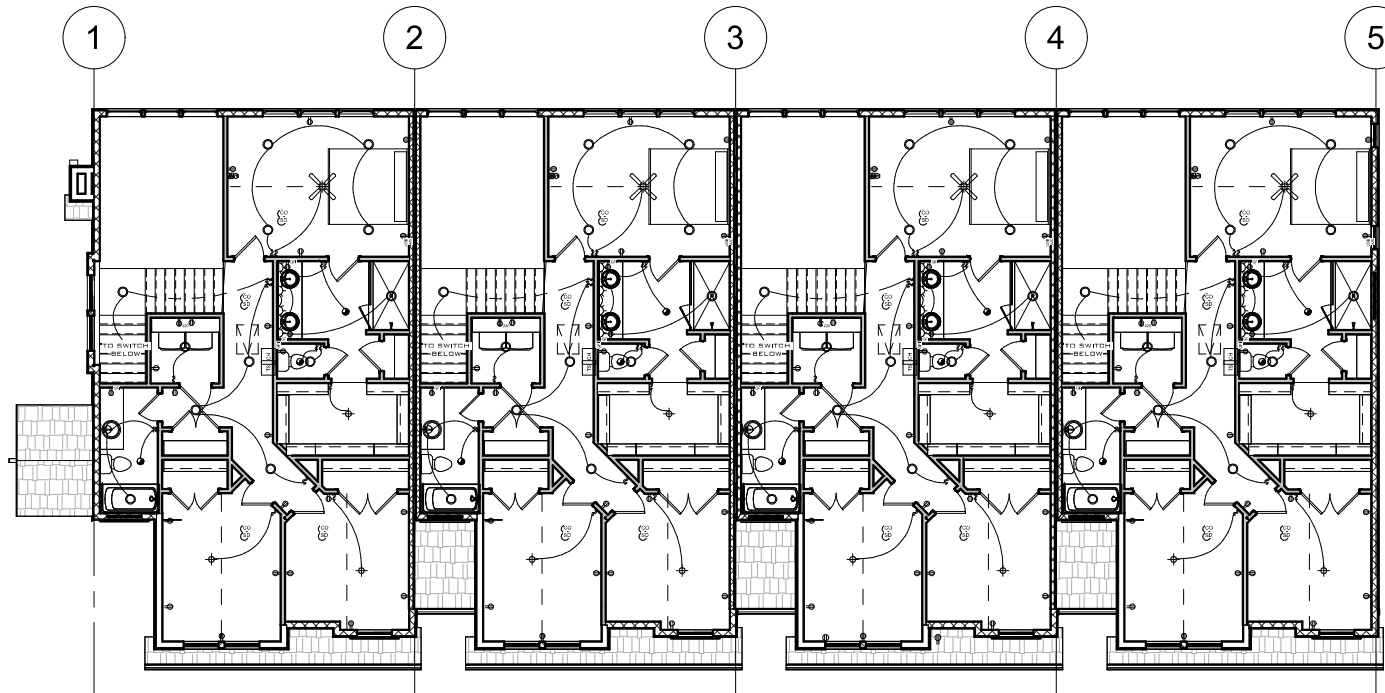
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1 LEVEL 2 ELECTRICAL PLAN  
3/32" = 1'-0"

# NORTH CANYON TOWNS

## CONSTRUCTION DRAWINGS



DRAWING NOTES:

### GENERAL NOTES

- GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH BOUNTIFUL CITY STANDARDS AND SPECIFICATIONS. SEE SEWER NOTES FOR ADDITIONAL REQUIREMENTS. CONTRACTOR TO OBTAIN CURRENT STANDARDS, SPECIFICATIONS, AND CITY GENERAL NOTES FROM BOUNTIFUL CITY.
  2. CONTRACTOR RESPONSIBLE FOR PROTECTION OF ALL UTILITIES SHOWN OR NOT SHOWN.
  3. CONTRACTOR SHALL ATTEND ALL PRE-CONSTRUCTION CONFERENCES AND AGENCIES BY DIRECTIVES AND DECISIONS MADE THEREIN.
  4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PUBLIC SAFETY AND OSHA STANDARDS.
  5. LOCATION AND INSTALLATION OF GAS, POWER, TELEPHONE, AND CABLE LINES TO BE DONE IN ACCORDANCE WITH BOUNTIFUL CITY STANDARDS.
  6. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  7. CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS FOR WORK.
  8. CONTRACTOR IS RESPONSIBLE TO KEEP A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND THE UTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT ON SITE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THESE STATE REQUIRED DOCUMENTS.
  9. WHEN INSTALLING PROPOSED UTILITIES, CONTRACTOR TO IDENTIFY POTENTIAL CONFLICTS BETWEEN STORM DRAIN, CULINARY WATER, AND/OR SECONDARY WATER. IN ALL CASES, STORM DRAIN DESIGN SHALL GOVERN.
  10. IF CONSTRUCTION WORK IS IN EXISTING ASPHALT AREAS, CONTRACTOR TO SAWCUT EXISTING ASPHALT FOR MATCH.
  11. DURING THE CONSTRUCTION PROCESS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY BY THE CONTRACTOR IF MORE OR LESS WORK IS REQUIRED THAN WHAT THESE PLANS SHOW.

**PROJECT BENCHMARK AND BASIS OF BEARING:**

1. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 63°71'6" WEST FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASIN AND MERIDIAN, AND THE FOUND DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 2600 S AND 500 W.
2. THE BENCHMARK FOR THIS PROPERTY IS THE DAVIS COUNTY MONUMENT AT THE INTERSECTION OF 2600 S AND 500 W. THE FOUND MONUMENT HAS AN ELEVATION OF 4447.595.

**WATERLINE NOTES:**

1. ALL CULINARY WATER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SOUTH DAVIS WATER DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CULINARY SERVICE LATERALS TO BE 3/4" SERVICES.
3. ALL CULINARY WATERLINES SHALL BE 1" BELOW FINISHED GRADE TO TOP OF PIPE.
4. ALL WALK COVERS TO BE RAISED OR LOWERED TO FINISHED GRADE.
5. CULINARY WATER SERVICE LATERALS TO FOLLOW THE SOUTH DAVIS WATER RETAIL 102.
6. CONTRACTOR TO ADJUST DEPTH OF WATERLINE TO FIT STORM MAIN LINES.

**SEWER NOTES:**

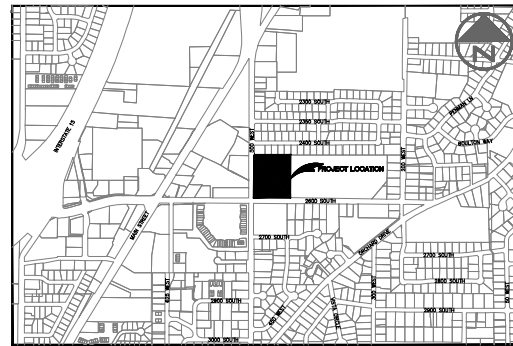
1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SOUTH DAVIS SEWER DISTRICT STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
5. ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL AND COMPACTED PER DISTRICT STANDARDS.
6. A WELL-GRIPPED WYE FITTING IS REQUIRED WHEN THERE ARE OPPOSING SEWER LATERALS CONNECTING TO THE MAIN.

**EROSION CONTROL NOTES:**

1. CONTRACTOR TO PROVIDE DUST CONTROL AT ALL TIMES. CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST TO THE ACCEPTABLE LIMITS IDENTIFIED IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH DEPARTMENT OF AIR QUALITY. VIOLATION OF AIR QUALITY (VIOLANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SOIL ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES. CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. SILT FENCES, TEMPORARY SEDIMENT TRAPS, TEMPORARY BERMS, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES) OR TWICE MONTHLY.
4. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
5. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.

**BOUNTIFUL CITY NOTES:**

1. CONTRACTOR TO SCHEDULE A PRECONSTRUCTION SWPPP INSPECTION PRIOR TO THE START OF CONSTRUCTION. ALL REQUIRED BMP'S SHALL BE IN-PLACE PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. CONTACT TOSH CHRISTENSEN AT BOUNTIFUL ENGINEERING DEPT. 801-268-4120 TO SCHEDULE.
2. CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. SUBMIT BONDING AND INSURANCE DOCUMENTS THROUGH THE BOUNTIFUL CITY ENGINEERING DEPT. WEBSITE. SCHEDULE INSPECTIONS WITH BOUNTIFUL ENGINEERING DEPT. AT 801-268-4120.
3. BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.



VICINITY MAP  
BOUNTIFUL, UTAH

### SHEET INDEX

- C101 COVER SHEET
- 1001 RECORD OF SURVEY
- 1001 PLAT
- C201 CIVIL SITE PLAN
- C202 UTILITY PLAN
- C203 GRADING & DRAINAGE PLAN
- C301 NORTH CANYON WEST PLAN & PROFILE  
STA: 10+00 - END
- C302 500 WEST PLAN & PROFILE  
STA: 10+00 - END
- C401 CONSTRUCTION DETAILS
- C402 CONSTRUCTION DETAILS

### CONTACT INFORMATION

**DEVELOPER/OWNER:**  
BRAYTON COMMUNITIES  
CONTACT: JOHN BLOCKER  
43 E CENTER STREET, STE 204  
NORTH SALT LAKE, UTAH 84054  
(801) 756-0500  
john@bultowbrayton.com

**ENGINEER/SURVEYOR:**  
WILDING ENGINEERING  
CONTACT: GREG WILDING, P.L.S.  
14721 S. HERITAGE CREST WAY  
BLUFFDALE, UTAH 84064  
(801) 583-8112  
gwilding@wildingengineering.com

NO.	REVISION	DATE
1	CITY COMMENTS	5-15-26
	REVISION	DATE

PROJECT INFORMATION

## NORTH CANYON TOWNS

COVER SHEET

460 WEST 2600 SOUTH  
BOUNTIFUL, UTAH

DRAWN BDA	CHECKED MSS	PROJECT # 25357
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DATE	4/23/26
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SCALE	NONE
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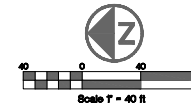
SHEET	C101
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G:\DATA\25357 Brlgton Comm\Site - Bountiful, Townhomes (Veg)\25357 Bountiful, Townhomes (COT) Overall.dwg  
PLT DATE: May 15, 2026

# BRIGHTON COMMUNITIES

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



**SURVEYOR'S CERTIFICATE:**  
I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 400791 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. THAT I HAVE MADE A SURVEY OF THE DESCRIBED PROPERTY, THAT THIS PLAN CORRECTLY SHOWS THE TRUE DIMENSIONS OF THE BOUNDARIES SURVEYED AND OF THE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.

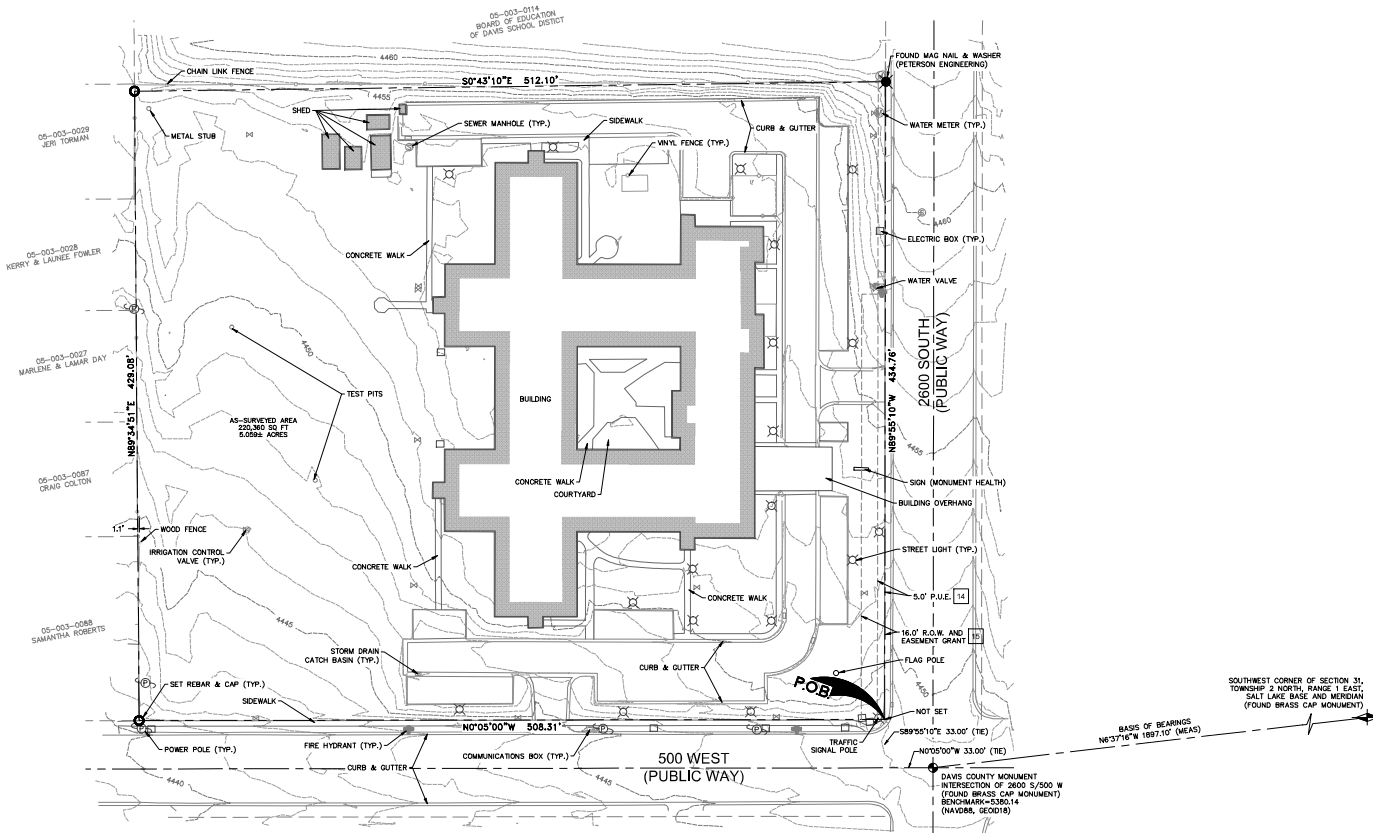
**BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT ON THE EAST LINE OF 500 WEST STREET AND THE NORTH LINE OF 2600 SOUTH STREET WHICH POINT IS NORTH 0°05' EAST 33.0 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'00" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET WHICH POINT IS ALSO DESCRIBED AS SOUTH 83°57'30" WEST 238.87 FEET AND NORTH 0°05'00" WEST 1088.40 FEET AND NORTH 0°05' WEST 33.0 FEET AND SOUTH 89°50'00" EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN THE CITY OF BOUNTIFUL AND RUNNING THENCE SOUTH 89°50'00" EAST 434.76 FEET ALONG THE NORTH LINE OF 2600 SOUTH STREET THENCE NORTH 0°43'10" WEST 512.10 FEET TO THE SOUTH LINE OF VALERIE SUBDIVISION AT A POINT 272.80 FEET EAST OF THE SECTION LINE THENCE SOUTH 89°34'51" WEST 428.08 FEET ALONG THE SOUTH LINE OF THE SUBDIVISION AND THE SOUTH LINE EXTENDED TO THE EAST LINE OF 500 WEST STREET, THENCE SOUTH 0°05'00" EAST 508.31 FEET TO THE POINT OF BEGINNING.

**AS-SURVEYED BOUNDARY DESCRIPTION**  
BEGINNING AT A POINT WHICH IS NORTH 0°05'00" WEST 33.0 FEET AND SOUTH 89°50'00" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET AND RUNNING THENCE NORTH 0°05'00" WEST 508.31 FEET; THENCE NORTH 89°34'51" EAST 428.08 FEET; THENCE NORTH 0°43'10" EAST 512.10 FEET; THENCE NORTH 89°50'00" WEST 434.76 FEET TO THE POINT OF BEGINNING.  
CONTAINS 220,360 SQUARE FEET OR 5.059 ACRES, MORE OR LESS.

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 0°37'16" WEST FROM THE FOUND SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 2600 S AND 500 W.

**NARRATIVE OF BOUNDARY**  
THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.  
ALL DEEDS WERE FOUND TO BE CONSISTENT WITH ONE ANOTHER, THE FENCE NEAR THE EASTERY BOUNDARY LINE DOES NOT MATCH THE DEED LINES, HOWEVER, DUE TO THE FACT THAT THE PROPERTY IS OWNED BY A PUBLIC ENTITY, IT IS LIKELY THAT ACQUISITION CANNOT BE CLAIMED.  
ADDITIONALLY, THERE APPEARS TO BE IMPROVEMENTS FOR THE PUBLIC RIGHT-OF-WAY WHICH ENCROACH INTO THE PROPERTY NEAR THE SOUTHWEST CORNER. UPON FUTURE DEVELOPMENT, ADDITIONAL DEDICATION FOR THIS AREA MAY BE REQUIRED.

**GENERAL NOTES**  
(1) OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:  
1. COMMITMENT FOR TITLE INSURANCE ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC. DATED JUNE 20, 2025, FILE NO. 191352-MCB  
2. OTHER DOCUMENTS AS SHOWN ON THIS MAP.  
(2) WILDING ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY, HOWEVER, WE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.  
(3) EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:  
1-12 NOT ADDRESSED BY THIS SURVEY.  
13 GRANT OF RIGHT OF WAY IN FAVOR OF THE BONNEVILLE IRRIGATION DISTRICT, A BODY CORPORATE AND POLITY FOR A CANAL AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 4, 1922, AS ENTRY NO. 33129, IN BOOK 6, AT PAGE 255. SURVEY NOTES EXACT LOCATION NOT DISCLOSED IN DOCUMENT.  
14 A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY AS SET FORTH BY EASEMENT PLAT OF 2600 SOUTH STREET FROM SOUTH MAIN STREET TO 300 WEST STREET, RECORDED JUNE 29, 1988 AS ENTRY NO. 705619 IN BOOK 1040 AT PAGE 916. SURVEY NOTES EXACT LOCATION NOT DISCLOSED IN DOCUMENT.  
15 RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, INSPECT, PROTECT, REMOVE AND REPLACE FIRE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 18, 1986, AS ENTRY NO. 78018, IN BOOK 1131, AT PAGE 728. SURVEY NOTES AS SHOWN HEREON.  
16-23 NOT ADDRESSED BY THIS SURVEY.



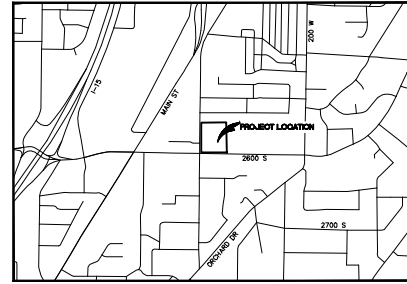
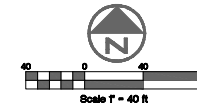
**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES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

NO.	REVISION	DATE

DRAWING TITLE		PROJECT NAME		DATE
RECORD OF SURVEY		BRIGHTON COMMUNITIES		9/9/2025
LOCATION	460 W 2600 S	DRAWN	CHECKED	PROJECT ID:
		MRD	KMD	25357
BOUNTIFUL, UTAH		COUNTY	DAVIS	SHEET
				1 OF 1

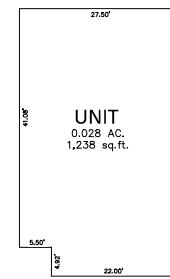
# NORTH CANYON TOWNS P.U.D.

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF  
SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



VICINITY MAP

LEGEND	
	FOUND SECTION CORNER
	SECTION LINE
	SET 5/8\"/>
	LOT LINE
	ROW CENTERLINE
	ADJACENT PROPERTY / ROW LINE
	PRIVATE AREA
	LIMITED COMMON AREA
	COMMON AREA



- TYPICAL UNIT**
- UNITS ON THE SOUTH SIDE OF NORTH CANYON WAY ARE MIRRORED.
  - UNITS ON THE EAST SIDE OF NORTH CANYON WAY ARE ROTATED AND MIRRORED.

**CITY APPROVALS:**

BOUNTIFUL LIGHT AND POWER: \_\_\_\_\_

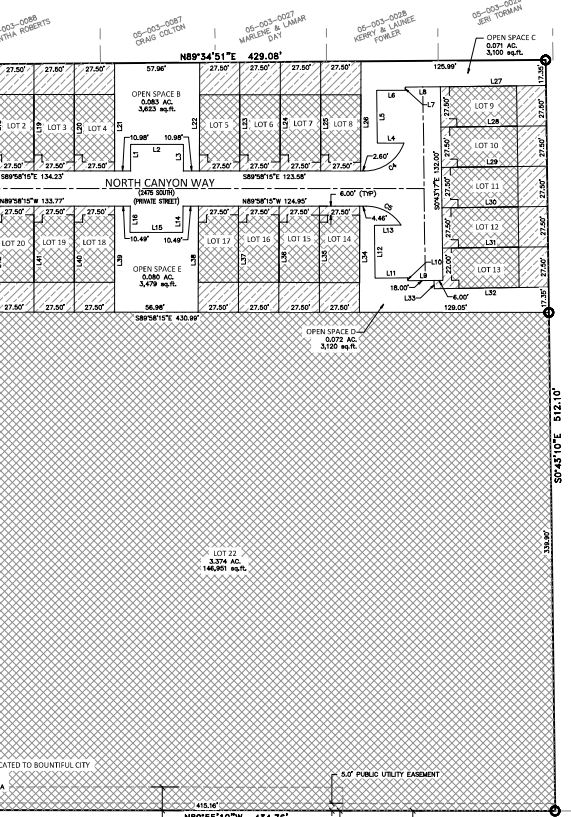
SOUTH DAVIS WATER DISTRICT: \_\_\_\_\_

SOUTH DAVIS SEWER DISTRICT: \_\_\_\_\_

COMCAST: \_\_\_\_\_

LUMEN: \_\_\_\_\_

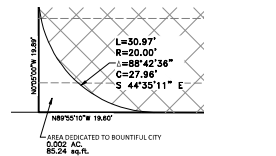
- NOTES:**
- ROTATE CLOCKWISE 01°24' TO MATCH NAD83'S GRID BEARINGS.
  - ALL PRIVATE STREETS, OPEN SPACES AND LIMITED COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  - BEARINGS FOR INDIVIDUAL UNIT SEGMENTS ARE PARALLEL AND PERPENDICULAR TO ESTABLISHED LOT LINES.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	30.97'	20.00'	88°42'36"	S44°35'11" E	27.96'
C2	12.54'	20.00'	35°54'49"	S72°00'51" E	12.33'
C3	12.64'	20.00'	36°12'05"	S71°55'42" W	12.43'
C4	34.96'	28.00'	71°32'21"	N54°15'34" E	32.77'
C5	28.03'	28.00'	57°21'23"	N61°17'34" W	26.87'

Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	18.00'	N00°01'40"E	L23	74.12'	S00°01'45"W
L2	36.00'	S89°58'16"E	L24	74.34'	S00°01'45"W
L3	18.00'	S00°01'45"W	L25	74.55'	S00°01'45"W
L4	18.00'	N89°16'43"E	L26	74.77'	S00°01'45"W
L5	36.00'	S00°43'17"E	L27	72.00'	N89°16'43"E
L6	19.56'	N89°16'43"E	L28	72.00'	N89°16'43"E
L7	2.00'	N00°43'17"W	L29	72.00'	N89°16'43"E
L8	24.00'	N89°16'43"E	L30	72.00'	N89°16'43"E
L9	24.00'	S89°16'43"W	L31	72.00'	N89°16'43"E
L10	2.00'	N00°43'17"W	L32	78.00'	N89°16'43"E
L11	22.23'	N89°16'43"E	L33	6.50'	S00°43'17"E
L12	36.00'	S00°43'17"E	L34	72.43'	S00°01'45"W
L13	18.00'	N89°16'43"E	L35	72.43'	S00°01'45"W
L14	18.00'	N00°01'40"E	L36	72.43'	S00°01'45"W
L15	36.00'	S89°58'16"E	L37	72.43'	S00°01'45"W
L16	18.00'	S00°01'45"W	L38	72.43'	S00°01'45"W
L17	72.60'	N00°01'45"E	L39	72.43'	S00°01'45"W
L18	72.61'	S00°01'45"W	L40	72.43'	S00°01'45"W
L19	73.03'	S00°01'45"W	L41	72.43'	S00°01'45"W
L20	73.43'	S00°01'45"W	L42	72.43'	S00°01'45"W
L21	73.43'	S00°01'45"W	L43	72.43'	S00°01'45"W
L22	73.91'	S00°01'45"W			

LOT #	ADDRESS TABLE	LOT SF
1	492 WEST NORTH CANYON WAY	1,238 SF
2	488 WEST NORTH CANYON WAY	1,238 SF
3	484 WEST NORTH CANYON WAY	1,238 SF
4	480 WEST NORTH CANYON WAY	1,238 SF
5	472 WEST NORTH CANYON WAY	1,238 SF
6	468 WEST NORTH CANYON WAY	1,238 SF
7	462 WEST NORTH CANYON WAY	1,238 SF
8	458 WEST NORTH CANYON WAY	1,238 SF
9	452 WEST NORTH CANYON WAY	1,238 SF
10	451 WEST NORTH CANYON WAY	1,238 SF
11	449 WEST NORTH CANYON WAY	1,238 SF
12	445 WEST NORTH CANYON WAY	1,238 SF
13	443 WEST NORTH CANYON WAY	1,238 SF
14	437 WEST NORTH CANYON WAY	1,238 SF
15	463 WEST NORTH CANYON WAY	1,238 SF
16	467 WEST NORTH CANYON WAY	1,238 SF
17	473 WEST NORTH CANYON WAY	1,238 SF
18	481 WEST NORTH CANYON WAY	1,238 SF
19	485 WEST NORTH CANYON WAY	1,238 SF
20	488 WEST NORTH CANYON WAY	1,238 SF
21	492 WEST NORTH CANYON WAY	1,238 SF
22	460 WEST 2600 SOUTH	146,951 SF



**DETAIL A**  
SCALE: 1"=10'

QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH (ENBRIDGE), APPROVES THIS PLAN SOLELY TO CONFIRM THAT THE PLAN CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY OTHER EMBRIDGE HAS UNDER TITLE 94, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, EASEMENTS, RIGHTS, OR ANY INSTRUMENTS, OR (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAN, AND (C) GUARANTEE ANY TERMS OR WARRANTIES OR RIGHTS TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE.

QUESTAR GAS COMPANY  
DBA ENBRIDGE GAS UTAH  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_



SOUTHWEST CORNER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 1 EAST,  
SALT LAKE BASE AND MERIDIAN  
(FOUND BRASS CAP MONUMENT)

**CITY COUNCIL'S APPROVAL**

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CITY RECORDER ATTEST: \_\_\_\_\_  
BOUNTIFUL CITY ENGINEER

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE BOUNTIFUL CITY ENGINEER  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

PLANNING DIRECTOR

**CITY ATTORNEY'S APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D., 20\_\_\_\_

BOUNTIFUL CITY ATTORNEY

**SURVEYOR'S CERTIFICATE:**

L. KAGAN M. DEON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 98069 IN ACCORDANCE WITH TITLE 94, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE SURVEYED AND PREPARED THIS TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-23-1, AND THAT I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS: **NORTH CANYON TOWNS P.U.D.**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

**BOUNDARY DESCRIPTION:**

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 0°37'16" EAST 1897.10 FEET AND NORTH 0°05'00" WEST 33.00 FEET AND SOUTH 89°55'10" EAST 33.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING NORTH 0°05'00" WEST 33.00 FEET AND SOUTH 89°55'10" EAST 33.00 FEET FROM THE MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET AND RUNNING THENCE NORTH 0°05'00" WEST 626.18 FEET, THENCE NORTH 89°54'51" EAST 429.08 FEET; THENCE SOUTH 0°43'10" EAST 512.10 FEET; THENCE NORTH 89°55'10" WEST 434.76 FEET TO THE POINT OF BEGINNING.

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

**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBSIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID PLAN:

**NORTH CANYON TOWNS P.U.D.**

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO BOUNTIFUL CITY, UTAH: (1) ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER; (2) ALL COMMON AREAS, LIMITED COMMON AREAS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; (3) ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN HEREON, THE SAME TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION, IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME  
TITLE: MONUMENT REAL ESTATE BOUNTIFUL, LLC

**CONSENT TO RECORD**

KNOW BY ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ AS A CLAIMANT WITH RESPECT TO THE ABOVE TITLED P.U.D., DOES HEREBY CONSENT TO THE RECORDING OF SAID P.U.D. PLAN AND DEDICATION BY THE OWNER'S REPRESENTATIVE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE USE OF THE PUBLIC FOREVER, AND IN CONSIDERATION OF THE ACCEPTANCE OF THIS DEDICATION PLAN BY THE GOVERNING BODY OF BOUNTIFUL CITY, SAID COMPANY DOES HEREBY SUBORDINATE ITS INTEREST IN AND TO THE LAND INCLUDED WITHIN SUCH PUBLIC STREETS AND EASEMENTS TO THE PUBLIC FOREVER.

SIGNATURE: \_\_\_\_\_  
BY: \_\_\_\_\_  
PRINT NAME  
TITLE: FIRST AMERICAN TITLE INSURANCE COMPANY

**LLC ACKNOWLEDGEMENT**

STATE OF UTAH  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., \_\_\_\_\_ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ STATE OF UTAH \_\_\_\_\_ WHO AFTER BEING FULLY SHOWN, ACKNOWLEDGED TO ME THAT (S)HE IS THE \_\_\_\_\_ OF MONUMENT REAL ESTATE BOUNTIFUL, LLC, A UTAH LIMITED LIABILITY COMPANY, AND THAT (S)HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

SIGNATURE: \_\_\_\_\_ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH  
COMMISSION NUMBER: \_\_\_\_\_ EXPIRATION DATE: \_\_\_\_\_

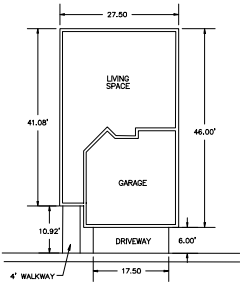
**NORTH CANYON TOWNS P.U.D.**  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, AND THE  
SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2  
NORTH, RANGE 1 WEST  
SALT LAKE BASE AND MERIDIAN

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILE FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ AM/PM IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER \_\_\_\_\_

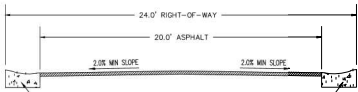
**TOWNHOUSE UNIT DETAIL**

NOT TO SCALE



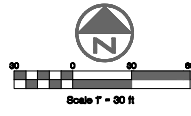
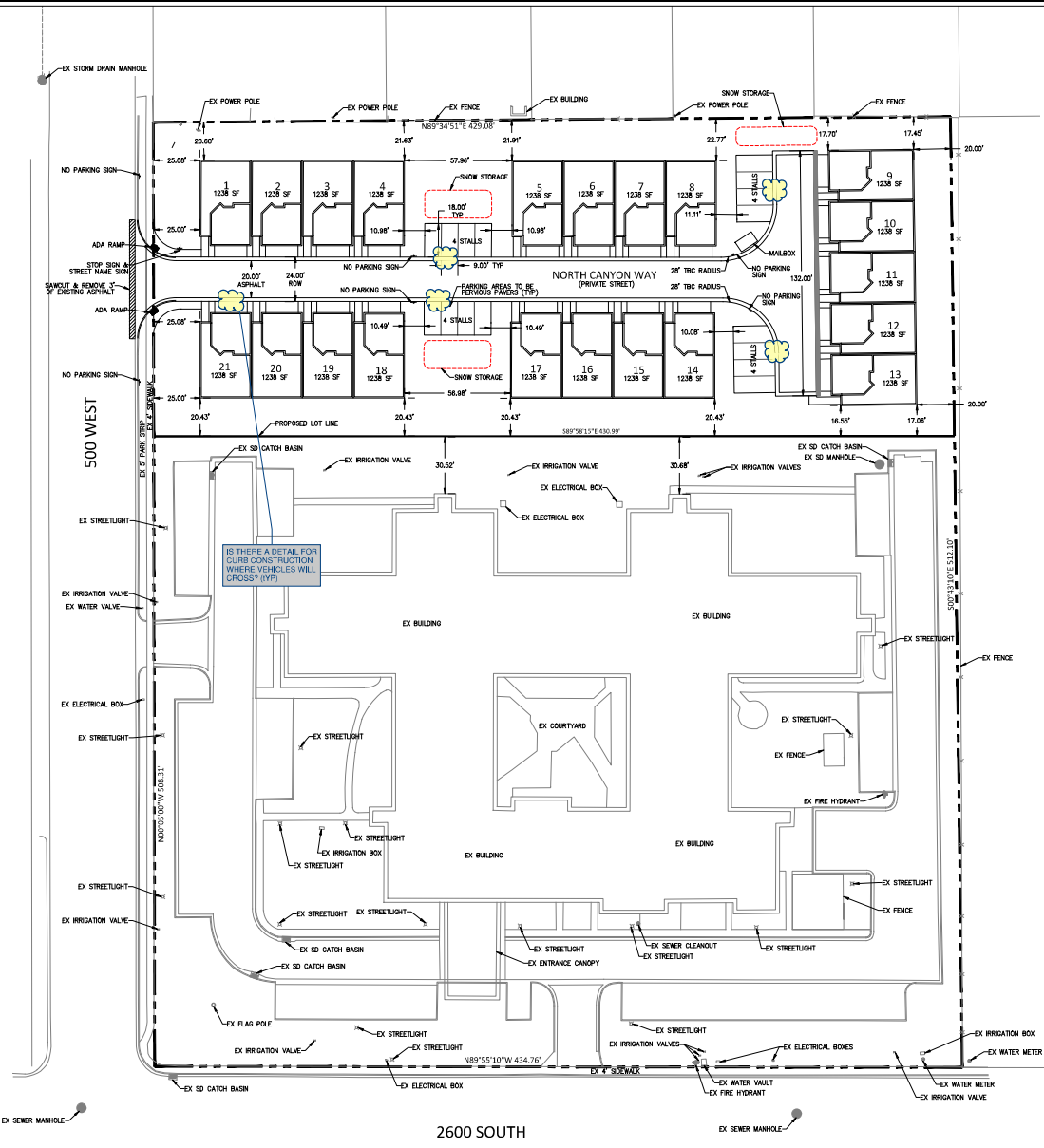
**24' ROAD CROSS SECTION**

NOT TO SCALE



**PLAN REVIEW**  
05/23/2024 3:48:32 PM  
AMBER CORBISH, SENIOR PLANNER

PROVIDE FIRE MARSHALL APPROVAL FOR THE ACCESS



**WILDING ENGINEERING**  
14721 SOUTH HERRINGTON DRIVE WAY  
BOUNTIFUL, UTAH 84002  
TEL: 801.281.1128  
WWW.WILDINGENGINEERING.COM

**DRAWING NOTES:**

**LOT COVERAGE CALCULATIONS:**  
EXISTING IMPERVIOUS AREA: 84,832 SQ FT (2.065 AC)  
PROPOSED IMPERVIOUS AREA: 41,877 SQ FT (0.962 AC)  
BUILDINGS/DRIVEWAYS: 29,146 SQ FT (0.669 AC)  
ROADS: 12,331 SQ FT (0.283 AC)  
TOTAL IMPERVIOUS AREA: 127,149 SQ FT (2.917 AC)  
TOTAL PARCEL AREA: 220,360 SQ FT (5.059 AC)  
LOT COVERAGE: 58.63%

**PARKING CALCULATIONS:**  
# OF UNITS: 21 UNITS  
# OF BEDROOMS PER UNIT: 3 BEDROOMS  
TOTAL REQUIRED: 63 SPACES  
REQUIRED RESIDENT SPACES: 20\*2.5 = 50.50 SPACES  
REQUIRED VISITOR SPACES: 20\*0.25 = 5.25 SPACES  
TOTAL PROVIDED: 58 SPACES  
GARAGES: 42 SPACES  
OFF-STREET PARKING: 16 SPACES

**BOUNTIFUL CITY 14-5-112 SIGN STANDARDS:**

ANY SIGN ERECTED IN THE (RM) ZONE SHALL CONFORM TO THE SIGN PROVISIONS OF THIS TITLE. IN ADDITION, THE FOLLOWING SHALL BE ALLOWED:

- A PERMANENT SIGN OF UP TO TWO (2) SQUARE FEET FOR EACH UNIT.
- A TEMPORARY SIGN OF UP TO SIX (6) SQUARE FEET, WHICH MAY BE LOCATED ON THE PROPERTY A MAXIMUM OF NINETY (90) TOTAL DAYS OUT OF THE YEAR.
- PROJECT/DEVELOPMENT SIGNS AS PERMITTED BY THE SIGN CODE.
- SIGNS OR MONUMENTS IDENTIFYING POINTS OF INTEREST OR SITES OF HISTORIC SIGNIFICANCE. THE SIZE AND LOCATION OF SAID SIGNS OR MONUMENTS SHALL BE SPECIFICALLY APPROVED BY THE CITY COUNCIL BY ORDINANCE.

**ERE LINE NOTES:**

- NO PARKING IS ALLOWED ON NORTH CANYON WAY.
- NO PARKING SIGNS ARE TO BE INSTALLED ALONG NORTH CANYON PER THIS SITE PLAN AND THE DIRECTION OF THE SOUTH DAVIS METRO FIRE MARSHAL.
- RED CURB PAINT IS REQUIRED ON ALL CURBS ALONG NORTH CANYON WAY.
- THE HOA WILL BE REQUIRED TO CONTRACT WITH A TOW COMPANY TO ENSURE THE PARKING RESTRICTIONS.

NO.	REVISION	DATE
1	CITY COMMENTS	5-15-26

**PROJECT INFORMATION**

**NORTH CANYON TOWNS**

CIVIL SITE PLAN

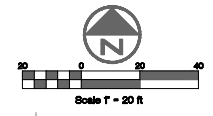
BOUNTIFUL, UTAH

DRAWN: BDA | CHECKED: MSS | PROJECT #: 25357

DATE: 4/23/26

SCALE: 1" = 30'

SHEET: C201



**WILDING  
ENGINEERING**

14721 SOUTH HERITAGE DRIVE WAY  
SALT LAKE CITY, UTAH 84119  
801.486.8112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. ALL CONSTRUCTION IS TO COMPLY WITH BOUNTIFUL CITY, SOUTH DAVIS SEWER DISTRICT, AND SOUTH DAVIS WATER DISTRICT STANDARDS AND SPECIFICATIONS.
  2. CULINARY WATER SERVICES ARE TO BE 3/4" AND CONSTRUCTED PER PER SOUTH DAVIS WATER DISTRICT STANDARDS.
  3. SEWER SERVICE LATERALS ARE TO BE 4" AND CONSTRUCTED PER SOUTH DAVIS DISTRICT STANDARDS.
  4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
  5. BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.
  6. A SEPARATE ENCROACHMENT PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST RIGHT-OF-WAY.

**LEGEND**

- EXISTING CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- 3/4" WATER METER
- 3/4" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER CLEANOUT
- 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 1" IRRIGATION LATERAL

NO.	REVISION	DATE
1	CITY COMMENTS	5-15-26

PROJECT INFORMATION

**NORTH CANYON TOWNS**

UTILITY PLAN

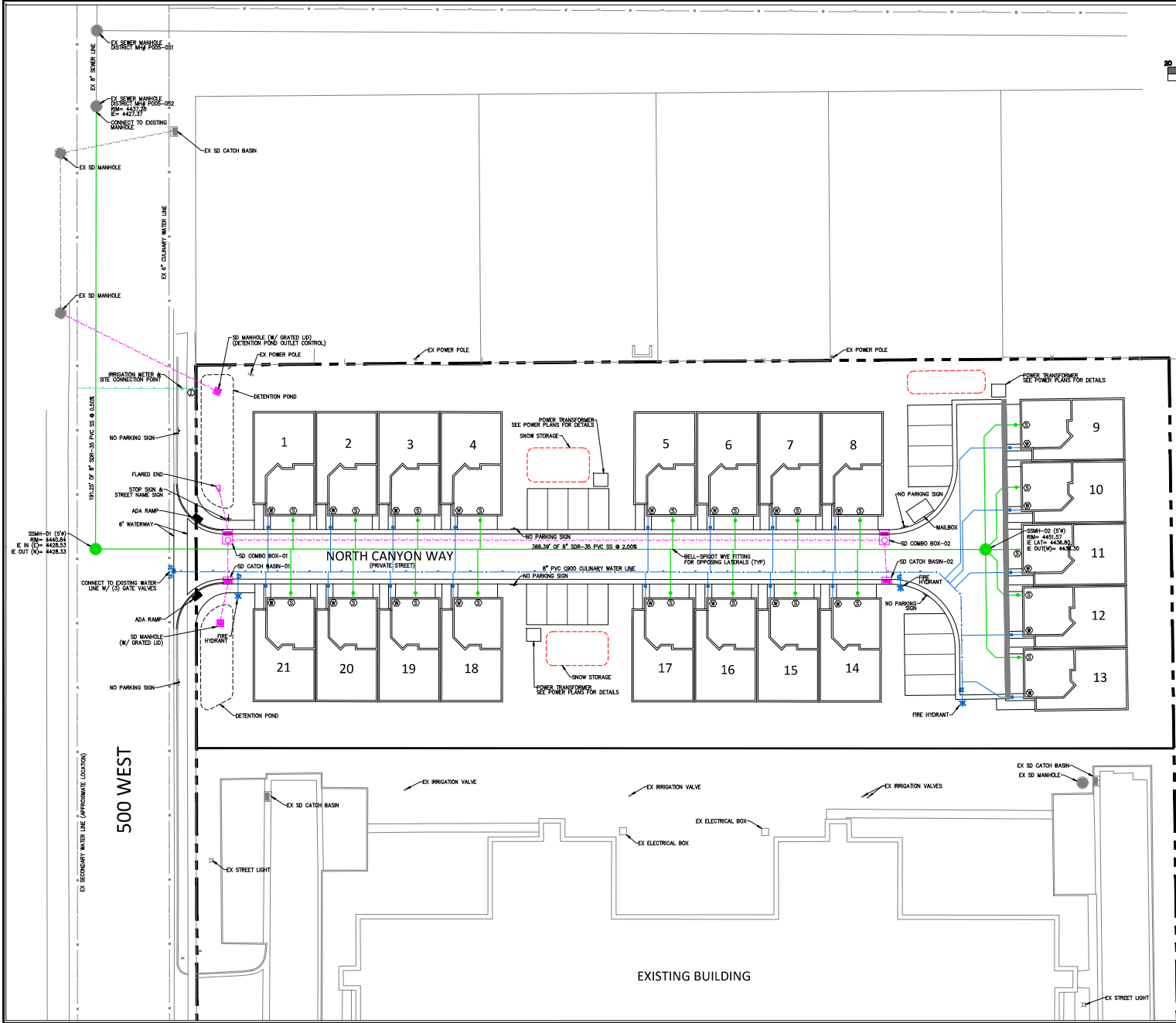
BOUNTIFUL, UTAH

DRAWN: BDA    CHECKED: MSS    PROJECT #: 25357

DATE: 4/23/26

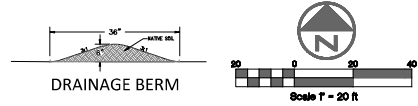
SCALE: 1" = 20'

SHEET: C202



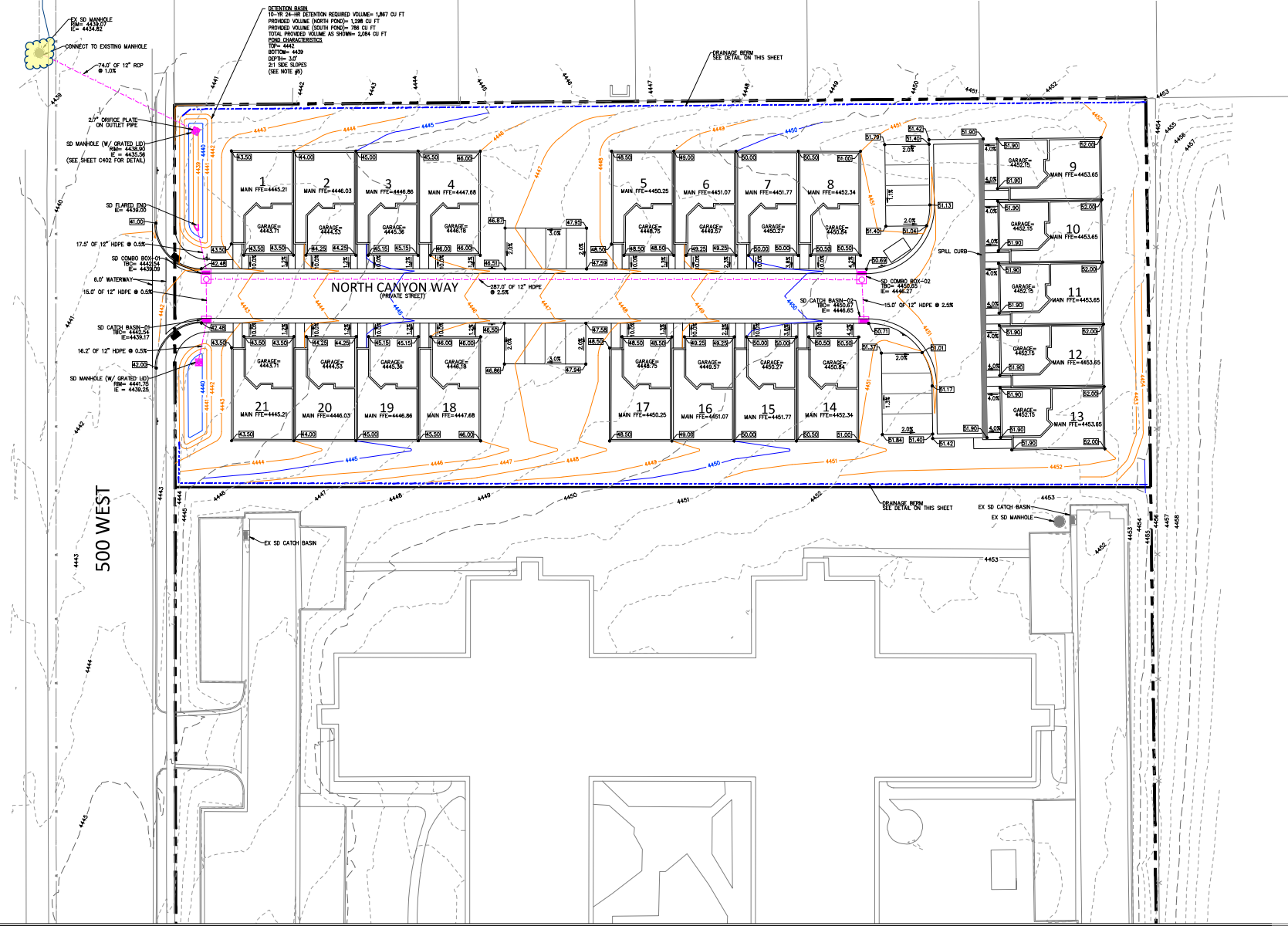
BOUNTIFUL, UTAH COMMUNITY DEVELOPMENT DEPARTMENT - BOUNTIFUL, UTAH COMMUNITY DEVELOPMENT DEPARTMENT - BOUNTIFUL, UTAH COMMUNITY DEVELOPMENT DEPARTMENT  
 DATE: MAY 10, 2026

VERIFY MANHOLE CONNECTION MATERIALS AND PROCEDURES WITH BOUNTIFUL ENGINEERING DEPT BEFORE PROCEEDING WITH INSTALLATION OF THE STORM DRAIN PIPING.



**WILDING ENGINEERING**  
 14721 SOUTH HERITAGE DRIVE WAY  
 BOUNTIFUL, UTAH 84005  
 (801) 288-9112  
 WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. THE CONTRACTOR IS TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDINGS PER IRC REQUIREMENTS.
  2. FINISHED GRADE MUST SLOPE A MINIMUM OF 0.5% AWAY FROM THE BUILDINGS FOR A MINIMUM OF 10 FEET.
  3. WINDOW WELL ELEVATIONS MUST BE A MINIMUM OF 3 INCHES ABOVE THE FINISHED GRADE.
  4. DOWNSPOUTS SHALL BE PLACED TO DRECT ALL ROOF DRAINAGE TO THE ROADWAY RIGHTS-OF-WAY.
  5. DESIGN ENGINEER IS TO VERIFY THAT DESIGN CAPACITY REQUIREMENTS ARE MET AFTER THE BASINS HAVE BEEN BUILT.
  6. BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHTS-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.
  7. A SEPARATE ENCROACHMENT PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST RIGHT-OF-WAY.



**LEGEND**

- EXISTING INDEX CONTOUR (0')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (0')
- PROPOSED CONTOUR (1')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

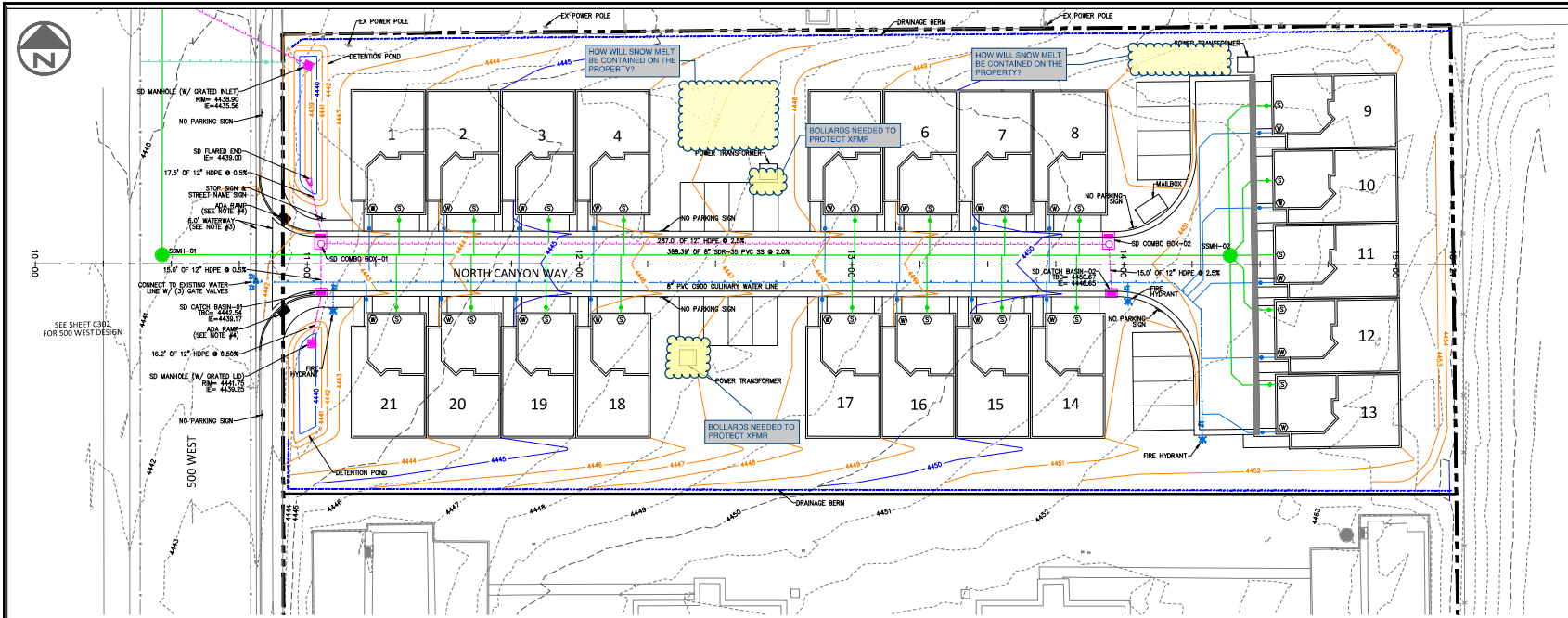
NO.	REVISION	DATE
1	CITY COMMENTS	5-15-26

PROJECT INFORMATION  
**NORTH CANYON TOWNS**  
 GRADING & DRAINAGE PLAN  
 BOUNTIFUL, UTAH

DRAWN: BDA    CHECKED: MSS    PROJECT #: 25357

DATE: 4/23/26  
 SCALE: 1" = 20'  
 SHEET: C203

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 PLOT DATE: May 15, 2026



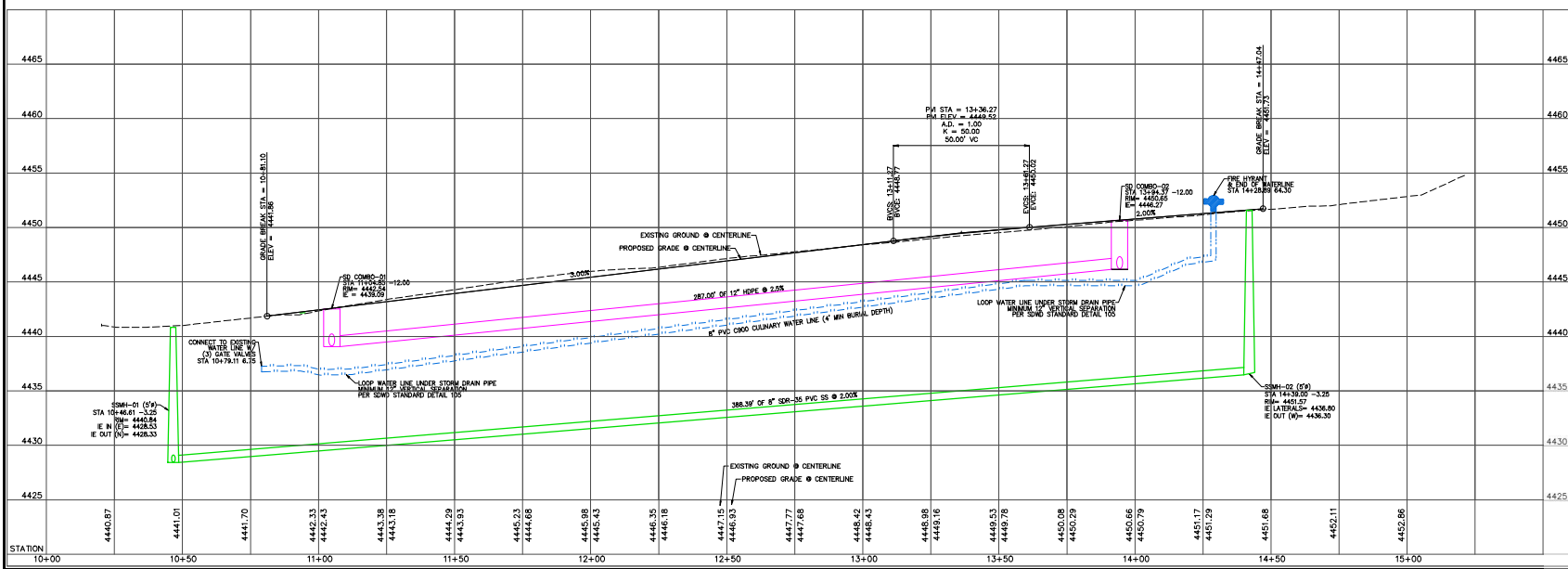
SCALES  
 HOR. 1" = 20'  
 VER. 1" = 5'

**WILDING  
ENGINEERING**  
 14721 SOUTH HERITAGE DRIVE WAY  
 BOUNTIFUL, UTAH 84002  
 801.882.0112  
 WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:**
1. BOUNTIFUL CITY ENFORCES A MODIFICATION TO WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO JUNE 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.
  2. A SEPARATE ENDEORMENT PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST RIGHT-OF-WAY.
  3. WATERWAY CONSTRUCTION IS TO USE AFPA PLANS 211 & 213.
  4. ADA RAMP CONSTRUCTION IS TO USE AFPA PLANS 235.1 THROUGH 235.4 AS APPLICABLE.

**LEGEND**

- EXISTING CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- 3/4" WATER METER
- 3/4" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER CLEANOUT
- 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 1" IRRIGATION LATERAL
- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')



NO.	REVISION	DATE
1	CITY COMMENTS	5.15.26

**PROJECT INFORMATION**

**NORTH CANYON TOWNS**  
 NORTH CANYON WAY  
 STA 10+00 - END  
 BOUNTIFUL, UTAH

DRAWN: **BDA** CHECKED: **MSS** PROJECT #: **25357**

DATE: **4/23/26**

HORIZONTAL SCALE: **1" = 20'**

VERTICAL SCALE: **1" = 5'**

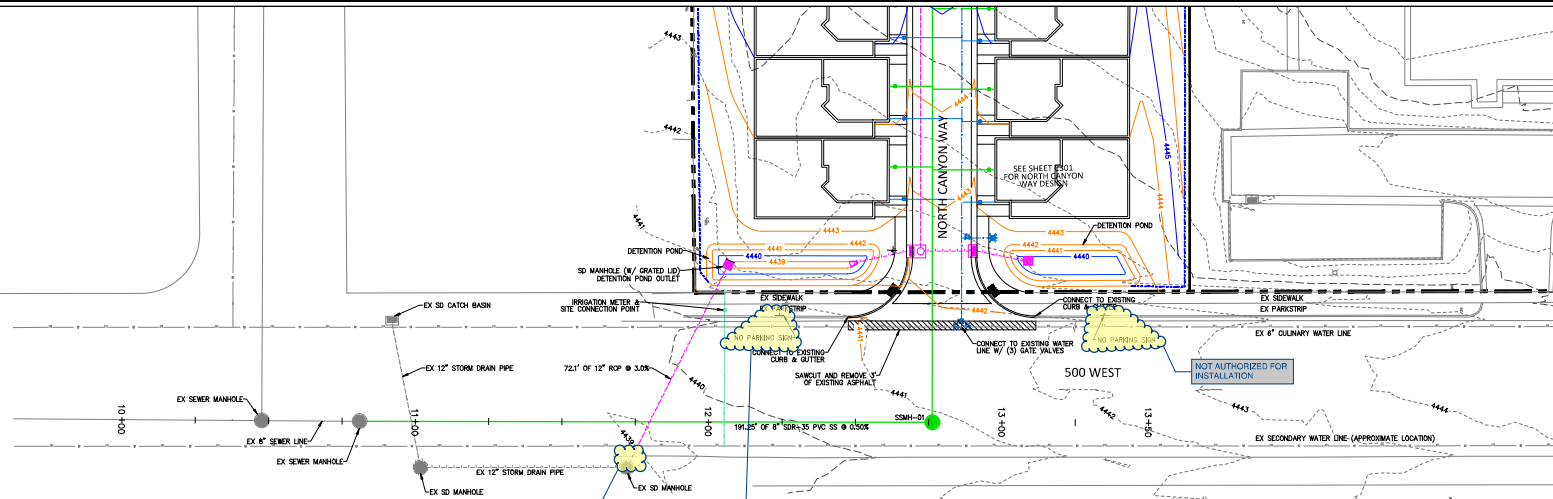
SHEET: **C301**

ENGINEER'S STAMP




**WILDING  
ENGINEERING**  
14721 SOUTH HERBERT DRIVE WAY  
SALT LAKE CITY, UTAH 84119  
TEL: 801.488.0112  
WWW.WILDINGENGINEERING.COM

- DRAWING NOTES:
1. BOUNTIFUL CITY ENFORCES A MORATORIUM ON WORK IN THE PUBLIC RIGHT-OF-WAY FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR. AUTHORIZATION FOR WORK DURING THIS PERIOD WILL BE CONDITIONAL BASED ON THE WEATHER CONDITIONS, PROPOSED CONSTRUCTION METHODS AND THE AVAILABILITY OF HOT-MIX ASPHALT.
  2. A SEPARATE ENCROACHMENT PERMIT AND INSPECTIONS ARE REQUIRED FOR ALL WORK IN THE 500 WEST RIGHT-OF-WAY.
  3. WATERWAY CONSTRUCTION IS TO USE APWA PLANS 211 & 213
  4. ADA RAMP CONSTRUCTION IS TO USE APWA PLANS 2351 THROUGH 2354 AS APPLICABLE.



VERIFY MANHOLE CONNECTION MATERIALS AND PROCEDURES WITH BOUNTIFUL ENGINEERING DEPT BEFORE PROCEEDING WITH INSTALLATION OF THE STORM DRAIN PIPING.

NOT AUTHORIZED FOR INSTALLATION

SCALES  
HOR. 1" = 20'  
VER. 1" = 5'

**LEGEND**

- EXISTING CULINARY WATERLINE
- PROPOSED CULINARY WATERLINE
- 3/4" WATER METER
- 3/4" CULINARY WATER SERVICE
- PROPOSED FIRE HYDRANT
- EXISTING SEWER
- PROPOSED SEWER
- 4" SEWER CLEANOUT
- 4" SEWER LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 1" IRRIGATION LATERAL
- EXISTING INDEX CONTOUR (5')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (5')
- PROPOSED CONTOUR (1')

NO.	REVISION	DATE
1	CITY COMMENTS	5.15.26

PROJECT INFORMATION

**NORTH CANYON TOWNS**

500 WEST  
STA 10+00 - END

BOUNTIFUL, UTAH

DRAWN: BDA    CHECKED: MSS    PROJECT #: 25357

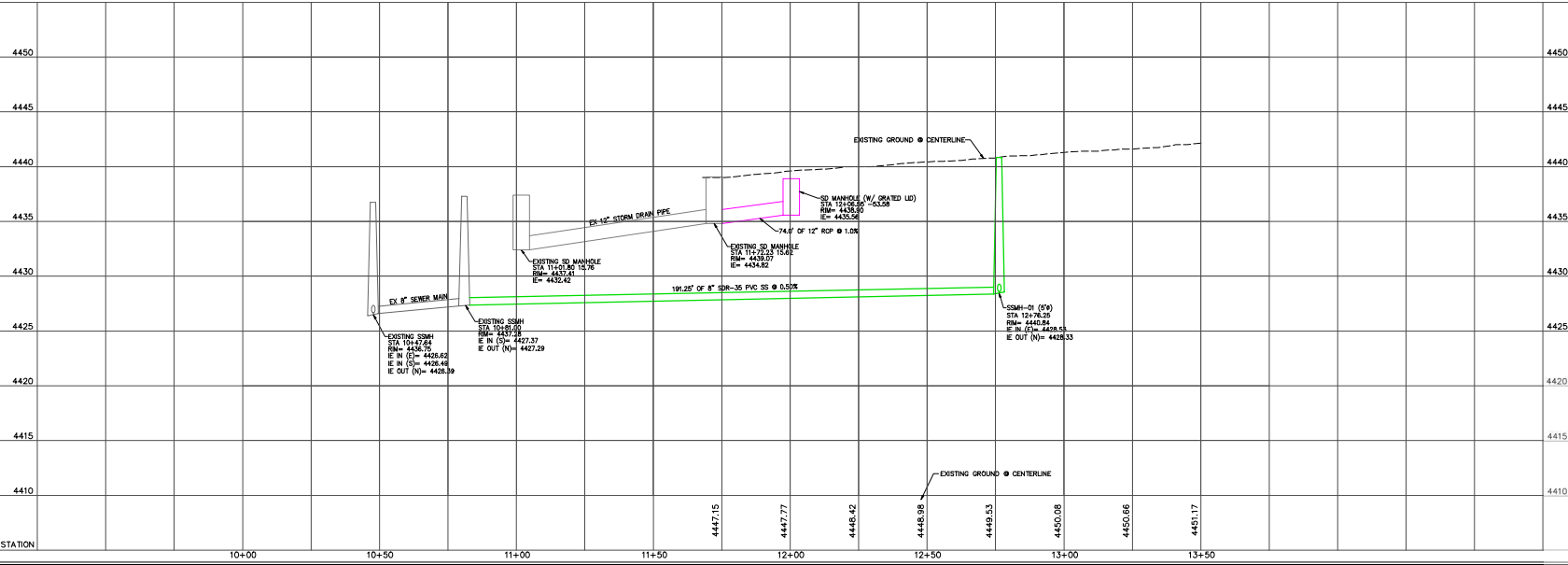
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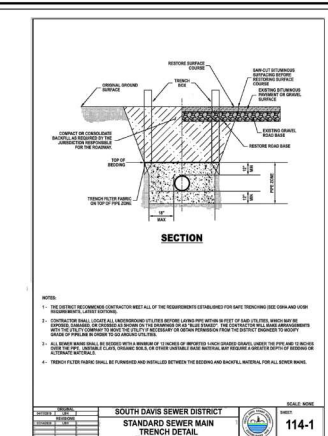
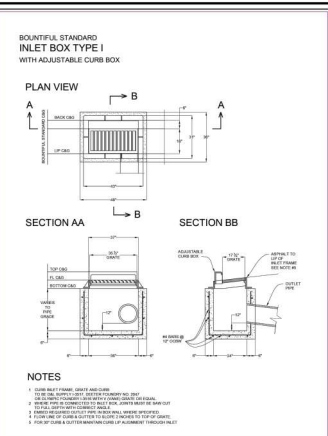
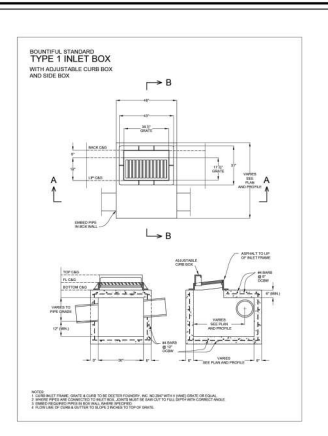
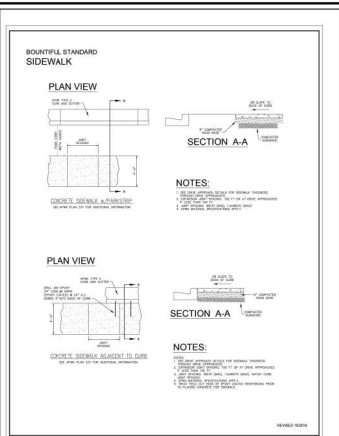
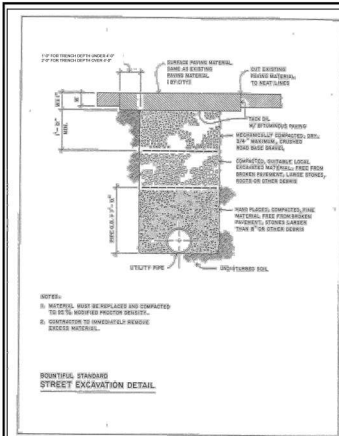
VERTICAL SCALE: 1" = 5'

SHEET: C302

ENGINEER'S STAMP



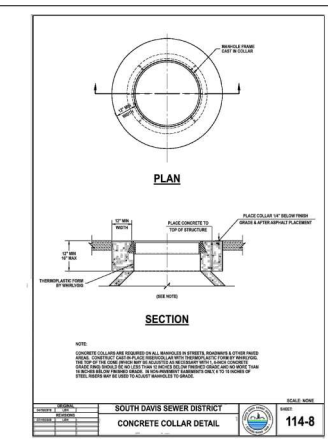
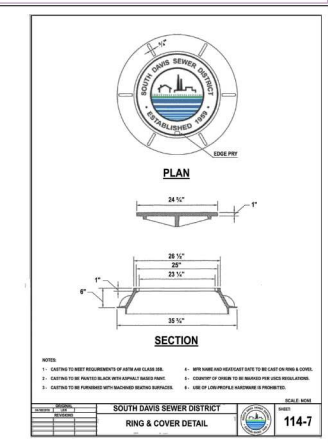
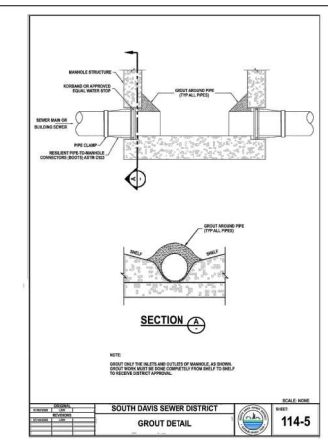
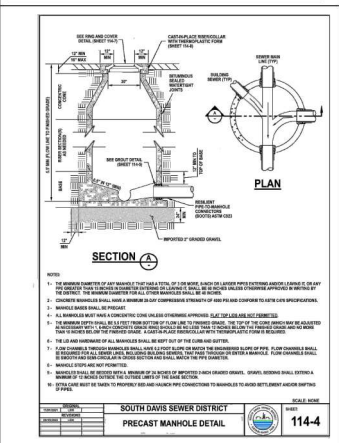
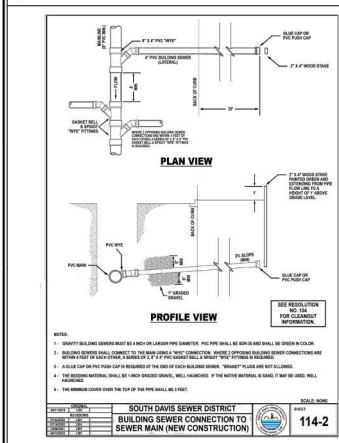
0:00 DATA 25357 Bountiful Townhomes - Bountiful Townhomes Vepw V25357 Bountiful Townhomes C302 500 West.dwg  
 PLOT DATE: May 15, 2026



**WILDING ENGINEERING**

14721 SOUTH HERITAGE CREEK WAY  
SOUTH DAVIS, UTAH 84095  
801.563.8112  
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:



PROJECT INFORMATION

**NORTH CANYON TOWNS**

CONSTRUCTION DETAILS

BOUNTIFUL, UTAH

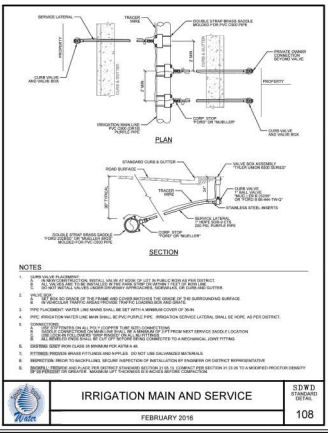
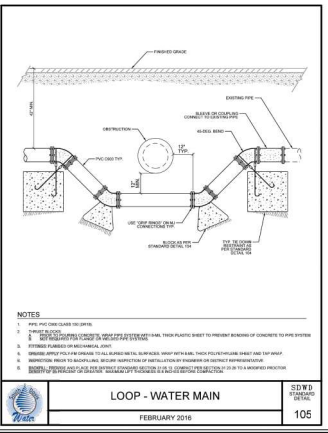
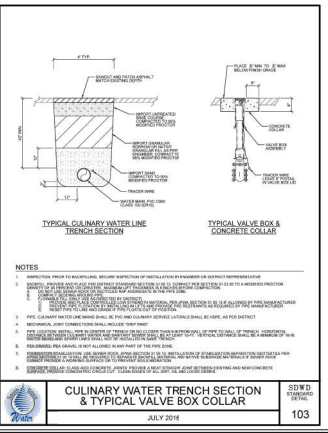
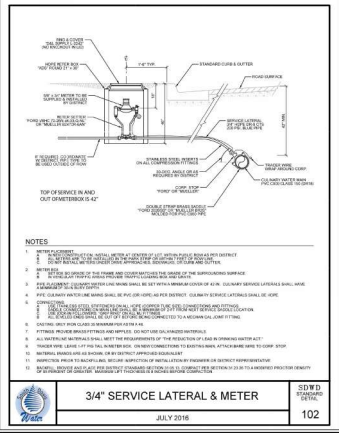
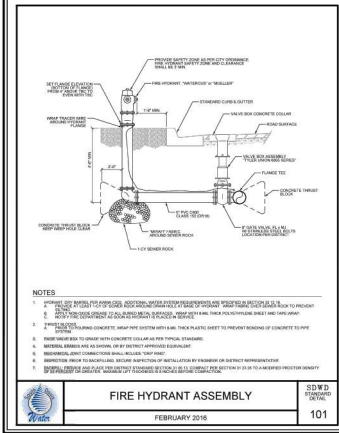
NO.	REVISION	DATE
1	CITY COMMENTS	5-15-26

DRAWN: BDA, CHECKED: MSS, PROJECT #: 25357

DATE: 4/23/26

SCALE: NONE

SHEET: C401



ENGINEER'S STAMP

**WILSON PROFESSIONAL SERVICES**

NO. 38128

SMITH

STATE OF UTAH

DATE: 4/23/26

SCALE: NONE

SHEET: C401

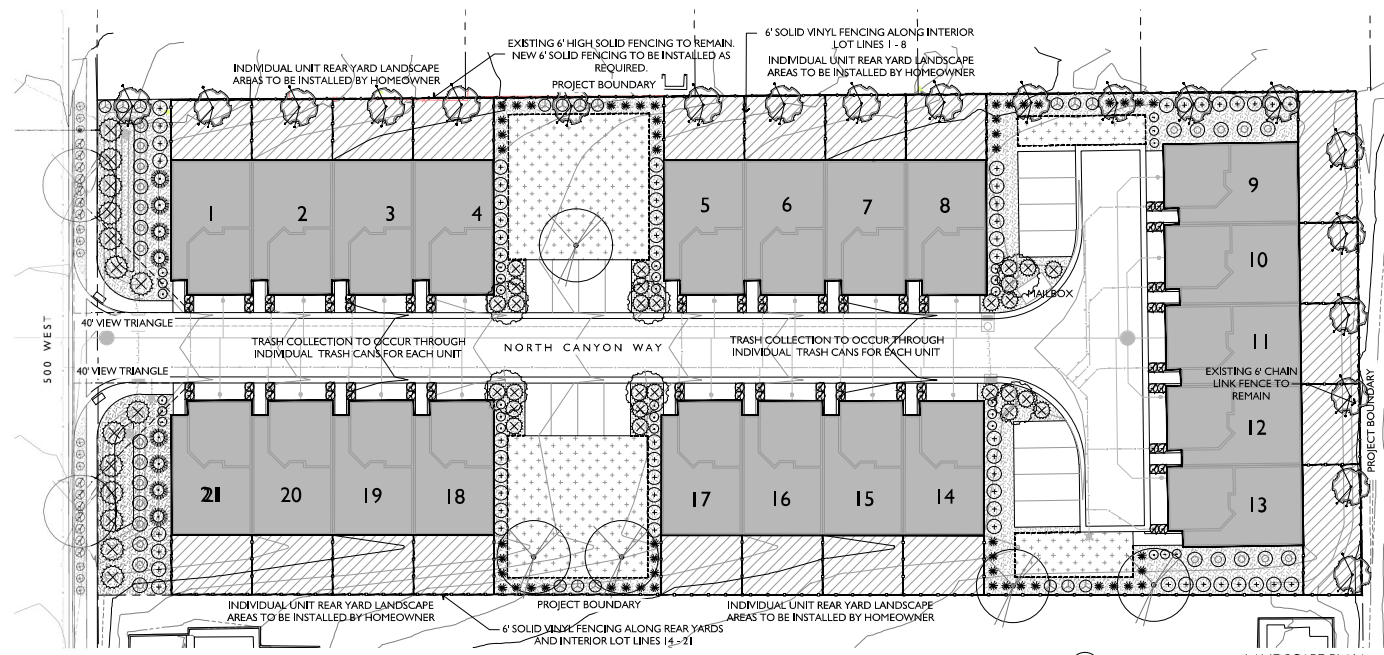




#	REV. DESCRIPTION	DATE

This drawing is an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN LLC, Copyright © 2024.

Note: Landscaping, sprinkling systems, walls, fences and/or screening structures, walls, parking areas, and other on-site improvements shall be installed in accordance with approved final site plan prior to issuance of any occupancy permit.



**LANDSCAPE PLAN**  
APP. 30' SCALE (PLAN)

**LANDSCAPE SUMMARY**

PROJECT AREA	73,324 S.F.
LANDSCAPE AREA	29,141 S.F.
TREES - 1/750 S.F., - 39 Req'd.	39 Trees Provided
SHRUBS - 1/200 S.F., - 145 Req'd.	330 Shrubs Provided
SCREENING TREES - 601 L.F. / 130 L.F.	20 Trees Provided
STREET TREES - 63 L.F. - 1 / 35 L.F.	2 Trees Provided
LAWN AREA - 20% MAX. =	5,798 S.F. Provided

**PLAN REVIEW**  
08/29/2024 3:44:09 PM  
AMBER COOPER-SAGE, SENIOR PLANNER

**MAINTAIN 40% OPEN SPACE AND TREE COUNT SHOWN - INCLUDING THE LIMITED COMMON AREAS/INDIVIDUAL YARDS.**

**LANDSCAPE GENERAL NOTES**

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:  
Sand (0.05 - 2.0 mm Dia.) 70 - 75%  
Clay (0.002 - 0.05 mm Dia.) 20 - 25%  
The max. retained on a # 10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:  
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 4" or larger.  
Soluble salts <= 25/m or mmho/cm and sodium absorption ration (sar) < 6.

**LANDSCAPE SCHEDULE**

Sym	Qty.	Botanical Name	Common Name	Size
<b>TREES</b>				
	7	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	6' Min/2' Cal.
	8	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'
	20	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2' Cal.
	0	Quercus robur x bicolor 'Nelder'	Kindred Spirit Oak	6' Min/2' Cal.
	6	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2' Cal.
<b>SHRUBS</b>				
	60	Cornus alba 'Balsamo'	Ivory Halo Dogwood	5 Gal.
	16	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	5 Gal.
	30	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	5 Gal.
<b>ORNAMENTAL GRASSES</b>				
	51	Calamagrostis x acut, 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
	88	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
<b>GROUNDCOVERS</b>				
	41	Juniperus sabina 'Calgary Carpet'	Savin Juniper	2 Gal.
	32	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
<b>PERENNIALS</b>				
	12	Nepeta faassenii	Catnip	1 Gal.
<b>TURF</b>				
	5,363 S.F.	Chandshere Imperial Blue	Sod	
<b>MULCH</b>				
	6,400 S.F.	Crushed Decorative Rock, 1 1/2" - 2", Mixed Grey - All Planters	Mulch	Min, 3"
<b>MOWSTRIP</b>				
		Metal - 4" x 3/16"		
<b>INDIVIDUAL UNIT REAR YARD LANDSCAPE AREAS TO BE INSTALLED BY HOMEOWNER</b>				

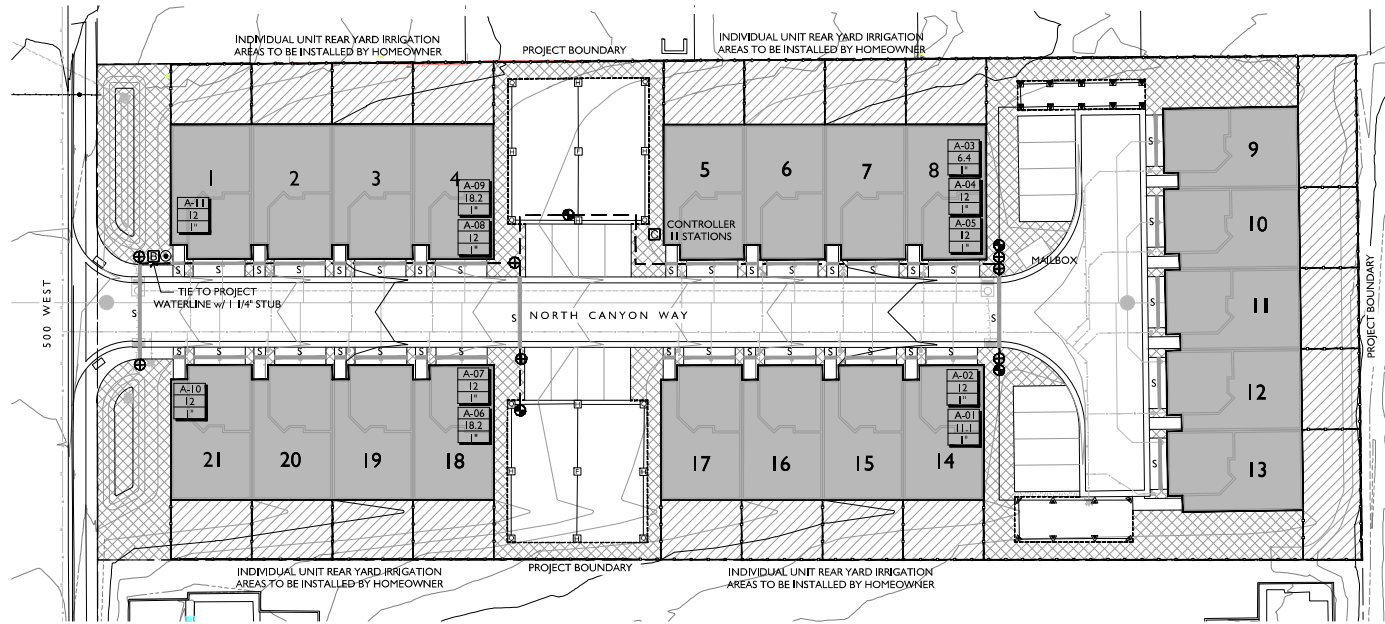
NORTH CANYON TOWNS  
NORTH CANYON WAY  
BOUNTIFUL, UTAH



#	REV.	DISCIPION	DATE

This drawing is an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMPSON ENGINEERING LLC. Copyright © 2024.

Note: Landscaping, sprinkling systems, walls, fences and/or screening structures, walks, parking areas, and other on-site improvements shall be installed in accordance with approved final site plan prior to issuance of any occupancy permit.



**IRRIGATION GENERAL NOTES**

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf/shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf/shrub areas may require re-design of irrigation systems.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contact the local underground utility services for utility location and identification.
5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
6. Irrigation main line and/or other components are shown schematically in landscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
7. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
8. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
9. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.

**IRRIGATION SCHEDULE**

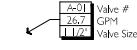
SYM.	MODEL	P.S.I.	G.P.M. (44")	RADIUS
☒	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-Q Nozzle	45	1.00	0.62 25.0
☒	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	1.98	0.61 25.0
☒	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	3.82	0.61 25.0

▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	1.58 15.0
■	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10"

☒ Drip Emitter - Rainbird XerBug XB-20PC w/ PC-DIFF-RPL Diffuser Cap - 4 / Tree, 2 / Shrub

- ⊙ Automatic Control Valve - Rainbird PESA - See Plan for Sizes
- ⊙ Drip Control Zone - Rainbird XCZ-100-PRBCCOM
- ⊙ Quick Coupling Valve Assembly
- ⊙ Backflow Preventer - 1"
- ⊙ Controller - Rainbird ESP4ME3, LNK2 WiFi - I2 Stations w/ WR2 Rain Sensor is EPA WaterSense Certified Controller

— Lateral Pipe - Schedule 40 PVC  
 - Mainline - 1 1/4" Schedule 40 PVC  
 S Irrigation Sleeving (See Plan)



**IRRIGATION PIPE SIZING SCHEDULE**

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1 1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM
1 1/2" SCH. 40 PVC PIPE	22 - 30 GPM	22 - 30 GPM	18 - 26 GPM	16 - 24 GPM	14 - 22 GPM

NORTH CANYON TOWNS  
NORTH CANYON WAY  
BOUNTIFUL, UTAH

**IRRIGATION PLAN**

**L201**

# City Council Staff Report



**Subject:** Internal Risk Assessment for FY2026  
**Author:** David Burgoyne, Finance Director  
**Department:** Finance  
**Date:** June 23, 2026

---

## **Background**

The Office of the State Auditor (the OSA) requires all local governments to annually perform an internal assessment of fraud risks and present that assessment to the governing officials in a public meeting. This requirement is based on the OSA desire to help elected officials and management understand fraud risks and how those risks can be mitigated.

## **Analysis**

The OSA has developed a Fraud Risk Assessment checklist and implementation guide to be reviewed and completed by City management. The OSA Fraud Risk Assessment checklist is a list of various internal controls and policies with a corresponding point matrix. The final point total is intended to communicate a fraud risk score and has a five-level scale as follows:

1. Very low
2. Low
3. Moderate
4. High
5. Very High

Fraud by definition is wrongful or criminal deception performed with the intent of personal gain. Fraud is commonly seen as an attempt to conceal or cover up criminal acts such as theft or financial statement misrepresentation. Fraud can have serious ramifications for both the City and the individuals involved.

Assessing fraud risk by evaluating/researching where City operations are susceptible to fraud has long been an established management process at Bountiful City. Assessing risks of fraud in operations is a necessary first step in preventing and mitigating fraud. Once fraud risks are identified internal controls and policies can be implemented in City operations to create a control environment that is the true source of mitigating and preventing fraud.

It is important to understand that because each local government and business is different, their respective control environment will also have differences. Internal controls and policies that work well for one entity might be ineffective and unnecessarily burdensome to another entity.

City management understands and acts on its role to implement internal controls and best practices to prevent and mitigate fraud.

City management is appreciative of the OSA effort to teach and train on the importance of fraud risk assessment and internal controls, and has incorporated this requirement into its existing process of risk assessment.

City management has completed the OSA required Fraud Risk Assessment checklist evaluating City operations for FY2026 and is presenting the results of the OSA risk assessment to the City Council.

A session will be held during the annual Bountiful Connect training day in October, where the Ethics Policy will be presented to employees.

**Department Review**

This staff report was prepared by the Finance Director and reviewed by the City Manager

**Significant Impacts**

There are no significant impacts or action items regarding this internal risk assessment report.

**Attachments**

- 1-FY2026 Internal Risk Assessment
- 2-Ethics Policy (draft)

If more information is desired by the City Council, the OSA Fraud Risk Assessment document and other training materials surrounding their efforts to address fraud are available on their website: <https://resources.auditor.utah.gov/s/article/Forms-Manuals-Guides>

**Recommendation**

These reports are for your review of the City's FY2026 operations. There is no formal action needed from the Mayor and City Council.

# Fraud Risk Assessment

Continued

\*Total Points Earned: 335 /395 \*Risk Level: Very Low Low Moderate High Very High  
 > 355    316-355    276-315    200-275    < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	Yes	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	Yes	5
b. Procurement?	Yes	5
c. Ethical behavior?	Yes	5
d. Reporting fraud and abuse?	Yes	5
e. Travel?	Yes	5
f. Credit/Purchasing cards (where applicable)?	Yes	5
g. Personal use of entity assets?	Yes	5
h. IT and computer security?	Yes	5
i. Cash receipting and deposits?	Yes	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	Yes	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	Yes	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	No	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training ( <a href="http://training.auditor.utah.gov">training.auditor.utah.gov</a> ) within four years of term appointment/election date?	Yes	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	Yes	20
7. Does the entity have or promote a fraud hotline?	Yes	20
8. Does the entity have a formal internal audit function?	No	20
9. Does the entity have a formal audit committee?	No	20

\*Entity Name: Bountiful City

\*Completed for Fiscal Year Ending: 2026 \*Completion Date: 06/16/2026

\*CAO Name: Gary Hill \*CFO Name: David Burgoyne

\*CAO Signature:  \*CFO Signature: 

\*Required



## **BOUNTIFUL CITY ETHICS POLICY**

(Draft) June 2026

As employees and officers of Bountiful City, we are entrusted with the care of public resources and the confidence of our residents. With that trust comes the responsibility to live by a higher standard; one that goes beyond minimum legal compliance. Public trust is earned through integrity, accountability, and commitment to service.

We are expected to uphold the dignity and value of public service, treating all people with respect and fairness. We will act honestly and honorably in both our professional duties and personal conduct, ensuring our decisions reflect the public's best interest and not personal gain. Our positions are not opportunities for privilege or leverage, but for principled service. In our roles, we strive to act without favoritism or external pressure, and handle each situation with fairness, justice, and common sense.

### **The Fraud Triangle**

This policy is also grounded in the concept of the Fraud Triangle, which identifies three common conditions that lead to unethical behavior: Pressure, Opportunity, and Rationalization.

- **Pressure:**

Personal or financial stress does not excuse unethical behavior. If you are feeling pressure that may impact your decisions, seek help or report the situation to a supervisor, Human Resources, or the City Manager.

- **Opportunity:**

Misusing your role, authority, or access for personal benefit is never acceptable. Always follow internal controls, policies, and procedures. Report any gaps or misconduct that could enable unethical behavior.

- **Rationalization:**

Justifying unethical actions with thoughts like "everyone does it" or "it's no big deal" is dangerous and unacceptable. We are public servants. Our obligation is to uphold the highest level of integrity in every situation.

### **Reporting Fraud, Waste, or Abuse**

You may report misconduct confidentially and without fear of retaliation:

- Online information: <https://www.bountifulutah.gov/Fraud-Hotline>

- Email: [fraudhotline@bountiful.gov](mailto:fraudhotline@bountiful.gov)

-In Person: Supervisor, Human Resources, City Attorney, or the City Manager

**Standards of Employee Conduct**

The city has adopted various specific policies over employee conduct in the personnel manual under sections 400 *Employment Policies* and 500 *Standards of Conduct*. These standards of conduct are not intended to be an exhaustive list of policies required to be good stewards of public funds or to maintain public trust; however, that is their underlying purpose. As such, all employees are expected to understand and abide by these policies.

**Annual Acknowledgment**

By signing below, I affirm that I have read, understand, and agree to follow this Ethics Policy. I commit to conduct that reflects integrity and strengthens public trust.

Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_



# City Council Staff Report



**Subject:** Fire Fighter Park Tennis Court Resurface  
**Author:** Brock Hill  
**Department:** Parks  
**Date:** 23 June 2026

## **Background**

In 2004, two tennis courts, a fire truck themed playground, and a small pavilion and bathrooms were opened to the public as part of the completion and grand opening of the headquarters for South Davis Metro Fire Station. My research indicates that only necessary maintenance and work has been done on the tennis courts since its opening. For example, tennis nets and posts have been replaced, minor patching to the play surface has been done, and some repairs to the fencing and gates completed. These two tennis courts are centrally located and easily accessible in the downtown area. They primarily serve a growing number of our active adult community and are heavily used throughout the week. In the past, South Davis Recreation District has used them for youth tennis lessons. There are lights on these courts which allow them to be used in the evenings and early mornings.

## **Analysis**

Due to its heavy use, the acrylic play surface is well worn and in need of resurfacing. In addition, both tennis nets, 1 set of net posts, and 1 mid-net ground anchor need to be replaced. The net posts and ground anchor replacement require core drilling and minor cement work and will be done as part of the resurfacing project. The lights are in good working order and provide a source of electricity we could use for the bathrooms. When the bathrooms were built in 2004, they were built without power. With the increase of vandalism lights could be added as a security measure for the park. Power needed for the bathrooms can be accessed from the nearby tennis light pole. These costs will be covered by the general Parks fund.

Staff have reached out to qualified court resurfacing companies requesting resurfacing quotes for 2 courts. Responses from those companies are as follows:

<b><u>Company</u></b>	<b><u>Quote</u></b>
Courts Unlimited	not interested – schedule is full through 2026
Parkin Tennis Courts	\$29,000
Renner Sports Surfaces	no response

## **Department Review**

The review was completed by the Parks Departments

## **Significant Impacts**

If not resurfaced and the net posts and nets replaced, the tennis courts will have to be taken out of service until sufficient future funding is approved. There are sufficient funds allocated for this project in the FY2026 Capital Project budget

## **Recommendation**

Staff recommends Council authorize parks staff to enter into a tennis court resurfacing contract with Parkin Tennis Courts in the amount of \$29,000.00.

## **Attachments**

None – Parkin Tennis Courts estimate as requested



# City Council Staff Report

**Subject:** 2026 Golf Cart Fleet Purchase  
**Author:** Brock Hill  
**Department:** Golf  
**Date:** 23 June 2026



## **Background**

In past years Bountiful Ridge Golf Course has owned and operated a golf cart fleet of 81 carts. In 2018, it was determined that it was in the best interest of the course to move away from the past practice of trading in 10-12 of the older carts and purchase 10-12 new carts each year. The maintenance and problems of older carts mixed in with new carts became difficult for staff to manage and required significant time and resources. In 2018 Council approved Bountiful Ridge to enter into a 5-year lease program, with the option to purchase the carts at the end of the 5 years. The lease was for a new fleet of 69 Yamaha gas powered carts through Highland Golf Company. 12 relatively new carts purchased 2 years prior, were retained to bring to total cart fleet up to the needed 81. In 2023, Bountiful Ridge purchased the 69 carts and has been operating and maintaining a fleet of 81 carts, since. Due to the efforts of the mechanics and maintenance staff, we are now in our 9<sup>th</sup> season of use.

## **Analysis**

Golf staff have been researching industry standards and conditions based on life expectancy. We are well past those standards and the cost of annual maintenance per cart continues to increase with age. Plans are to replace the current cart fleet with 80 new 2026 model, fuel injected, gas powered golf carts. Staff intend to keep them for 8 years using current on-site equipment maintenance staff for mechanical needs. As part of this purchase, 4-gas powered utility carts will be acquired for use in golf course maintenance operations. Impacts on current and future budgets and long-term revenues have been taken into consideration and reviewed by golf and City finance staff.

The original plan was to continue with the lease option for the new cart fleet. However, the recommendation from finance staff was to buy the fleet outright. Unrestricted Reserves will be used to make this purchase without exceeding Golf's minimum fund balance. Finance estimates the cost saving to the City to be \$53,000.

Staff reached out to 3 qualified companies for quotes. They are as follows:

Intermountain Golf Cars, Inc.:	\$456,400.00 (with 82 trades)
RMT Equipment:	no response
Highland Golf:	\$586,628.00 (with 82 trades)

### **Department Review**

Reviewed by Brock Hill (Parks Director) by Tom Rhoades (Golf Course Superintendent)

### **Significant Impacts**

With the current fleet and condition, maintenance costs will continue to increase, due to safety concerns, some carts may need to be taken out of service, and player experience will be negatively impacted. Due to product availability and shipping constraints, administrative approval was given by Gary Hill to give preliminary notice to Intermountain Gold Cars Inc. to proceed with the order.

### **Recommendation**

Golf Course Staff recommend that the Council authorize Bountiful Ridge Golf Course to enter into a purchase agreement with Intermountain Golf Cars Inc. for 80-Club Car golf carts and 4-Club Car Carryall Utility carts for the purchase price of \$456,400.00.

### **Attachments**

None. Quotes will be provided upon request

# City Council Staff Report



**Subject:** 1,000 KVA GE/Prolec Transformer Bid  
Approval from Wesco/Anixter  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** June 23, 2026

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## **Background**

Transformers continue to be hard to purchase and their lead times are a factor in keeping an adequate inventory. This transformer will be purchased and installed at Viewmont with their new service upgrade.

## **Analysis**

Specifications and an invitation to submit a quote were sent out to two (2) major suppliers for a 1,000 KVA 480/277 three phase Pad Transformer.

We received quotes from two (2) different vendors for the transformer. The results are as follows:

<b>Distributors/Manufacture</b>	<b>Total Cost</b>	<b>Delivery</b>
<b>Anixter – GE/Prolec Salt Lake City, Utah</b>	<b>\$37,701</b>	<b>15 weeks</b>
Stuart C. Irby Co. – Hitachi West Valley City, Utah	\$44,260	18-20 weeks

## **Department Review**

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

## **Significant Impacts**

This transformer will be purchased and placed into inventory until it is installed.

## **Recommendation**

Staff recommends the approval of the GE/Prolec transformer from Wesco/Anixter company for sum of \$37,701.

This item will be discussed at the Power Commission meeting Tuesday morning, June 23, 2026, and we will bring their recommendation to the City Council meeting that night.

## **Attachments**

None



# City Council Staff Report

**Subject:** Power Pole purchase from Stella-Jones  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** June 23, 2026



## **Background**

Our Inventory of distribution wood power poles is running low, and we need to replenish it. The poles will be used to replace damaged or rotten poles on the system and for new construction projects throughout the city.

## **Analysis**

We have received quotes for these poles from Stella-Jones in Tacoma, Washington. They are a single source item because no other supplier provides butt treated poles.

<b>Quantity</b>	<b>Description</b>	<b>Price Each</b>	<b>Total</b>	<b>Delivery</b>
21	35-foot class 3	\$902	\$18,942	2-3 weeks
25	45-foot class 3	\$1327	\$33,175	2-3 weeks
Total bid price for 46 poles			\$52,117	

## **Department Review**

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

## **Significant Impacts**

The 46 Distribution poles will be purchased and placed into inventory until they are used.

## **Recommendation**

Staff recommends the approval of the purchase for the 46 power pole from Stella-Jones for the total amount of \$52,117.

This will be taken to the Power Commission on Tuesday morning, June 23, 2026. We will bring their recommendation to the meeting on Tuesday evening.

## **Attachments**

None



# City Council Staff Report



**Subject:** Accusonic Flowmeter Approval for the Echo Hydroelectric project  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** June 23, 2026

---

## **Background**

The Fiscal Year 2026-27 budget includes upgrading the control package for our Echo Hydroelectric Power Plant which will include the installation of three new flowmeters. This will give us reliable flow information for each turbine at the plant. We are presently calculating flow based on pressure which is not as accurate as the flow meters will be.

## **Analysis**

We have requested a quote from Accusonic. They have provided all the flowmeters we have in service at Pineview and are the flowmeters that the Bureau of Reclamation commonly install on their dams

. We have received the following quote:

3 Accusonic Flow Meters:	\$277,506
Shipping Flow Meters:	\$ 1,000
Labor to Install and Commission Flow Meters:	<u>\$ 85,315</u>
<b>Total:</b>	<b>\$363,821</b>

These flow meters need to be installed when the penstock is dewatered. This work will be scheduled as soon as the irrigation water year ends this fall. The installation and commissioning will require the assistance of an Accusonic Field Technician. The materials will be delivered before October, and the field work will be completed in October or November. An Accusonic Field Technician will also need to return to commission the flow meters when we are commissioning the new controls system in the spring of 2027.

## **Department Review**

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

## **Significant Impacts**

The flowmeter will be purchased from the M&E Echo capital account 535300-474515 and has been included in the 2026-27 budget.

**Recommendation**

Staff recommend approval of the Flow Meter quote from Accusonic for \$363,821.

This item will be discussed at the Power Commission meeting Tuesday morning, June 23, 2026, and we will bring their recommendation to the City Council meeting that night.

**Attachments**

None

# City Council Staff Report



**Subject:** ECI approval for the Echo Hydroelectric Control System Replacement  
**Author:** Allen Ray Johnson, Director  
**Department:** Light & Power  
**Date:** June 23, 2026

---

## **Background**

We operate a 4.5-megawatt Hydroelectric Power Plant at the base of the Echo Dam. It was constructed in 1985-86. It has been running on the original control equipment, and the original programming. We do not have any support for programming updates, and it is no longer possible to find hardware replacement parts.

We have requested a proposal from the Hydro Division of Electrical Consultants, Inc. (ECI) who recently provided the programming and equipment for the Control System replacement at Pineview Hydroelectric project.

This scope of the project includes all new controls, hardware, software, programming, and protection relays. It will also include replacing some of the outdated equipment used to interface with the control equipment.

This project is scheduled to begin after the water year ends in October 2026 and be completed before the irrigation/generation season starts in 2027, typically on April 15.

## **Analysis**

We have received a proposal from ECI to assist us with the Control System Replacement and upgrade. Their proposal to provide engineering, programming, equipment for the cost for the project is \$2,287,215.

## **Department Review**

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

## **Significant Impacts**

The Control System replacement will be funded from the M&E Echo capital account 535300-474515. The total project cost is over our estimated budgeted amount of \$1,375,000 so we will either need to reduce spending in other areas or open the budget at the end of the year to cover the actual cost for the upgrade.

**Recommendation**

Staff recommends the approval of the proposal from ECI for the Echo Hydroelectric Control System Replacement for \$2,287,215 plus a 10% contingency for a total approval of \$2,515,940.

This item will be discussed at the Power Commission meeting Tuesday morning, June 23, 2026. We will bring their recommendation to the City Council meeting.

**Attachments**

None

# City Council Staff Report



**Subject:** Cooperative Agreement with Utah Division of Forestry.  
**Author:** Bradley Jepps  
**Dept:** City Attorney  
**Date:** June 23, 2026

---

## **Background**

The Utah Division of Forestry, Fire and State Lands ("FFSL") administers the Cooperative Wildfire System ("CWS"), a statewide program established under Utah Code § 65A-8-203. Under the program, participating entities commit to wildfire prevention, preparedness, and mitigation activities. In exchange, FFSL assumes responsibility for wildfire suppression costs beyond the initial attack phase once fire management authority has been transferred to the State.

Historically, South Davis Metro Fire Service Area ("South Davis Metro") has administered many of the wildfire preparedness and mitigation activities associated with the program on behalf of its member communities. FFSL has recently concluded that municipalities and counties should be the direct parties to Cooperative Wildfire System agreements. As a result, FFSL has requested that participating municipalities enter into agreements directly with the State.

Because wildfire season is underway and Bountiful contains significant foothill and wildland-urban interface areas, staff recommends executing the agreement promptly to ensure continued participation in the program and continued eligibility for State assistance with major wildfire suppression costs.

## **Relationship with South Davis Metro Fire Service Area**

Although the City will be the participating entity under the agreement, staff anticipates that many of the operational, training, preparedness, mitigation, reporting, and administrative functions associated with the program will continue to be performed by South Davis Metro. Staff intends to negotiate a separate interlocal agreement or memorandum of understanding with South Davis Metro that will allocate responsibilities for administering and complying with the Cooperative Wildfire System requirements.

The goal is to maintain the current regional approach to wildfire preparedness and response while complying with FFSL's requirement that municipalities contract directly with the State. Given the current wildfire season, staff recommends approval of the FFSL agreement now and finalization of the companion agreement with South Davis Metro as soon as practicable thereafter.

## **Analysis**

The proposed agreement has an initial term of five years and may be renewed for additional five-year terms.

Key provisions include:

1. The City agrees to maintain participation in wildfire prevention, preparedness, and mitigation efforts.
2. The City agrees to maintain and periodically update a Community Wildfire Preparedness Plan.
3. The City agrees to maintain adoption and enforcement of the Utah Wildland Urban Interface Code.
4. The City remains responsible for initial attack wildfire response within its jurisdiction.
5. Upon transfer of fire management authority to FFSL, the State becomes responsible for wildfire suppression costs beyond initial attack.
6. The City must annually document and report qualifying wildfire mitigation activities and expenditures.

### **Department Review**

This Staff Report was prepared by the City Attorney and reviewed by the South Davis Fire Chief, and the City Manager.

### **Recommendation**

Staff recommends approval of the Cooperative Wildfire System Agreement with the Utah Division of Forestry, Fire and State Lands.

Participation in the program provides significant protection against catastrophic wildfire suppression costs and helps ensure that the City remains eligible for State assistance during major wildfire events. Given the City's wildfire exposure and the fact that fire season is already underway, staff believes it is in the City's best interest to execute the agreement at this time.

### **Attachments**

- a. Cooperative Agreement with the Utah Division of Forestry
- b. Resolution 2026-12

## COOPERATIVE AGREEMENT

This Cooperative Agreement (the “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_ 2026 (the “Effective Date”), by and between the Utah Division of Forestry, Fire and State Lands (“FFSL”) and \_\_\_\_\_ (the “Participating Entity”). FFSL and the Participating Entity may sometimes be referred to in this Agreement individually as a “Party” or, collectively, as the “Parties.”

### RECITALS

- A. Pursuant to Utah Code Section 65A-8-203, this Agreement is required for a county, municipality, or certain other Eligible Entities and the State of Utah, by and through FFSL, to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
- B. The Participating Entity is a county, municipality, or other Eligible Entity, as defined in Section I of this Agreement.
- C. The Participating Entity is eligible to enter into a Cooperative Agreement under Utah Administrative Code R652-121 and R651-122.
- D. FFSL provided to the Participating Entity, and the Participating Entity signed and returned to FFSL, the Annual Participation Commitment Statement before the Effective Date of this Agreement.
- E. The fire department or equivalent fire service provider under contract with, or delegated by, the Participating Entity on unincorporated land meets minimum standards for wildland fire training, certification, and suppression equipment based upon nationally accepted standards, determined by FFSL.

### AGREEMENT

#### **I. Definitions**

For the purposes of this Agreement:

- 1. “Annual Participation Commitment Report” means a report prepared by the Participating Entity, detailing the expenditures and activities conducted in compliance with the Participation Commitment during the past calendar year.
- 2. “Annual Participation Commitment Statement” means a statement, signed by both FFSL and the Participating Entity, detailing both the monetary value of the Participation Commitment for the upcoming calendar year and the detailed activities the Participating Entity plans to perform to fulfill their Participation Commitment for that year.
- 3. “Catastrophic Wildfire” means wildland fires whose size and intensity cause significant impacts to State and local economies, critical infrastructure, the environment, and private landowners.

4. “Cooperative Agreement” means the same as the term is defined in Utah Administrative Code R652-1-200.
5. “Delegation of Fire Management Authority” means the acceptance by FFSL of responsibility for:
  - i. Managing a wildfire; and
  - ii. The cost of fire suppression, as described in Utah Code Section 65A-8-203.
6. “Direct Expenditure” means funds spent by a Participating Entity to implement wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL.
7. “Direct Payment” means an alternative method of meeting all, or part, of the participation commitment by paying FFSL directly, as identified in Utah Code Section 65A-8-203.
8. “Director” means the division director of FFSL.
9. “Eligible Entity” means the same as the term is defined in Utah Code Section 65A-8-203.
10. “Extended Attack” means actions taken in response to wildland fire after Initial Attack.
11. “Firefighter” means an individual trained in wildland firefighting techniques and assigned to a position of hazardous duty.
12. “Initial Attack” means actions taken by the first resources to arrive at any wildland fire incident, including—without limitation—size-up, patrolling, monitoring, holding action, or aggressive suppression action.
13. “In-Kind Activity” means an activity for wildland fire prevention, preparedness, or mitigation efforts both agreed to between the Parties and approved by FFSL. The value of an In-Kind Activity shall be determined by using the rate calculated by the Independent Sector, <https://www.independentsector.org/>.
14. “Minimum Billing Threshold” means the dollar value of expenses not charged to the Participating Entity but incurred by FFSL, on behalf of the Participating Entity, on Initial Attack prior to Delegation of Fire Management Authority.
15. “Participation Commitment” means prevention, preparedness, and mitigation actions and expenditures, including those identified in an FFSL-approved CWPP or equivalent wildland fire preparedness plan, undertaken by a Participating Entity to reduce the risk of wildland fire and meet the intent of Utah Code Sections 65A-8-202 and 65A-8-202.5.
16. “Participating Entity” means an Eligible Entity with a valid Cooperative Agreement.

## **II. Term.**

1. The term of this Agreement shall be five (5) years from the Effective Date.

## **III. Participation Commitment.**

1. Annual Statement.
  - a. FFSL shall send the Participating Entity an Annual Participation Commitment Statement at least three (3) months in advance of the end of each calendar year during the term of this Agreement.
  - b. Upon receipt of an Annual Participation Commitment Statement, the Participating Entity shall complete the annual plan portion of the Annual Participation Commitment Statement outlining the actions it intends to take that address the wildfire threat. Within sixty (60) days of receipt of an Annual Participation Commitment Statement, the Participating Entity shall send the completed annual plan to FFSL for review and approval.
  - c. Upon receipt of the Participating Entity's annual plan, FFSL shall review the annual plan. FFSL may request additional information before approving the annual plan. Upon FFSL's approval of the annual plan, FFSL shall sign and send the Annual Participation Commitment Statement to the Participating Entity for signature.
  - d. Upon receipt of the signed Annual Participation Commitment from FFSL, the Participating Entity's chief executive shall sign and return the fully executed Annual Participation Commitment Statement to FFSL by the deadline provided. In the event the Participating Entity fails to sign and return the Annual Participation Commitment Statement by the deadline provided, this Agreement will terminate at the conclusion of the last calendar year in which the Participating Entity complied with this requirement.
2. Fulfillment.
  - a. The Participating Entity shall meet its Participation Commitment, as determined by FFSL, pursuant to Utah Administrative Code R652-122.
  - b. The Participating Entity shall meet its Participation Commitment through direct expenditures, direct payment, in-kind activities, or any combination of the three that are mutually agreed upon by the Parties.
3. Consultation.
  - a. The Participating Entity may consult with FFSL to identify valid Participation Commitment actions and activities, based on the Participating Entity's FFSL-approved CWPP or equivalent wildfire preparedness plan.
4. Accounting.
  - a. The Participating Entity shall account for its respective Participation Commitment activities and expenditures through the Utah Wildfire Assessment Risk Portal ("UWRAP").

- b. Beginning January 1, 2025, all qualifying Participation Commitment expenditures and activities count toward the Participating Entity's first full-year Participation Commitment.
  - c. The value of Participation Commitment expenditures and activities may, with approval of FFSL, carry-over to the next calendar year.
  - d. With the Director's approval, or approval of a designee, the value of capital improvement actions may carry-over for up to five (5) years and the value of non-capital improvement actions may carry-over for up to three (3) years.
  - e. The Participating Entity must receive written approval from the Director, or designee, before pursuing carry-over for a specific action or activity under this Section III(4).
  - f. Amounts reported annually in excess of Participation Commitment do not carry-over without written approval from the Director, or designee, under this Section III(4).
5. Reporting.
- a. The Participating Entity shall record and account for its Participation Commitment actions and expenditures in UWRAP.
  - b. The Participating Entity shall provide an annual accounting of its activities and expenditures to FFSL for review and approval in the manner and form specified by FFSL.
  - c. The Participating Entity shall account for, track, and report any year-to-year carry-over under Section III(4) of this Agreement in UWRAP.
  - d. FFSL may review and verify records related to the Participating Entity's Participation Commitment at any time.
  - e. FFSL may reject records related to the Participating Entity's Participation Commitment deemed by FFSL to be unverifiable, incorrect, or not approved in the Participating Entity's signed Participation Commitment Statement.
6. Calculation.
- a. FFSL shall calculate the Participation Commitment based on a wildfire risk assessment by acres (the "Risk Assessment"), conducted by FFSL, and the historic fire cost average ("Fire Cost Average") in the Participating Entity's jurisdiction, pursuant to Utah Administrative Code R652-122.
  - b. The Risk Assessment calculation shall be adjusted for inflation using the Consumer Price Index.
  - c. FFSL shall calculate the Fire Cost Average based on historic suppression costs accrued within the Participating Entity's jurisdiction. The Fire Cost Average shall only include wildland fire suppression costs accrued and paid by FFSL on behalf of a Participating Entity within the Participating Entity's jurisdiction. The

Fire Cost Average may include State-paid costs after Delegation of Fire Management Authority and Transfer of Fiscal Responsibility has occurred within the Participating Entity's jurisdiction.

- d. The Fire Cost Average shall be calculated on a rolling, ten-year average, dropping the highest and lowest cost years and adjusting for inflation using the Consumer Price Index. Each ten-year average shall contain eight data points.
7. Appeals.
    - a. Where permitted by Utah Administrative Code R652-122 and within ninety (90) days of the occurrence, the Participating Entity may appeal a decision regarding its Participation Commitment by submitting to the Director a written appeal that states the reasons for the appeal.

#### **IV. Initial Attack.**

1. The Participating Entity shall have primary responsibility for Initial Attack ("IA") on all nonfederal lands within the response area of the Participating Entity or within the response area of any delegee of the Participating Entity.
2. IA may include different resources based on fire danger, fuel type, values to be protected, and other factors.
3. Pursuant to Utah Code Sections 65A-8-202–202.5 and in accordance with this Agreement, FFSL shall determine reasonable and effective wildfire IA by verifying that the Participating Entity has adequate resources and equipment to manage IA.
4. The Participating Entity shall have financial responsibility for all IA costs within its jurisdiction, other than aviation costs.
5. FFSL shall have financial responsibility for all IA aviation costs.

#### **V. Delegation of Fire Management Authority and Transfer of Fiscal Responsibility.**

1. Delegation of Fire Management Authority and the transfer of fiscal responsibility to FFSL for a wildland fire shall occur simultaneously with one of the following events:
  - a. The involvement of state-owned or federally-owned lands in the wildland fire;
  - b. The order, beyond pre-planned dispatch, of firefighting resources through an Interagency Fire Center;
  - c. The request of the Participating Entity with jurisdiction through its local fire official on scene with authority to do so; or
  - d. The decision of the Director, after consultation with local authorities.
2. Upon Delegation of Fire Management Authority to FFSL, FFSL, or its designee, shall be the primary incident commander in a unified command environment with the agency having jurisdiction.

3. Deployment of aviation assets on pre-planned dispatch, as established by the State, does not cause an automatic Delegation of Fire Management Authority.

#### **VI. Extended Attack.**

1. Immediately upon Delegation of Fire Management Authority, the incident commander shall record a timestamp via radio with the Interagency Fire Center servicing the incident.
2. The Crew Time Report (“CTR”) or Shift Ticket of all resources not covered by a no-cost local agreement, such as an automatic aid system or other inter-local agreement, shall also reflect the timestamp recorded in Section VI(1).
3. Immediately upon Delegation of Fire Management Authority, a new CTR or Shift Ticket shall be started for all resources to be used in the Extended Attack.
4. All incident commanders named on the incident organizer shall sign delegation documentation. Resource needs shall be reevaluated in the transition from IA to Extended Attack.
5. Upon Delegation of Fire Management Authority, and if the Participating Entity is compliant with relevant statutes, regulations, and the terms of this Agreement, FFSL shall be financially responsible for wildland fire suppression costs incurred beyond IA.

#### **VII. Wildland Fire Response Training and Certification.**

1. The Participating Entity shall ensure Firefighters providing IA within the Participating Entity’s jurisdiction are trained in NWCG S130 Firefighter Training and S190 Introduction to Wildland Fire Behavior.
2. The Participating Entity shall ensure firefighters providing IA within the Participating Entity’s jurisdiction have completed RT130 Annual Fireline Safety Refresher Training prior to each statutory “closed fire season,” as defined in Utah Code Section 65A-8-211.
3. Upon Delegation of Fire Management Authority, FFSL may release from IA, or reassign to other firefighting duties, any Firefighter not certified as a NWCG Wildland Firefighter II.

#### **VIII. Wildland Fire Response Equipment Standards.**

1. The Participating Entity shall ensure engines, water tenders, hand tools, and water handling equipment used for response to wildland fire on nonfederal land within the Participating Entity’s jurisdiction meet the National Wildfire Coordinating Group standards and, if applicable, the FFSL Fire Department Manual standards.

#### **IX. Wildland Fire Cost Recovery Actions.**

1. Pursuant to Utah Code Title 65A and Utah Administrative Code R652, and when an investigation reasonably shows a person or persons started a wildfire by acting in a negligent, reckless, or intentional manner, the Participating

Entity shall initiate a civil action to recover all wildland fire costs incurred for a particular wildland fire (“Cost Recovery Action”), except for when Delegation of Fire Management Authority has occurred. FFSL may assist the Participating Entity in a Cost Recovery Action under this Section IX(1).

2. The Participating Entity shall notify FFSL once it has initiated a Cost Recovery Action.
3. If the Participating Entity recovers from a Cost Recovery Action, the Participating Entity shall provide to FFSL documentation verifying wildland fire costs by the Participating Entity and the legal costs incurred for the Cost Recovery Action.
4. The Participating Entity may retain costs recovered up to and not exceeding its incurred wildland fire costs—including legal fees in pursuing the Cost Recovery Action. All other recovered costs shall be tendered to FFSL for distribution amongst other entities with incurred suppression costs.
5. The value of costs incurred and recovered by the Participating Entity may reduce the Participating Entity’s Historic Fire Cost Average and Participation Commitment.
6. FFSL may initiate a Cost Recovery Action at any time, including when Delegation of Fire Management Authority has occurred and upon notice by the Participating Entity under Section IX(4).

#### **X. Probation Status.**

1. At the end of each calendar year, FFSL shall review the Participating Entity’s compliance with the terms of this Agreement.
2. If the Participating Entity is out of compliance, FFSL shall place the Participating Entity on “Probation Status” and provide the Participating Entity with a “Probation Notice” including:
  - a. Notice of the Probation Status;
  - b. The reason for the Probation Status;
  - c. The action(s) the Participating Entity must take to remedy the Probation Status; and
  - d. The time frame within which the Probation Status may be remedied.
3. If the reason for the Probation Status is the Participating Entity’s failure to fulfill its Participation Commitment for the previous calendar year:
  - a. The Participating Entity shall fulfill its Participation Commitment for the previous year and its Participation Commitment for the current calendar year within the Probation Notice time frame;
  - b. FFSL shall credit the Participating Entity’s Participation Commitment expenditures and actions toward the Participating Entity’s outstanding obligation before it may credit the expenditures and actions toward the current obligation;
  - c. FFSL may, based on evidence of a good faith effort to comply with Section X(3)(a) and at the sole discretion of FFSL, extend the

- Probation Notice time frame if the underlying noncompliance is not timely remedied; and
- d. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame.
4. If the reason for the Probation Status is the Participating Entity's noncompliance with one or more terms of this Agreement, apart from a failure to fulfill its Participation Commitment:
    - a. The Participating Entity shall remedy the underlying noncompliance that led to the Probation Status within the Probation Notice time frame;
    - b. FFSL shall lift the Probation Status if the underlying noncompliance is remedied within the Probation Notice time frame; and
    - c. FFSL may, pursuant to Section XI, revoke this Agreement if the underlying noncompliance is not remedied within the Probation Notice time frame.
  5. For the duration of the Probation Status, this Agreement remains valid.

#### **XI. Revocation.**

1. FFSL may revoke this Agreement by providing written notice to the Participating Entity no later than forty-five (45) days from the start or end of the statutory fire season, as defined in Utah Code Section 65A-8-211.
2. If the Participating Entity signed and returned the Annual Participation Commitment Statement to FFSL, a revocation by FFSL shall be effective in the calendar year following the year the Annual Participation Commitment Statement was signed and returned.
3. The Participating Entity may revoke this Agreement by:
  - a. Providing written notice to FFSL of its intent to revoke this Agreement; or
  - b. By failing to sign and return the Annual Participation Commitment Statement to FFSL, unless a written extension for return has been granted by FFSL.
4. Any revocation of this Agreement is considered a termination of the Agreement.
5. If either FFSL or the Participating Entity revokes this Agreement, the Participating Entity may only enter into a new CWS cooperative agreement with FFSL if the Participating Entity meets the requirements under Utah Administrative Code R652-121 and the Participating Entity pays FFSL all outstanding wildland fire suppression costs in full.
6. If FFSL revokes this Agreement after the Participating Entity was placed on Probation Status, the Participating Entity shall be responsible for all costs of wildland fire suppression incurred by FFSL within the Participating Entity's jurisdiction from the date of the Probation Notice to the revocation of this Agreement.

7. A revocation of this Agreement by FFSL may be informally appealed to the Director within thirty (30) days of the notice of revocation being provided.

**XII. Renewal, Amendment, and Compliance with Applicable Laws.**

1. If neither FFSL nor the Participating Entity revoke this Agreement under Section XI, this Agreement may renew for a consecutive five (5) year term.
2. There is no renewal limit.
3. The terms of this Agreement may be amended at any time by written agreement, signed by the Parties.
4. The terms of this Agreement shall be subject to and, at the end of each five (5) year term, amended as necessary to comply with Utah Code Title 65A and Utah Administrative Code R652.
5. This Agreement is made pursuant to the provisions of all applicable laws and subject to the rules and regulations of the departments and agencies of the State of Utah presently in effect and to such laws, rules, and regulations as may be hereafter promulgated.

**XIII. Community Wildfire Preparedness Plan.**

1. The Participating Entity shall adopt a Community Wildfire Preparedness Plan (“CWPP”) or, subject to FFSL’s approval, equivalent wildland fire preparedness plan.
2. Following adoption, the Participating Entity shall update the CWPP or equivalent wildland fire preparedness plan at least every five (5) years initial adoption from initial adoption.
3. The Participating Entity shall implement prevention, preparedness, and mitigation actions identified in its CWPP or equivalent wildland fire preparedness plan.

**XIV. Wildland Urban Interface.**

1. The Participating Entity has adopted the Utah Wildland Urban Interface Code, as defined in Utah Code Section 65A-8-401.
2. The Participating Entity shall annually report on enforcement of the wildland urban interface building standards adopted by the Participating Entity.
3. If the State adopts a different version of the Code, the Participating Entity shall adopt within two years the same version of the Code.
4. The Participating Entity designates the following position as responsible to enforce the WUI code: \_\_\_\_\_.
5. The Participating Entity shall provide to FFSL the map of the zone where the wildland urban interface building standards are enforced. If the Participating Entity makes changes to the map they shall provide to FFSL the current map within 90 days of adoption.
6. The Participating Entity shall comply with all statutes, regulations, policies, and other requirements relating to wildland urban interface property.

7. If the Participating Entity chooses to perform lot assessments under the High Risk Wildland Urban Interface program, they must do so in accordance with policy established by FFSL.

**XV. Miscellaneous.**

1. This Agreement is governed by the laws, rules, and regulations of the State of Utah. Any action or proceeding arising from this Agreement shall be brought in a court of competent jurisdiction in the State of Utah. Venue shall be in Salt Lake City, in the Third Judicial District Court for Salt Lake County.
2. At all times during this Agreement, the Participating Entity shall comply with all applicable federal and state constitutions, laws, rules, codes, orders, and regulations, including applicable licensure and certification requirements.
3. The Participating Entity shall be fully liable for the actions of its agents, employees, officers, and partners and shall fully indemnify, defend, and hold harmless FFSL and the State of Utah from all claims, losses, suits, actions, damages, and costs of every name and description arising out of the Participating Entity's performance of this Agreement to the extent caused by any intentional wrongful act or negligence of the Participating Entity, its agents, employees, officers, or partners, without limitation; provided, however, the Participating Entity shall not indemnify for that portion of any claim, loss, or damage arising hereunder due to the fault of FFSL. In the event there is a conflict between this provision and Utah Code Sections 65A-8-101-403 or other provisions of State law, State law shall govern. The Parties are governmental entities under the Utah Governmental Immunity Act (the "Immunity Act"). Nothing contained herein shall be construed in any way to modify the limits of liability set forth in the Immunity Act or the basis for liability as established in the Immunity Act. Nothing contained herein shall be construed as a waiver by any Party of any defenses or limits of liability available under the Immunity Act and other applicable law. The Parties maintain all privileges, immunities, and other rights granted by the Immunity Act and all other applicable law.
4. The Participating Entity agrees to abide by the following federal and State employment laws, including: (i) Title VI and VII of the Civil Rights Act of 1964 (42 U.S.C. 2000e), which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services on the basis of race, religion, color, or national origin; (ii) Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; (iii) 45 CFR 90, which prohibits discrimination on the basis of age; (iv) Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990, which prohibits discrimination on the basis of disabilities; and (v) Utah's Executive Order 2019-1, dated February 5, 2019, which prohibits unlawful harassment in the workplace. The Participating Entity further agrees

to abide by any other laws, regulations, or orders that prohibit the discrimination of any kind by any of the Participating Entity's employees.

5. The Participating Entity may not assign, sell, transfer, subcontract, or sublet rights, or delegate any right or obligation under this Agreement, in whole or in part, without the prior written approval of FFSL.
6. A waiver of any right, power, or privilege shall not be construed as a waiver of any subsequent right, power, or privilege. No waiver of any term of this Agreement is valid unless in writing.
7. The invalidity or unenforceability of any provision, term, or condition of this Agreement shall not affect the validity or enforceability of any other provision, term, or condition of this Agreement, which shall remain in full force and effect.
8. This Agreement may only be modified by the mutual written agreement of the Parties. If modified, the modification will be attached and made part of this Agreement.
9. This Agreement, constitutes the entire agreement between the Parties and supersedes any and all other prior and contemporaneous agreements and understandings between the parties, whether oral or written.
10. In the event of any conflict or disagreement between this Agreement and any applicable statute or regulation, the statute or regulation shall control.

SIGNATURES ON FOLLOWING PAGE

**UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS**

\_\_\_\_\_  
FFSL Area Manager Signature                      Name                      Date

\_\_\_\_\_  
State Forester/Division Director Signature                      Name                      Date

**PARTICIPATING ENTITY**

\_\_\_\_\_  
Chief Executive Signature                      Name                      Date

**APPROVED AS TO FORM  
UTAH ATTORNEY GENERAL'S OFFICE**

  
[Connor Arrington \(Jan 15, 2026 13:27:10 MST\)](#)                      **Connor Arrington**                      01/15/2026  
\_\_\_\_\_  
Assistant Attorney General Signature                      Name                      Date



# CITY OF BOUNTIFUL

**MAYOR**  
Kate Bradshaw

**CITY COUNCIL**  
Millie Segura Bahr  
Dan Bell  
Beth Child  
Richard Higginson  
Matt Murri

**CITY MANAGER**  
Gary R. Hill

## **BOUNTIFUL CITY, UTAH RESOLUTION NO. 2026-12**

### **A RESOLUTION APPROVING A COOPERATIVE WILDFIRE SYSTEM AGREEMENT WITH THE UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS**

WHEREAS, Bountiful City is subject to wildfire risks associated with its foothill and wildland-urban interface areas; and

WHEREAS, the Utah Division of Forestry, Fire and State Lands administers the Cooperative Wildfire System pursuant to Utah Code Title 65A; and

WHEREAS, participation in the Cooperative Wildfire System provides wildfire preparedness benefits and protection from significant wildfire suppression costs; and

WHEREAS, wildfire season is currently underway and timely execution of the agreement is in the best interest of the City and its residents.

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

1. The Cooperative Wildfire System Agreement between Bountiful City and the Utah Division of Forestry, Fire and State Lands is hereby approved.
2. The Mayor is authorized to execute the Agreement and any related documents necessary to implement this Resolution.
3. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED this 23 day of July 2026.

BOUNTIFUL CITY

Kate Bradshaw, Mayor  
ATTEST:

City Recorder

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Kate Bradshaw, Mayor

ATTEST:

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Sophia Ward, City Recorder