

# BOUNTIFUL CITY COUNCIL

TUESDAY, September 10, 2024

**4:30 p.m. - Site Visit at Landfill**

**6:00 p.m. – Work Session**

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

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

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

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

## AGENDA

### **4:30 p.m. – Site visit**

1. Bountiful Landfill – 1300 West 1600 North, West Bountiful City, Utah

### **6:00 p.m. – Work Session**

1. General Plan discussion – Mr. Francisco Astorga

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### **7:00 p.m. – Regular Meeting**

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Council reports
4. Consider approval of expenditures greater than \$1,000 paid on August 21 & 28, 2024
5. Consider approval of Resolution 2024-10 which adopts a first amendment to the agreement with UTOPIA and Bountiful City to add a 2.5 Gbps service and amends the fee schedule for the same – Mr. Galen Rasmussen
6. Adjourn

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City Recorder



# City Council Staff Report



**Subject:** Work Session General Plan Direction: Existing Conditions Report  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** September 10, 2024

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## Background

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

## Analysis

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

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

The purpose of this Existing Conditions Reports to provide a snapshot of Bountiful as it exists today, how it looked in the past, and to examine some predictions about what it may look like in the future. During the August 27, 2024, work session the Council reviewed and provided comments for the following sections: Introduction, Population and Demographics, and Land Use.

Staff requests to continue the reviewing the Existing Conditions Report. To help focus the discussion, staff would like the Council to consider the following for each remaining section:

1. Does the written description generally describe the existing conditions adequately;
2. Do the related charts, graphs, or maps help clarify the text; and
3. Is there any additional information that should be included?

## Department Review

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

## Significant Impacts

None.

**Recommendation**

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

**Attachments**

1. Draft of the general plan Existing Conditions Report

## EXISTING CONDITIONS REPORT

### INTRODUCTION

#### *Purpose*

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

#### *Context*

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

In 1950 Bountiful had just 6,004 residents. The post-war years triggered a building boom for suburbs close to large cities. Bountiful's proximity to Salt Lake City made it a desirable place for commuters, which helped transition the City from a small farming community to a residential suburb. ~~By 1970 Bountiful had nearly five (5) times as many residents as it did in 1950. Although the pace of growth has slowed, Bountiful is still a desirable place to call home.~~

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

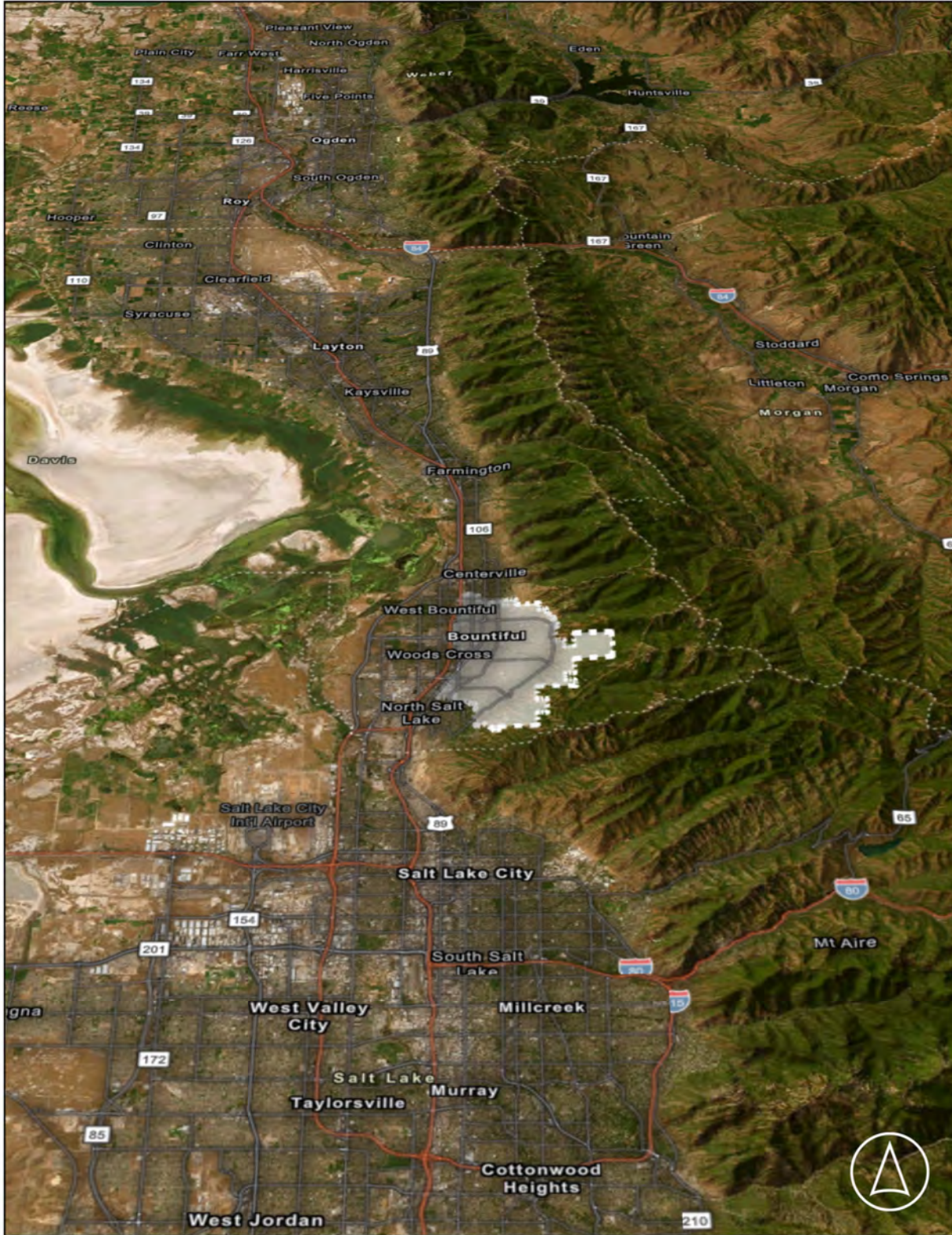


Figure 1.1 Bountiful in the Region

## POPULATION AND DEMOGRAPHICS

### AT A GLANCE

This section provides a broad overview of the people that call Bountiful home. Bountiful is a relatively small community surrounded by Centerville, West Bountiful, Woods Cross, and North Salt Lake; located 12 miles north of Salt Lake City. The City is located in Davis County, which is the third most populous county in the state, but the smallest in terms of land area. The City has a population of 45,496 and 14,514 households (ACS 5-Year Data 2021). The close proximity to a large metropolitan area means that many residents live and play in Bountiful, but frequently commute to work outside of the City. Community members have noted that the City is a great place to raise a family, and in fact, the average family size in the City is slightly higher than the state average. Nearly 50% of households have young children (under 18) in the home.

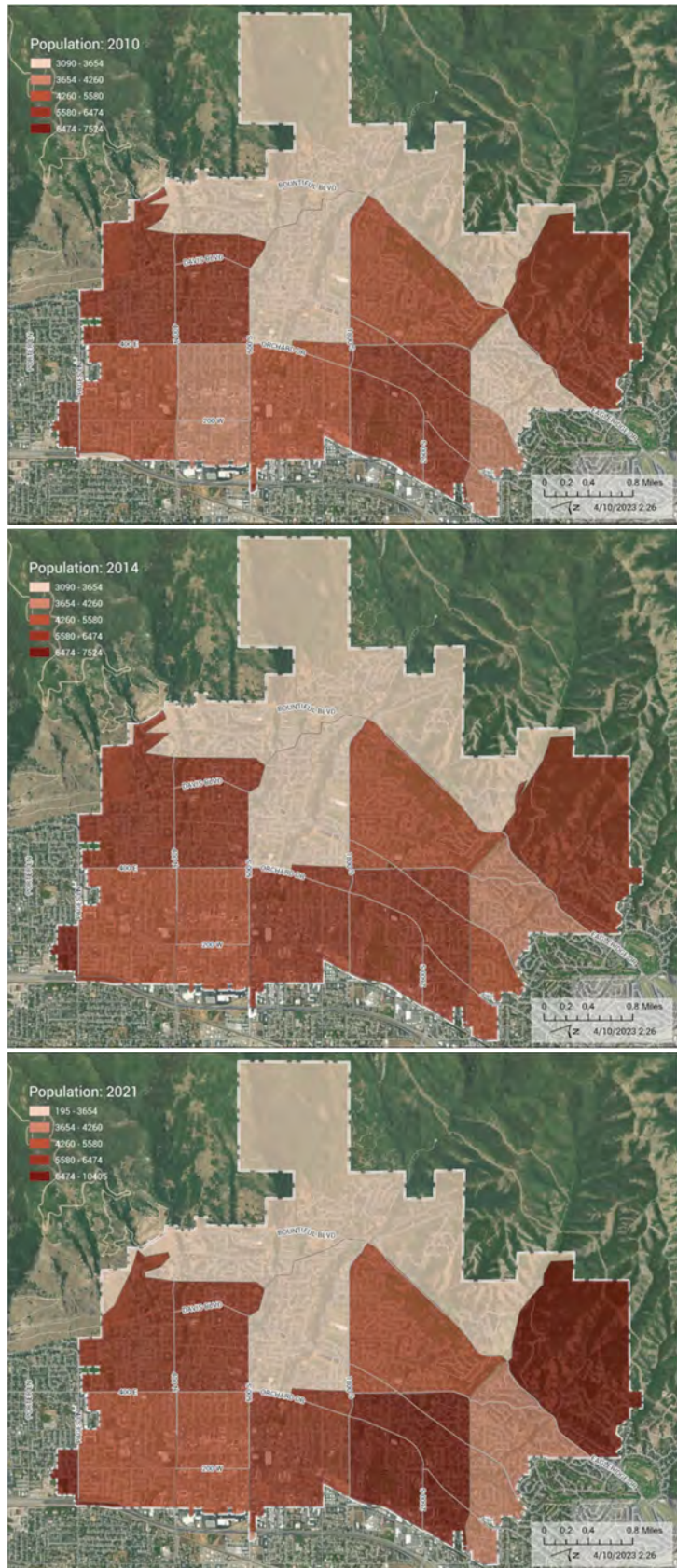


Figure 2.1 Bountiful Population Density 2010, 2014, 2021

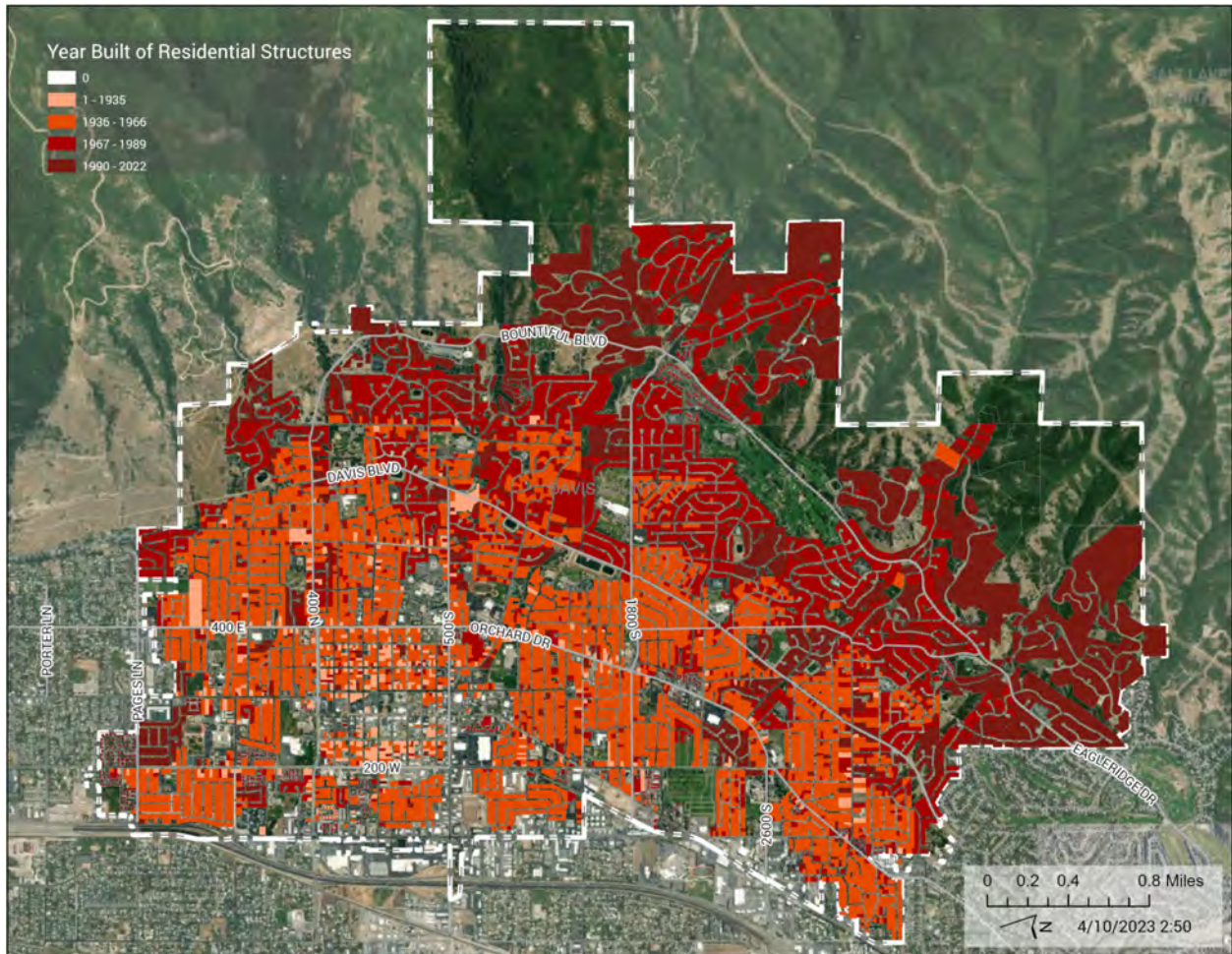


Figure 2.2 Residential Construction Dates

## ANALYSIS

### Community Characteristics

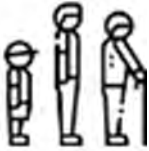
Bountiful has been described as a stable community that can support families and where people want to stay throughout different stages in life. It is considered a place where people feel safe and enjoy the small town feel in the context of a larger metropolitan area.

The population in Davis County is approximately 1,212 people per square mile. Like much of the rest of the Wasatch Front, this is much more densely populated than the State of Utah as a whole, with a density of 39.7 people per square mile. Although Bountiful has a high percentage of single-family dwellings, the City is considerably more dense than Davis County at about 3,468 people per square mile. The map in figure 2.1 demonstrates that the highest population density is concentrated in the westernmost section of the City nearest to I-15 (up to 1,590 people per square mile).





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



In previous planning efforts, steering committees, public officials, and the public note that there was a need to support Bountiful's aging population. Since the 2009 plan there has been another shift in the distribution of age in the City. Figure 3 shows that there has been a significant rise in the number of individuals that are between 25 and 34 years of age. There was also a decline in the number of individuals between the age of 45 and 54. Regardless of the shift in trends, housing diversity allows current residents the option to age in their own communities.



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



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

### Population and Projections

Bountiful's population boomed in the 1960's with a growth rate of over 183%. This pace of growth tapered off through the end of the century, but still remained around 12%. Since the year 2000, Bountiful has enjoyed a steadier and more sustainable growth rate. Today Bountiful has 43,991 residents and has had an average growth rate of 0.72 (based on the last 8 years), Bountiful's population in 2042 will be roughly 53,640 people.

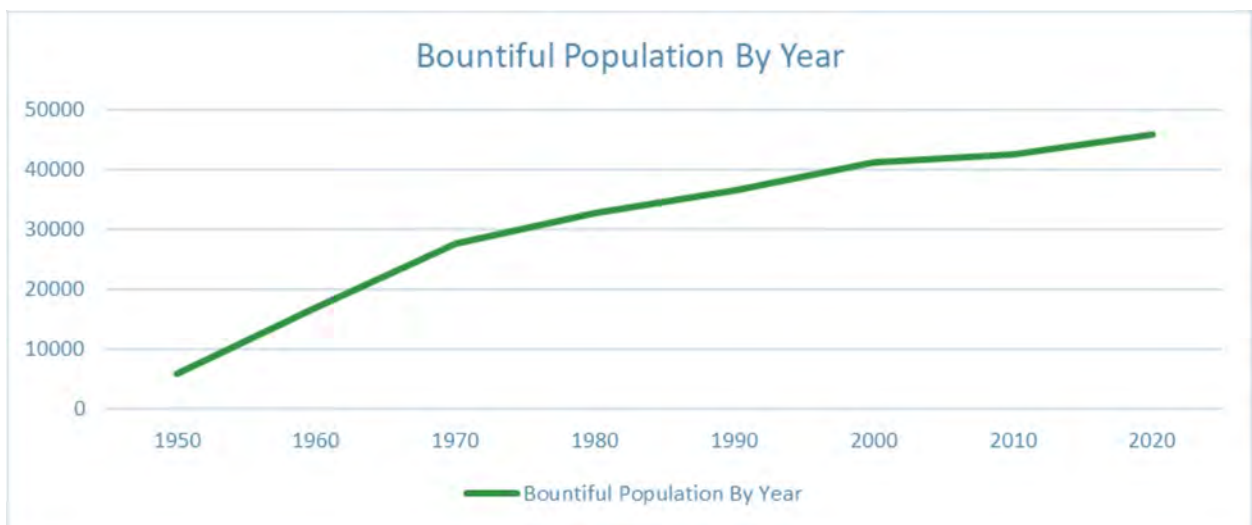


Figure 2.3 Population Growth Since 1950-2020

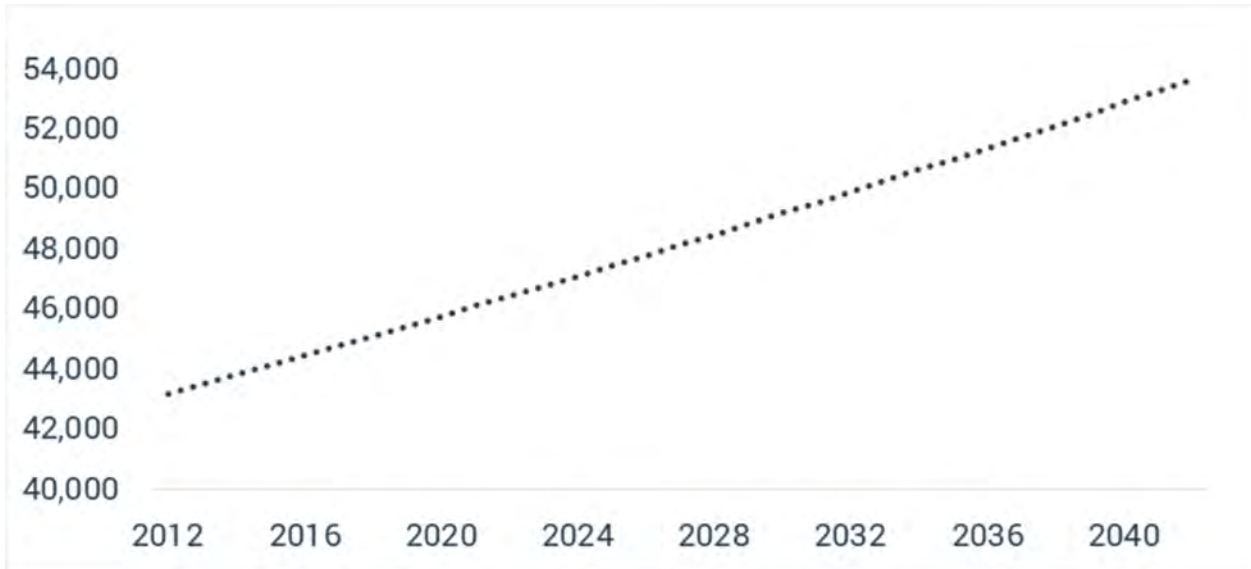


Figure 2.4 Population Projected Growth

### Age

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

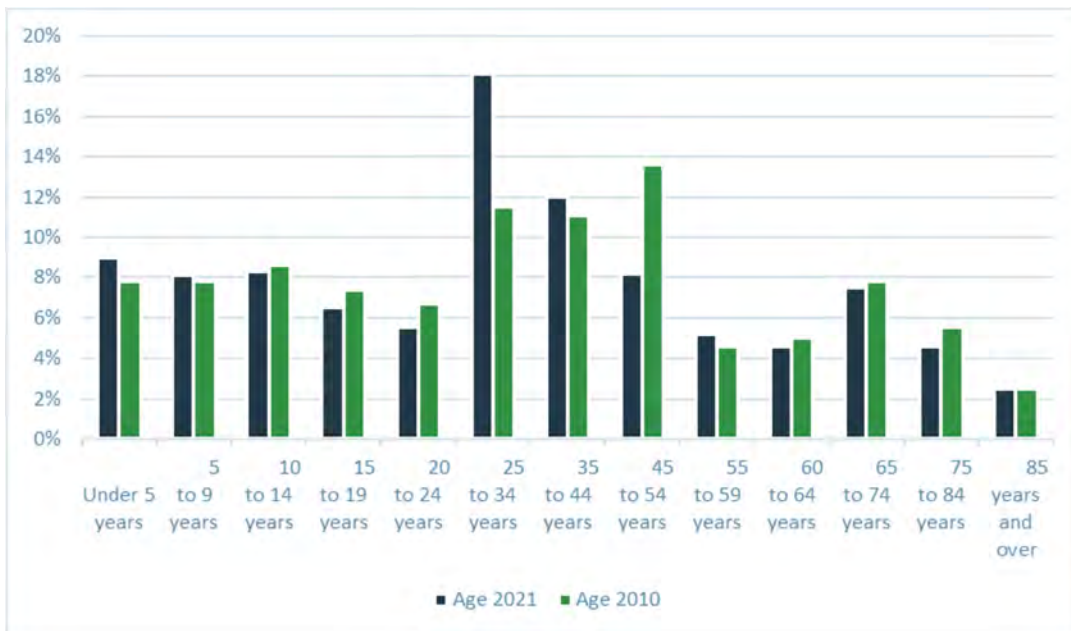


Figure 2.5 Age Breakdown 2021 vs 2010

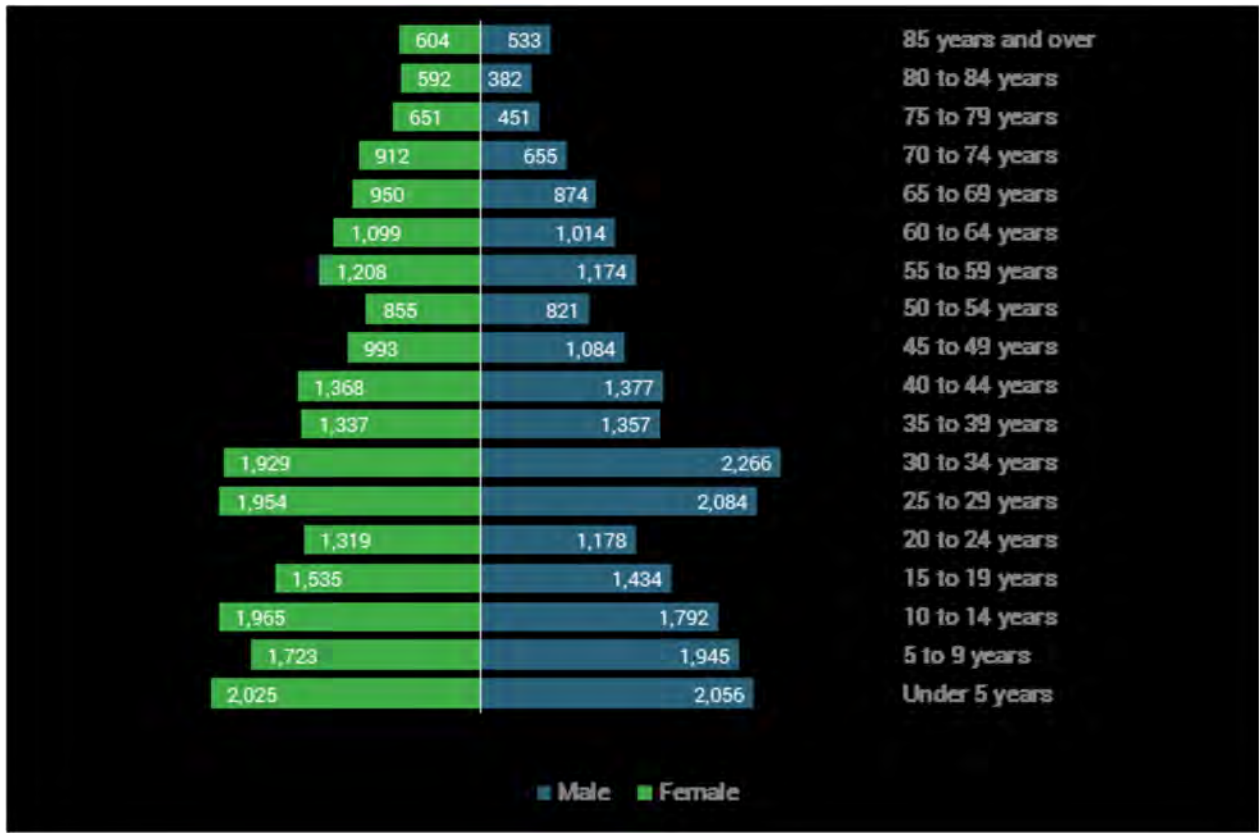


Figure 2.6 Age and Gender Breakdown 2021

### Race and Ethnicity

Census data from 2010 to 2020 show that Bountiful’s population remains predominantly white, although the percentage of self-identified white alone population has decreased from 92% to 86% between 2010 and 2020. The minority groups with the most growth are those identifying as two or more races at 4.8% followed by those of Hispanic/ Latino origin at 1.4%. Other minority groups experienced marginal growth.

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

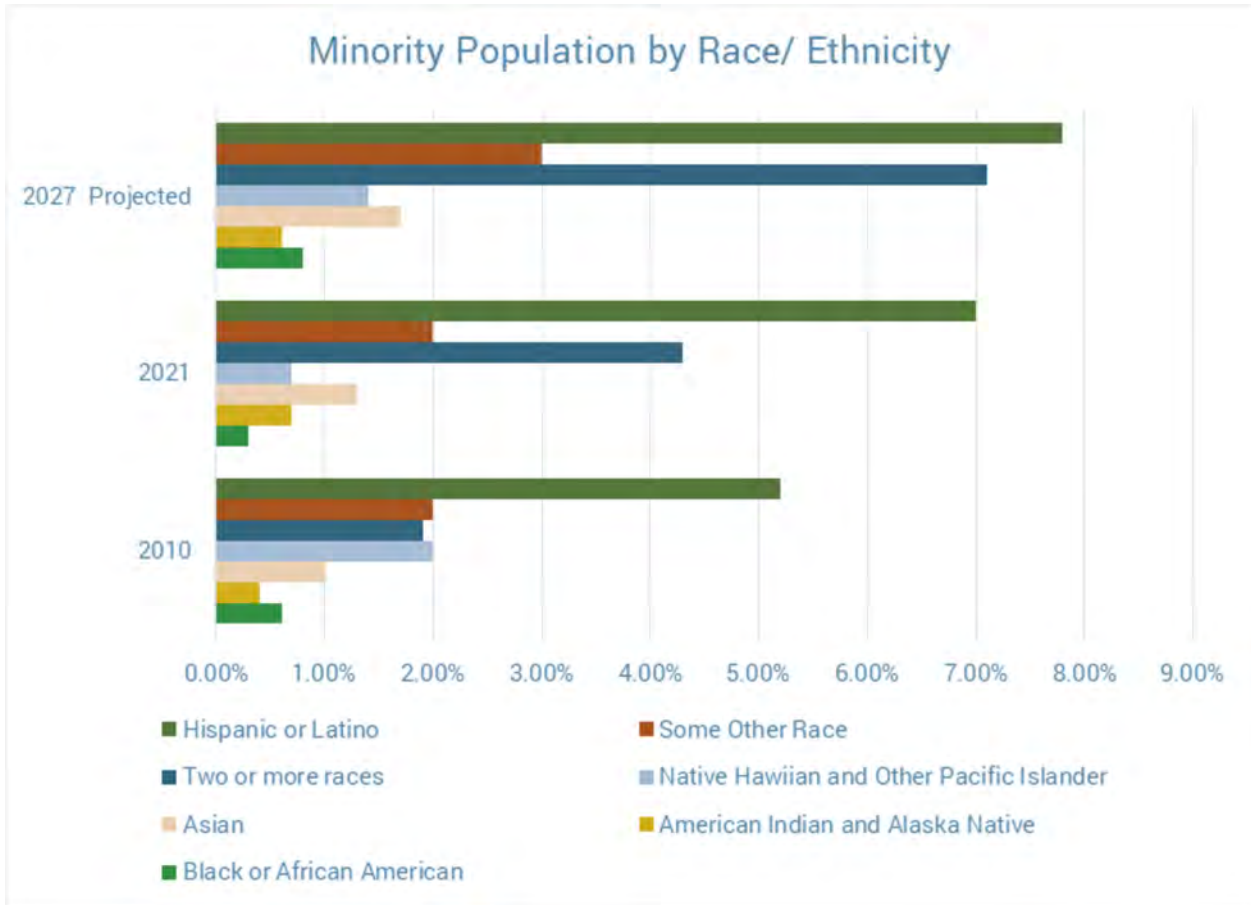


Figure 2.7 Minority Population by Race / Ethnicity 2010, 2021, projected 2027

### Households and Employment

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

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

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

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

### ***Educational Attainment***

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

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

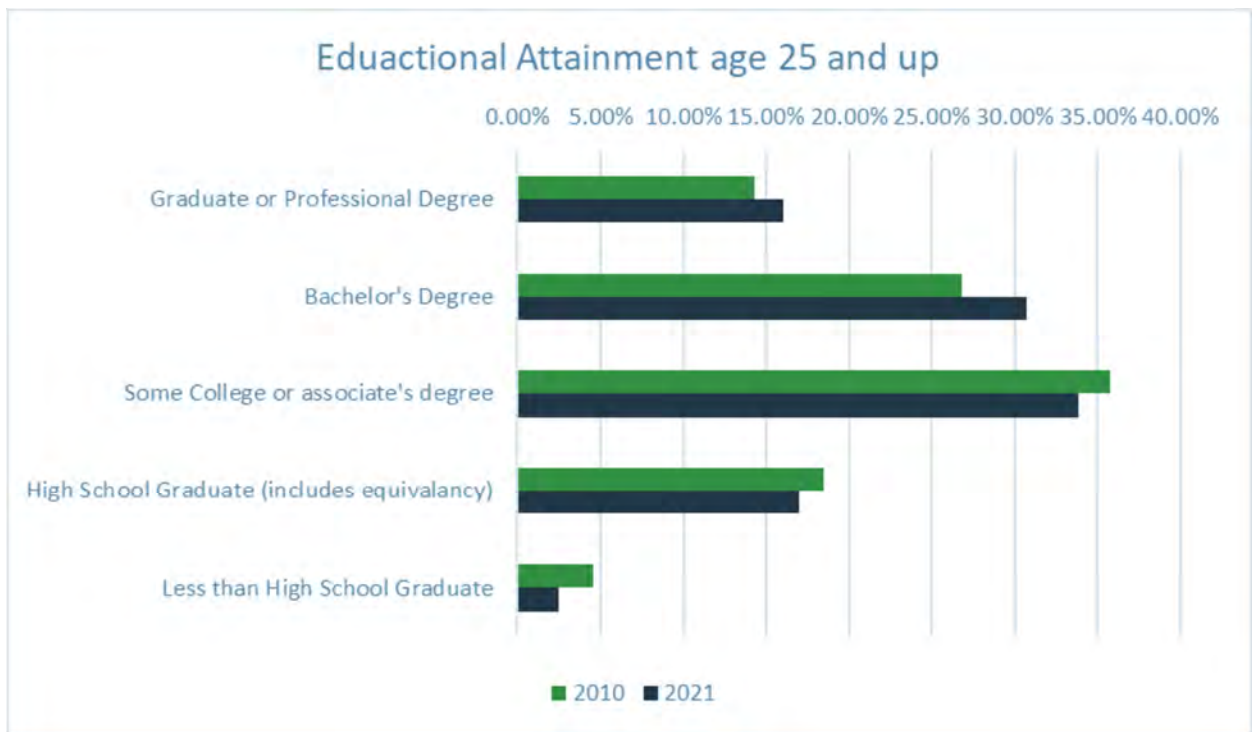


Figure 2.8 Educational Attainment Ages 25 and up 2010 and 2021

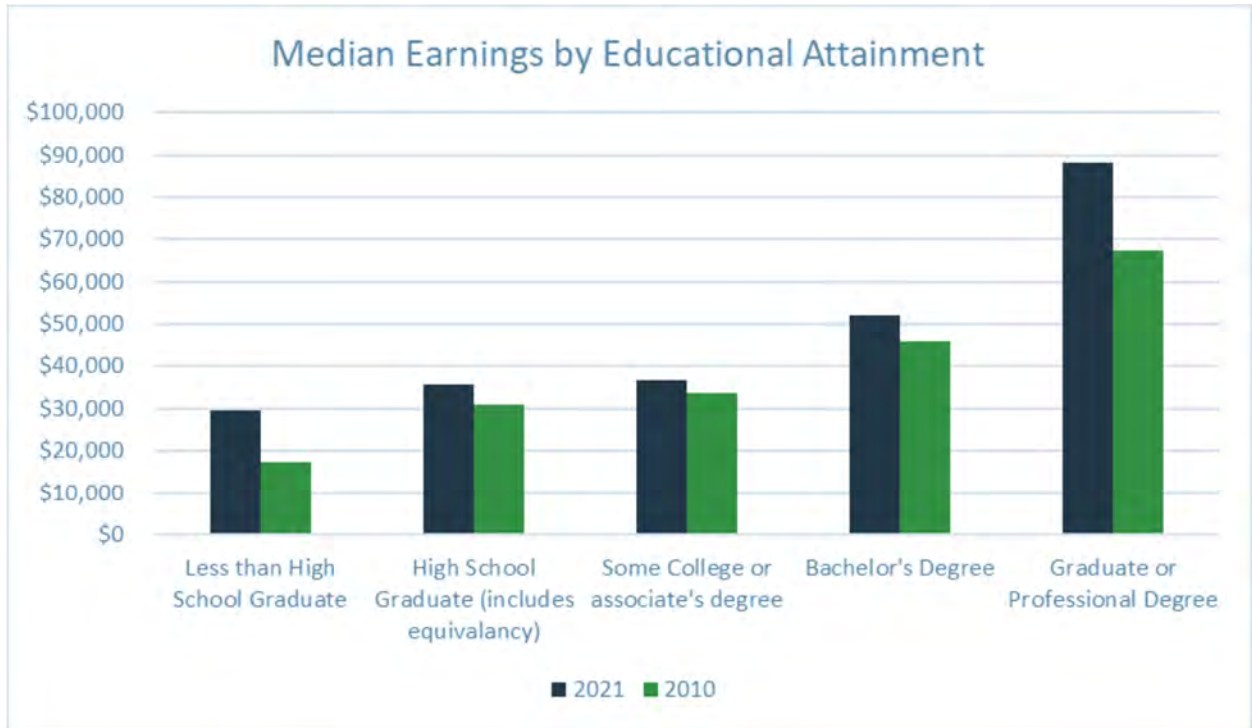


Figure 2.9 Median Earnings by Educational Attainment 2010 and 2021

## LAND USE

### AT A GLANCE

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

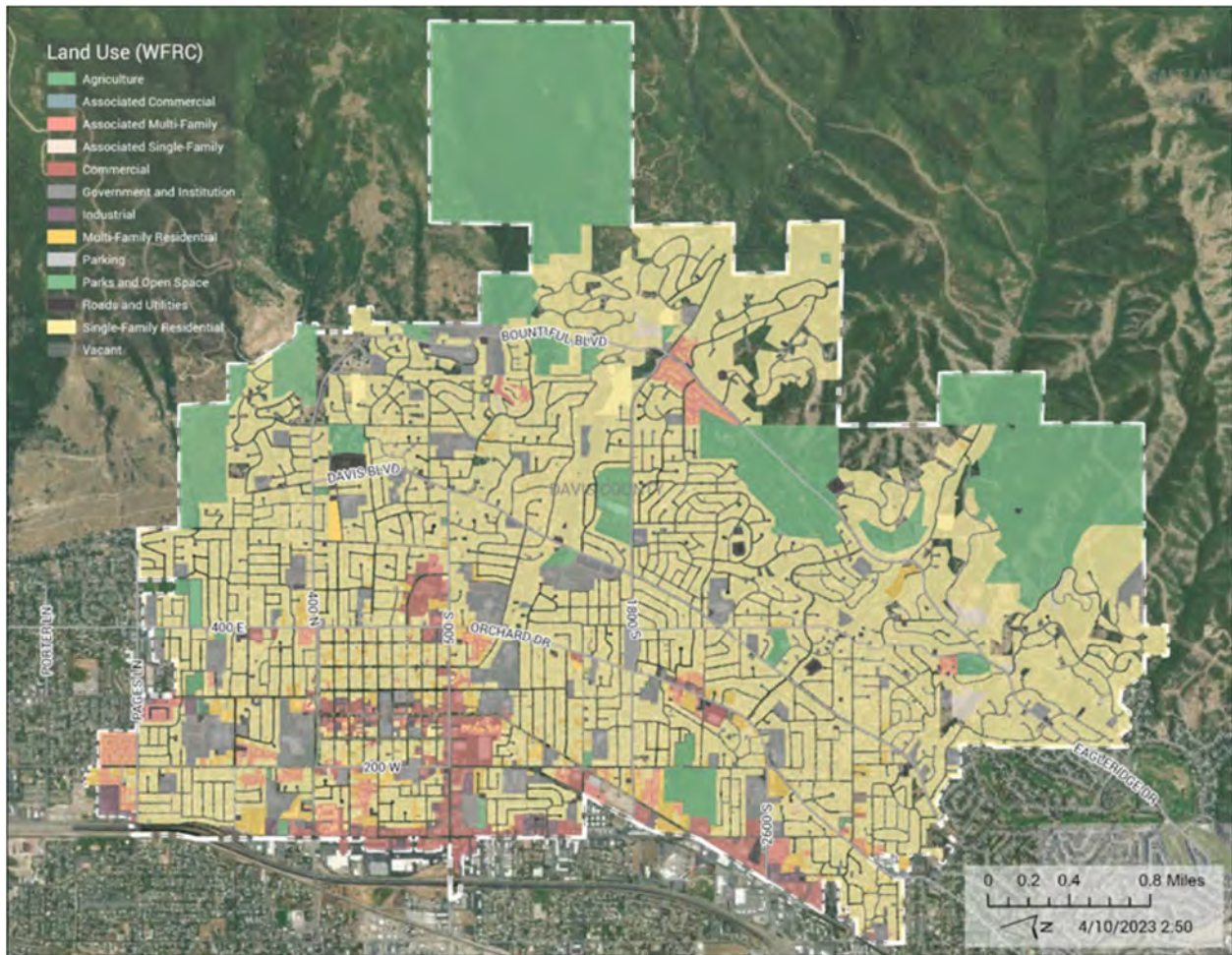


Figure 3.1 Current Land Use

## Land Use and Existing Regulation

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

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

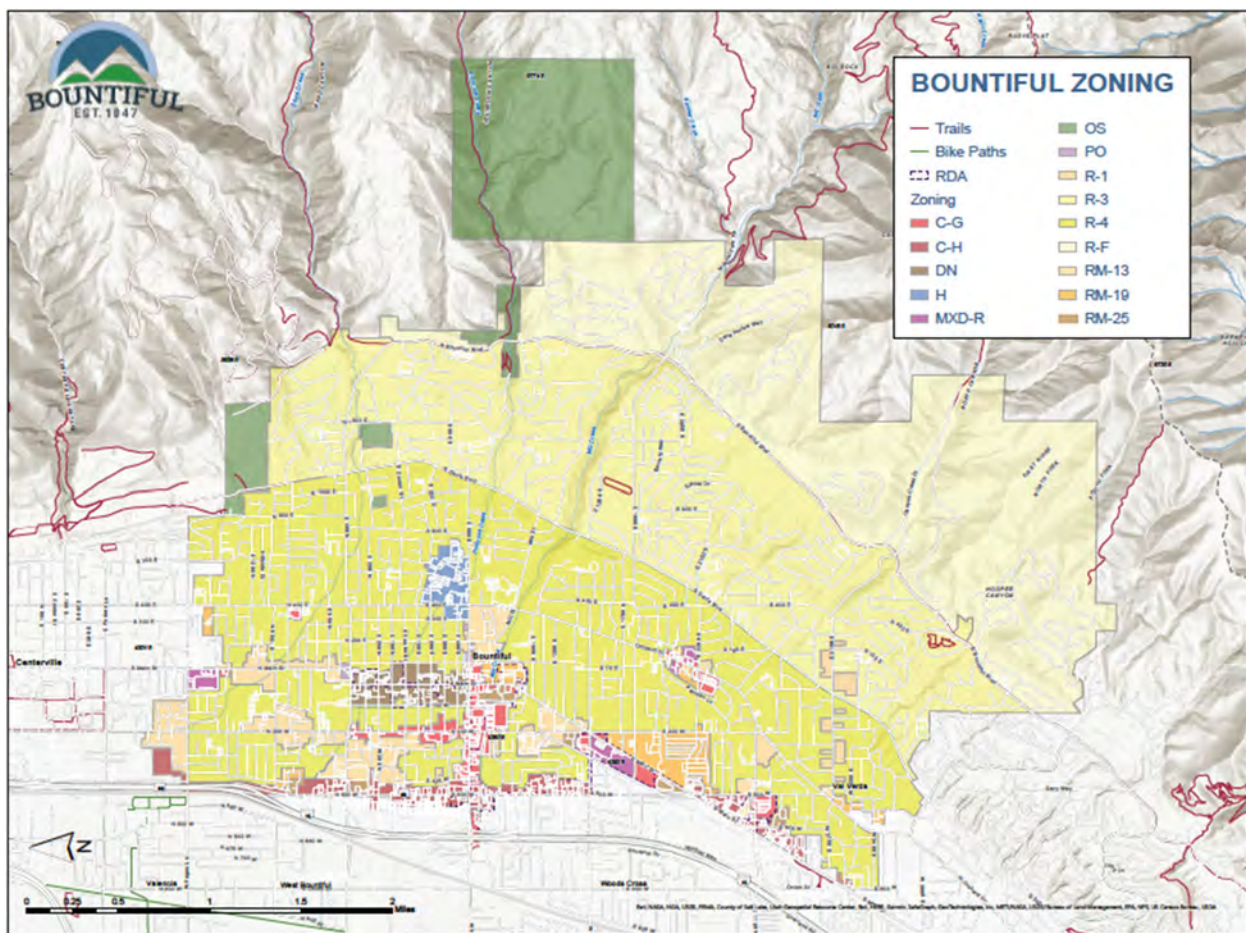


Figure 3.2 Current Zoning (LS version)



## Vacant Land

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

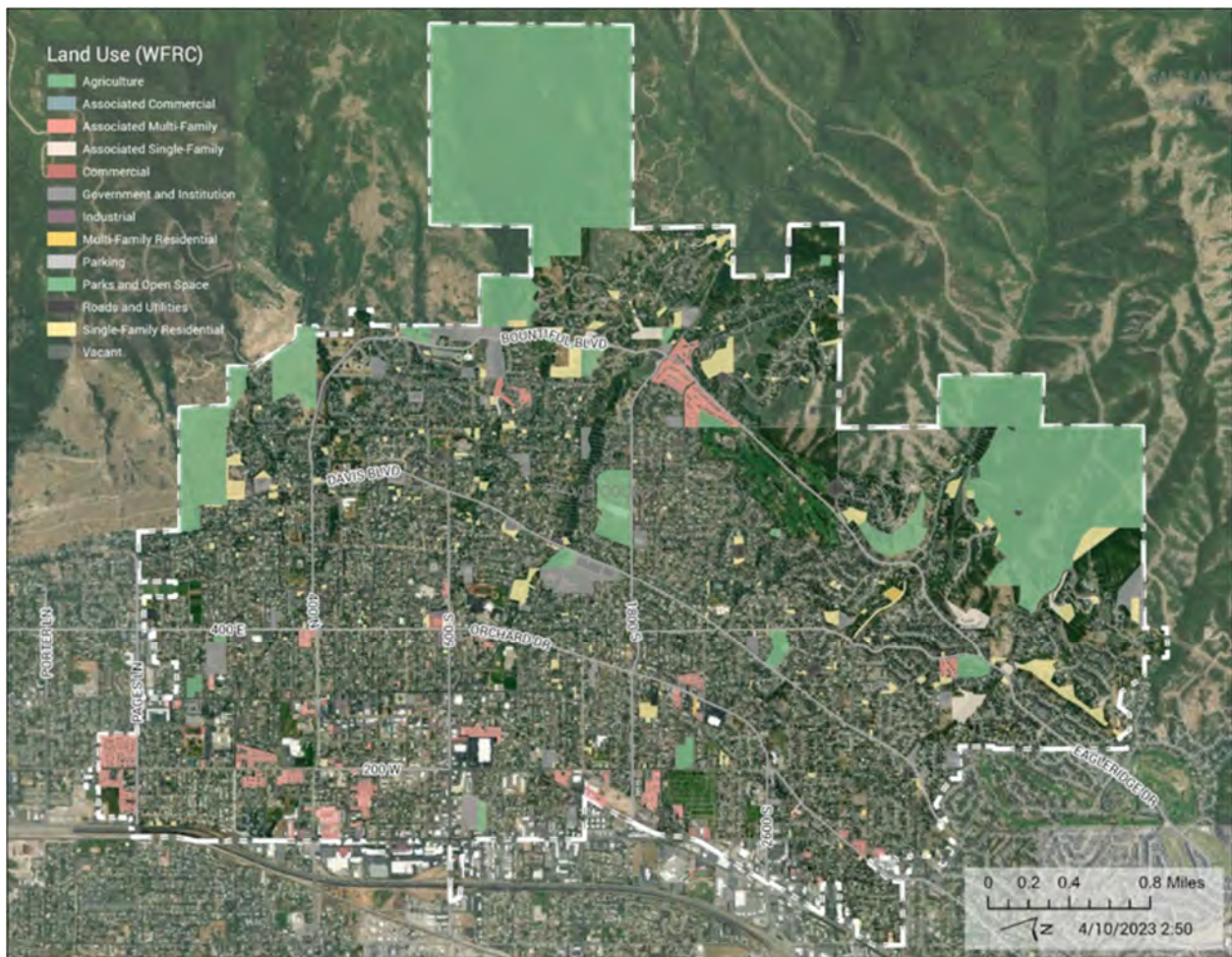


Figure 3.4 Vacant Lands

## Open Space and Recreation

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

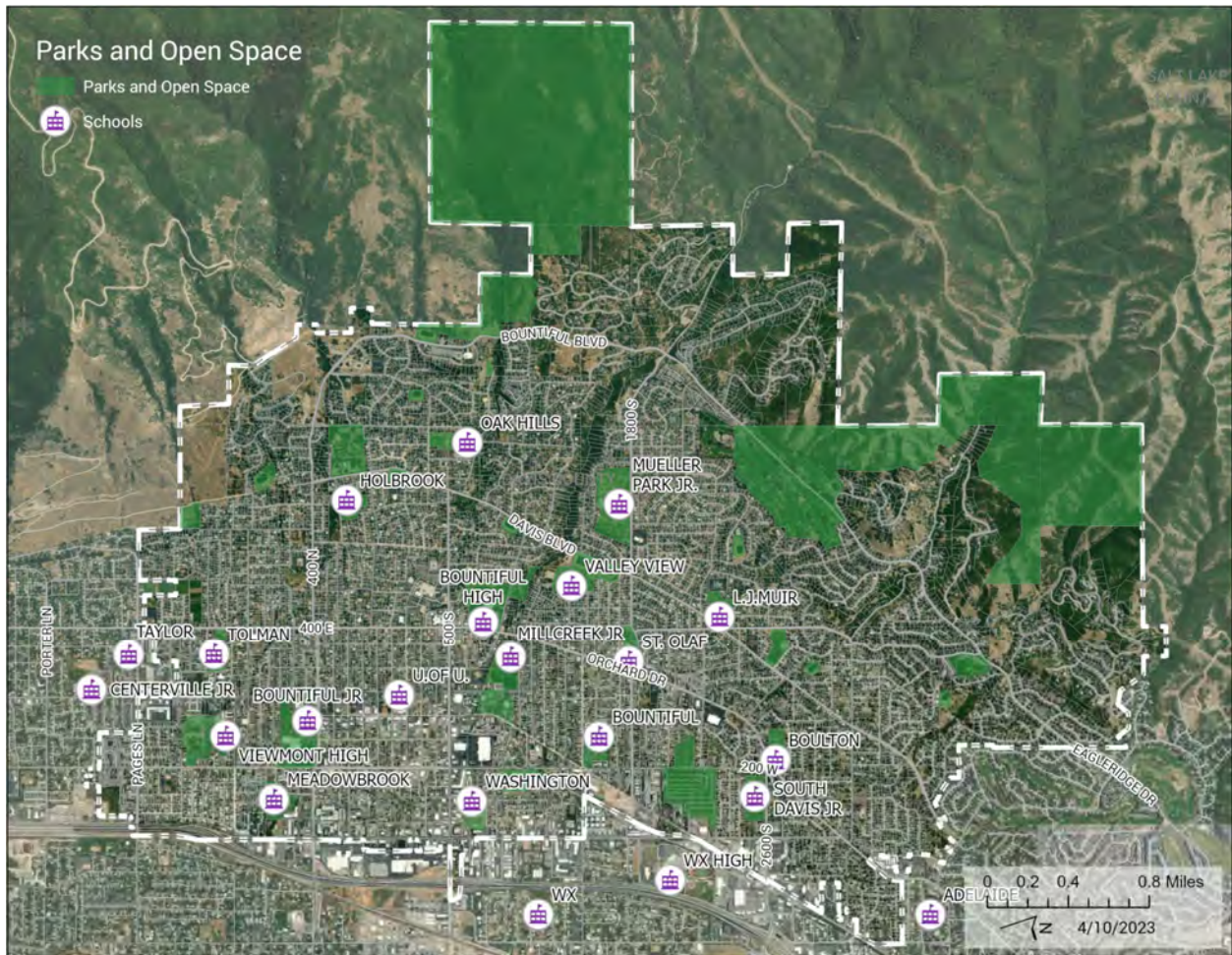


Figure 3.5 Parks, Open Space and Schools

## ECONOMY

### AT A GLANCE

Bountiful City is in the southeastern portion of Davis County and is located about 12 miles north of Salt Lake City. This City of approximately 45,000 people is about 13.5 miles in area. The City is primarily a bedroom community, with most of the City's labor pool commuting out to other communities. Bountiful City is primarily a mix of residential and commercial zoning, with a few other smaller uses. The City does well with retail sales but has a possibility to capture additional sales tax revenue. This may require redevelopment as the City does not have much availability of open land.

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

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

### ANALYSIS

#### *Major Institutions and Industries*

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

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

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

#### *Major Market Areas*

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

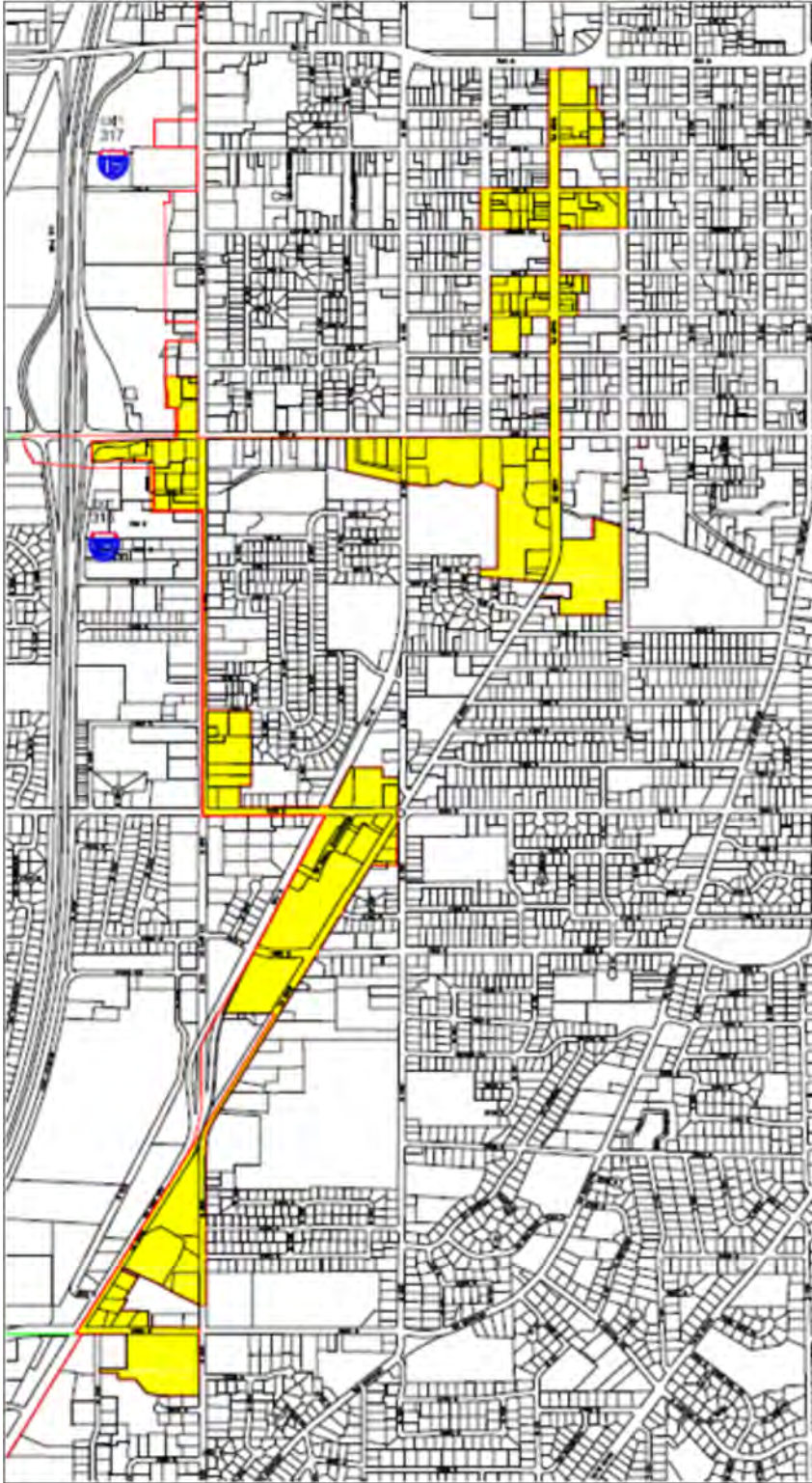


Figure 4.1 Bountiful Redevelopment Agency Project Areas

## Workforce and Employment

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

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

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

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

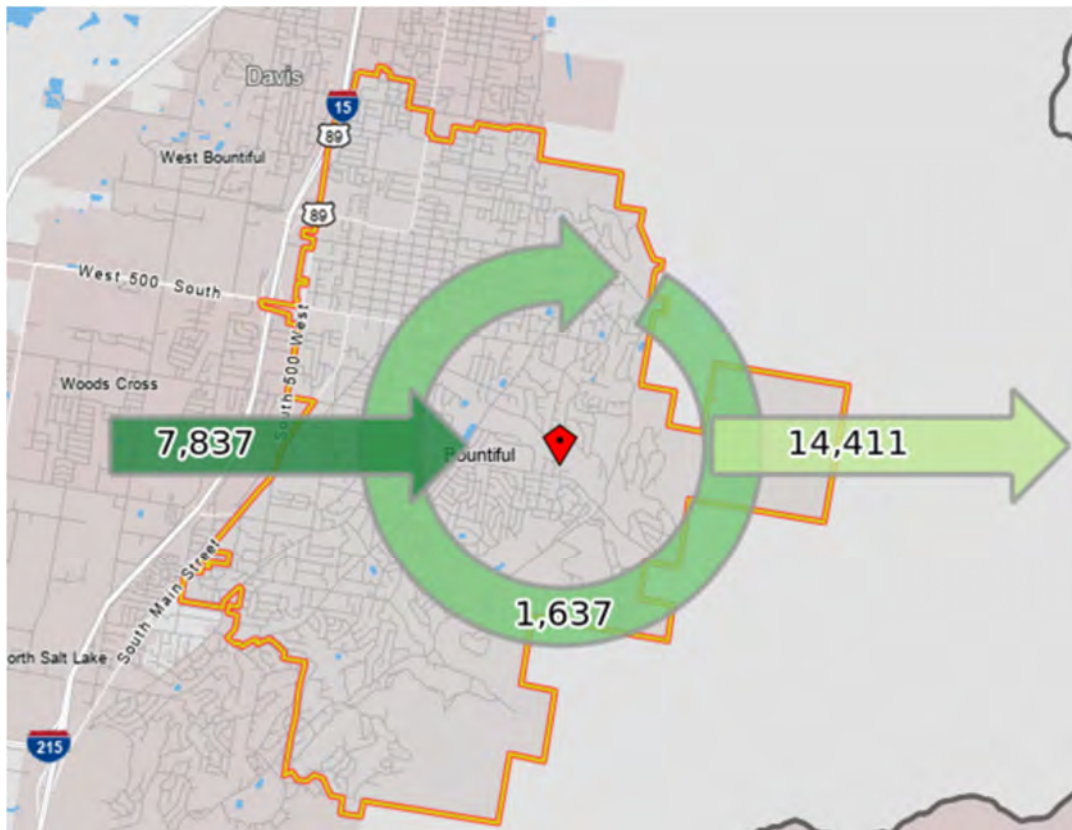


Figure 4.2 Labor flows, 2019  
Source: Census On The Map, 2022

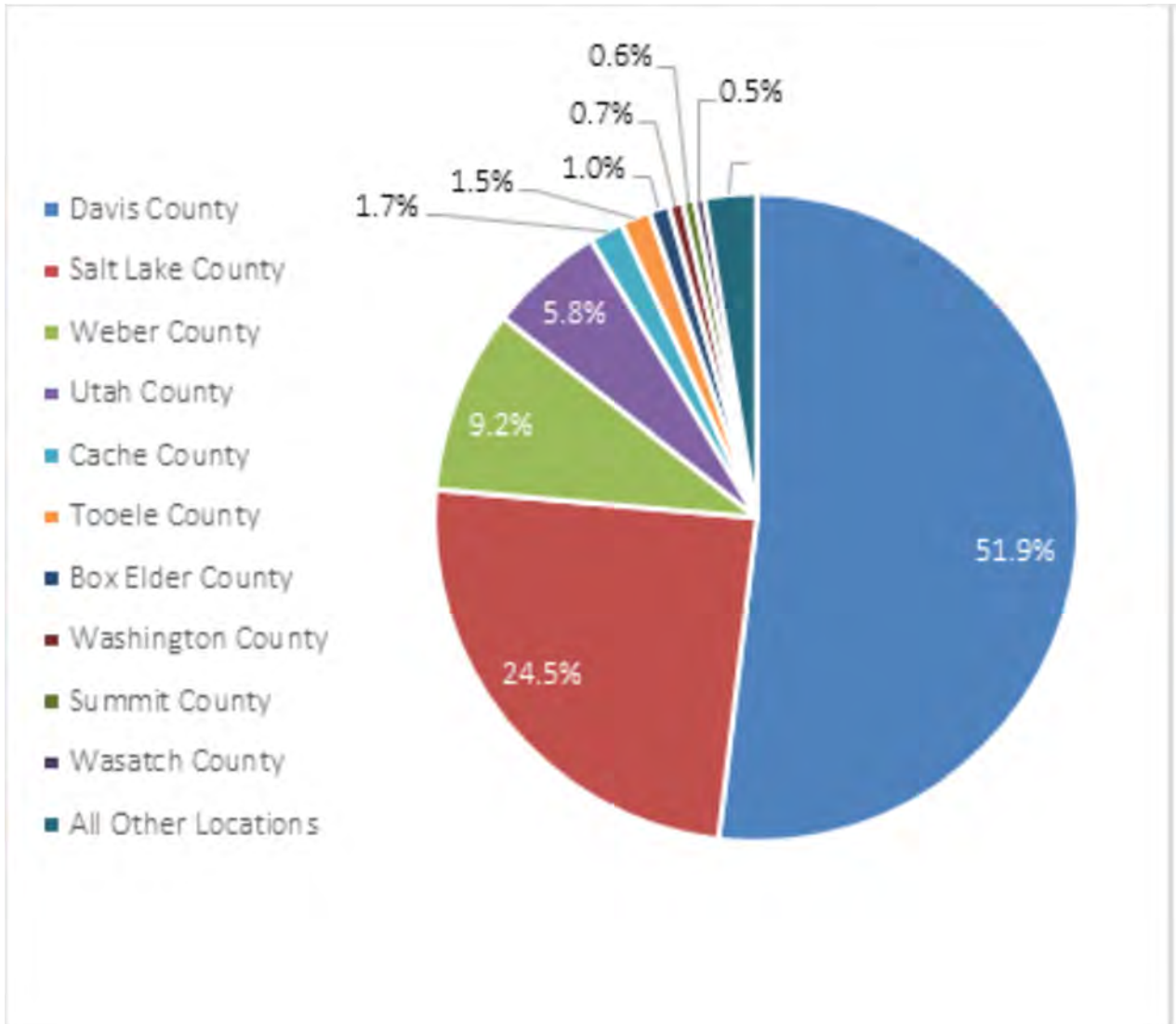


Figure 4.3 Job counts by county where workers reside  
Source: Census On The Map, 2022

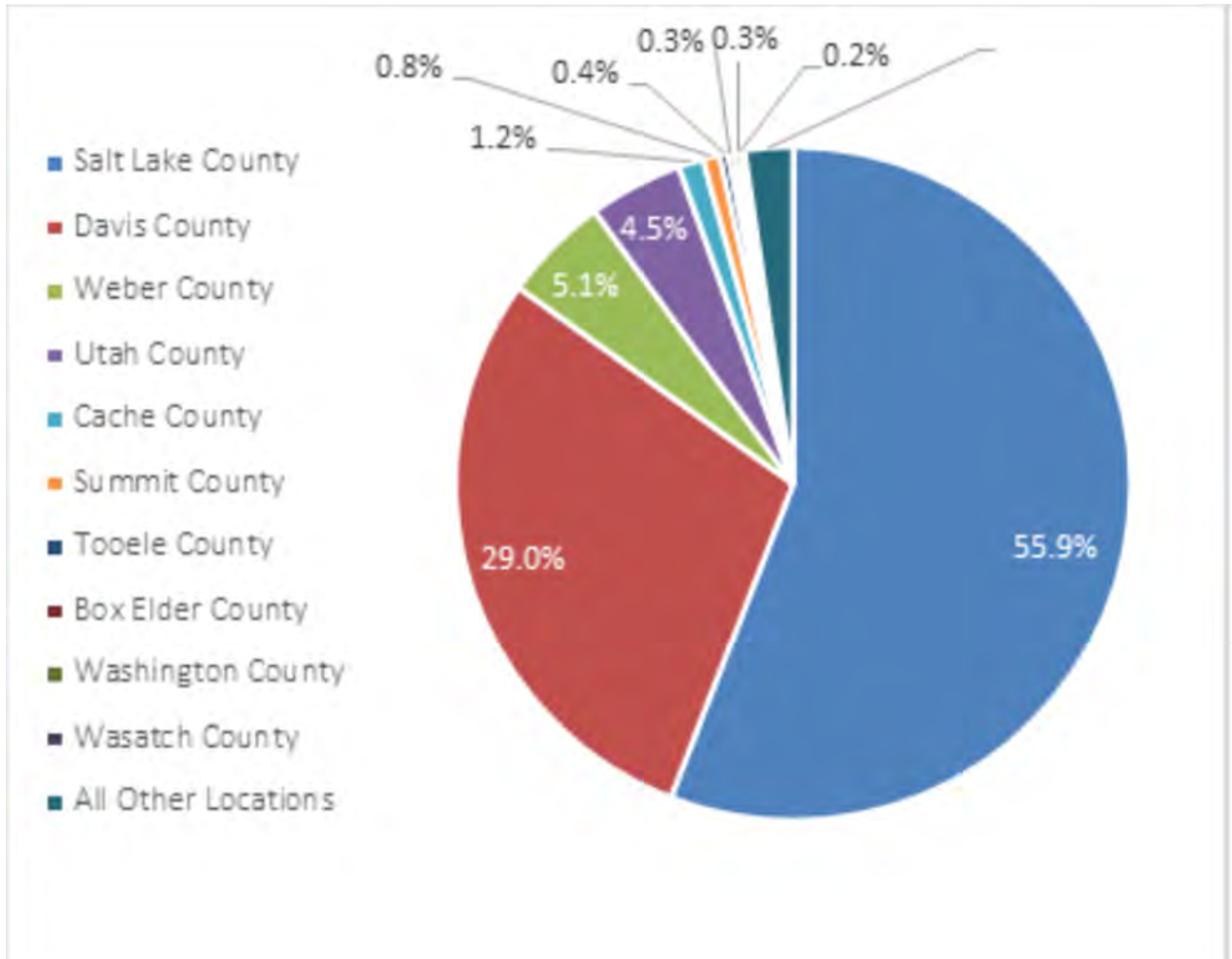


Figure 4.4 Job counts by county where workers are employed

Source: Census On The Map, 2022

Over half of the people who work in Bountiful live in Davis County, with Salt Lake County the next most popular. The people who travel into Bountiful City for employment are an important group because they will often patronize Bountiful businesses, thus strengthening the “capture rate” of these businesses.

Interestingly, there are workers who decide to work in Bountiful who come from counties as far away as Washington County. Many of the nearby counties are represented, demonstrating the attractiveness of Bountiful as an employment destination. The next figure shows the locations, by county, where Bountiful residents work. Salt Lake County sees nearly 55.9% of Bountiful City’s outgoing workforce, with 29% staying within Davis County itself.

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

## ***Sales Tax Leakage***

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

The table below identifies areas of strength (i.e., where Bountiful is a regional provider of goods and services) which are shown with positive numbers in the Leakage column and numbers higher than 100 percent in the Capture Rate column. Where Bountiful residents are leaving the community to make their purchases elsewhere, the estimated amount of lost purchases in the Leakage column is shown as a negative number and with a capture rate that is less than 100 percent within the Capture Rate column.

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

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

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

## ***Competitive Market Leakage Analysis***

It is also instructive to examine other cities to compare how one City performs to others. An analysis was performed to compare Bountiful to five nearby Cities: Woods Cross, Centerville, Farmington, Layton, and Clearfield.

Based on this analysis, except for Clearfield, Bountiful is performing relatively worse than surrounding communities in sales tax capture. This is most likely due to the proximity of each City to I-15. Although Bountiful is adjacent to I-15 in part of the City, the direct access to the interstate is located in other communities.

Additionally, per capita, Bountiful is capturing fewer retail sales than surrounding communities. This highlights certain areas where one community is oversaturated with certain sales tax categories. For



example, because of the number of vehicle sales, Woods Cross sees \$17,991 per capita in motor vehicle parts & dealers per capita, when the average in Utah is only \$2,934. This indicates that Woods Cross is a major regional hub for these types of sales.

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

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

Figure 4.6 Source: Utah State Tax Commission, ZPFI

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

Figure 4.7 Source: Utah State Tax Commission, ZPFI

## HOUSING

### AT A GLANCE

Bountiful, like many of its neighboring communities, has seen an increase in housing demand, housing prices, and faces a potential housing deficit based on current growth projections. The high quality of living that brings and keeps many of Bountiful’s residents in the community continues to attract incoming homebuyers and renters.

### ANALYSIS

#### *Housing Supply and Demand*

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

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

#### *Housing Affordability*

As Bountiful continues to see additional housing development to accommodate this population growth, the City will need to keep an eye on the area demographics and cost of housing stock. Currently, Bountiful residents have a median household income of \$89,365 (census ACS 2017-2021). This is slightly lower than the median household income for the County, \$92,765 but higher than the state median of \$79,133. In contrast, the average home value in Bountiful is \$375,100 with about 83% of the housing valued over \$300,000. This amounts to an average monthly housing cost of \$1,825 for those with a mortgage and \$1,221 for renters.

Year	<u>Efficiency</u>	<u>One-Bedroom</u>	Two-Bedroom	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
2022 Fair Market Rate	\$811	\$891	\$1,105	\$1,535	\$1,864
<u>Bountiful Median Gross Rent</u>	\$1,127	\$924	\$1,134	\$1,509	\$1,859
<b>Fair Market Rate for Davis County (HUD)</b>					

Figure 5.1

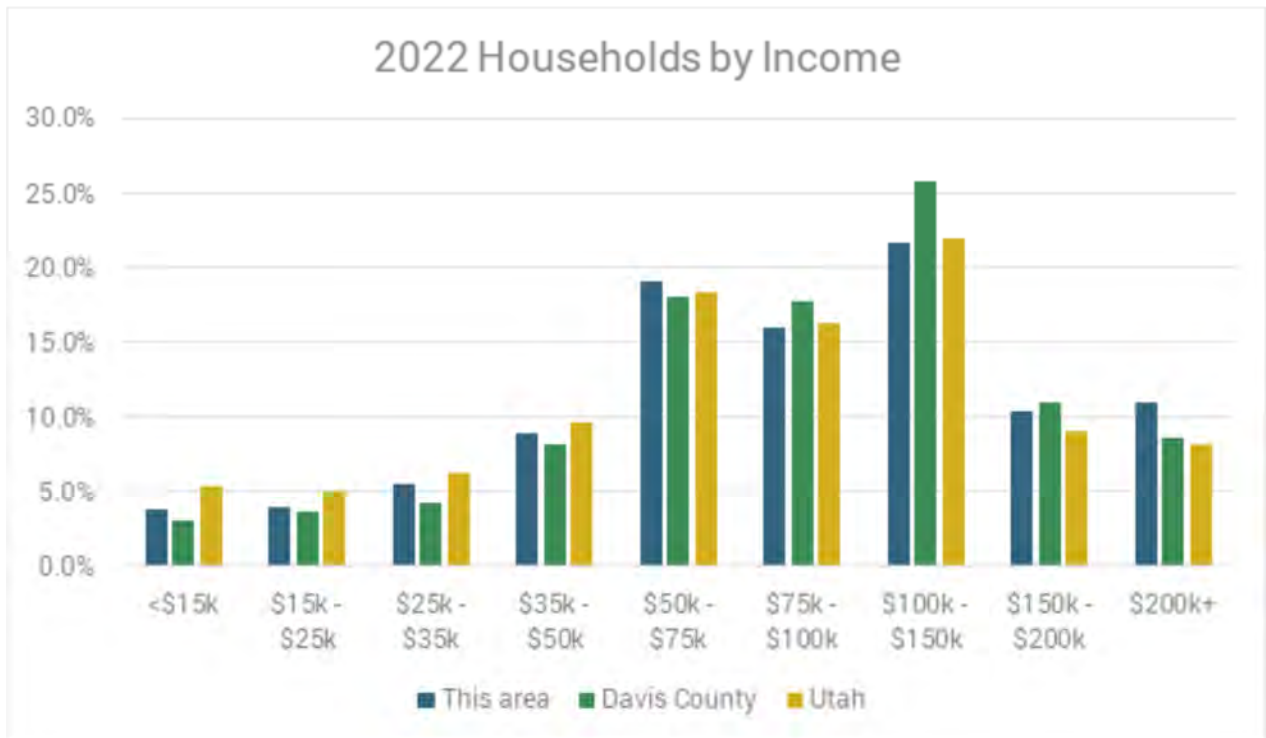


Figure 5.2

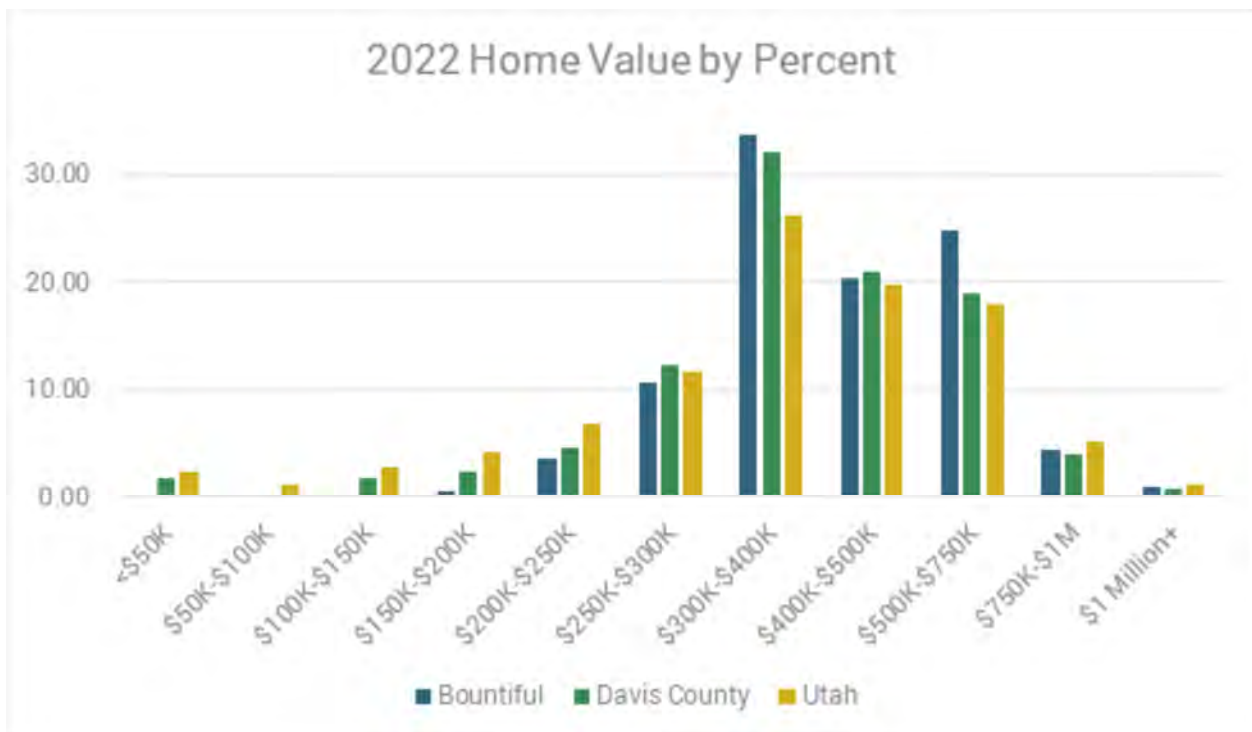


Figure 5.3

### Housing Characteristics and Supply

Overall, 79% of the housing stock in Bountiful is classified as single family (2021 Census ACS). The second largest group is homes with 3-4 units in each structure at 7%. In addition to the concentration of single-family homes, Bountiful also has an aging housing stock, with 83% of homes being built between 1940 and 1980, and only about 5% of the city's housing stock has been built since 2010. When talking with stakeholders for this process, many mentioned that, as their neighborhood starts to age, they have seen an increase in homeowners moving on to senior living facilities, opening single family housing for new residents.

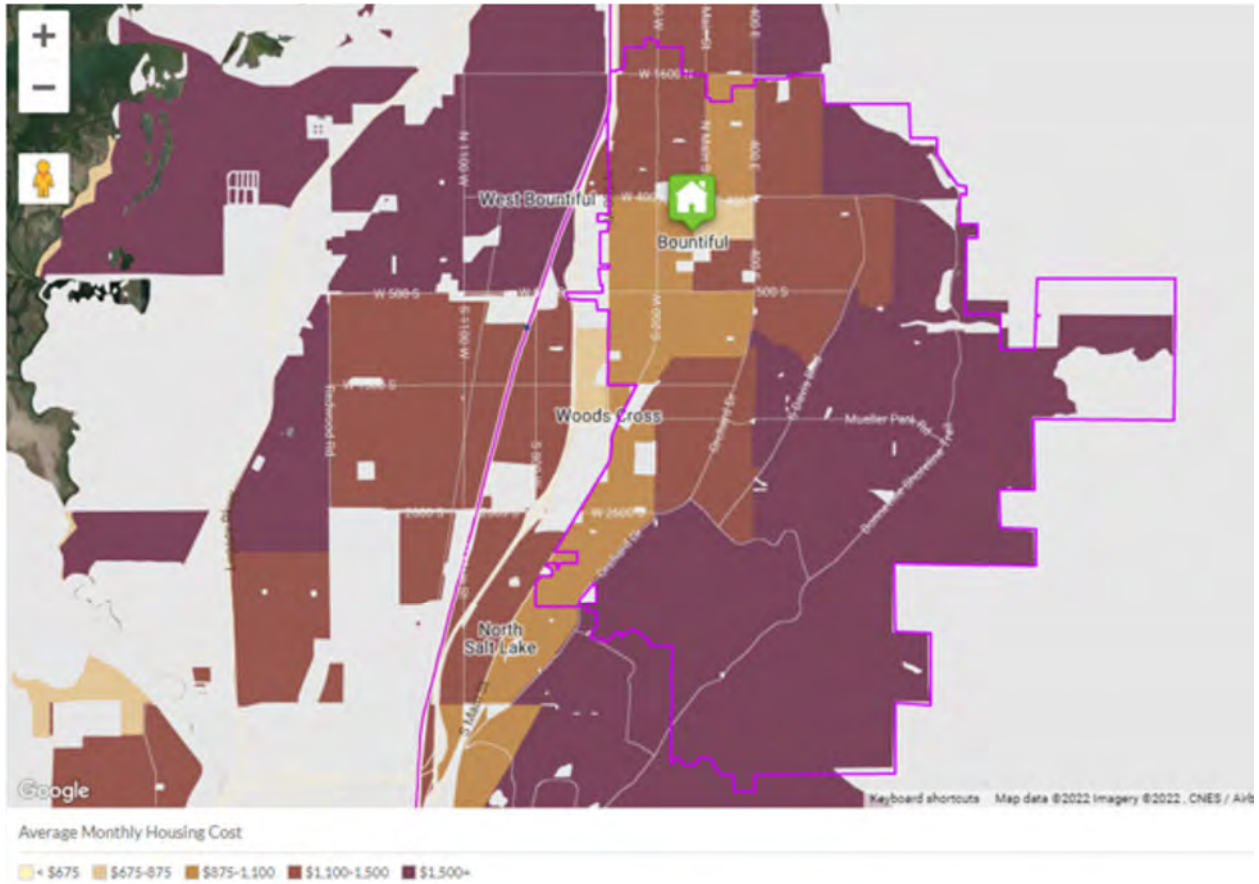


Figure 5.4

## TRANSPORTATION

### AT A GLANCE

Bountiful, like many of its neighbors is working to expand opportunities for all modes of transportation. The community is regionally connected with the close proximity of I-15 and Highway 89 has in recent years started to look towards enhanced alternative regional public transportation.

### ANALYSIS

#### *Relevant Plans, Documents, and Projects*

*The following is a summary of previous planning efforts by Bountiful and regional partners that identify issues and opportunities, goals, and future projects to enhance mobility.*

#### *2019 Trails Master Plan*

The purpose of the 2019 Trails Master Plan is to update and document the needs assessment component of the project; establish an updated vision, goals, and objectives; identify proposed improvements to the existing system; recommend trail signage and wayfinding elements; and provide preliminary estimates of construction costs for priority projects. The updated vision states – “Bountiful will provide a comprehensive and diverse trail system that provides for and encourages healthy lifestyles, social engagement, and access to the natural environment.”

#### *Wasatch Front Regional Council 2019-2050 Regional Transportation Plan (RTP)*

The 2019-2050 RTP sets forth the 31-year strategy for regional-scale transportation investments for all modes of transportation. The Plan was created to identify needed infrastructure to respond to regional growth, ensure maintenance of the existing transportation system, and identify opportunities for improvements across modes such as active transportation networks and high-capacity transit. Identified in the Plan is the proposed Davis-SLC Community Connector Bus Rapid Transit (BRT) which would run through and include stations in Bountiful.

#### *Roadway Conditions*

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

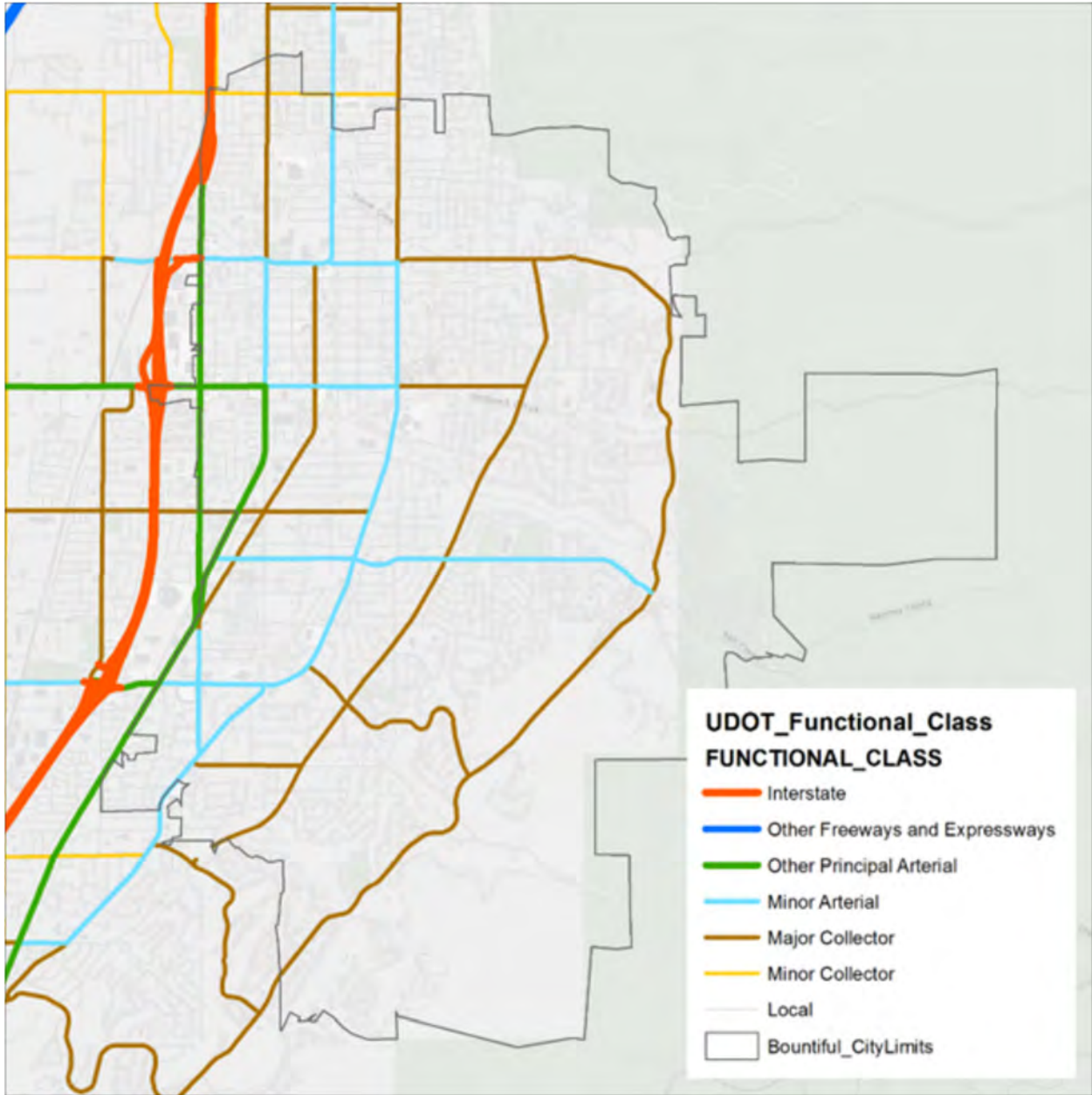


Figure 6.1 Existing Roadway Network Classification (2022)  
Source: Utah Geospatial Resource Center, 2022

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

Figure 6.2 Streets with Highest AADT (2019)

Bountiful, UT

### Residential Vehicle Miles Traveled (VMTs)

VMT per capita in this geography, typical weekday

Week of Sep 20, 2021 to the week of Sep 19, 2022

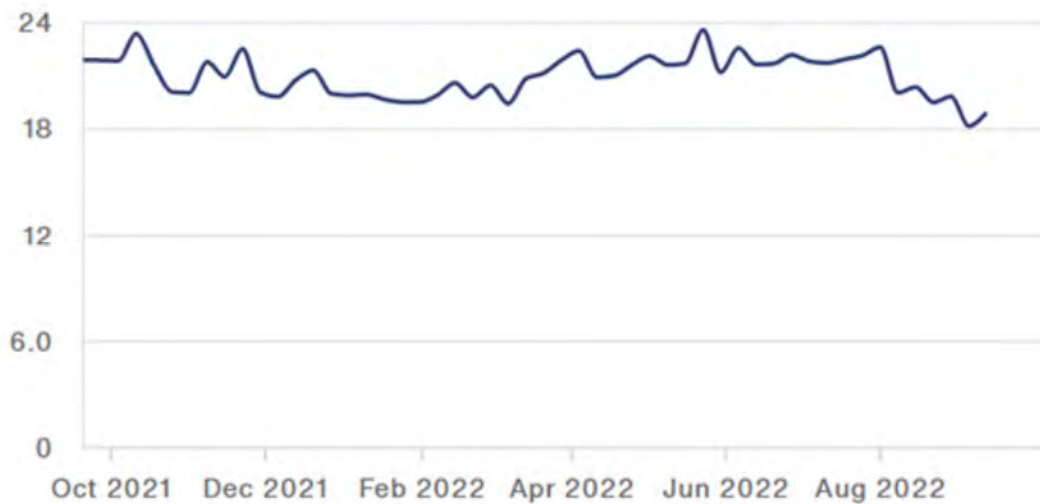


Figure 6.3 Source: Replica, 2022

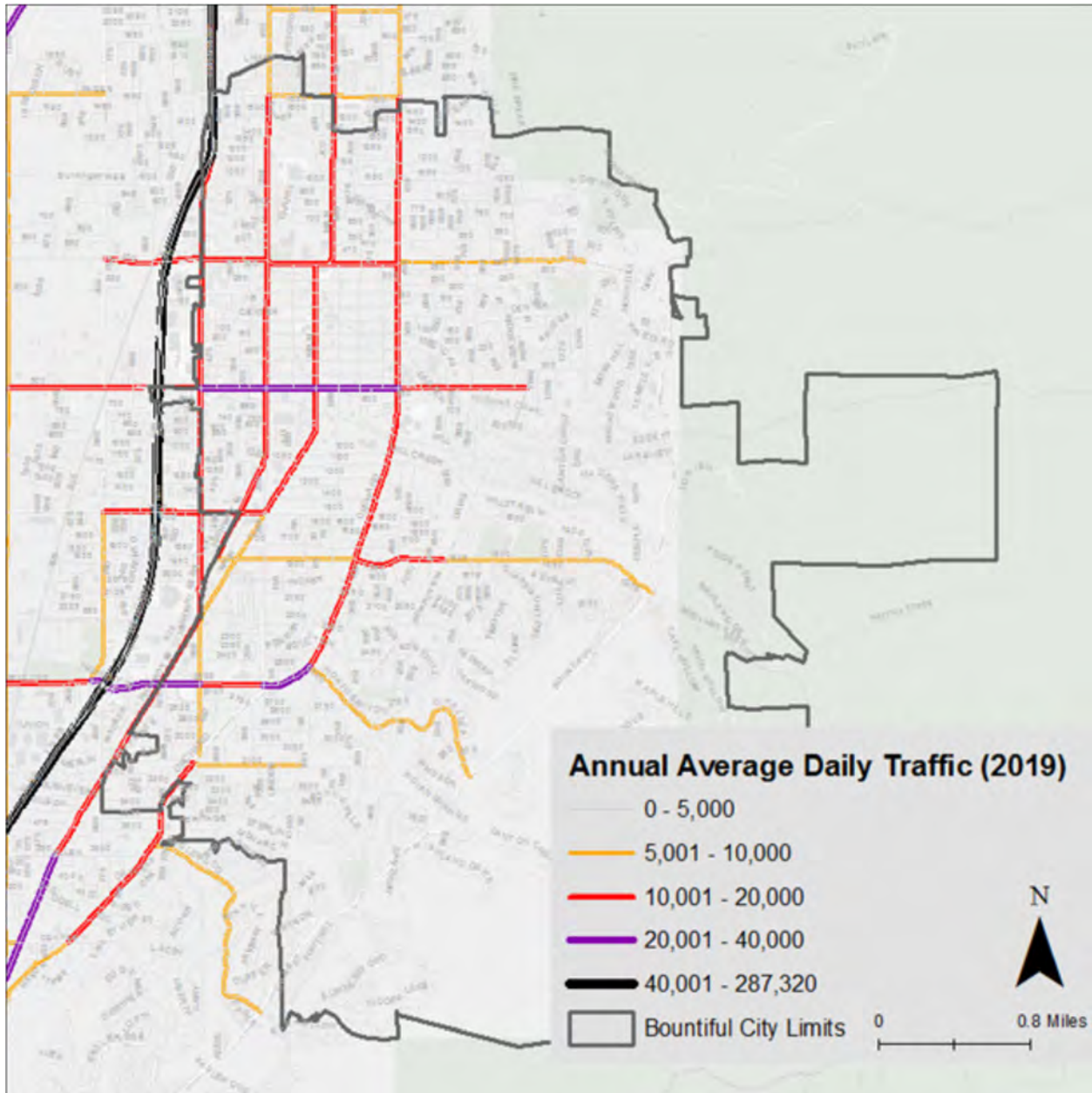


Figure 6.4 Annual Average Daily Traffic (2019)  
Source: Wasatch Front Regional Council Data Portal, 2019



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

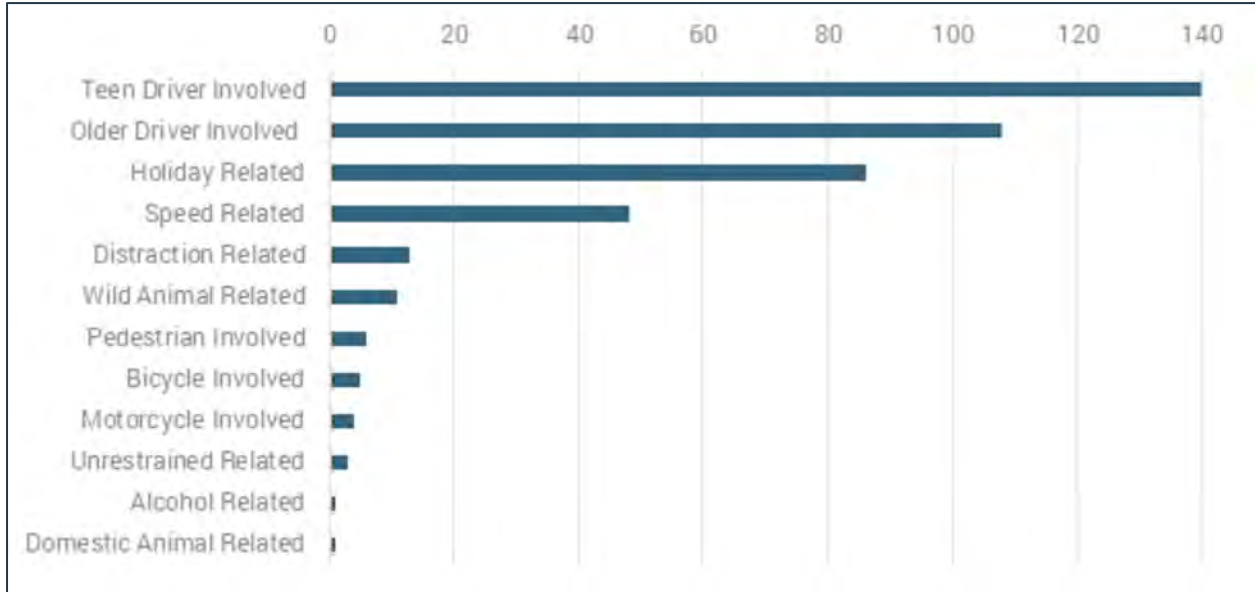


Figure 6.5 Primary Collision Factors (2021)  
 Source: Utah Department of Public Safety Crash Portal, 2021

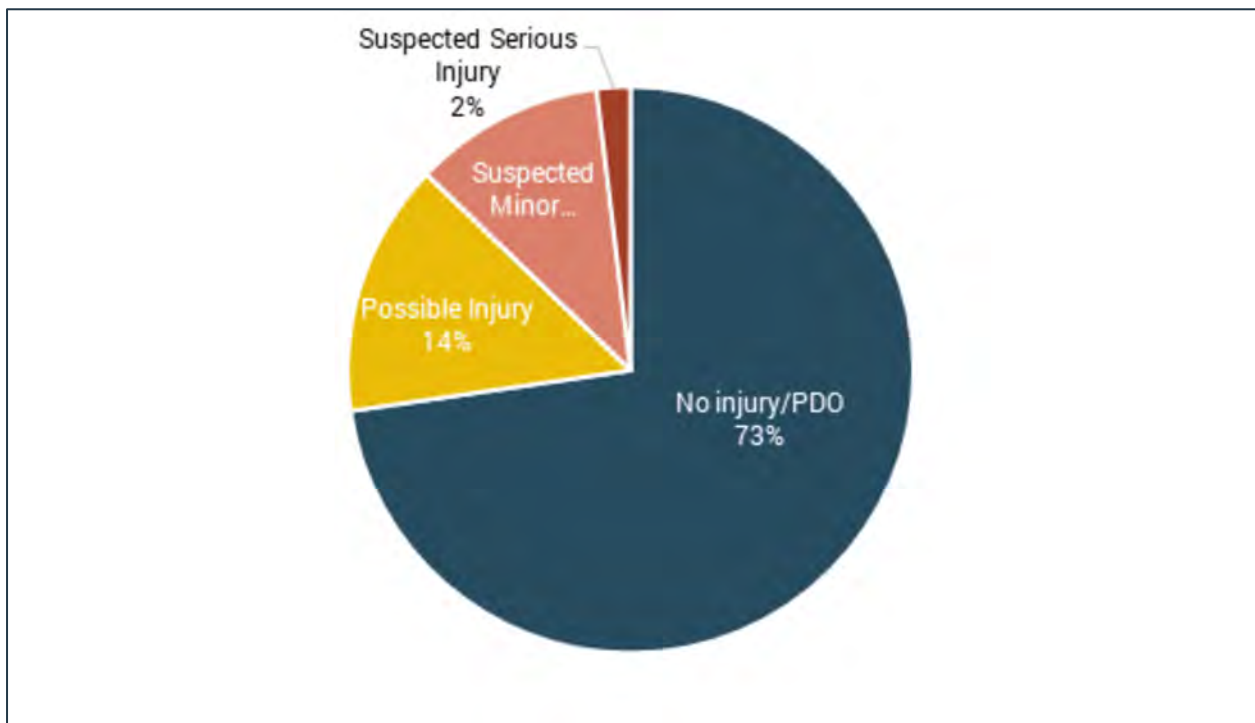
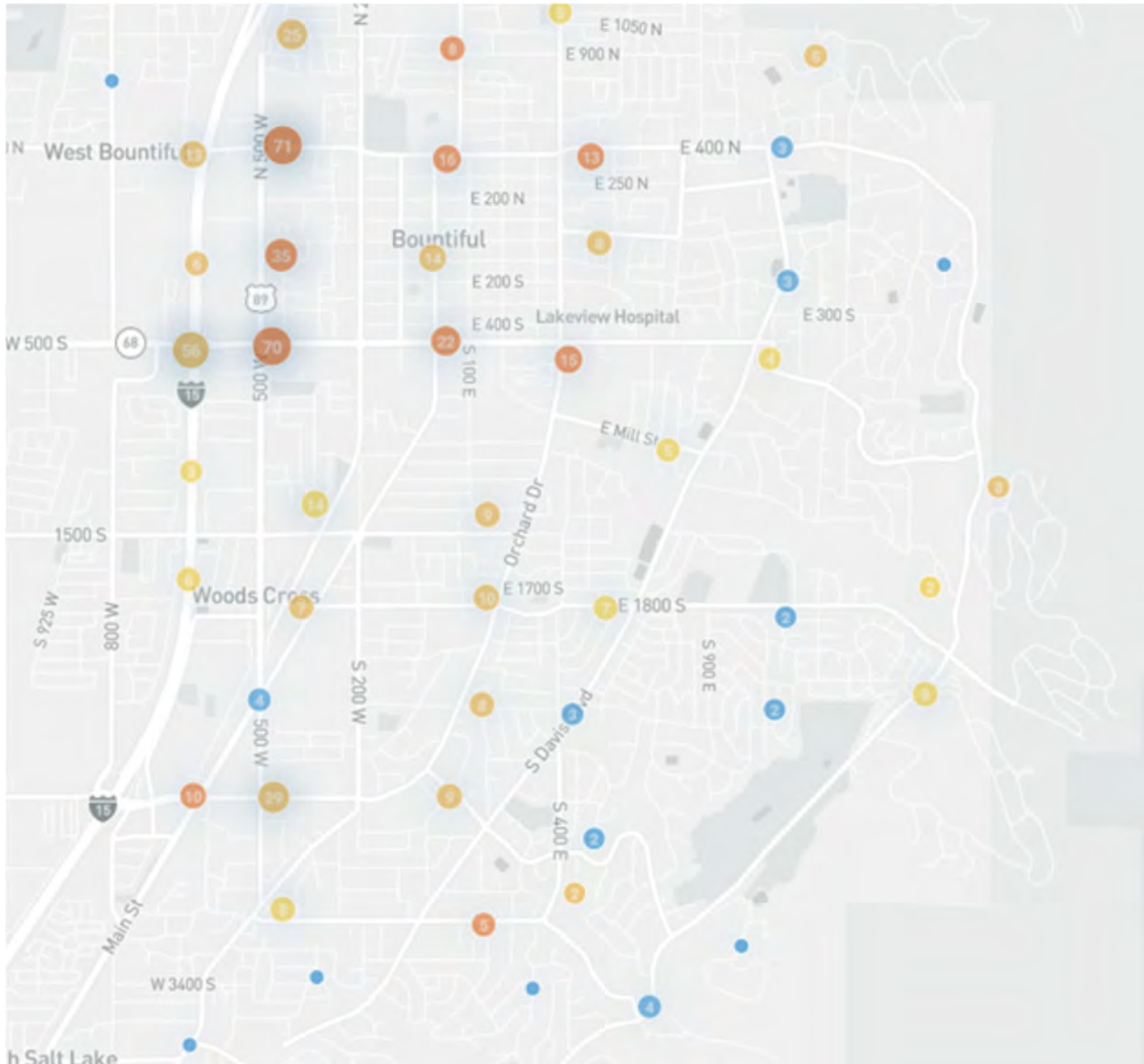


Figure 6.6 Share of Collision Injury Severity (2021). Source: Utah Department of Public Safety Crash Portal, 2021

Intersections with the highest rates of collisions include 500 West & 500 South, 400 North & 500 West, 500 South & I-15, and Main Street & 500 South. Intersections with recorded collisions in 2021 are shown in Figure 3, with the predominant severity represented as dark orange for suspected serious injuries, light orange for suspected minor injuries, yellow for possible injuries, and blue for no injuries.



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

### Transit Conditions

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

#### Existing Transit Service

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

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

Figure 8 Existing Fixed Route Transit Information (Route 470)

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

Figure 6.9 Existing Fixed Route Transit Information (Route 455)

While the 470 and the 455 have very long spans and a significant number of daily trips, their frequency lacks consistency. There are seemingly no true “peak” or “off-peak” hours with consistent patterns of headways. For example, the 455 bus between the hours of 4:55AM and 10:20AM has a sequence of headways of 30 minutes, 23 minutes, 10 minutes, 10 minutes, 25 minutes, 40 minutes, 15 minutes, 45 minutes, 75 minutes. The 455 also has 50% of stops that are not served every trip. Key destinations along the 455 include Lakeview Hospital, Zesiger Park, and Bountiful High School. The 470 runs along

Main Street and its key destinations include Bountiful Davis Art Center, Five Points Park, and a collection of apartments.

**UTA OnDemand (South Davis County Zone)**

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

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

**Paratransit and Rideshare**

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

UTA also offers a vanpool system that allows commuters to share a ride with up to 14 other riders while saving money and allowing riders to take advantage of using the carpool lane. Each rider pays a monthly fare based on the average miles per month they travel and the number of riders in their van. Standard vehicle expenses including gas, insurance, and maintenance are included in the fare. Authorized vanpool drivers can use the van for up to 50 miles of personal driving every month. UTA also provides first and last mile solutions through RideVan Plus, a hybrid commuting option for commuters who take the train. Riders take FrontRunner or TRAX service to the station nearest to their place of employment, then as a group with at least seven of their coworkers, drive a vanpool vehicle to work (workplace must be within 10 miles of a UTA bus stop or rail station).

**Regional Rail**

UTA offers numerous free Park-and-Ride lots throughout their entire operational area. The Church of Jesus Christ of Latter-day Saints has designated many of its church parking lots for the use of Park-and-Ride lots (see figure below). All lots operate Monday through Saturday and provide commuters convenient access to UTA route 455.

<b>UTA Park &amp; Ride Locations in Bountiful</b>
650 E. 400 North
640 S. 750 East
455 S. 1200 East
1540 N. 400 East
2505 S. Davis Blvd

Figure 6.10 UTA Park & Ride Lot Locations  
Source: UTA

### Future Transit Service

UTA is currently planning public transportation improvements to support growth between southern Davis County and northern Salt Lake County. The Davis-SLC Community Connector is a proposed bus rapid transit (BRT) system connecting communities to opportunities such as jobs, entertainment, and recreation. The BRT will have multiple benefits for riders and the surrounding communities, such as connections to other UTA modes such as FrontRunner, TRAX, and local bus circulators, 10-minute frequencies during weekday peak (15-minute frequency during off-peak and Saturdays), transit signal priority to reduce wait times at intersections, and opportunity for economic growth and revitalization. The proposed BRT alignment will run service from Salt Lake City, University of Utah Research Center through Bountiful, and up to Farmington Station Park and connect with TRAX & Streetcar Stations, FrontRunner, and the other regional bus lines.

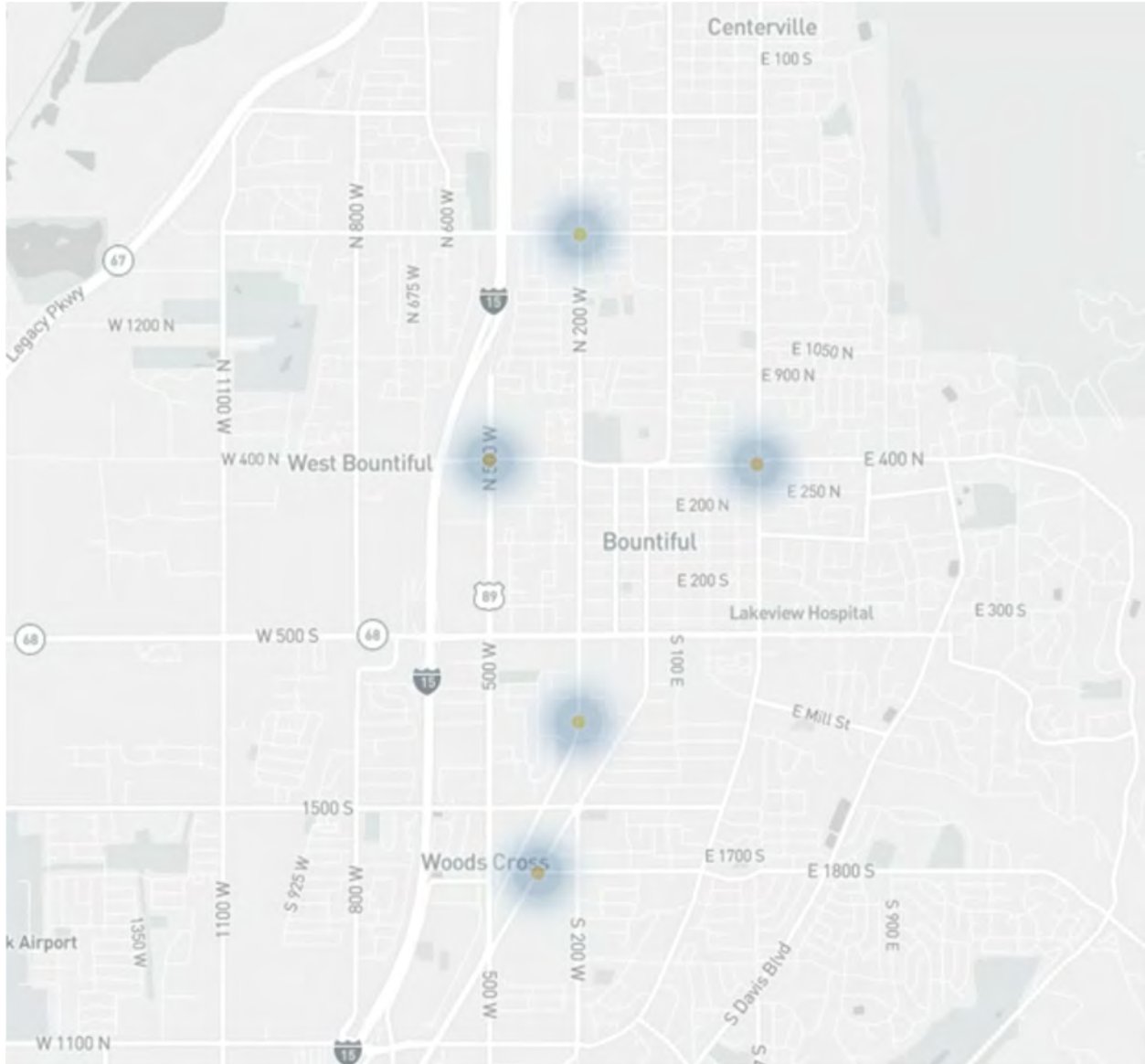
### Bicycle and Trail Conditions

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



Figure 6.11

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



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

**Trail Conditions**

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

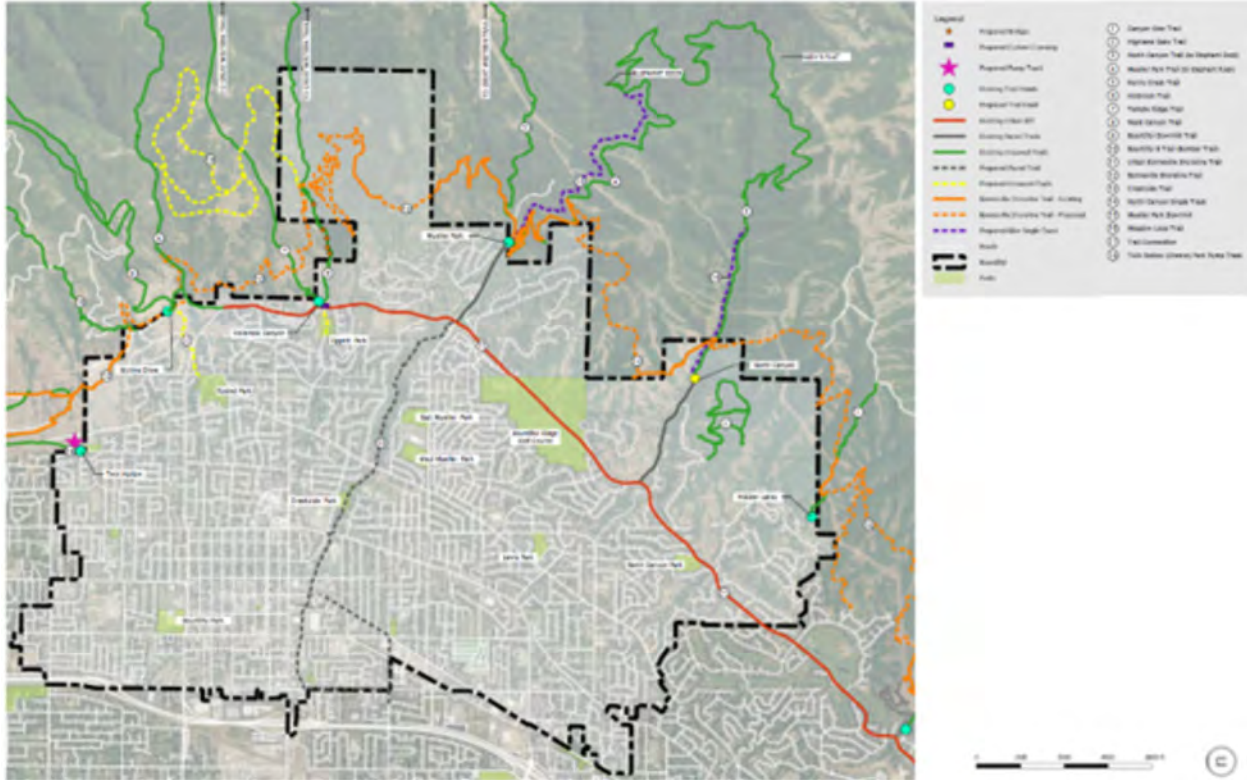


Figure 6.13 Existing Trail Network  
 Source: Bountiful Trails Master Plan, 2019

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

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

### Pedestrian Conditions

Bountiful’s downtown area provides sidewalks and clearly marked crossings. The majority of Bountiful’s neighborhoods also provide sidewalks. There are some areas in the City which lack sidewalks as shown in Figure 6.15. Some of these areas were developed under County jurisdiction which were then annexed into the City. Walking along these neighborhoods without sidewalks may be harder for pedestrians.

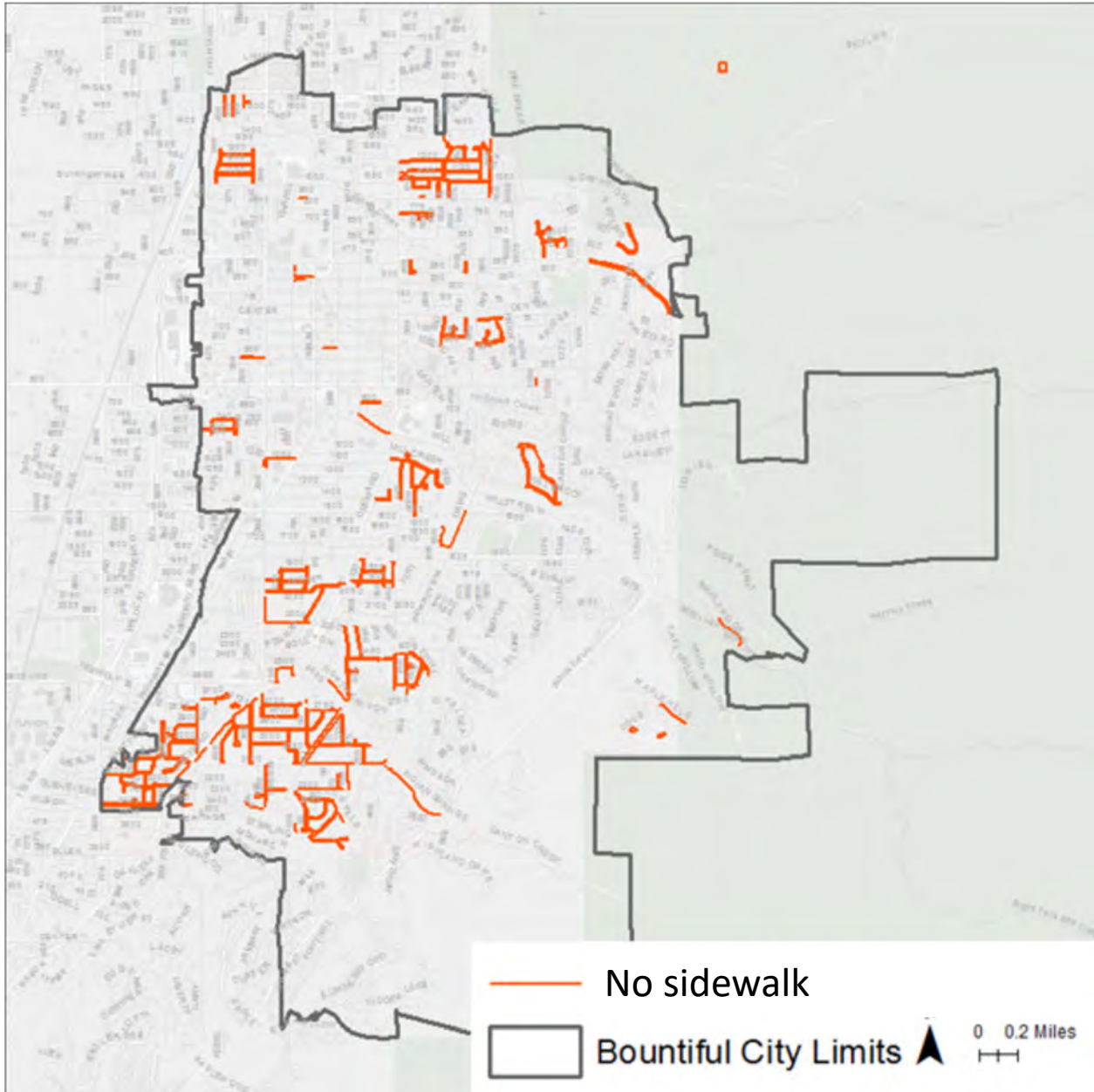


Figure 6.16 Gaps in Pedestrian Sidewalk Network



## SERVICES & INFRASTRUCTURE

### AT A GLANCE

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

### ANALYSIS

#### *Water*

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

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

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

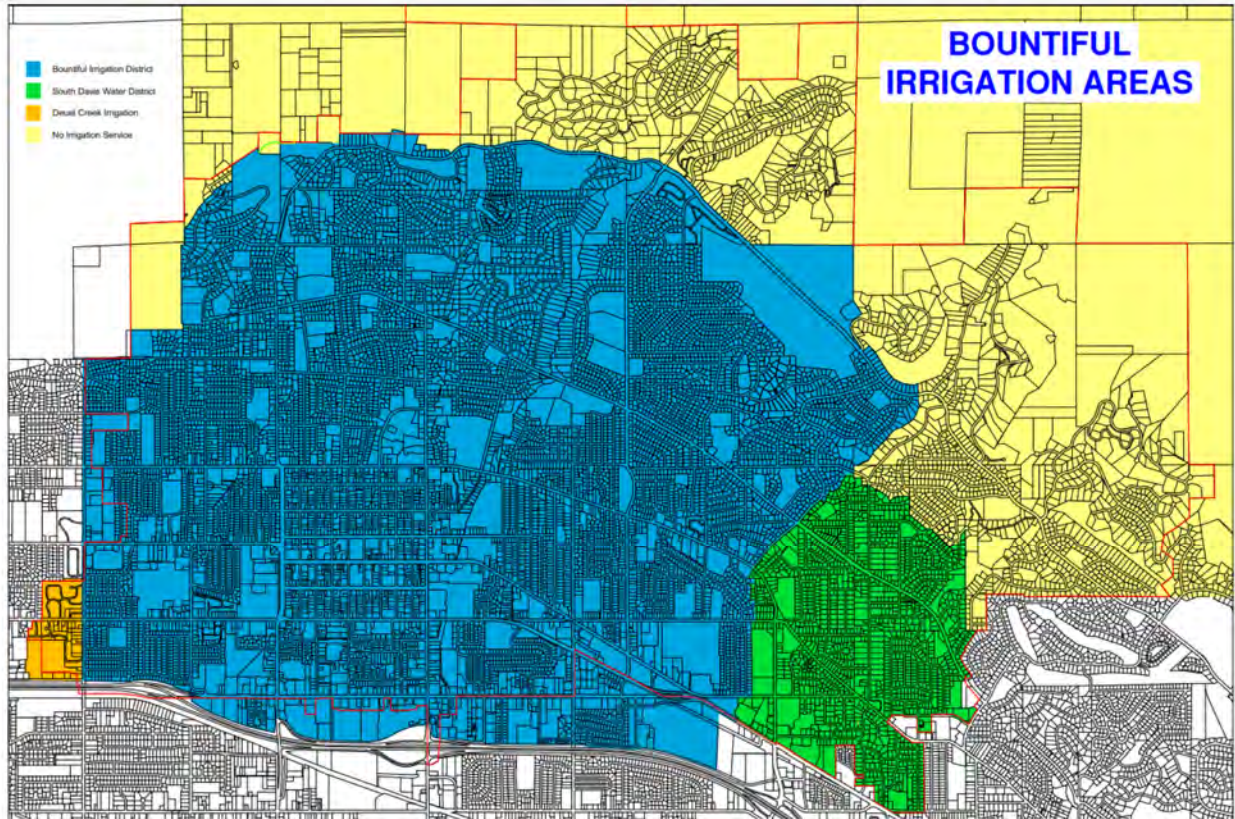


Figure 7.1 -Bountiful Irrination Areas

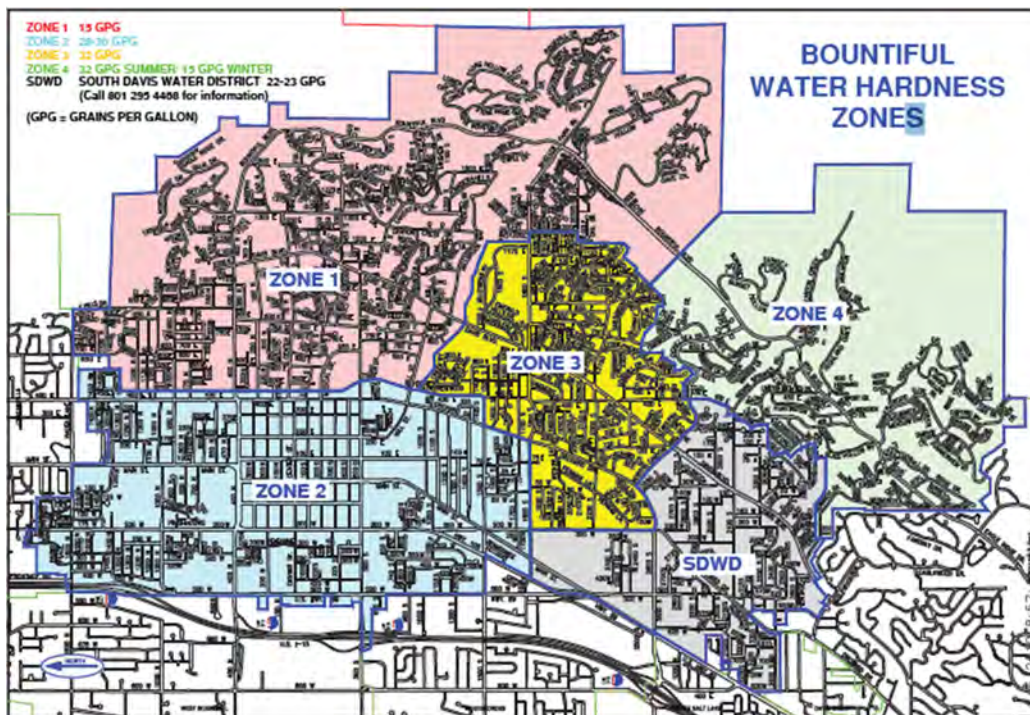


Figure 7.2 Bountiful Water Hardness Zones (Areas in Grey are provided from SDWD, Not Bountiful Water)

## ***Sanitary Sewer***

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

## ***Electricity***

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

## ***Internet/Broadband***

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

## ***Schools***

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

## ***Fire/Emergency Medical Service (EMS)/Police***

Bountiful is part of the South Davis Metro Fire service area who provides fire and EMS service to Bountiful, Centerville, North Salt Lake, West Bountiful, Woods Cross City, and unincorporated parts of Davis County adjacent to these cities. They are based in Bountiful at the headquarters station at 225 South 100 West. They also operate a second station in Bountiful, Station 84 at 1995 Bountiful Blvd. Bountiful operates a municipal police department from the municipal campus at 805 South Main Street. The department has 38 officers. The department also provides dispatch service to South Davis Metro Fire service area.



# City Council Staff Report

**Subject:** Expenditures for Invoices > \$1,000 paid  
August 21 & 28, 2024

**Author:** Tyson Beck, Finance Director

**Department:** Finance

**Date:** September 10, 2024

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid August 21 & 28, 2024.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid August 21, 2024**

<b>VENDOR</b>	<b>VENDOR NAME</b>	<b>DEPARTMENT</b>	<b>ACCOUNT</b>	<b>ACCOUNT DESC</b>	<b>AMOUNT</b>	<b>CHECK NO</b>	<b>INVOICE</b>	<b>DESCRIPTION</b>
15359	BIG IRON DRILLING	Light & Power	535300 448633	Street Light	37,308.00	241126	1314	Street Light Bore for Bountiful City
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	102,709.19	241127	21354479	Natural Gas - Contract # 23191
1815	CROFT POWER EQUIPMEN	Parks	104510 425000	Equip Supplies & Maint	1,469.97	241134	190726	Misc. Parts/Supplies - Cust # 1728
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	10,976.96	241137	76513	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,060.00	241137	76515	Tree Trimming
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,125.00	241141	107909	Lawn Treatment - Cust # 38652
14124	GEOLOGIC COMPUTER	Landfill Operations	585820 474500	Machinery & Equipment	37,575.00	241144	12171	GPS System for Tana Compactor - Cust ID 20229
11059	INTELLIRENT	Light & Power	535300 448639	Substation	1,000.68	241215	OR121501-01	Ohmeter Rental
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	6,125.00	241216	06302024	June 2024 Legal Fees
3375	OLYMPUS INSURANCE AG	Landfill Operations	585820 451100	Insurance & Surety Bonds	1,845.00	241171	16984	Add Landfill Compactor - Acct # BOUN050
15142	OLYMPUS REFUSE	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	2,146.33	241172	624578	Labrie Refuse Parts
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	1,755.00	241178	88963	Legal Fees - Acct # 1415-23385
6323	PLATES & PALATES	Streets	104410 448000	Operating Supplies	1,092.45	241179	08142024	Catering for Bountiful City Retirement
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	2,194.96	241184	280085396	Tires and Service - Acct # 2801867
15197	RANDALL BROTHERS CON	Golf Course	555500 426020	Clubhouse Building Maintenance	22,835.00	241186	08192024	Roof Repairs
3692	RESTAURANT & STORE E	Golf Course	555500 426020	Clubhouse Building Maintenance	4,072.50	241188	017030	Misc. Parts/Supplies
3812	SAFETY SUPPLY & SIGN	Streets	104410 441300	Street Signs	4,947.68	241193	190641	Misc. Parts/Supplies
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	3,156.68	241199	2024100111953	T-Chlor - Customer # C1303
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	4,199.55	241202	0385412	Bulk Oil - Acct # 000275
4273	TURF EQUIPMENT CO	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,446.00	241203	3026269-00	Misc. Parts/Supplies - Cust # 2144
4285	TYLER TECHNOLOGIES,	Human Resources	104134 429200	Computer Software	4,776.86	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Finance	104140 429200	Computer Software	28,661.15	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Streets	104410 424000	Office Supplies	9,553.72	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Engineering	104450 429300	Computer Hardware	9,553.72	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Planning	104610 425000	Equip Supplies & Maint	3,582.64	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Water	515100 431000	Profess & Tech Services	11,942.15	241205	0458-479069	Cycle Start - Customer # 41630
4285	TYLER TECHNOLOGIES,	Light & Power	535300 429300	Computer Hardware	20,301.65	241205	0458-479069	Cycle Start - Customer # 41630
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	2,010.00	241206	08122024SA	ULCT Training expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Human Resources	104134 423000	Travel & Training	1,045.60	241206	08122024JS	Wellness&Training - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,580.88	241206	08122024DG	Supplies & Training - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	PSAP - E911	104219 423000	Travel & Training	1,959.32	241206	08122024DG	Supplies & Training - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Engineering	104450 425000	Equip Supplies & Maint	1,100.00	241206	08122024LC	OfficeSupplies&Subscrip- Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,460.61	241206	08122024BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 448000	Operating Supplies	1,012.86	241206	08122024BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 448631	Hydro Transmission	1,198.50	241206	08122024AJ	Phone Chargers - Acct #4246-0445-5571-8851
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	33,800.00	241210	07312024	July 2024 Bountiful City fiber connection fees
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	1,124,205.77	241210	08112024	July 2024 Bountiful City fiber construction fees
<b>TOTAL:</b>					<u><u>1,519,786.38</u></u>			

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

**Paid August 28, 2024**

<b>VENDOR</b>	<b>VENDOR NAME</b>	<b>DEPARTMENT</b>	<b>ACCOUNT</b>	<b>ACCOUNT DESC</b>	<b>AMOUNT</b>	<b>CHECK NO</b>	<b>INVOICE</b>	<b>DESCRIPTION</b>
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	1,531.64	241224	129657-01IN	Trans Arm Rods
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	2,553.40	241224	129688IN	Misc. Parts/Supplies
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	4,577.12	241224	129679IN	69KV Post Insulators
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	5,808.18	241224	129678	Poly Suspension Insulators
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	11,967.17	241224	129654IN	69KV Post Insulators
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	25,291.68	241224	129653IN	Trans Arm Blanks
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	41,527.66	241224	129709-00IN	Misc. Parts/Supplies
1164	ANIXTER, INC.	Light & Power	535300 448631	Hydro Transmission	3,930.00	241226	6131517-00	3000' 266 ACSR - Cust # 6000052
14651	CREATIVE TRAILS, INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	4,200.00	241243	08222024	Bountiful Trails Project from 7/24-8/20/2024
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,060.00	241247	76517	Tree Trimming
2334	GRAINGER, INC	Government Buildings	104160 426000	Bldg & Grnd Suppl & Maint	1,461.41	241257	9215765158	Misc. Parts/Supplies - Acct # 846580041
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	7,138.58	241263	35703	Misc. Parts/Supplies
15574	ISLAND VIEW PLUMBING	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,103.00	241267	3740	Misc. Parts/Supplies
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,025.46	241272	12550	Overlay - Acct # Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	19,047.96	241272	12576	Overlay - Acct # Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	29,460.24	241272	12505	Overlay - Acct # Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	12,809.88	241220	11894	Overlay - Cust # BOUN2610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	15,900.30	241220	11845	Overlay - Cust # BOUN2610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,727.88	241273	426981	Road Base - Cust # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	3,398.64	241273	426900	Road Base - Cust # BCTY07399
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,205.70	241281	S106397491.001	Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,631.82	241281	S106412052.001	Misc. Parts/Supplies - Cust # 18498
14813	NORTHEM BUILDERS	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	39,412.27	241283	316	Bridge work & Release of Retention
3321	NORTHERN POWER EQUIP	Light & Power	535300 448631	Hydro Transmission	2,159.50	241284	87720	Misc. Parts/Supplies - Cust # 8012986111
15578	NORTHERN TOOL & EQUI	Storm Water	494900 425000	Equip Supplies & Maint	42,999.99	241285	53930584	135 GAL FRONT LOAD SS - Acct # 12824131
9721	OVERHEAD DOOR CO OF	Light & Power	535300 424002	Office & Warehouse	1,072.62	241290	5310698604	Door track repairs for Bountiful City Power
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	13,952.25	241297	45133	Police Vehicle accessory install
3712	RIDGE ROCK INC	Storm Water	494900 473106	Storm Drain Construction	96,905.59	241305	34006-1	Construction work for Bountiful City
3712	RIDGE ROCK INC	Storm Water	494900 473106	Storm Drain Construction	243,643.46	241222	34006-1a	Construction for Bountiful City
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	1,984.79	241310	INV-1001605	Rope, Swivels and Lanyards - Cust ID 68053
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	2,083.94	241311	321-SIV0022615	Misc. Parts/Supplies
4051	STATE OF UTAH	Landfill Operations	585820 431300	Environmental Monitoring	2,365.95	241316	250159	Customer ID C000000044H / Emissions Inventory
11284	STELLA-JONES	Light & Power	535300 448631	Hydro Transmission	40,324.78	241317	90278382	70' Class 1 & HI Wood Poles
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	24,087.48	241322	0385931	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	3,221.05	241322	0385566	Bulk Oil - Acct # 000138
6545	TRISTAR RISK MANAGE	Workers' Comp Insurance	646400 435500	Admin Services - W/C	9,500.00	241324	120908	Loss Replenish for Bountiful City
6545	TRISTAR RISK MANAGE	Workers' Comp Insurance	646400 451150	Liability Claims/Deductible	8,108.71	241324	120908	Loss Replenish for Bountiful City
4331	USA BLUE BOOK	Water	515100 448000	Operating Supplies	1,920.47	241329	INV00444166	Meter Probe - Cust # 228844
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,672,384.62	241330	08232024	July 2024 payment for power resources
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,902.18	241331	9970374575	Account # 371517689-00001
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,363.85	241333	20449	Aug. 2024 Janitorial Services
<b>TOTAL:</b>					<b><u>2,425,751.22</u></b>			





# City Council Staff Report

**Subject:** Addition of 2.5 Gbps speed on Bountiful Fiber  
**Author:** Galen D. Rasmussen, Assistant City Manager  
**Department:** Executive  
**Date:** September 10, 2024



## **Background**

Staff has been in discussions with UTOPIA regarding the possible addition of a new 2.5 Gbps service level on the Bountiful Fiber Network. This addition of a new service level is deemed by both Bountiful and UTOPIA as a necessary step in keeping the Bountiful Fiber Network competitive in the marketplace and also a step to keep Bountiful Fiber's offerings consistent with other UTOPIA operated city networks.

## **Analysis**

UTOPIA and Bountiful staff members consulted on the details of adding a new 2.5 Gbps service level and both concluded that this addition will be a competitive necessity for continuing to build and maintain a viable fiber network for Bountiful. To implement this new 2.5 Gbps service, UTOPIA will utilize a 10 Gbps circuit which will be modified to broadcast at a 2.5 Gbps speed. According to UTOPIA, this approach is the most viable approach given both the underlying technological and cost considerations. To bring the new service to market, UTOPIA will need to charge a one-time \$150 amount per customer to compensate for the hardware and labor costs involved. Bountiful would agree to absorb the \$150 one-time cost per customer rather than pass this cost on to the customer to maintain a competitively priced offering. To test the demand, and cost impacts of this new level of service, Bountiful and UTOPIA agree in the attached contract amendment to a maximum of 300 new 2.5 Gbps customers at \$150 each. When this 300-customer level is reached, both UTOPIA and Bountiful will then reevaluate options going from that point forward.

## **Department Review**

This matter has been reviewed and approved by both the City Manager and the City Attorney.

## **Recommendation**

Staff recommends approval of Resolution #2024-10 which adopts:

- A First Amendment to the existing construction and network management agreement between UTOPIA and Bountiful to add 2.5 Gbps service and establish costs and related details (included as Exhibit A to the resolution).
- An amended fee schedule for the Fiber Fund for fees related to a 2.5 Gbps service level (included as Exhibit B to the resolution).

## **Significant Impacts**

The additional costs of \$150 per connection (up to 300 connections, or \$45,000) will be paid for with existing bond proceeds.

## **Attachments**

- Resolution # 2024-10 (with exhibits A and B)

# BOUNTIFUL



## Bountiful City Resolution No. 2024-10

MAYOR  
Kendalyn Harris

CITY COUNCIL  
Jesse Bell  
Kate Bradshaw  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

CITY MANAGER  
Gary R. Hill

### **A RESOLUTION ADOPTING A FIRST AMENDMENT TO THE FIBER NETWORK CONSTRUCTION AND NETWORK MANAGEMENT SERVICES AGREEMENT BETWEEN UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY (UTOPIA) AND BOUNTIFUL; AND AMENDING THE FEE SCHEDULE FOR THE BOUNTIFUL CITY FIBER FUND AS IT APPEARED IN FISCAL YEAR 2024-2025 BUDGET**

WHEREAS, the City of Bountiful (“City”) desires to add a new 2.5 Gbps service level offering on the Bountiful Fiber Network, an amendment is required to the existing Fiber Network Construction and Network Management Services Agreement between Utah Telecommunications Open Infrastructure Agency and Bountiful City; and,

WHEREAS, the addition of a new 2.5 Gbps level of service will also require adoption of amended fees related to this new level of service in the City Fiber Fund in the City Budget; and,

WHEREAS, UTOPIA, the City Manager, and Assistant City Manager have determined a need for offering a 2.5 Gbps speed option on the Bountiful Fiber Network;

NOW THEREFORE BE IT RESOLVED by the Bountiful City Council as follows:

**Section 1.** A First Amendment to the Fiber Network Construction and Network Management Services Agreement between Utah Telecommunications Open Infrastructure Agency and Bountiful City is attached as Exhibit A to the resolution.

**Section 2.** Fiber Fees are outlined in the attached amended fee schedule under Exhibit B to the resolution.

**Section 3.** The City Manager and staff are authorized and directed to take such steps as necessary to implement the above changes by having the Mayor sign the First Amendment to the Fiber Network Construction and Network Management Services Agreement between Utah Telecommunications Open Infrastructure Agency and Bountiful City; and making the amended fee schedule available for public review at City Hall, by public request, and on the City website.

**Section 3.** This resolution shall take effect immediately upon adoption.

**Adopted by the City Council of Bountiful, Utah, this 10<sup>th</sup> day of September, 2024.**

---

Kendalyn Harris, Mayor

ATTEST:

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Shawna Andrus, City Recorder

**Resolution 2024-10**

**EXHIBIT A**

**First Amendment To The Fiber Network Construction And Network Management Services Agreement Between Utah Telecommunication Open Infrastructure Agency And Bountiful**

**FIRST AMENDMENT TO THE FIBER NETWORK CONSTRUCTION AND NETWORK MANAGEMENT SERVICES AGREEMENT BETWEEN UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY AND BOUNTIFUL**

THIS FIRST AMENDMENT TO THE FIBER NETWORK CONSTRUCTION AND NETWORK MANAGEMENT SERVICES AGREEMENT (hereinafter “**First Amendment**”), is made effective the \_\_\_<sup>h</sup> day of \_\_\_\_\_, 2024, by and between BOUNTIFUL CITY, (“**Bountiful**”) a municipal corporation and political subdivision of the state of Utah and UTAH TELECOMMUNICATION OPEN INFRASTRUCTURE AGENCY, an interlocal entity and political subdivision of the State of Utah, (“**UTOPIA**”), (UTOPIA and Bountiful are sometimes referred to individually as a “**Party**” and collectively as “**Parties**” herein).

**RECITALS**

WHEREAS, Bountiful and UTOPIA previously entered into the Network Construction and Network Management Services Agreement Attached as Exhibit A (“Service Agreement”) dated May 23, 2023; and

WHEREAS, pursuant to Paragraph 4.1 of the Service Agreement, UTOPIA and Bountiful may provide additional service options upon mutual written agreement; and

WHEREAS, UTOPIA desires to provide to Bountiful and Bountiful desires to provide to their customers a 2.5Gbps service and the Parties recognize that the equipment necessary to provide that service represents an upfront hardware investment; and

WHEREAS, the Parties desire to amend the Service Agreement by amending **Paragraph 4.1(a)** and **Exhibit A** to provide for a recurring transport fee per month to the service providers and a one-time charge for infrastructure costs of \$150 in order to provide a 2.5Gbps offering;

NOW THEREFORE, the Parties agree to amend the Service Agreement and Exhibit A as follows:

1. **Paragraph 4.1(a)** of the Service Agreement shall be amended to read as follows:

(a) Residential Transport Services - The following fees shall be billed by UTOPIA to Service Providers and are retained by UTOPIA for providing Network Management Services as described under this agreement and for Bountiful to fund the costs of Refresh and Replacement (as described in Section 2.10). These fees do not include any Infrastructure Fee Revenues that the City imposes and collects from the End Users.

250 Mbps	\$27/month
1 Gbps -	\$31/month
<i>2.5 Gbps</i>	<i>\$45/month</i>
10 Gbps	\$60/month

2. Amended “Exhibit A”. “**Exhibit A**” entitled “NETWORK MANAGEMENT SERVICES” is amended as follows:

**PRICE FOR SERVICES**

I. Design and Buildout of System

All materials, project management, engineering, construction, and deployment services provided to Bountiful by UTOPIA shall be paid for by Bountiful in the amount of the Construction Services Fee as described in Section 2.3 of the Agreement. *Notwithstanding Section 2.3 of the Agreement, a one-time charge of \$150 to offset the additional equipment costs shall be charged to Bountiful by UTOPIA on each 2.5Gbps connection. This fee shall be reviewed by the Parties when the total count reaches 300 2.5Gbps customers.*

3. Conflict. In the event there is any conflict between the terms of this First Amendment and the Service Contract, this First Amendment shall control.

IN WITNESS WHEREOF, the Parties have caused this First Service Contract Amendment to be duly executed effective on the First Service Contract Amendment Effective Date as set forth in the initial paragraph herein.

[ Signature Page(s) Follow ]

BOUNTIFUL CITY

UTAH TELECOMMUNICATION OPEN  
INFRASTRUCTURE AGENCY,  
an interlocal cooperative agency and a political  
subdivision of the State of Utah,

By: \_\_\_\_\_  
KENDALYN HARRIS  
Mayor

By: \_\_\_\_\_  
ROGER TIMMERMAN  
Executive Director

ATTEST:

ATTEST:

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

\_\_\_\_\_  
CHRISTA EVANS

APPROVED AS TO FORM:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
General Counsel

**Resolution 2024-10**  
**EXHIBIT B**  
**Amended Fiber Fee Schedule**



# Fiber Fees

## Residential Customers

Amended:  
September 10, 2024

Transport Service Fee (assessed by UTOPIA or ISP):

250 Mbps \$27/month

1 Gbps \$31/month

2.5 Gbps \$45/month

10 Gbps \$60/month

Infrastructure Fee (assessed by Bountiful City):

250 Mbps \$38/month

1 Gbps \$38/month

2.5 Gbps \$38/month

10 Gbps \$44/month

Residential Refresh and Replacement Fee (assessed by UTOPIA or ISP):

\$8 (\$6.50 to be remitted to Bountiful City)

## Non-Residential Customers

Non-residential customers shall be billed by UTOPIA via Service Providers based on its catalog of non-residential transport services to be provided under non-disclosure agreement, which is classified as a trade secret and protected from disclosure under GRAMA. UTOPIA shall remit the revenue share to the City according to the following terms:

Services within Bountiful – 50%

Point-to-Point Transport Services with one end-point within Bountiful – 25%

Multi-Point Transport Services - Pro-rata share of 50% divided by the number of locations, scaled to the relative price of the service at the corresponding locations within Bountiful

\*Internet Service Providers (ISPs) will charge fees independent of Bountiful City and UTOPIA