

BOUNTIFUL CITY COUNCIL

TUESDAY, October 8, 2024

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

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

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

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

AGENDA

6:00 p.m. – Work Session

1. Councilmember replacement process – Mr. Gary Hill p. 3
2. Bountiful Fiber update – Mr. Galen Rasmussen, Mr. Lloyd Cheney and UTOPIA staff p. 9

7:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of the minutes of previous meetings held August 27 and September 10 & 24, 2024 p. 15
4. Council reports
5. BCYC Report
6. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on September 4, 11, 18 & 25, 2024 p. 27
 - b. July 2024 financial report p. 33
7. Consider approval of Ordinance 2024-06 amending the condominium/private unit development (PUD) subdivision code – Ms. Amber Corbridge p. 49
8. Consider approval of the proposed preliminary and final subdivision plan amendment for Culvers Commercial subdivision at 638 North 500 West – Ms. Amber Corbridge p. 59
9. Consider approval of the architectural and site plan amendment at 406 S Main Street – Ms. Amber Corbridge p. 65
10. Consider approval of the purchase of server infrastructure from NetWize in the amount of \$129,392 – Mr. Greg Martin p. 87
11. Consider approval of awarding a contract to City Creek Construction for the remodel of 135 South Main Street – Mr. Lloyd Cheney p. 89
12. Consider approval of the Johnson Controls proposal through Silverleaf Partners for the purchase and installation of a new fire alarm panel in the amount of \$172,990 – Mr. Lloyd Cheney p. 91
13. Convene in a closed session in the Council conference room at City Hall to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).
14. Adjourn


City Recorder

City Council Staff Report

Subject: Councilmember Vacancy Selection Process
Author: Gary Hill
Department: Administration
Date: October 8, 2024



Background

State law provides a process for how mid-term city council vacancies are to be addressed. The law has changed since the last time Bountiful City Council filled a vacancy mid-term in 2018. Utah State Code section 20A-1-510 outlines the process a municipality must now follow.

Staff will present this new process to the city council at the meeting on October 8th in anticipation of the selection meeting on October 16th.

Analysis

The following is a procedure the City Council may follow that would conform with State code:

1) Pre-Meeting

- a. Each completed application filed with the City Recorder in a timely manner will be provided to the Council for review before the meeting. Each member of the Council will review the applications on their own before the meeting.

2) Interviews

- a. Order: Each interested person who submits a completed application in a timely manner will be interviewed. The interview will consist of a presentation to the Council of up to three minutes and possible follow-up questions by the Council. Names will be pre-printed and randomly drawn by the City Recorder at the meeting. Interviews will be conducted in the order they are drawn. If an interested person is absent when their name is called or fails to present, they will be disqualified.
- b. Time: Each interested person will be provided up to three minutes to present to the Council. The time will be displayed on a timer. At three minutes, a buzzer or beep will sound.
- c. Follow-up: Any member of the Council may ask questions of an interested person after they have finished addressing the Council. The Council may or may not elect to ask questions of an interested person. There is no

time limit for Council questions.

- d. After all interested persons' presentations, the Council may comment or discuss before voting.

3) **Selection/Voting**

- a. **First round of Voting:** The City Recorder will give each council member an individualized paper with their name on it and a place for each member to write the name of their preferred candidate.

U.C.A. 20A-1-510(d)(i) The municipal legislative body shall take an initial vote to fill the vacancy from among the names of the candidates interviewed under Subsection (1)(c)(iii)

- b. **Public Voting:** The City Recorder will gather the sheets from the Council and announce the names of each Councilmember and their preferred candidate.
- c. **Majority:** If a single candidate receives three or more votes, they shall be appointed to the Council. No further voting will occur.
- d. **Tie-breaker Scenarios:** If no candidate receives three votes, the top two candidates will be selected to advance to the second round of voting.
 - i. If there is a two-way tie for second place, the Mayor shall receive one vote, and the candidate who receives her vote shall advance to a second round of voting.
 - ii. If there is a four-way tie for first, the Mayor will receive one vote, and the candidate with two votes will advance to the second round of voting.
 - The remaining three candidates' names shall be put in a bowl, and two names will be drawn. One of the two candidates whose names were drawn shall be eliminated via a coin toss by the City Recorder. The first name drawn shall have the option of calling heads or tails.
 - A coin toss by the City Recorder shall eliminate one of the two remaining candidates who received one vote. The candidate who participated in the first coin toss shall have the option of calling heads or tails.
- e. **Second Round of Voting:** After the field has been narrowed to two candidates, a second round of voting will take place. Candidates may be asked additional questions by the City Council. Councilmembers will again be given a sheet of paper and asked to vote for their preferred candidate. The votes will be gathered by the City Recorder, who will announce the

names of each council member and their preferred candidate.

- f. Tie-breaker Scenarios: If a candidate receives a majority of the votes, they shall be appointed to the City Council. If neither candidate receives a majority of the votes, the Mayor will be asked to publicly cast the tie-breaking vote.

Department Review

This process and report were prepared by the City Recorder, City Attorney, and City Manager

Significant Impacts

None

Recommendation

This item is for information only. Staff can provide any clarifications at the work session on October 8th.

Attachments

UCA 20A-1-510

Effective 5/1/2024

20A-1-510 Midterm vacancies in municipal offices.

- (1)
 - (a) As used in this section:
 - (i) "Vacancy," subject to Subsection (1)(a)(ii), means the same as that term is defined in Section 20A-1-102.
 - (ii) "Vacancy," if due to resignation, occurs on the effective date of the resignation.
 - (b) Except as otherwise provided in this section, if any vacancy occurs in the office of municipal executive or member of a municipal legislative body, the municipal legislative body shall, within 30 calendar days after the day on which the vacancy occurs, appoint a registered voter in the municipality who meets the qualifications for office described in Section 10-3-301 to fill the unexpired term of the vacated office.
 - (c) Before acting to fill the vacancy, the municipal legislative body shall:
 - (i) give public notice of the vacancy at least 14 calendar days before the day on which the municipal legislative body meets to fill the vacancy;
 - (ii) identify, in the notice:
 - (A) the date, time, and place of the meeting where the vacancy will be filled;
 - (B) the person to whom an individual interested in being appointed to fill the vacancy may submit the interested individual's name for consideration; and
 - (C) the deadline for submitting an interested individual's name; and
 - (iii) in an open meeting, interview each individual whose name is submitted for consideration, and who meets the qualifications for office, regarding the individual's qualifications.
 - (d)
 - (i) The municipal legislative body shall take an initial vote to fill the vacancy from among the names of the candidates interviewed under Subsection (1)(c)(iii).
 - (ii)
 - (A) If no candidate receives a majority vote of the municipal legislative body in the initial vote described in Subsection (1)(d)(i), the two candidates that received the most votes in the initial vote, as determined by the tie-breaking procedures described in Subsections (1)(d)(ii)(B) through (D) if necessary, shall be placed before the municipal legislative body for a second vote to fill the vacancy.
 - (B) If the initial vote results in a tie for second place, the candidates tied for second place shall be reduced to one by a coin toss conducted in accordance with Subsection (1)(d)(ii)(D), and the second vote described in Subsection (1)(d)(ii)(A) shall be between the candidate that received the most votes in the initial vote and the candidate that wins the coin toss described in this Subsection (1)(d)(ii)(B).
 - (C) If the initial vote results in a tie among three or more candidates for first place, the candidates tied for first place shall be reduced to two by a coin toss conducted in accordance with Subsection (1)(d)(ii)(D), and the second vote described in Subsection (1)(d)(ii)(A) shall be between the two candidates that remain after the coin toss described in this Subsection (1)(d)(ii)(C).
 - (D) A coin toss required under this Subsection (1)(d) shall be conducted by the municipal clerk or recorder in the presence of the municipal legislative body.
 - (iii) If, in the second vote described in Subsection (1)(d)(ii)(A), neither candidate receives a majority vote of the municipal legislative body, the vacancy shall be determined by a coin toss between the two candidates in accordance with Subsection (1)(d)(ii)(D).
 - (e) If the municipal legislative body does not timely comply with Subsections (1)(b) through (d), the municipal clerk or recorder shall immediately notify the lieutenant governor.

- (f) After receiving notice that a municipal legislative body has failed to timely comply with Subsections (1)(b) through (d), the lieutenant governor shall:
 - (i) notify the municipal legislative body of the violation; and
 - (ii) direct the municipal legislative body to, within 30 calendar days after the day on which the lieutenant governor provides the notice described in this Subsection (1)(f), appoint an eligible individual to fill the vacancy in accordance with Subsections (1)(c) and (d).
 - (g) If the municipality fails to timely comply with a directive described in Subsection (1)(f):
 - (i) the lieutenant governor shall notify the governor of the municipality's failure to fill the vacancy; and
 - (ii) the governor shall, within 45 days after the day on which the governor receives the notice described in Subsection (1)(g)(i), provide public notice soliciting candidates to fill the vacancy in accordance with Subsection (1)(c) and appoint an individual to fill the vacancy.
- (2)
- (a) A vacancy in the office of municipal executive or member of a municipal legislative body shall be filled by an interim appointment, followed by an election to fill a two-year term, if:
 - (i) the vacancy occurs, or a letter of resignation is received, by the municipal executive at least 14 days before the deadline for filing for election in an odd-numbered year; and
 - (ii) two years of the vacated term will remain after the first Monday of January following the next municipal election.
 - (b) In appointing an interim replacement, the municipal legislative body shall:
 - (i) comply with the notice requirements of this section; and
 - (ii) in an open meeting, interview each individual whose name is submitted for consideration, and who meets the qualifications for office, regarding the individual's qualifications.
- (3)
- (a) In a municipality operating under the council-mayor form of government, as defined in Section 10-3b-102:
 - (i) the council may appoint an individual to fill a vacancy in the office of mayor before the effective date of the mayor's resignation by making the effective date of the appointment the same as the effective date of the mayor's resignation; and
 - (ii) if a vacancy in the office of mayor occurs before the effective date of an appointment under Subsection (1) or (2) to fill the vacancy, the remaining council members, by majority vote, shall appoint a council member to serve as acting mayor during the time between the creation of the vacancy and the effective date of the appointment to fill the vacancy.
 - (b) A council member serving as acting mayor under Subsection (3)(a)(ii) continues to:
 - (i) act as a council member; and
 - (ii) vote at council meetings.
- (4)
- (a)
 - (i) For a vacancy of a member of a municipal legislative body as described in this section, the municipal legislative body member whose resignation creates the vacancy on the municipal legislative body may:
 - (A) interview an individual whose name is submitted for consideration under Subsection (1)(c)(iii) or (2)(b)(ii); and
 - (B) vote on the appointment of an individual to fill the vacancy.
 - (ii) Notwithstanding Subsection (4)(a)(i), a member of a legislative body who is removed from office in accordance with state law may not cast a vote under Subsection (4)(a)(i).
 - (b) A member of a municipal legislative body who submits his or her resignation to the municipal legislative body may not rescind the resignation.

- (c) A member of a municipal legislative body may not vote on an appointment under this section for himself or herself to fill a vacancy in the municipal legislative body.
- (5) In a municipality operating under the council-mayor form of government, the mayor may not:
 - (a) participate in the vote to fill a vacancy;
 - (b) veto a decision of the council to fill a vacancy; or
 - (c) vote in the case of a tie.
- (6) A mayor whose resignation from the municipal legislative body is due to election or appointment as mayor may, in the case of a tie, participate in the vote under this section.
- (7) A municipal legislative body may, consistent with the provisions of state law, adopt procedures governing the appointment, interview, and voting process for filling vacancies in municipal offices.

Amended by Chapter 438, 2024 General Session

Amended by Chapter 450, 2024 General Session

City Council Staff Report

Subject: Fiber Project Update
Author: Galen D. Rasmussen, Assistant City Manager
Lloyd Cheney, City Engineer
Department: Executive and Engineering
Date: October 8, 2024



Background

Following an extensive process of exploring options for providing fiber Internet services for homes and businesses in Bountiful City, on May 23, 2023, the Mayor and City Council approved a contract with UTOPIA Fiber for construction and management of a citywide fiber network. The construction cost identified in the contract is \$45,432,000 and the contract addresses the financing, construction, and operation of the network along with the responsibilities of all parties involved. UTOPIA Fiber will construct and operate the fiber network on behalf of Bountiful City as network owner.

Analysis

A summary of the fiber network project is summarized below for information of the Mayor and Council:

- **Financial Status**
 - Sales Tax Revenue Bonds were issued on August 3, 2023 with a par amount of \$45,525,000 (total proceeds of \$47,384,665). The bonds were issued with a true interest cost of 4.06% over a 30-year life with semi-annual payments to bondholders. The financing was structured to be repaid with subscriber revenues rather than sales tax and it is the intent of the city to pay off the bonds early.
 - The project budget is set at \$47.4 million based on bond proceeds. Of this amount \$24.1 million has been spent as of the end of September 2024.
 - Based on conservative estimates for take rates provided by UTOPIA, Bountiful Fiber is expected to have enough customers to generate a profit above debt service beginning in year five of the project.
- **Construction Status**
 - Construction of the network is currently proceeding ahead of schedule with original construction completion being set by contract at between 2 and 3 years. The contract price of \$45,432,000 includes installation of 7,497 subscribers (or a 40% take rate of a total projected customer base of 18,742). Bountiful City will be obligated to pay for any further subscriber connections above this level at a cost of \$1,300 per connection. Due to complexity and

size, non-residential subscribers count as 3 residential subscribers for calculation of the installed subscribers.

- As of September 30, 2024, the network was comprised of:
 - 1,664,600 feet of installed conduit (see attached map)
 - 693,584 feet of installed fiber cable
 - 7,486 handholes installed
 - Status of Footprints:

<u>Footprint</u>	<u>% Complete</u>	<u>Footprint</u>	<u>% Complete</u>
BF001	72%	BF006	72%
BF002	100%	BF007	76%
BF003	100%	BF008	37%
BF004	74%	BF009	47%
BF005	71%	BF010	57%

- **Installation Status**

Representatives from UTOPIA and B Jackson Construction will address this section during the presentation in the Work Session.

- **Operational Status**

- Residential service offerings on the network include the following. Monthly cost is comprised of the network fees charged by UTOPIA and the fees charged by the selected Internet Service Provider (ISP):
 - 250 Mbps \$72 to \$79/month
 - 1 Gbps \$78 to \$93/month
 - 2.5 Gbps Pricing and availability coming in October
 - 10 Gbps \$154 to \$244/month
- Non-residential customers are billed directly by UTOPIA via service providers based on a catalog of non-residential transport services provided under a non-disclosure agreement. Revenues from non-residential customers are shared between UTOPIA and Bountiful based on the location of the services. Revenues are shared at 50% if services are all within Bountiful; 25% if a single point of contact in the city, or a pro-rata share of the 50% for multi-point services.
- Of the customer fees charged, Bountiful City will retain \$38 to \$44 per month (depending on service speed) and \$6.50 per month for a capital reserve to refresh the infrastructure.
- As of September 30, 2024:
 - Total take rate was 1.6% based on 18,742 possible future connections. Project take rate at this point in the project was projected at 1%. We estimate a 5% take rate by the end of the fiscal year (June 30).
 - Take rate based on a total of 2 network footprints fully in service and 2,520 orderable locations was 9.58%.
 - Active (installed) customer totals as of September 30, 2024:

- Residential 128
- Non-Residential 58
- Bountiful City 8
- Orders in progress as of September 30, 2024:
 - Residential 11
 - Non-Residential 17
 - Bountiful City 47
- **Marketing Efforts**
 - Bountiful Fiber flyer distributed in August 2024 utility bills (see attached)
 - Email marketing (see attached)
 - Targeted marketing to HOAs and large apartment complexes
 - Continued reference to, and updates to: www.MyBountifulFiber.com

Department Review

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

Recommendation

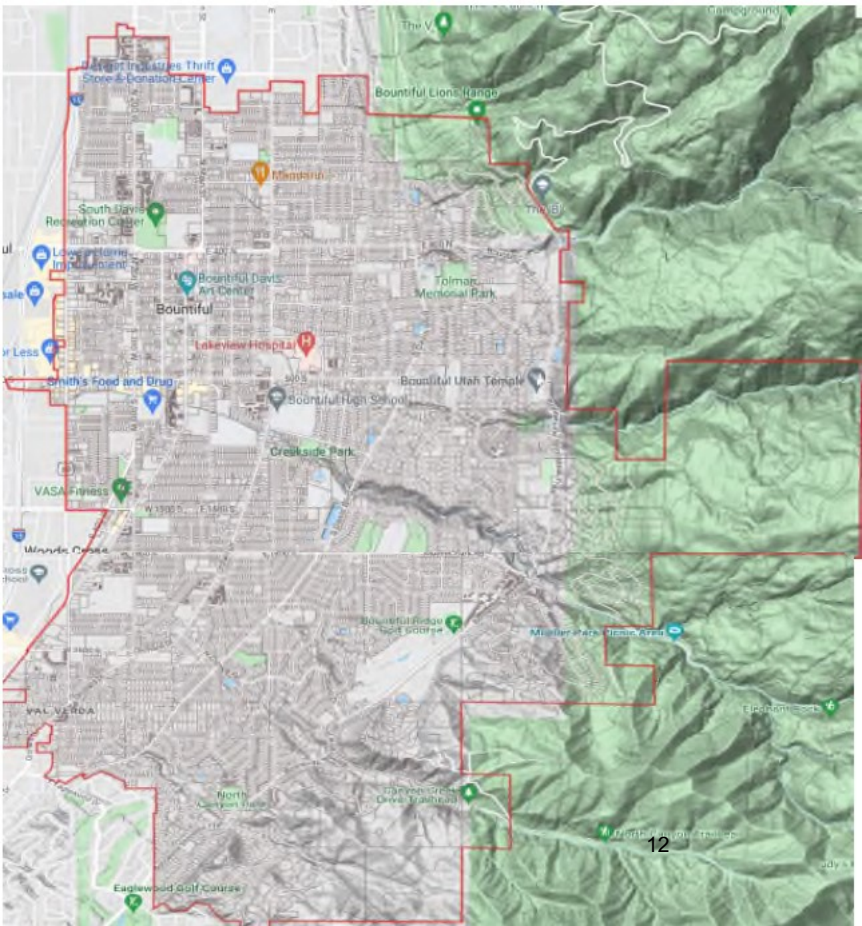
This item is for information only. No formal action is required by the Council.

Significant Impacts

None

Attachments

- Conduit installation map
- Utility Bill flyer
- Email marketing example



Dave's Industries Thrift Store & Donations Center

Bountiful Lions Range

South Davis Recreation Center

Mesa Park

Lowes Home Improvement

Bountiful Davis Art Center

Tolmar Memorial Park

Bountiful

Lakeview Hospital

Bountiful Utah Temple

Walmart Supercenter

Smith's Food and Drug

Bountiful High School

Creekside Park

VASA Fitness

Wanda's Cakes

Bountiful Ridge Golf Course

Mission Park Tennis Area

VAL VERDE

North Canyon Park

13300 South Drive, Bountiful

12

Eaglewood Golf Course



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to me



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Minutes of the
BOUNTIFUL CITY COUNCIL
August 27, 2024 – 6:00 p.m.

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

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

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

Mayor Harris called the meeting to order at 6:12 p.m. and welcomed those in attendance.

GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga led a discussion about the “Existing Conditions” element of the General Plan, which has seven sections. During the discussion, staff was tasked with writing a better introduction paragraph that highlights how terrific Bountiful is, changing the color key for the residential construction dates map, adding a summary paragraph for the demographics section, deciding upon a consistent number to use for current population, using a consistent scale on the community character graphs, and asking Logan Simpson Design if they could provide references for the data used in this element of the plan.

Mayor Harris suggested they pick up the discussion at the next work session where they left off, due to time running out.

The meeting ended at 7:01 p.m.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Water Director	Kraig Christensen
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	Senior Planner	Amber Corbridge

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:03 p.m. and welcomed those in attendance. Mr. John Crofts led the Pledge of Allegiance and Ms. Nicole Olsen, Bountiful Heights Stake, offered a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:06 p.m.

Mr. John Crofts (2616 North 1750 East, Layton) explained that he is running for the Davis County Commission as the Republican nominee. He thanked the Council and Mayor for all they do for Bountiful and its residents.

Mr. Gary Davis (2814 South 500 West) - gave some notes about the general plan discussion and suggested not overlooking technical school education in the demographics section. He also thanked Bountiful Light & Power for their efforts and expertise keeping the residents in power.

The public comment section was closed at 7:09 p.m.

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD AUGUST 13, 2024

Councilmember Higginson made a motion to approve the minutes from August 13, 2024, and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

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COUNCIL REPORTS

Councilmember Higginson said how much he appreciated the Council, Mayor and City staff.
Councilmember Murri thanked Mr. Richard Watson and his committee for how much work they put into having a successful summer concert series.

Councilmember Price-Huish did not have a report.

Mayor Harris reported that the SDMFD held interviews for a new fire chief, and they have extended an offer, which will hopefully be announced at the next meeting. She also reported that the State may be opening a homeless shelter in North Salt Lake that would be operated by a company called Switchpoint. It is not final, but they should know in the next month or so.

Councilmember Bradshaw asked if warming buses would still be purchased if the shelter is opened. Mayor Harris answered that it is entirely up to the State.

Councilmember Bradshaw said she feels very strongly that any mitigation funds should go to North Salt Lake to help them deal with the negative impacts of hosting a shelter.

Councilmember Higginson said he thinks opening a shelter in North Salt Lake is a poor decision, unless the county wants to attract homeless people from other counties, and he finds it disagreeable and worrisome that the County made this decision without consulting the Homelessness Task Force.

Councilmember Price-Huish asked what will happen this coming winter. Mayor Harris answered that the shelter may be operational by October, and a warming bus takes about four weeks to arrive, so they will be deciding in the next month.

CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID AUGUST 7 & 14, 2024

Councilmember Murri made a motion to approve the expenditures paid August 7 & 14, 2024 and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE FINAL ARCHITECTURAL AND SITE PLAN APPLICATION FOR A FLEX WAREHOUSE DEVELOPMENT LOCATED AT 260 NORTH 500 WEST – MS. AMBER CORBRIDGE

Mr. Francisco Astorga explained that the applicant is requesting to make a change to the stated use of this development to expand its usability. The applicant, Mr. Randy Beyer, fielded questions from the Council about intended uses and, after the discussion, the Council agreed that listing multiple permitted uses on the site plan application is completely appropriate.

This application was approved by the Council on December 14, 2021, but that application expired before construction was able to take place, and now the applicant is proposing some changes to the elevations which also require reapproval. The Planning Commission forwarded a positive recommendation from their meeting on August 20, 2024.

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

CONSIDER APPROVAL OF THE PURCHASE OF A 360X RECLAIMER FROM ASPHALT ZIPPER IN THE AMOUNT OF \$212,895 – MR. KRAIG CHRISTENSEN

1 Mr. Kraig Christensen explained that many of the main water lines in Bountiful are
2 underneath the paved streets, so working on them requires removing asphalt to access the pipes. The
3 Water Department currently uses a pavement saw to do this work, which works well for smaller
4 projects, but it takes a lot of time to access the main lines this way. Staff recently tested the 360X
5 from Asphalt Zipper and found that it could perform a job that currently takes staff about two days in
6 forty-five minutes. Staff feels this will be an excellent investment for their department, helping them
7 complete water main projects much faster and more efficiently. The tailings from the asphalt cutting
8 can also be recycled and kept out of the landfill, which is great. He explained there is only one
9 supplier who sells a unit that fits on a backhoe and cuts a wide enough swath to be useful, so staff is
10 asking permission to accept the sole bid from Asphalt Zipper.

11 Councilmember Higginson made a motion to approve the purchase of the 360X and
12 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers
13 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
14

15 **CONSIDER THE PURCHASE OF 100 TRANSFORMERS FROM WESTERN UNITED**
16 **ELECTRIC IN THE AMOUNT OF \$465,305 – MR. ALLEN JOHNSON**

17 Mr. Johnson explained that these are the green, pad-mounted transformers that sit outside in
18 the park strip. They will be put into inventory and used as needed. Another shipment, ordered months
19 ago, is supposed to arrive in September, so staff is not concerned by the longer delivery times of this
20 new order.

21 Councilmember Price-Huish made a motion to approve the purchase of 100 transformers and
22 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers
23 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
24

25 **CONSIDER APPROVAL OF THE PURCHASE OF 5,200 FEET OF 1100 URD FROM IRBY**
26 **IN THE AMOUNT OF \$74,100 – MR. ALLEN JOHNSON**

27 Mr. Johnson explained that this is underground power cable that gives them ability to tie two
28 feeders together. It has a 40-year life guarantee. Staff recommends taking the next to lowest bid
29 because it has a much shorter delivery time, and they would like to get it installed this fall.

30 Councilmember Murri made a motion to approve the purchase of 1100 URD and
31 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
32 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
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34 **CONSIDER APPROVAL OF THE PURCHASE OF A PME-11 SWITCHGEAR AND FUSE**
35 **HOLDERS FROM IRBY IN THE AMOUNT OF \$22,180 – MR. ALLEN JOHNSON**

36 Mr. Johnson explained that a switchgear in the Recreation center parking lot failed, and they
37 were able to replace the can pretty quickly. They need to purchase a new one to keep adequate
38 inventory after using one. It has a one-year delivery time and they only keep two in stock at any
39 given time.

40 Councilmember Price-Huish made a motion to approve the purchase of the new switchgear
41 and Councilmember Murri seconded the motion. The motion passed with Councilmembers
42 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
43

44 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW DAKOTA SERVICE BODY**
45 **FROM MOUNTAIN STATES INDUSTRIAL SERVICE IN THE AMOUNT OF \$47,644 –**
46 **MR. ALLEN JOHNSON**

1 Mr. Johnson explained that they need to replace a 2012 line-crews service truck. Trucks on
2 the state pricing are not available for order yet, but staff would like to go ahead and purchase the bed
3 that will fit on the chassis that will eventually be purchased. That truck purchase will likely come
4 before the Council next month.

5 Councilmember Higginson made a motion to approve the purchase of the service body and
6 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
7 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

8
9 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW RUGBY DUMP BODY FROM**
10 **READING TRUCK IN THE AMOUNT OF \$22,899 – MR. ALLEN JOHNSON**

11 Mr. Johnson explained that this is for a small dump body that will be used for smaller projects
12 and get used quite a bit. This bid is under the state bid. The truck will be brought to the Council at a
13 later date.

14 Councilmember Higginson asked if Mr. Johnson felt confident the entire purchase consisting
15 of the bed and the cab and chassis could be purchased for under \$105,000 in the budget. Mr. Johnson
16 said he definitely thinks it will stay in budget. It is a smaller, less expensive truck.

17 Councilmember Bradshaw made a motion to approve the purchase of the dump body and
18 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
19 Higginson, Murri, and Price-Huish voting “aye.”

20
21 **CONSIDER APPROVAL OF THE PURCHASE OF THE FOLLOWING FOR THE ECHO**
22 **FIRE RESPONSE:**

23 **A. 18 WOOD POLES FROM MCFARLAND/CASCADE/STELLA JONES**
24 **CORPORATION IN THE TOTAL AMOUNT OF \$68,888**

25 **B. MATERIALS FROM ALPHA POWER SYSTEMS IN THE AMOUNT OF \$86,392**

26 **C. MANPOWER AND EQUIPMENT FROM WASATCH ELECTRIC IN THE**
27 **AMOUNT OF \$498,785**

28 Mr. Johnson explained that on July 24, 2024, the line that feeds the Echo Hydro project went
29 down and caused a fire near Coalville. It took the Power Department a couple days to get to the site;
30 they found 18 damaged poles and many aging insulators that needed to be replaced. Working with
31 local suppliers they were able to obtain all the necessary parts and materials to fix the line. They also
32 went through a bidding process to find contractors to help get the work done. Wasatch Electric was
33 between jobs and able to take the job, which should be completed on Friday.

34 Mayor Harris thanked Mr. Johnson for doing his best to get this resource up and running
35 quickly and trying to save money where he could.

36 Councilmember Bradshaw said she feels we need to be good stewards of our lines that cross
37 through other communities. She is happy to know we are replacing some of those poles and insulators
38 preemptively, protecting people from wildfires.

39 Councilmember Higginson said he believes this a resource worth keeping operational and
40 thanked Mr. Johnson for his work.

41 Councilmember Bradshaw made a motion to approve the purchases for the Echo Hydro line
42 repair and Councilmember Higginson seconded the motion. The motion passed with
43 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

44
45 **ADJOURN**

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

4
5
6
7

The meeting was adjourned at 8:02 p.m.

Mayor Kendalyn Harris

City Recorder

PENDING

Minutes of the
BOUNTIFUL CITY COUNCIL
September 10, 2024 – 4:30 p.m.

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

Landfill Site Visit – 4:30 p.m.
Bountiful Landfill

Present: Mayor Kendalyn Harris
Councilmembers Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
Assistant City Manager Galen Rasmussen
Streets Director Charles Benson

SITE VISIT – BOUNTIFUL LANDFILL (1300 WEST 1600 NORTH)

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

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

Mayor Harris called the meeting to order at 6:06 p.m. and welcomed those in attendance.

GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga led a discussion about the Existing Conditions element of the General Plan document. The Council and Mayor suggested some changes to the wording, and certain graphs and maps, to help with clarity and relevancy. Mr. Astorga said he would make the suggested edits and do his best to clarify data points as requested.

The work session ended at 7:03 p.m.

Regular Meeting – 7:00 p.m.

City Council Chambers

1
2
3 Present: Mayor Kendalyn Harris
4 Councilmembers Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee
5 Price-Huish
6 Asst. City Manager Galen Rasmussen
7 City Attorney Brad Jeppsen
8 City Engineer Lloyd Cheney
9 Planning Director Francisco Astorga
10 Streets Director Charles Benson
11 Recording Secretary Maranda Hilton
12 Excused: City Manager Gary Hill
13
14

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

15
16 Mayor Harris called the meeting to order at 7:06 p.m. and welcomed those in attendance. Ms.
17 Beth Child led the Pledge of Allegiance and Mr. Matt Palfreyman, Bountiful Central Stake, offered a
18 thought about 9/11 and a prayer.
19

PUBLIC COMMENT

20
21 Public comment was opened at 7:13 p.m.
22

23 No comments were made
24

25 Public comment was closed at 7:13 p.m.
26

COUNCIL REPORTS

27
28 Councilmember Murri did not have a report.

29 Councilmember Price-Huish did not have a report.

30 Mayor Harris reported that the South Davis Sewer District has a program dedicated to odor
31 control surrounding their facilities and they do a great job taking care of complaints.

32 Councilmember Bradshaw reported that the South Davis Recreation District is beginning their
33 budgeting process for the upcoming fiscal year, and it also approved a new fee schedule and now has
34 an option for sponsors. She thanked all the residents and staff who participated in the Day of Service.
35 She asked Mayor Harris who the new fire chief will be.

36 Mayor Harris answered that Mr. Greg Stewart was appointed as the new chief. He had been
37 serving as the deputy chief, and he lives in the fire district and will be an excellent replacement to
38 Chief Stone.

39 Councilmember Higginson said it was great to see so many people out serving together during
40 the Day of Service and thanked those who participated.

41 Mayor Harris thanked Mr. Charles Benson for showing the Council around the landfill prior
42 to the meeting and for the great job they do there.
43

BCYC REPORT

44
45 Councilmember Price-Huish introduced Mr. Steven Theriot, saying he is a wonderful member
46 of the BCYC; he is always organized and a great communicator who keeps everyone else up to

1 speed.

2 Mr. Theriot reported that the Stomp on Main was cancelled due to poor weather, but how
3 appreciative the BCYC was for everyone who participated in the planning of it. He announced that
4 the BCYC will hold a service activity on September 28, cleaning up around the mill.

5 Councilmember Bradshaw asked if the Stomp on Main will be rescheduled. Councilmember
6 Price-Huish said they hope to reschedule it in the spring.

7

8 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON**
9 **AUGUST 21 & 28, 2024**

10 Councilmember Higginson made a motion to approve the expenditures paid August 21 & 28,
11 2024, and Councilmember Price-Huish seconded the motion. The motion passed with
12 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

13

14 **CONSIDER APPROVAL OF RESOLUTION 2024-10 WHICH ADOPTS A FIRST**
15 **AMENDMENT TO THE AGREEMENT WITH UTOPIA AND BOUNTIFUL CITY TO ADD**
16 **A 2.5 GBPS SERVICE AND AMENDS THE FEE SCHEDULE FOR THE SAME – MR.**
17 **GALEN RASMUSSEN**

18 Mr. Galen Rasmussen explained that UTOPIA Fiber is now offering a faster speed of service
19 (2.5 Gbps) to its fiber customers, and if Bountiful Fiber would like to stay competitive and offer that
20 service to Bountiful’s residents as well, the City will need to amend its contract with UTOPIA and
21 update the fee schedule to reflect that change. Resolution 2024-10 will accomplish both those actions
22 if approved by the City Council.

23 The Councilmembers talked over the financing details and who should cover the \$150-per-
24 customer cost of upgrading the electronics. Mr. Rasmussen explained that the plan is for the City to
25 use bond funds to cover the additional cost, and provide the installation free for customers, just as the
26 City does for all the other speeds. The City will contract with UTOPIA for up to 300 customers at
27 this time to determine potential demand for this new speed.

28 Councilmember Bradshaw said she is excited the Bountiful Fiber can be nimble enough to
29 adapt and change its offerings to stay competitive and that this new speed will be available.

30 Councilmember Bradshaw made a motion to approve Resolution 2024-10 and
31 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
32 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

33

34 **ADJOURN**

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

38

39 The meeting was adjourned at 7:39 p.m.

Mayor Kendalyn Harris

City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
September 24, 2024 – 5:00 p.m.

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

Work Session – 5:00 p.m.
City Council Chambers

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 5:08 .p.m. and welcomed those in attendance.

GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga led a discussion about the general plan update, focusing on the existing conditions element of the plan. The Council and Mayor weighed in on the sales tax leakage study and suggested some changes be made to the definitions in the chart to improve clarity. They asked staff if the data from online sales tax revenue could be added to the chart as well. They also requested a map showing the boundary between Bountiful and its surrounding cities be included, at least in part, to help show where commercial areas and retail stores are located.

The Council then looked at the housing section and suggested some changes to the way the data is written to help with clarity. They also asked that the number of Accessory Dwelling Units (ADUs) be added to the data, and that an accurate portrayal of all housing types be included to help paint a picture of what Bountiful offers. Councilmember Higginson was accused of being a “Boomer” and he clarified that he is, in fact, of “Gen-X.”

Next, the Council discussed the transportation section of the document and made some slight changes to the language and decided to remove some charts they deemed unhelpful. The Council requested that it be mentioned in the overview that both 500 South and 500 West are owned by UDOT. Mr. Lloyd Cheney voiced his concern that the data included by the consultants on both traffic counts and accident counts was much higher than what the City estimated.

The Mayor introduced Mr. Allen Hill, Utah Sons of Pioneers, and he spoke for a moment about how the BCYC is helping his organization clean up the grist mill area on Saturday, and thanked the Council for their support. Mayor Harris ended the meeting due to time and thanked everyone for their participation.

Councilmember Higginson thanked staff for making the time to attend the meeting.

1 The meeting ended at 6:54 p.m.
2
3

Mayor Kendalyn Harris

City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
September 4, 11, 18 & 25, 2024

Author: Tyson Beck, Finance Director

Department: Finance

Date: October 8, 2024



Background

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

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

Analysis

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

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000, paid September 4, 11, 18 & 25, 2024.

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

Paid September 4, 2024

<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>
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	8,297.40	241338	129657-00IN	69 KV Suspension Insul.
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,847.00	241339	6142784-01	Cust# 6000052 - 5/16 DE Auto
1815	CROFT POWER EQUIPMEN	Parks	454510 474500	Machinery & Equipment	6,775.00	241349	190267	Cust# 1728 - 60" Aerator
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,060.00	241350	76518	Tree Trimming 8/17-8/24/2024
2009	DURK'S PLUMBING SUPP	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,646.13	241336	02913534	Acct# 512 Misc Parts
2009	DURK'S PLUMBING SUPP	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,273.79	241336	02909481	Acct# 512 Misc Parts
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	52,894.00	241353	122946	Project BCP-023 NW Substa. Upgrade & TLine Reroute
2537	HOSE & RUBBER SUPPLY	Streets	104410 425000	Equip Supplies & Maint	3,270.80	241362	01967105	Misc. Parts/ Supplies - Cust # B1580
12230	HUNTINGTON NATIONAL	Golf Course	555500 474500	Machinery & Equipment	81,471.44	241363	8999986	Cust# 790912 - Toro Turf Equip Payment
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	50,225.76	241366	1115-1	Monthly bill JMR City-wide contract
2719	JMR CONSTRUCTION INC	Storm Water	494900 441260	Wtrway Replcment-Concrete Rpr	47,203.42	241366	1115-1	Monthly bill JMR City-wide contract
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	3,815.10	241366	1115-1	Monthly bill JMR City-wide contract
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	15,969.42	241368	12634	Paving - Cust # BOUN02610
2931	LES OLSON COMPANY	Streets	104410 424000	Office Supplies	1,079.80	241370	EA1448617	Maintenance - Cust # 01-BOUCI
13018	MONTROSE AIR QUALITY	Light & Power	535300 448614	Power Plant Equipment Repairs	11,350.00	241372	CINV-303401	Cust# C-009431 - Emissions Testing
14585	MOUNTAINLAND POWER	Parks	454510 474500	Machinery & Equipment	16,871.40	241373	145203	Cust# 100545 - Misc Parts
13762	PRECISION COMPLETE	Golf Course	555500 425000	Equip Supplies & Maint	1,484.14	241381	47516	Auto services
5553	PURCELL TIRE AND SER	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	4,349.03	241382	280086857	Tires and Service - Cust # 2801867
4911	RELADYNE	Light & Power	535300 448614	Power Plant Equipment Repairs	11,750.00	241337	101629R-DM	Cust# 20378 - Varnish Mitigation
3972	SOLAR TURBINES, INC.	Light & Power	535300 448614	Power Plant Equipment Repairs	3,505.00	241386	AFS10076703	JobID J1061426930 - Turbine 3 Inspection
4026	STAKER & PARSONS	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	2,465.71	241388	6433443	Cust# 18108 - Mortar Sand
11284	STELLA-JONES	Light & Power	535300 448631	Hydro Transmission	28,563.06	241391	90281585	60', 75', 80' Wood Poles
15589	THE BROOKS, LLC	RDA Revolving Loans	727200 461050	Loaned Monies	450,000.00	241394	9/4/2024	RDA Loan
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,087.78	241395	0386080	Grease - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	4,176.22	241395	0385780	Acct# 000276 - Gas & Diesel
5442	TRAVIS MATHEW, LLC	Golf Course	555500 448240	Items Purchased - Resale	2,101.20	241396	92124915	Acct# 1006167 - Men's wear
5000	U.S. BANK CORPORATE	Fiber	505000 484000	Paying Agents Fees	1,500.00	241398	7447654	Acct# 235645000 - Bond payment
8034	WASATCH SOUND	Legislative	104110 492080	Community Events-BntflComServC	3,775.00	241400	08232024	Lighting and Sound for Bountiful Concerts
					TOTAL:	832,807.60		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 11, 2024**

<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>
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	1,287.42	241410	1297911N	Washers, Bolts & Brackets
1102	ALPHA POWER SYSTEMS,	Light & Power	535300 448631	Hydro Transmission	1,652.00	241410	1298441N	Suspension Clamps
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,052.12	241411	X08282024	Account # 287314361186
1596	CATE RENTAL & SALES,	Storm Water	494900 425000	Equip Supplies & Maint	4,757.53	241419	Z40054	Misc. Parts/ Supplies - Cust # 02308
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,095.00	241421	24G2388	Lab Fees
1637	CHENEY, LLOYD N.	Legislative	104110 461000	Miscellaneous Expense	1,330.05	241422	09052024	Connect 2024 Training Expense
1744	COMMERCIAL LIGHTING	Government Buildings	104160 426000	Bldg & Grnd Suppl & Maint	1,846.94	241425	1068856	Misc. Parts/ Supplies - Cust # 19219
1815	CROFT POWER EQUIPMEN	Light & Power	535300 448632	Distribution	1,169.98	241426	191612	Chainsaw repair and parts - Cust # 1728
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,864.80	241430	76519	Tree Trimming
2126	FAIRBANKS SCALES	Landfill Operations	585820 426000	Bldg & Grnd Suppl & Maint	1,968.00	241438	1696402	Maintenance - Cust # 95481
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	1,464.68	241439	1246866-1	Misc. Parts/Supplies - Cust # 48108
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	2,832.96	241439	1249064	Misc. Parts/Supplies - Cust # 48108
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	76,125.00	241439	1248205	Pipe Inventory - Cust # 48108
5310	FLEETPRIDE	Landfill Operations	585820 425000	Equip Supplies & Maint	1,410.96	241441	119340301	Misc. Parts/ Supplies - Acct # 815961
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,045.00	241443	113215	Misc. Parts/Supplies - Cust # 38641
2260	GARRETT & COMPANY IN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	7,482.79	241444	3761	Project # 23111 / 405 Degree Slide
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	241446	50162	Copies for Bountiful's Sept. Newsletter
2350	GREEN SOURCE, L.L.C.	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,217.60	241449	25249	Sports Turf
15529	HB WORKPLACES	Parks	104510 426000	Bldg & Grnd Suppl & Maint	6,180.33	241453	129629	Bountiful City Parks supplies for the parks
2537	HOSE & RUBBER SUPPLY	Streets	104410 425000	Equip Supplies & Maint	2,785.20	241458	01968564	Misc. Parts/ Supplies - Cust # B1580
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	241461	SLC09240048	Sept. 2024 Janitorial Service
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,509.84	241463	12594	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,264.22	241463	12657	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,925.18	241463	12492	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	5,451.84	241463	12716	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	17,630.46	241463	12703	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	19,659.78	241463	12684	Patching - Cust # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	1,795.36	241465	426863	Road Base - Cust # BCTY07399
2920	LEFAVOR ENVELOPE COM	Finance	104140 429050	Utility Billing Supplies	6,756.00	241467	178453	Utility Envelopes
2987	M.C. GREEN & SONS IN	Water	515100 473100	Improv Other Than Bldgs	368,926.42	241470	5166	Bountiful Waterline Project - App #2
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,239.73	241476	S106418734.001	Misc. Parts/ Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,635.31	241476	S106441232.001	Misc. Parts/ Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,641.57	241476	S106443920.001	Misc. Parts/ Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	1,641.57	241476	S106443920.002	Misc. Parts/ Supplies - Cust # 18498
15142	OLYMPUS REFUSE	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	3,072.00	241483	624630	Parts for Labrie Refuse Trucks
15415	PATRIOT CONSTRUCTION	Police	454210 472100	Buildings	33,667.79	241485	4	Bountiful Police Remodel - App # 4
5553	PURCELL TIRE AND SER	Storm Water	494900 425000	Equip Supplies & Maint	1,201.84	241489	280086760	Tires and Service - Cust # 2801867
5553	PURCELL TIRE AND SER	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	3,048.59	241489	280087472	Tires and Service - Cust # 2801867
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	5,700.00	241494	10484	Mattress Recycling
10586	ROCKY MOUNTAIN RECYC	Recycle Collection Operations	585810 431550	Recycling Processing Fees	7,614.88	241498	NP-169958	Recycling Fees for August 2024
14881	RUBICON CONTRACTING	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	3,000.00	241500	INV-RU11981	2nd Trimming Service
3835	SALT LAKE WHOLESALE	Police	104210 445100	Public Safety Supplies	3,295.73	241502	99932	Misc. Parts/ Supplies
3835	SALT LAKE WHOLESALE	Police	104210 445100	Public Safety Supplies	9,089.40	241502	16737	Boat Tail
4051	STATE OF UTAH	Information Technology	104136 413060	Unemployment Reimb	1,304.04	241509	09012024	SEPTEMBER 2024 UNEMPLOYMENT
10507	STRUCTURE WORKS, INC	Police	454210 472100	Buildings	17,749.12	241511	80725	Partial Billing Bountiful Police Intercoms

<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>
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,583.03	241515 08222024A		Account # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,589.15	241517 0386357		Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	21,207.41	241517 0385286		Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	24,255.48	241517 0386466		Fuel - Acct # 000275
4285	TYLER TECHNOLOGIES,	Water	515100 423000	Travel & Training	2,400.00	241519 045-478428		Remote Training - Cust # 41630
					TOTAL:	<u>705,716.20</u>		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 18, 2024**

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNTDESC	AMOUNT	CHECKNO	INVOICE	DESCRIPTION
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	28,271.09	241537	21360964	Natural Gas
14651	CREATIVE TRAILS, INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	4,200.00	241547	09172024	Project: Bountiful Trails from 8/21-9/17/2024
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	1,337.05	241553	09012024M	Account # 3401140000
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	50,998.78	241553	09012024N	Natural Gas - Account # 6056810000
2141	FARWEST LINE SPECIAL	Light & Power	535300 448636	Special Equipment	1,044.00	241558	7168268	Tree Trimmers Trolley - Cust ID 362880
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	12,502.45	241559	1250565	Misc. Parts/Supplies - Cust # 48108
2229	FRODSHAM BETTER LAWN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,125.00	241560	113214	Weed Killer Application #4 - Cust # 38641
15155	GOULD PLUS ARCHITECT	Police	454210 472100	Buildings	17,670.00	241565	24042	Architect, Mechanical & Electrical Engineer Panel
2627	INTERMOUNTAIN CONTRO	Water	515100 448400	Dist Systm Repair & Maint	2,093.74	241575	220/60035487	Misc. Parts/Supplies - Cust #160001188
2642	INTERWEST SUPPLY COM	Streets	104410 425000	Equip Supplies & Maint	19,358.16	241577	IN0114658	Misc. Parts/Supplies - Cust# BOU01
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,294.38	241581	12824	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	2,324.70	241581	12777	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	5,282.82	241581	12810	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	5,291.46	241581	12763	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	9,392.22	241581	12734	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	9,436.50	241581	12744	Patching - Cust # BOUN02610
2896	LARRY H. MILLER	Streets	104410 425000	Equip Supplies & Maint	1,588.75	241583	247185	Misc. Parts/Supplies - Acct # A1069
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	4,200.00	241584	08312024	Legal Fees for August 31 2024
15622	LEGER, ANDY M.	Legislative	104110 492080	Community Events-BntflComServC	2,000.00	241587	2430	Concert performance on 8/16/2024
3321	NORTHERN POWER EQUIP	Light & Power	535300 448631	Hydro Transmission	3,213.00	241599	87744	Misc. Parts/Supplies
9721	OVERHEAD DOOR CO OF	Streets	104410 426000	Bldg & Grnd Suppl & Maint	3,211.19	241605	5310706116	Repairs, parts and Labor
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	1,540.00	241609	89353	Boulter v. Bountiful City
5553	PURCELL TIRE AND SER	Water	515100 425000	Equip Supplies & Maint	1,926.99	241610	280087796	Tires and Service - Cust # 2801867
13270	RIVER POOLS OF SALT	Charge For Services-Proprietar	517000 371110	Metered Water Sales	1,360.00	241617	09162024	Refund Hydrant Meter Rental
3791	RUSH TRUCK CENTER-SA	Landfill Operations	585820 425000	Equip Supplies & Maint	1,320.00	241621	3038663348	Misc. Parts/Supplies - Cust # 187609
3832	SALT LAKE MAILING &	Legislative	104110 422000	Public Notices	3,481.80	241623	44813-P	Postage Charge for RAP Tax reauthorized voter info
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	25,393.34	241635	0386996	Fuel - Acct # 000275
4257	TREE SOURCE CENTRAL	Parks	104510 426000	Bldg & Grnd Suppl & Maint	6,587.49	241638	1133994-8	Tree's
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	1,311.04	241640	09102024JS	Misc.Empl Supplies - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,600.00	241640	09102024MS	CIT UT Academy - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	2,837.15	241640	09102024AS	SWAT Training& Misc.- Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 429300	Computer Hardware	1,649.91	241640	09102024CB	Retire Treats & Misc.- Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,847.70	241640	09102024BH	Misc. Parts/Supplies - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 448000	Operating Supplies	1,983.37	241640	09102024BH	Misc. Parts/Supplies - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 426000	Bldg & Grnd Suppl & Maint	1,794.50	241640	09102024KC	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 448400	Dist Systm Repair & Maint	5,183.75	241640	09102024GW	Training & Misc. - Acct# 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Landfill Operations	585820 425000	Equip Supplies & Maint	4,266.66	241640	09102024SR	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Landfill Operations	585820 429200	Computer Software	1,800.00	241640	09102024JE	Turn GPS - Acct# 4246-0445-5571-8851
15623	W.M. GREEN	Streets	104410 473400	Concrete Repairs	9,892.50	241643	24069	Pages Lane UTA/UPR Median Replacement
					TOTAL:	263,611.49		

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 25, 2024**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,001.44	241652	6055144-03	Misc. Parts/Supplies - Cust # 6000052
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	13,227.75	241662	112	Green Waste Grinding
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	34,213.75	241662	113	Green Waste Grinding
1507	BURT BROTHERS TIRE I	Parks	104510 425000	Equip Supplies & Maint	1,002.38	241663	1040165053	Tire Service - Cust ID 134
1720	CODALE ELECTRIC SUPP	Light & Power	535300 448614	Power Plant Equipment Repairs	7,660.95	241666	S008460543.001	Misc. Auto Parts/Supplies - Acct # 7429
1836	CUSTOM FENCE CO.	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,052.00	241669	0018980	Fencing for Bountiful City
5351	DEERE CREDIT, INC.	Streets	104410 425000	Equip Supplies & Maint	2,239.46	241670	P40988	Misc. Parts/Supplies - Acct # BOUNT002
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	9,306.40	241671	76521	Tree Trimming
2003	DUNCAN ELECTRIC SUPP	Streets	454410 474500	Machinery & Equipment	4,211.06	241673	224924-1	Misc. Auto Parts/Supplies - Acct # 020354
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	33,522.00	241676	123851	Project BCP-023 Northwest Substation Upgrade
2350	GREEN SOURCE, L.L.C.	Cemetery	595900 425000	Equip Supplies & Maint	2,074.92	241682	24330	Earthworks Service for Bountiful City Cemetery
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445202	Uniforms	1,215.00	241692	S014048532.001	Misc. Parts/Supplies - Cust # 221694
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,081.08	241698	12869	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,510.38	241698	12853	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	6,103.08	241698	12920	Patching - Cust # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	9,049.86	241698	12886	Patching - Cust # BOUN02610
14585	MOUNTAINLAND POWER	Parks	454510 474500	Machinery & Equipment	8,405.60	241711	148349	Misc. Parts/Supplies - Cust #100545
3375	OLYMPUS INSURANCE AG	Workers' Comp Insurance	646400 451000	W/C Reinsurance Premiums	1,200.00	241717	17022	Travelers WC Insurance - Acct # BOUN050
3458	PETERBILT OF UTAH, I	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	1,318.14	241721	1044081PU	Misc. Parts/Supplies - Acct # 457
3562	PRIORITY DISPATCH CO	PSAP - E911	104219 428000	Internet & Telephone Expense	6,000.01	241724	SIN367992	Service & Support on 4/11/24-4/10/2025 - ID #290
13267	SLATE ROCK FR LLC	Light & Power	535300 445202	Uniforms	6,445.67	241736	80611	FR Jeans and Rain Gear
3982	SOUTH DAVIS METRO FI	Fire	104220 431000	Profess & Tech Services	707,035.50	241738	09122024	Quarterly Fire & EMS Services Assessment
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,003.28	241748	918777898	Golf Balls - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	2,003.48	241748	918831855	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,389.56	241749	0387308	Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425100	Special Equip Maintenance	3,892.29	241749	0386830	Fuel - Acct # 000276
4352	UTAH CHIEFS OF POLIC	Police	104210 421000	Books Subscr & Mmbrshp	1,353.13	241755	00025808	Active Membership UCOPA Dues
15624	UTAH TRANSPORT HELI	Light & Power	535300 448631	Hydro Transmission	2,548.00	241758	1004	Echo Line Inspection
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	44,200.00	241759	CONBF-009	Aug. 2024 Bountiful City fiber connection fees
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	1,604,578.30	241759	09062024	Aug. 2024 Bountiful City fiber construction fees
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	3,752.56	241761	9972771516	Account # 371517689-00001
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	2,420.00	241764	UT24-545N-005	Inspection Services in August 2024
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,363.85	241766	2025951	Janitorial Services
TOTAL:					<u>2,529,380.88</u>			

City Council Staff Report

Subject: July 2024 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: October 8, 2024



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2025 through July as compared to the past three fiscal year periods through that same timeframe.

The FY2025 budget portion of these reports is the originally adopted FY2025 budget approved by the City Council in June of 2024.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

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

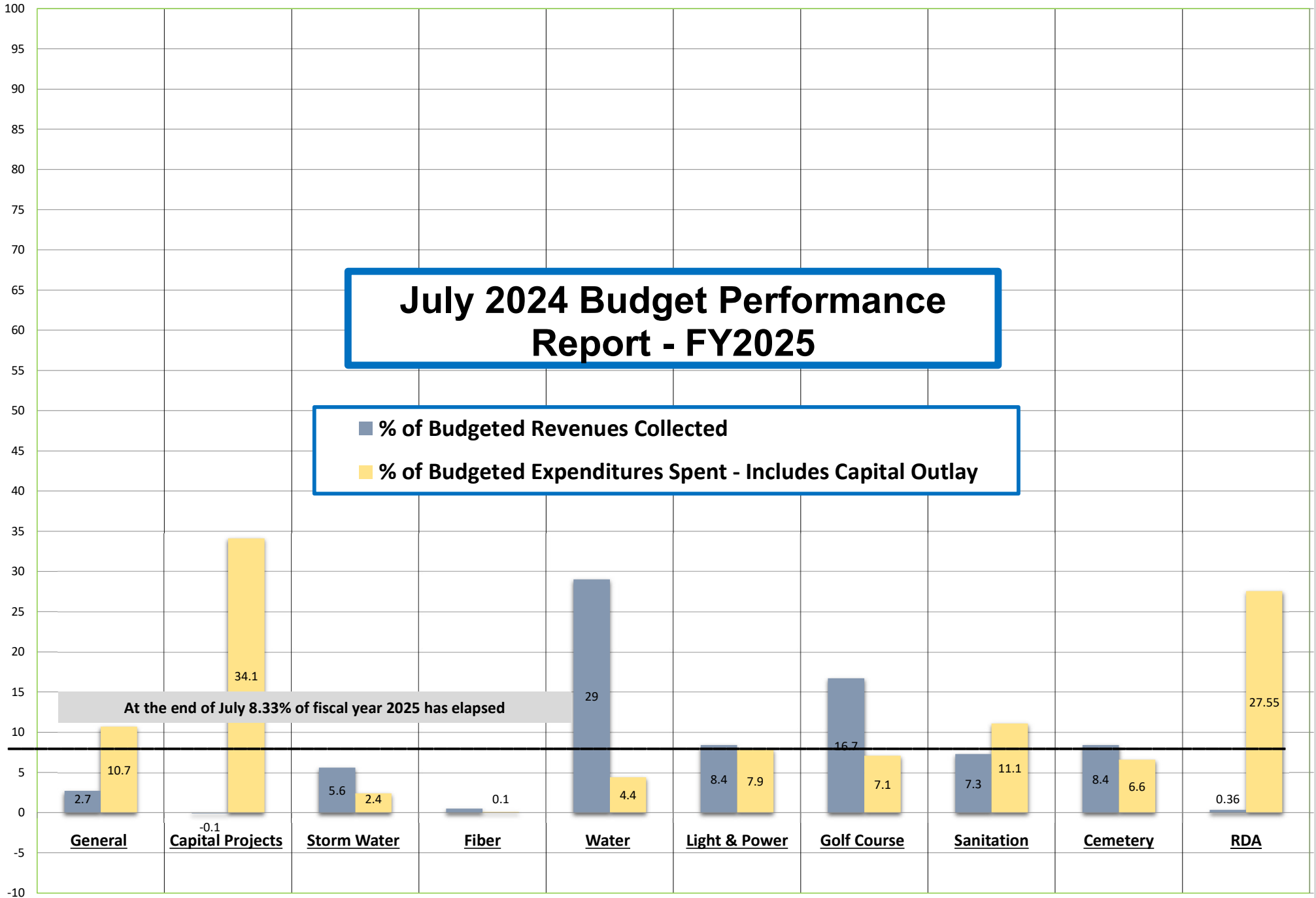
Attachments

- July 2024 Revenue & Expense Reports – Fiscal 2025 YTD

July 2024 Budget Performance Report - FY2025

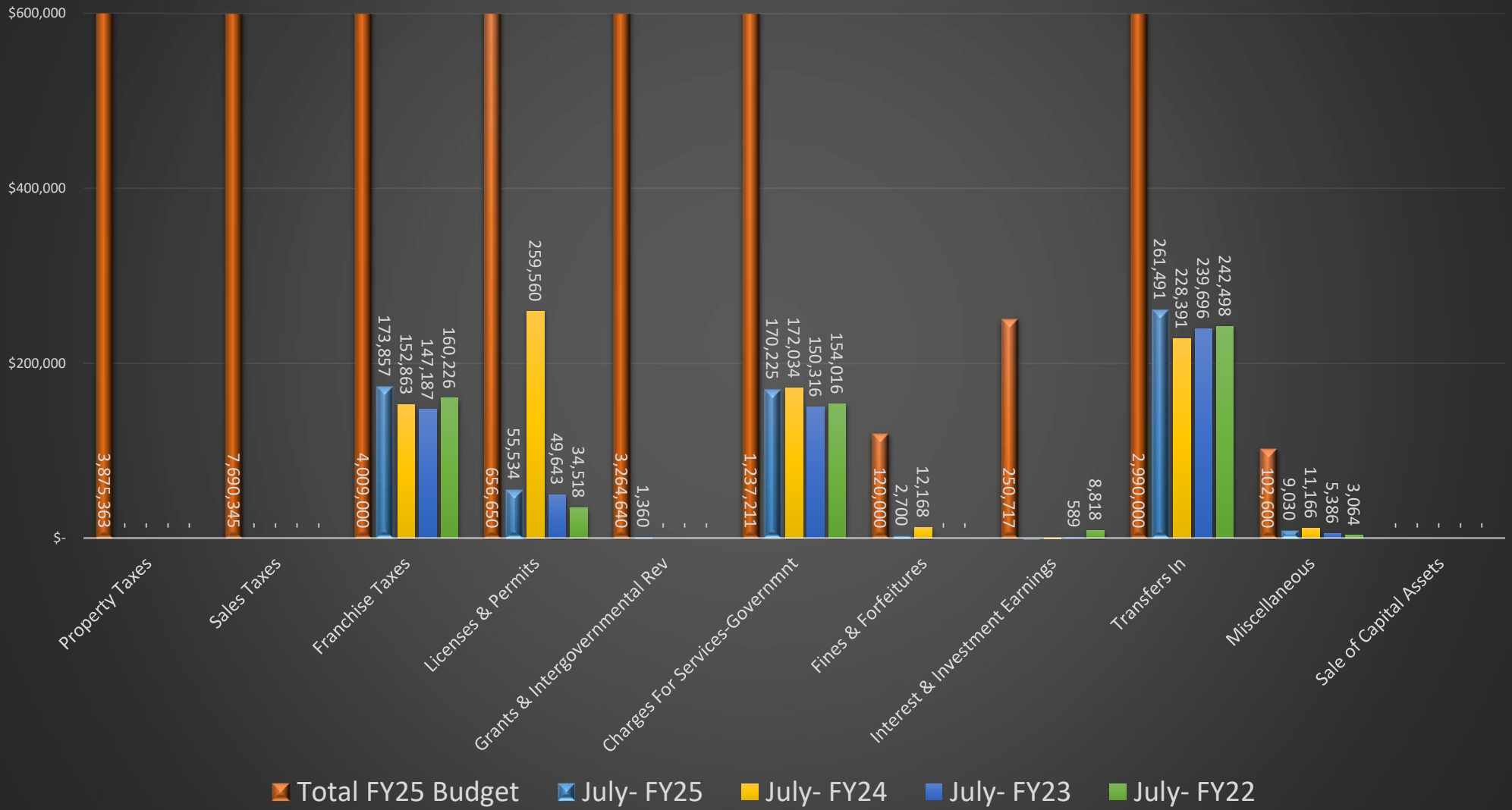
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of July 8.33% of fiscal year 2025 has elapsed

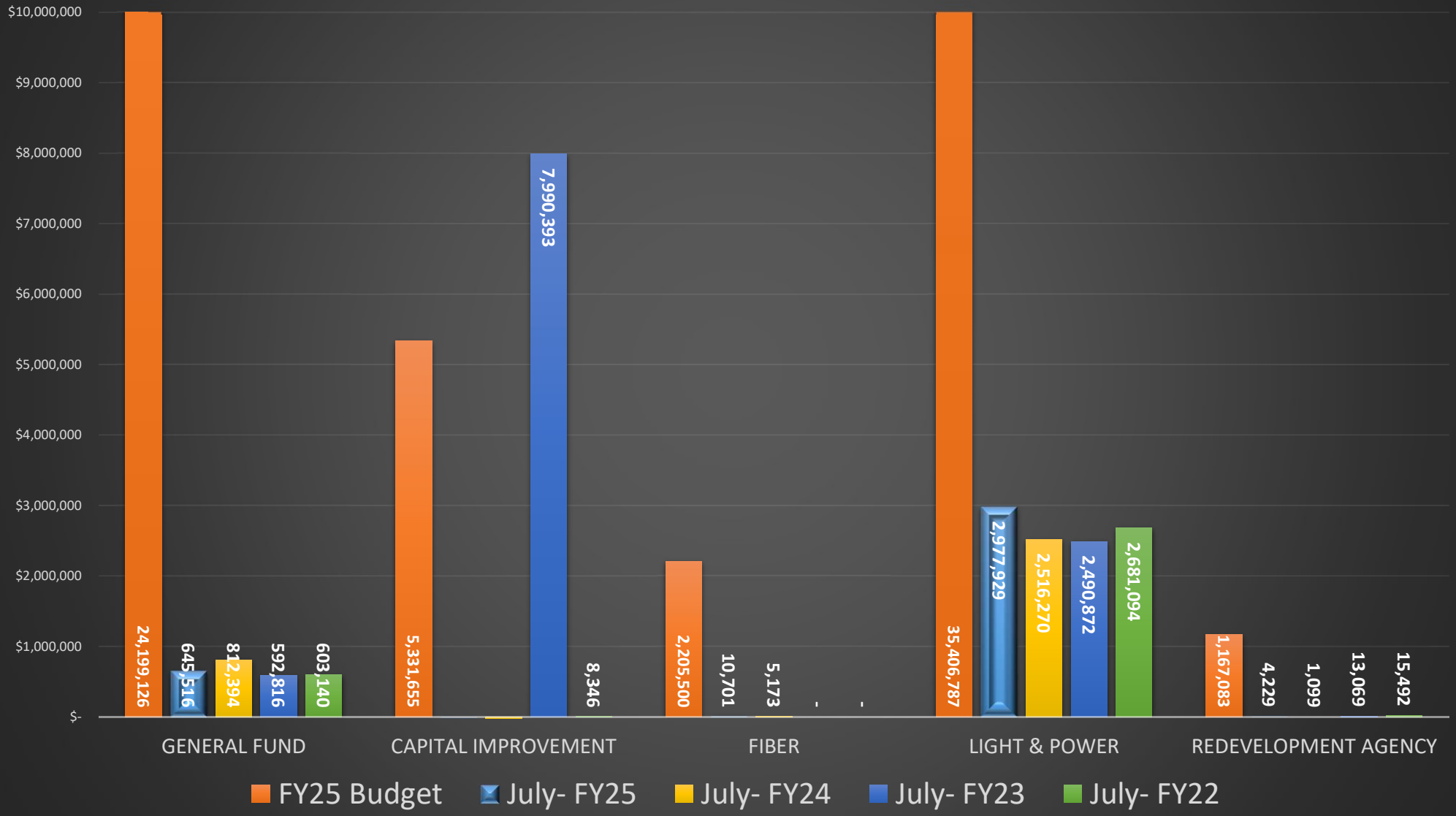


General Fund Detailed Revenues - July 2024

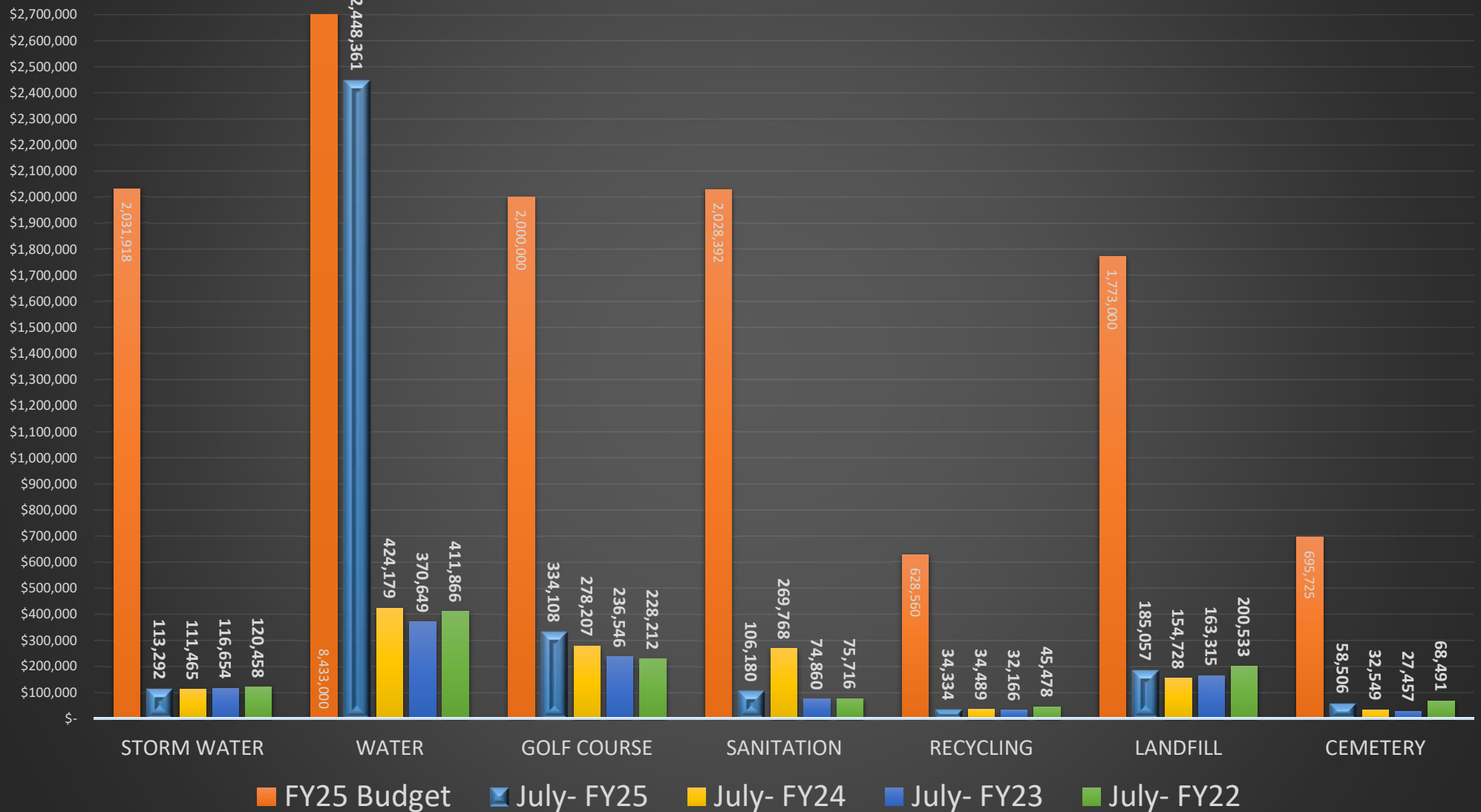
YTD Revenues (Fiscal Year 2025) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



July 2024 YTD Revenues (Fiscal 2025) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

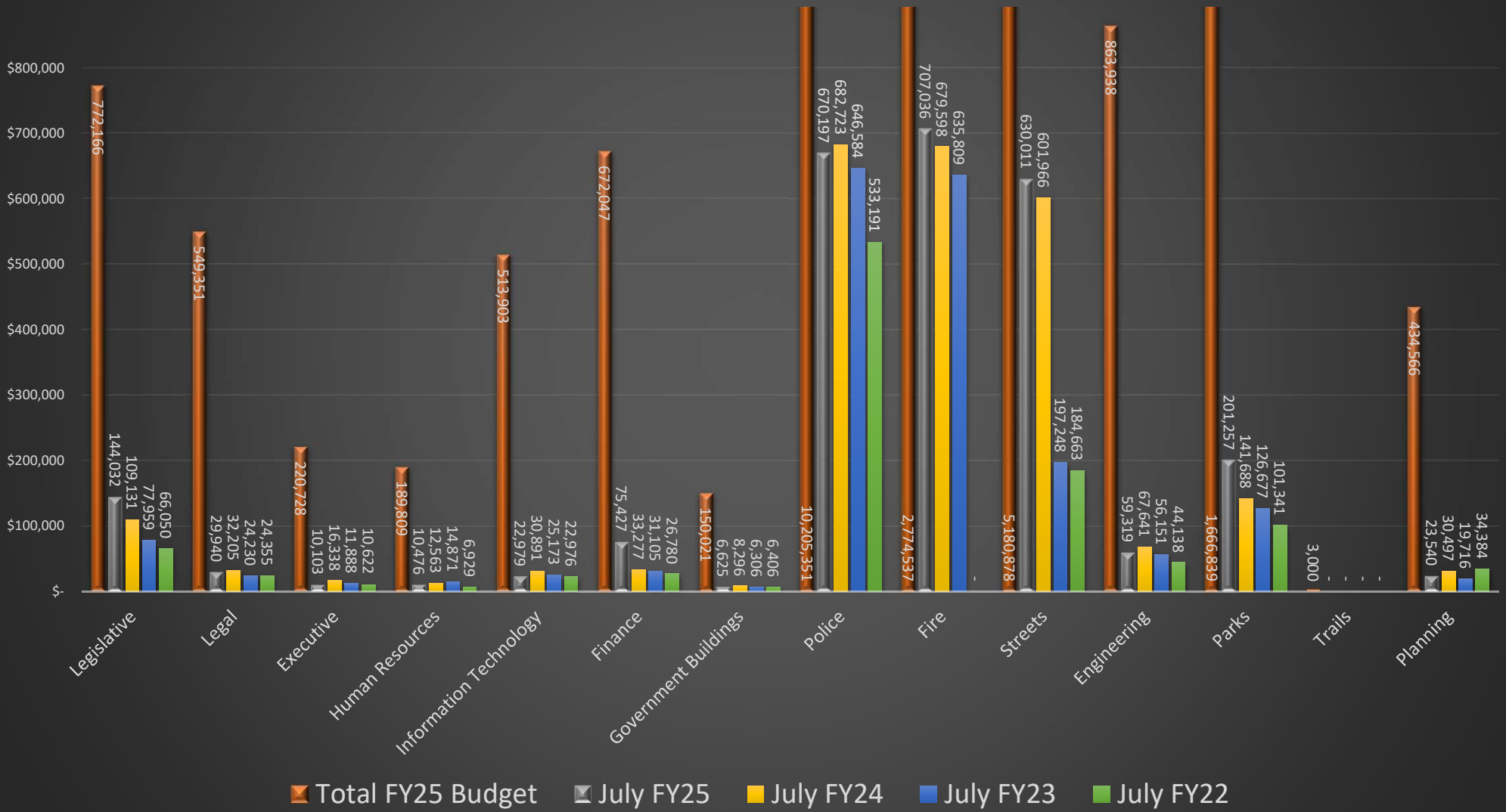


July 2024 (Fiscal 2025) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

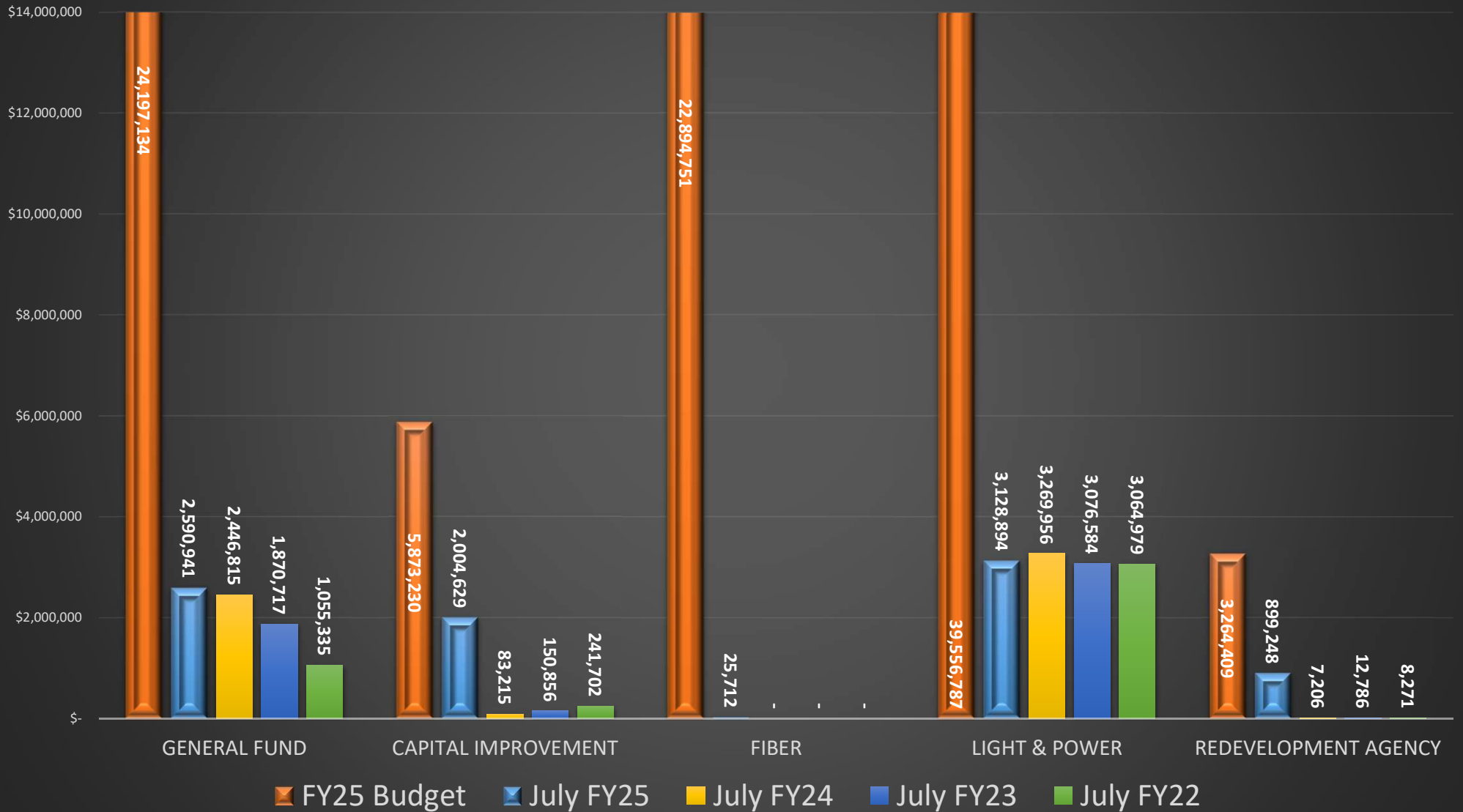


General Fund Detailed Expenditures - July 2024

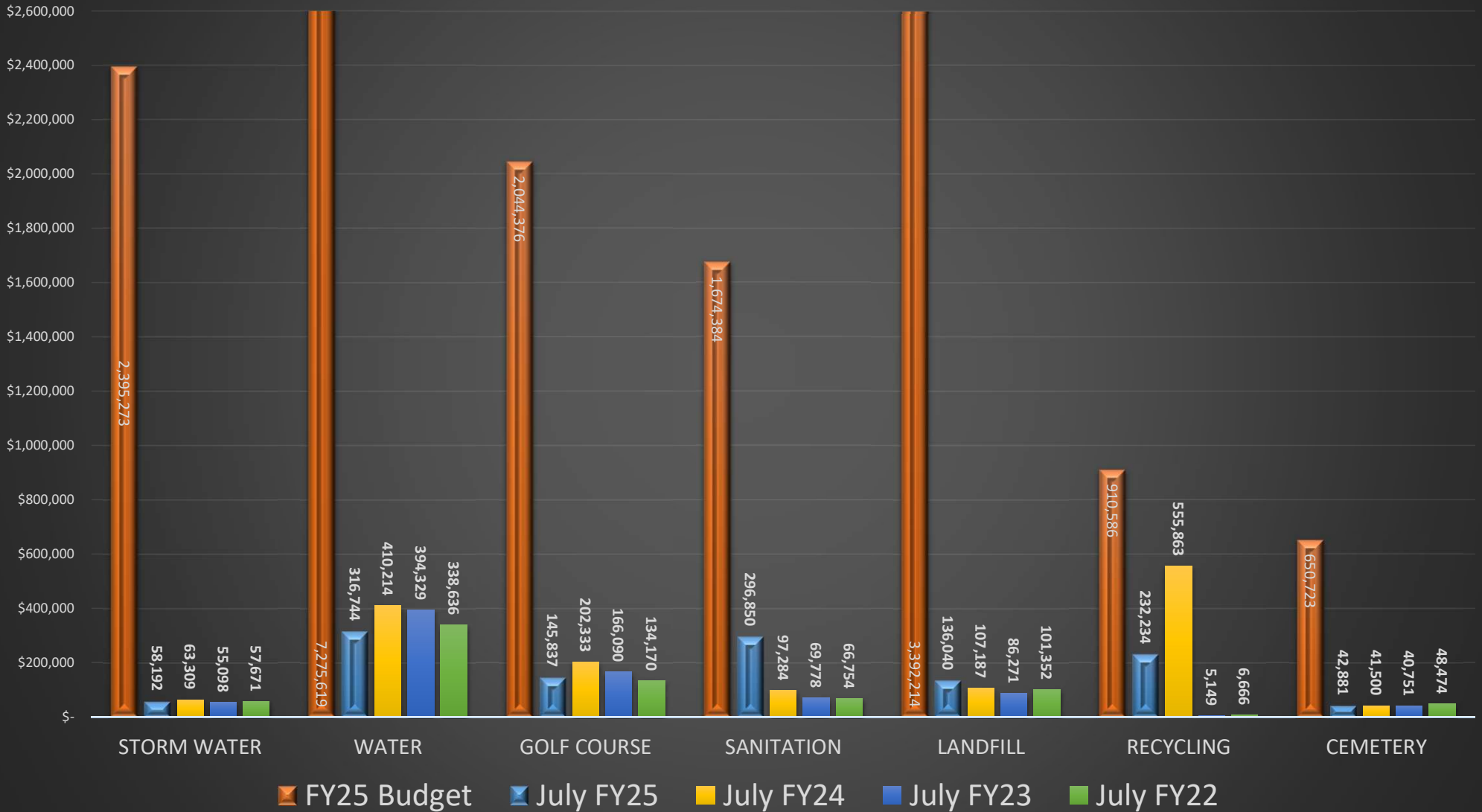
Fiscal 2025 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



July 2024 YTD (Fiscal 2025) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



July 2024 YTD (Fiscal 2025) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Taxes	-3,875,363	-3,875,363	.00	.00	.00	-3,875,363.00	.0%
1020 Sales Taxes	-7,690,345	-7,690,345	.00	.00	.00	-7,690,345.00	.0%
1030 Franchise Taxes	-4,009,000	-4,009,000	-173,857.40	-173,857.40	.00	-3,835,142.60	4.3%
1040 Property Tax Increment	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 Licenses & Permits	-656,650	-656,650	-55,534.25	-55,534.25	.00	-601,115.75	8.5%
3000 Grants & Intergovernmental Re	-3,264,640	-3,264,640	-1,360.05	-1,360.05	.00	-3,263,279.95	.0%
3100 Fines & Forfeitures	-120,000	-120,000	-2,699.65	-2,699.65	.00	-117,300.35	2.2%
4000 Charges For Services-Governmn	-1,237,211	-1,237,211	-170,225.33	-170,225.33	.00	-1,066,985.67	13.8%
4110 Legislative	772,166	772,166	144,031.73	144,031.73	.00	628,134.27	18.7%
4120 Legal	549,351	549,351	29,939.51	29,939.51	.00	519,411.49	5.4%
4130 Executive	220,728	220,728	10,102.66	10,102.66	.00	210,625.34	4.6%
4134 Human Resources	189,809	189,809	10,476.45	10,476.45	.00	179,332.55	5.5%
4136 Information Technology	513,903	513,903	22,978.89	22,978.89	.00	490,924.11	4.5%
4140 Finance	672,047	672,047	75,427.08	75,427.08	.00	596,619.92	11.2%
4160 Government Buildings	150,021	150,021	6,625.32	6,625.32	.00	143,395.68	4.4%
4210 Police	7,661,433	7,661,433	547,992.88	547,992.88	.00	7,113,440.12	7.2%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	163,386	163,386	.00	.00	.00	163,386.00	.0%
4217 School Resource Officer	508,324	508,324	21,037.31	21,037.31	.00	487,286.69	4.1%
4218 Liquor Control	44,001	44,001	1,723.30	1,723.30	.00	42,277.70	3.9%
4219 PSAP - E911	1,818,207	1,818,207	99,443.13	99,443.13	.00	1,718,763.87	5.5%
4220 Fire	2,774,537	2,774,537	707,035.50	707,035.50	.00	2,067,501.50	25.5%
4410 Streets	5,180,878	5,180,878	630,010.91	630,010.91	.00	4,550,867.09	12.2%
4450 Engineering	863,938	863,938	59,319.04	59,319.04	.00	804,618.96	6.9%
4510 Parks	1,666,839	1,666,839	201,257.32	201,257.32	.00	1,465,581.68	12.1%
4550 Trails	3,000	3,000	.00	.00	.00	3,000.00	.0%
4610 Planning	434,566	434,566	23,540.18	23,540.18	.00	411,025.82	5.4%
6000 Miscellaneous	-102,600	-102,600	-9,029.53	-9,029.53	.00	-93,570.47	8.8%
6010 Interest & Investment Earning	-250,717	-250,717	28,680.81	28,680.81	.00	-279,397.81	-11.4%
8010 Transfers In	-2,990,000	-2,990,000	-261,490.73	-261,490.73	.00	-2,728,509.27	8.7%
TOTAL GENERAL FUND	-1,992	-1,992	1,945,425.08	1,945,425.08	.00	-1,947,417.08*****%	
TOTAL REVENUES	-24,199,126	-24,199,126	-645,516.13	-645,516.13	.00	-23,553,609.87	
TOTAL EXPENSES	24,197,134	24,197,134	2,590,941.21	2,590,941.21	.00	21,606,192.79	

30 DEBT SERVICE

1010 Property Taxes	-541,950	-541,950	.00	.00	.00	-541,950.00	.0%
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JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Sevice	559,596	559,596	.24	.24	.00	559,595.76	.0%
6010 Interest & Investment Earning	-600	-600	741.91	741.91	.00	-1,341.91	-123.7%
TOTAL DEBT SERVICE	17,046	17,046	742.15	742.15	.00	16,303.85	4.4%
TOTAL REVENUES	-542,550	-542,550	741.91	741.91	.00	-543,291.91	
TOTAL EXPENSES	559,596	559,596	.24	.24	.00	559,595.76	
45 CAPITAL IMPROVEMENT							
1020 Sales Taxes	-3,629,655	-3,629,655	.00	.00	.00	-3,629,655.00	.0%
3000 Grants & Intergovernmental Re	-125,000	-125,000	.00	.00	.00	-125,000.00	.0%
4110 Legislative	2,290,000	2,290,000	2,000,000.00	2,000,000.00	.00	290,000.00	87.3%
4140 Finance	0	0	273.74	273.74	.00	-273.74	100.0%
4210 Police	792,230	792,230	.00	.00	.00	792,230.00	.0%
4410 Streets	2,176,000	2,176,000	155.00	155.00	.00	2,175,845.00	.0%
4510 Parks	70,000	70,000	.00	.00	.00	70,000.00	.0%
4550 Trails	545,000	545,000	4,200.00	4,200.00	.00	540,800.00	.8%
6010 Interest & Investment Earning	-922,000	-922,000	4,474.78	4,474.78	.00	-926,474.78	-.5%
6020 Sale of Capital Assets	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
8000 Contributions	-5,000	-5,000	-25.00	-25.00	.00	-4,975.00	.5%
8010 Transfers In	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
TOTAL CAPITAL IMPROVEMENT	541,575	541,575	2,009,078.52	2,009,078.52	.00	-1,467,503.52	371.0%
TOTAL REVENUES	-5,331,655	-5,331,655	4,449.78	4,449.78	.00	-5,336,104.78	
TOTAL EXPENSES	5,873,230	5,873,230	2,004,628.74	2,004,628.74	.00	3,868,601.26	
49 STORM WATER							
4900 Storm Water	2,395,273	2,395,273	58,192.01	58,192.01	.00	2,337,080.99	2.4%
6000 Miscellaneous	-5,800	-5,800	.00	.00	.00	-5,800.00	.0%
6010 Interest & Investment Earning	-15,000	-15,000	8,656.81	8,656.81	.00	-23,656.81	-57.7%
7000 Charge For Services-Proprieta	-2,011,118	-2,011,118	-121,949.07	-121,949.07	.00	-1,889,168.93	6.1%
TOTAL STORM WATER	363,355	363,355	-55,100.25	-55,100.25	.00	418,455.25	-15.2%
TOTAL REVENUES	-2,031,918	-2,031,918	-113,292.26	-113,292.26	.00	-1,918,625.74	
TOTAL EXPENSES	2,395,273	2,395,273	58,192.01	58,192.01	.00	2,337,080.99	
50 FIBER							

JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

50 FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000 Fiber	22,894,751	22,894,751	25,711.73	25,711.73	.00	22,869,039.27	.1%
6010 Interest & Investment Earning	-1,800,000	-1,800,000	37.63	37.63	.00	-1,800,037.63	.0%
7000 Charge For Services-Proprieta	-405,500	-405,500	-10,738.41	-10,738.41	.00	-394,761.59	2.6%
TOTAL FIBER	20,689,251	20,689,251	15,010.95	15,010.95	.00	20,674,240.05	.1%
TOTAL REVENUES	-2,205,500	-2,205,500	-10,700.78	-10,700.78	.00	-2,194,799.22	
TOTAL EXPENSES	22,894,751	22,894,751	25,711.73	25,711.73	.00	22,869,039.27	

51 WATER

5100 Water	7,275,619	7,275,619	316,743.51	316,743.51	.00	6,958,875.49	4.4%
6000 Miscellaneous	-2,000	-2,000	.00	.00	.00	-2,000.00	.0%
6010 Interest & Investment Earning	-60,000	-60,000	320.53	320.53	.00	-60,320.53	-.5%
6020 Sale of Capital Assets	-20,000	-20,000	.00	.00	.00	-20,000.00	.0%
7000 Charge For Services-Proprieta	-6,201,000	-6,201,000	-447,015.52	-447,015.52	.00	-5,753,984.48	7.2%
7010 Connection & Servicing	-40,000	-40,000	-1,666.26	-1,666.26	.00	-38,333.74	4.2%
8010 Transfers In	-2,000,000	-2,000,000	-2,000,000.00	-2,000,000.00	.00	.00	100.0%
8020 Impact Fees	-60,000	-60,000	.00	.00	.00	-60,000.00	.0%
8030 Capital Contributions/Donatio	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
TOTAL WATER	-1,157,381	-1,157,381	-2,131,617.74	-2,131,617.74	.00	974,236.74	184.2%
TOTAL REVENUES	-8,433,000	-8,433,000	-2,448,361.25	-2,448,361.25	.00	-5,984,638.75	
TOTAL EXPENSES	7,275,619	7,275,619	316,743.51	316,743.51	.00	6,958,875.49	

53 LIGHT & POWER

5300 Light & Power	39,556,787	39,556,787	3,128,893.72	3,128,893.72	.00	36,427,893.28	7.9%
6000 Miscellaneous	-122,000	-122,000	-35,567.61	-35,567.61	.00	-86,432.39	29.2%
6010 Interest & Investment Earning	-559,005	-559,005	35,955.00	35,955.00	.00	-594,960.00	-6.4%
6020 Sale of Capital Assets	-15,000	-15,000	.00	.00	.00	-15,000.00	.0%
7000 Charge For Services-Proprieta	-33,977,804	-33,977,804	-2,892,211.14	-2,892,211.14	.00	-31,085,592.86	8.5%
7010 Connection & Servicing	-100,000	-100,000	-6,418.67	-6,418.67	.00	-93,581.33	6.4%
7030 Equipment & Facility Rents	-82,978	-82,978	.00	.00	.00	-82,978.00	.0%
8030 Capital Contributions/Donatio	-550,000	-550,000	-79,687.00	-79,687.00	.00	-470,313.00	14.5%
TOTAL LIGHT & POWER	4,150,000	4,150,000	150,964.30	150,964.30	.00	3,999,035.70	3.6%
TOTAL REVENUES	-35,406,787	-35,406,787	-2,977,929.42	-2,977,929.42	.00	-32,428,857.58	
TOTAL EXPENSES	39,556,787	39,556,787	3,128,893.72	3,128,893.72	.00	36,427,893.28	

55 GOLF COURSE

JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course	2,044,376	2,044,376	145,836.90	145,836.90	.00	1,898,539.10	7.1%
6000	Miscellaneous	-3,000	-3,000	-280.92	-280.92	.00	-2,719.08	9.4%
6010	Interest & Investment Earning	-8,000	-8,000	1,644.99	1,644.99	.00	-9,644.99	-20.6%
7020	Admission & Lesson Fees	-1,136,000	-1,136,000	-201,834.39	-201,834.39	.00	-934,165.61	17.8%
7030	Equipment & Facility Rents	-555,000	-555,000	-98,678.45	-98,678.45	.00	-456,321.55	17.8%
7040	Concession & Merchandise Sale	-298,000	-298,000	-34,959.26	-34,959.26	.00	-263,040.74	11.7%
	TOTAL GOLF COURSE	44,376	44,376	-188,271.13	-188,271.13	.00	232,647.13	-424.3%
	TOTAL REVENUES	-2,000,000	-2,000,000	-334,108.03	-334,108.03	.00	-1,665,891.97	
	TOTAL EXPENSES	2,044,376	2,044,376	145,836.90	145,836.90	.00	1,898,539.10	
57 LANDFILL								
6010	Interest & Investment Earning	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL LANDFILL	-288,758	-288,758	.00	.00	.00	-288,758.00	.0%
	TOTAL REVENUES	-288,758	-288,758	.00	.00	.00	-288,758.00	
58 SANITATION								
5800	Refuse Collection Operations	1,674,384	1,674,384	296,850.05	296,850.05	.00	1,377,533.95	17.7%
5810	Recycle Collection Operations	910,586	910,586	232,233.59	232,233.59	.00	678,352.41	25.5%
5820	Landfill Operations	3,392,214	3,392,214	136,040.36	136,040.36	.00	3,256,173.64	4.0%
6002	Miscellaneous - Landfill	-30,000	-30,000	-2,674.83	-2,674.83	.00	-27,325.17	8.9%
6010	Interest & Investment Earning	-8,000	-8,000	15,563.04	15,563.04	.00	-23,563.04	-194.5%
6012	Interest Earnings - Landfill	0	0	-16,890.64	-16,890.64	.00	16,890.64	100.0%
7000	Charge For Services-Proprieta	-2,028,392	-2,028,392	-106,180.04	-106,180.04	.00	-1,922,211.96	5.2%
7001	Charge For Services - Recycle	-628,560	-628,560	-34,334.41	-34,334.41	.00	-594,225.59	5.5%
7002	Charge For Services - Landfil	-1,735,000	-1,735,000	-181,055.06	-181,055.06	.00	-1,553,944.94	10.4%
	TOTAL SANITATION	1,547,232	1,547,232	339,552.06	339,552.06	.00	1,207,679.94	21.9%
	TOTAL REVENUES	-4,429,952	-4,429,952	-325,571.94	-325,571.94	.00	-4,104,380.06	
	TOTAL EXPENSES	5,977,184	5,977,184	665,124.00	665,124.00	.00	5,312,060.00	
59 CEMETERY								
5900	Cemetery	650,723	650,723	42,880.93	42,880.93	.00	607,842.07	6.6%
6010	Interest & Investment Earning	-11,000	-11,000	1,543.76	1,543.76	.00	-12,543.76	-14.0%

JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
7000 Charge For Services-Proprieta	-576,100	-576,100	-48,850.00	-48,850.00	.00	-527,250.00	8.5%
7050 Cemetery Burial Plot Sales	-108,625	-108,625	-11,200.00	-11,200.00	.00	-97,425.00	10.3%
TOTAL CEMETERY	-45,002	-45,002	-15,625.31	-15,625.31	.00	-29,376.69	34.7%
TOTAL REVENUES	-695,725	-695,725	-58,506.24	-58,506.24	.00	-637,218.76	
TOTAL EXPENSES	650,723	650,723	42,880.93	42,880.93	.00	607,842.07	
61 COMPUTER MAINTENANCE							
4000 Charges For Services-Governmn	-205,000	-205,000	.00	.00	.00	-205,000.00	.0%
6010 Interest & Investment Earning	-1,500	-1,500	3.60	3.60	.00	-1,503.60	-.2%
6100 Computer Maintenance	203,350	203,350	.01	.01	.00	203,349.99	.0%
TOTAL COMPUTER MAINTENANCE	-3,150	-3,150	3.61	3.61	.00	-3,153.61	-.1%
TOTAL REVENUES	-206,500	-206,500	3.60	3.60	.00	-206,503.60	
TOTAL EXPENSES	203,350	203,350	.01	.01	.00	203,349.99	
63 LIABILITY INSURANCE							
6010 Interest & Investment Earning	-32,550	-32,550	982.44	982.44	.00	-33,532.44	-3.0%
6300 Liability Insurance	1,054,165	1,054,165	6,432.45	6,432.45	.00	1,047,732.55	.6%
7000 Charge For Services-Proprieta	-656,561	-656,561	.00	.00	.00	-656,561.00	.0%
TOTAL LIABILITY INSURANCE	365,054	365,054	7,414.89	7,414.89	.00	357,639.11	2.0%
TOTAL REVENUES	-689,111	-689,111	982.44	982.44	.00	-690,093.44	
TOTAL EXPENSES	1,054,165	1,054,165	6,432.45	6,432.45	.00	1,047,732.55	
64 WORKERS' COMP INSURANCE							
6010 Interest & Investment Earning	-22,500	-22,500	1,451.12	1,451.12	.00	-23,951.12	-6.4%
6400 Workers' Comp Insurance	514,814	514,814	12,583.63	12,583.63	.00	502,230.37	2.4%
7000 Charge For Services-Proprieta	-368,522	-368,522	-20,544.52	-20,544.52	.00	-347,977.48	5.6%
TOTAL WORKERS' COMP INSURANCE	123,792	123,792	-6,509.77	-6,509.77	.00	130,301.77	-5.3%
TOTAL REVENUES	-391,022	-391,022	-19,093.40	-19,093.40	.00	-371,928.60	
TOTAL EXPENSES	514,814	514,814	12,583.63	12,583.63	.00	502,230.37	
72 RDA REVOLVING LOAN FUND							

JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
6000	Miscellaneous	-149,713	-149,713	-12,289.17	-12,289.17	.00	-137,423.83	8.2%
6010	Interest & Investment Earning	-149,423	-149,423	5,387.09	5,387.09	.00	-154,810.09	-3.6%
7200	RDA Revolving Loans	1,500,480	1,500,480	890,019.50	890,019.50	.00	610,460.50	59.3%
	TOTAL RDA REVOLVING LOAN FUND	1,201,344	1,201,344	883,117.42	883,117.42	.00	318,226.58	73.5%
	TOTAL REVENUES	-299,136	-299,136	-6,902.08	-6,902.08	.00	-292,233.92	
	TOTAL EXPENSES	1,500,480	1,500,480	890,019.50	890,019.50	.00	610,460.50	
73 REDEVELOPMENT AGENCY								
1010	Property Taxes	-79,000	-79,000	.00	.00	.00	-79,000.00	.0%
1040	Property Tax Increment	-764,947	-764,947	.00	.00	.00	-764,947.00	.0%
6010	Interest & Investment Earning	-24,000	-24,000	2,673.55	2,673.55	.00	-26,673.55	-11.1%
7300	Redevelopment Agency	1,763,929	1,763,929	9,228.14	9,228.14	.00	1,754,700.86	.5%
	TOTAL REDEVELOPMENT AGENCY	895,982	895,982	11,901.69	11,901.69	.00	884,080.31	1.3%
	TOTAL REVENUES	-867,947	-867,947	2,673.55	2,673.55	.00	-870,620.55	
	TOTAL EXPENSES	1,763,929	1,763,929	9,228.14	9,228.14	.00	1,754,700.86	
74 CEMETERY PERPETUAL CARE								
6010	Interest & Investment Earning	-72,000	-72,000	4,189.43	4,189.43	.00	-76,189.43	-5.8%
7050	Cemetery Burial Plot Sales	-43,000	-43,000	-8,250.00	-8,250.00	.00	-34,750.00	19.2%
7400	Cemetery Perpetual Care	451	451	15.97	15.97	.00	435.03	3.5%
	TOTAL CEMETERY PERPETUAL CARE	-114,549	-114,549	-4,044.60	-4,044.60	.00	-110,504.40	3.5%
	TOTAL REVENUES	-115,000	-115,000	-4,060.57	-4,060.57	.00	-110,939.43	
	TOTAL EXPENSES	451	451	15.97	15.97	.00	435.03	
78 LANDFILL CLOSURE								
6010	Interest & Investment Earning	-45,600	-45,600	-4,514.86	-4,514.86	.00	-41,085.14	9.9%
	TOTAL LANDFILL CLOSURE	-45,600	-45,600	-4,514.86	-4,514.86	.00	-41,085.14	9.9%
	TOTAL REVENUES	-45,600	-45,600	-4,514.86	-4,514.86	.00	-41,085.14	
83 RAP TAX								

JULY 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 01

83	RAP TAX	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050	RAP Taxes	-750,000	-750,000	.00	.00	.00	-750,000.00	.0%
6010	Interest & Investment Earning	-8,000	-8,000	193.89	193.89	.00	-8,193.89	-2.4%
8300	RAP Tax	928,800	928,800	65,825.80	65,825.80	.00	862,974.20	7.1%
	TOTAL RAP TAX	170,800	170,800	66,019.69	66,019.69	.00	104,780.31	38.7%
	TOTAL REVENUES	-758,000	-758,000	193.89	193.89	.00	-758,193.89	
	TOTAL EXPENSES	928,800	928,800	65,825.80	65,825.80	.00	862,974.20	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-276,527.79	-276,527.79	.00	276,527.79	100.0%
	TOTAL INVESTMENT	0	0	-276,527.79	-276,527.79	.00	276,527.79	100.0%
	TOTAL REVENUES	0	0	-276,527.79	-276,527.79	.00	276,527.79	
	GRAND TOTAL	28,453,375	28,453,375	2,747,018.91	2,747,018.91	.00	25,706,356.09	9.7%

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

City Council Staff Report



Subject: Land Use Code Text Amendment to the
Condominium/Private Unit Development
(PUD) Subdivision Code
Author: Amber Corbridge, Senior Planner
Date: October 8, 2024

Background

Private Unit Developments (PUD)/Condominiums are types of subdivisions where homeowners individually own their own lots/units and belong to an association which owns and maintains significant common areas like open space and access. The Bountiful City Subdivision Ordinance currently allows (at the minimum) a fourplex on a lot to be divided into four (4) separately owned lots/units. The applicant, Robert Dean, is proposing to amend the ordinance language to allow a lot with either a duplex or triplex to be divided into two (2) or three (3) separately owned lots/units, respectively.

The applicant is requesting a Land Use Code Text Amendment to the Bountiful Condominium and PUD Subdivision Ordinance 14-20-601, as shown below:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of ~~four (4)~~ two (2) legal units or lots.

The Planning Commission reviewed this application on Tuesday, September 17, 2024. The Planning Commission forwarded a positive recommendation to the City Council to approve the Land Use Code Text Amendment and adopt Ordinance 2024-06.

Analysis

The City Council will need to find that the proposed Land Use Code Text Amendment as stated above is necessary, in the interest of the public, and meets the goals and objectives of the Bountiful General Plan.

The applicant states the proposed amendment would promote homeownership, which leads to better care of the facility. Duplexes (Two-family dwellings) and triplexes (considered multi-family dwellings) include units that limit owner-occupancy because the owner can only live in no more than one (1) of the units. As stated in the attached

Narrative, the proposal would allow for more ownership and enable effective property use in a free market in Bountiful City.

Due to statewide housing affordability trends, there is a growing need for residents moving into the City. The proposed ordinance would support this need and meet the goals and objectives of the General Plan. The proposed ordinance would allow an increase of housing units that currently cannot be owned separately. It should be noted that if the proposed ordinance is approved, not all duplexes and triplexes within the City would automatically be eligible to be platted as a PUD or Condominium plats as there are physical requirements that would need to be met, including but not limited to, compliance with applicable building codes, separate utility connections/meters, land use code requirements, etc.

Department Review

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

Significant Impacts

There are no negative impacts to amending the Land Use Code for PUD/Condominium Subdivisions.

Recommendation

Staff and the Planning Commission recommend the City Council approve the proposed Land Use Code Text Amendment and approve Ordinance 2024-06 (See Attached).

Attachments

1. Applicant's Narrative
2. Draft Ordinance

To: Bountiful City
From: Robert Dean
Date: 4 August 2024
Re: Land Use Code Change

Is:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of four (4) legal units or lots.

Proposed:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of two (2) legal units or lots.

To: Bountiful City
From: Robert Dean
Date: 4 August 2024
Re: Reason

Homeownership

This change will increase homeownership. Duplexes and triplexes include units that cannot be owner occupied because the owner can only live in no more than one of the units. A planned unit development (PUD) could have owners in all the units. Allowing PUDs of two or three units would increase homeownership.

Free Market

This change would enable the market to find the most effective use of each property. Different properties have different best uses based on factors such as location, size, architecture etc. Over-regulation restricts the ability of the market to find the best use for each property. This change enables the market to find the most effective use.

To: Bountiful City

From: Robert Dean

Date: 4 August 2024

Re: How Does This Code Text Amendment Further Promote the Objectives and Purposes of the Ordinance

This Code Text Amendment promotes homeownership, which leads to better care of the facility.



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Bountiful City
DRAFT Ordinance No. 2024-06

Amending Chapter 20 Subdivisions, Part 5 Commercial, Condominium, and PUD Plats, 14-20-601 of the Land Use Code of Bountiful City

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on **September 17, 2024**, the Bountiful City Planning Commission forwarded a **positive** recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on **October 8, 2024**, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Chapter 20 Subdivisions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-20-601), related to minimum number of units for a condominium or PUD subdivision is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this **8th day of October 2024.**

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

PART 5 COMMERCIAL, CONDOMINIUM, AND PUD PLATS

14-20-601 MINIMUM NUMBER OF UNITS

14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION

14-20-603 CONDOMINIUM SUBDIVISION PLAT

14-20-604 PUD SUBDIVISION PLAT

14-20-605 COMMERCIAL SUBDIVISION PLAT

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of ~~four (4)~~ two (2) legal units or lots.

14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION

It is the duty of the owners who sign a commercial, condominium, or PUD subdivision plat to establish a property owners association responsible for the maintenance and ownership of any common area and any shared easement area, and to record all necessary documents to effectuate such property owners association with the Davis County Recorder.

14-20-603 CONDOMINIUM SUBDIVISION PLAT

Any legally existing multi-family development that meets the minimum requirements of this Chapter may be platted as a condominium development. One (1) or more single-family detached dwellings shall not be platted as a condominium development.

14-20-604 PUD SUBDIVISION PLAT

- A. Any legally existing multi-family development that meets the minimum requirements of this Chapter and that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone.
- B. Any legally existing development, except for multi-family developments, located within a single-family, commercial, professional office, hospital, mixed-use, or downtown zone may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum size requirements of the current iteration of the Planned Development Overlay Zone.

14-20-605 COMMERCIAL SUBDIVISION PLAT

Any legally existing, non-residential development may be subdivided in conformance with the requirements of the zone in which it is located. A lot within a development in a Commercial Zone (C), or within a Professional Office Zone (PO), may meet the minimum public street frontage requirement through a cross-access easement or dedicated common area, if all of the following criteria are met:

Exhibit A

- A. Any proposed lot, and any cross-access easement or dedicated common area providing the minimum required frontage for said lot, shall be located within the same plat or within an existing, recorded plat from another phase of the same development. Furthermore, the proposed easement or access shall be recorded on the plat, shall specifically state that it is for the benefit of said lot, and shall be acknowledged by all signatories.
- B. The cross-access easement or dedicated common area shall be at least twenty-four feet wide, free of obstructions, and shall meet all the requirements of this Title regarding vehicle and pedestrian access.
- C. No cross-access agreement over or with a property outside of a development or subdivision can satisfy the minimum frontage requirements of this Title.
- D. Each lot within a meets and bounds subdivision shall be required to have the minimum frontage along a public street.

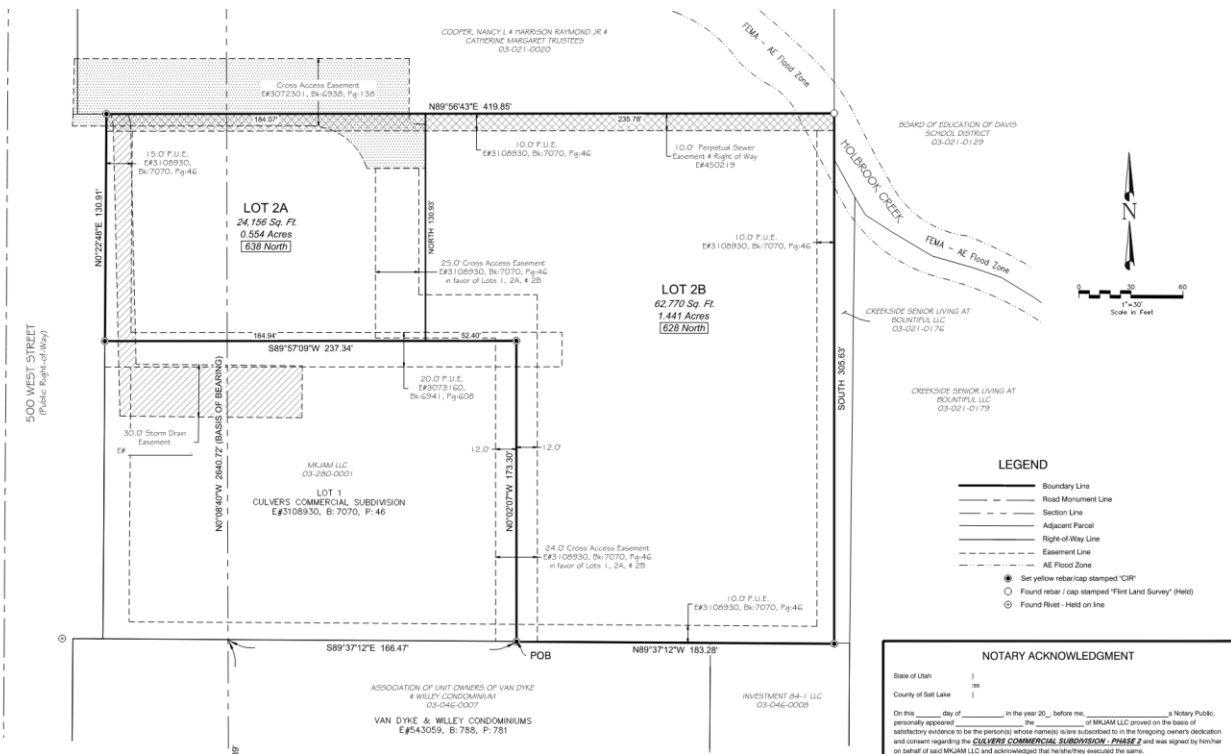
City Council Staff Report



Subject: Preliminary/Final Culvers Commercial Subdivision Amendment at 638 North 500 West
Author: Amber Corbridge, Senior Planner
Date: October 8, 2024

Background

The applicant, Claire Stanley with Ballard Spahr LLP representing the owner, is requesting Preliminary and Final Approval of the Culvers Commercial Subdivision Amendment at 638 North 500 West, located in the Heavy Commercial Zone (C-H). This request is to subdivide Lot 2 of the current subdivision plat (see attached) into two (2) lots, Lot 2A with 24,156 SF and Lot 2B with 62, 770 SF as shown below (also attached):



The Planning Commission reviewed this application on Tuesday, September 17, 2024. The Planning Commission forwarded a positive recommendation (4-0) to the City Council to approve the Preliminary and Final Subdivision Plat Amendment, subject to meeting all staff review comments.

Analysis

The City Council will need to find that the proposed Preliminary and Final Subdivision Amendment meets the following:

- 1. Meets the best interest of the public*
- 2. Is in harmony with good neighborhood development of area concerned and Citywide*
- 3. Meets city codes and ordinances*

The property is currently undeveloped and vacant (as shown in Figure 1 below), and the applicant states the owner intends to subdivide the property to allow for future development. This would allow for new commercial development along 500 West and potentially bring in more options for commercial business, such as retail, restaurants, and services.



Figure 1. Aerial Imagery of 638 North 500 West, Bountiful, UT, Nearmap August 2024

Staff reviewed the plat for compliance with city codes and the Subdivision ordinances. The plat includes an existing cross access easement north of the property and continues between Lot 2A and 2B, which allows for both lots to have access to 500 West. The location of the access to the property was previously required by UDOT for the original subdivision.

There are minor typical comments from staff noted on the attached Proposed Plat Amendment with redlines, such as showing dimensions and various labels. The original plat included an easement area in Lot 2A to accommodate the underground storm drain detention system for the project. This location did not reflect the actual location where the system was built, and so it is necessary to release the former easement as it creates a new easement in the correct location.

Department Review

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

Significant Impacts

There are no anticipated impacts of the proposed plat amendment, as the changes to the existing plat are minimal and do not affect the approved location of the cross-access easement and would also correct the location of the storm drain easement.

Recommendation

Staff and the Planning Commission recommend the City Council review the proposed Preliminary and Final Subdivision Plat Amendment and approve, subject to meeting all staff review comments.

Attachments

1. Culvers Commercial Subdivision Recorded Plat Map
2. Proposed Plat Amendment with Staff Review Comments

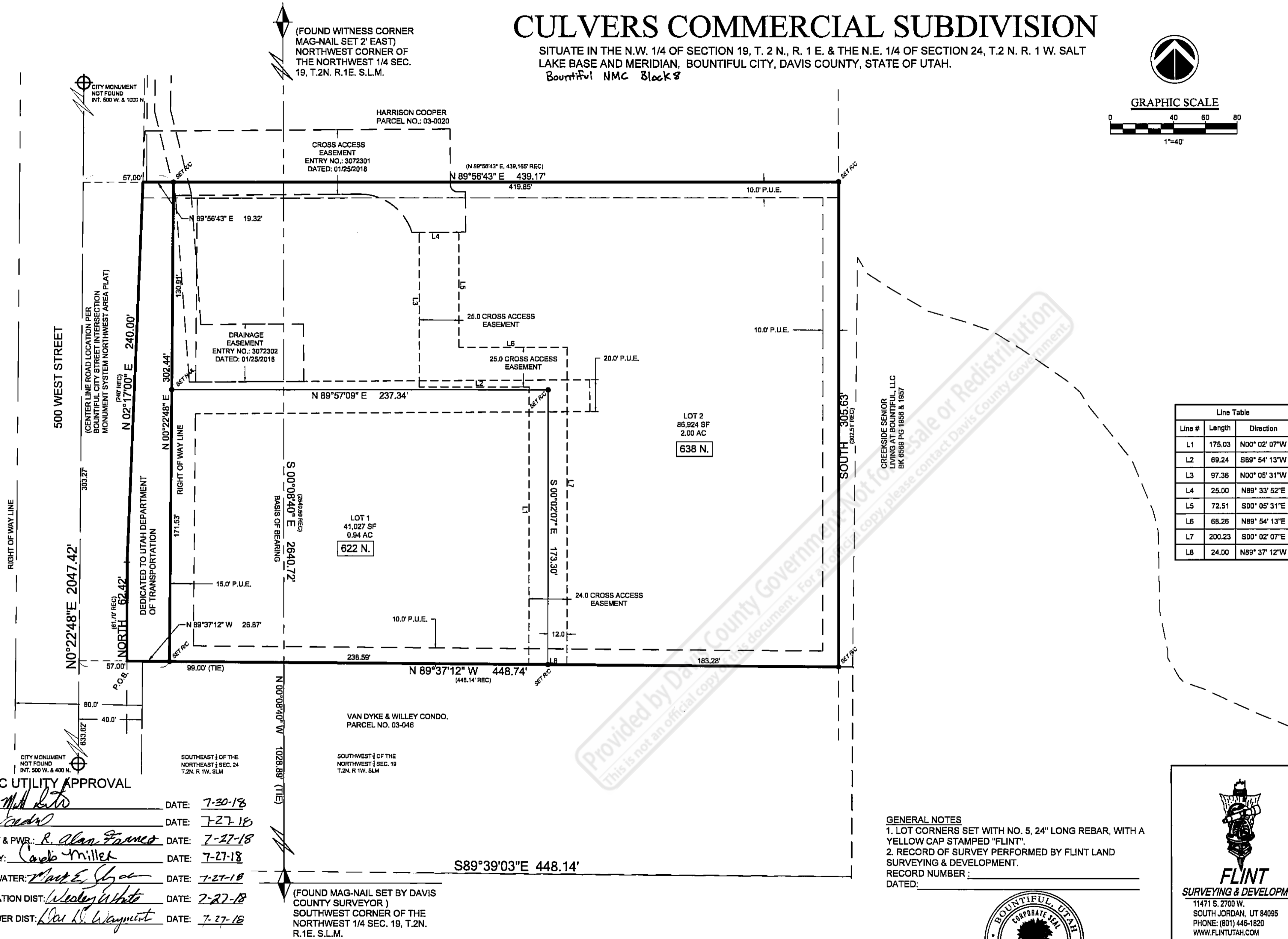
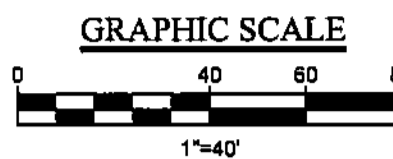
5944

2drt

2drt

CULVERS COMMERCIAL SUBDIVISION

SITUATE IN THE N.W. 1/4 OF SECTION 19, T. 2 N., R. 1 E. & THE N.E. 1/4 OF SECTION 24, T. 2 N. R. 1 W. SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH.
Bountiful NMC Block 8



Line #	Length	Direction
L1	175.03	N00° 02' 07" W
L2	69.24	S89° 54' 13" W
L3	97.36	N00° 05' 31" W
L4	25.00	N89° 33' 52" E
L5	72.51	S00° 05' 31" E
L6	68.28	N89° 54' 13" E
L7	200.23	S00° 02' 07" E
L8	24.00	N89° 37' 12" W

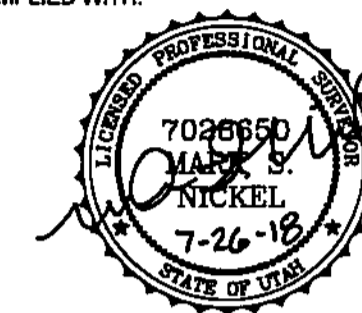
SURVEYOR CERTIFICATE

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND I HOLD LICENSE NO. 7028650. IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY AND THAT THIS PLAT OF

CULVERS COMMERCIAL SUBDIVISION

IN BOUNTIFUL CITY, DAVIS COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE DAVIS COUNTY RECORDERS OFFICE; I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY AND BOUNTIFUL CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 26th DAY OF July A.D., 20 18



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY NORTH 0°08'40" WEST 1028.89 FEET AND NORTH 89°37'12" WEST 99.00 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 62.42 FEET; THENCE NORTH 2°17'00" EAST, 240.00 FEET TO A POINT DESCRIBED IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY NUMBER 450278 IN BOOK 629 AT PAGE 687; THENCE NORTH 89°56'43" EAST 439.17 FEET; THENCE SOUTH 305.63 FEET TO THE NORTH LINE OF THE VAN DYKE & WILLEY CONDOMINIUMS PLAT, RECORDED AS ENTRY NUMBER 543059 IN BOOK 788 AT PAGE 781; THENCE ALONG SAID NORTH LINE OF THE CONDO PLAT, NORTH 89°37'12" WEST 448.74 FEET TO THE POINT OF BEGINNING. CONTAINS 135,232 SQUARE FEET OR 3.10 ACRES MORE OR LESS.

OWNERS DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT;

CULVERS COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS EASEMENTS INTENDED FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE THAT WILL INTERFERE WITH THE USE, MAINTENANCE, AND OPERATION OF THE STREETS AND EASEMENTS.

SIGNED THIS 27 DAY OF July A.D., 20 18

AUTHORIZED AGENT
NAME: Matthew A. Young
TITLE: DIRECTOR
FOR: ES 177601 LC

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Davis IS.S.

On this 27 day of July, 2018, personally appeared before me Matthew A. Young, who being by me duly sworn did say that he/she/they is/are the member of ES 177601 LC, by authority of its members or its articles of organization, and he/she acknowledged to me that said limited liability company executed the same.

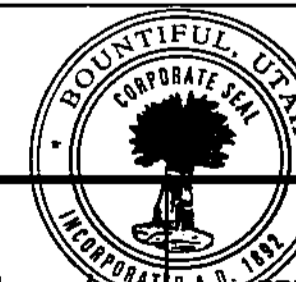
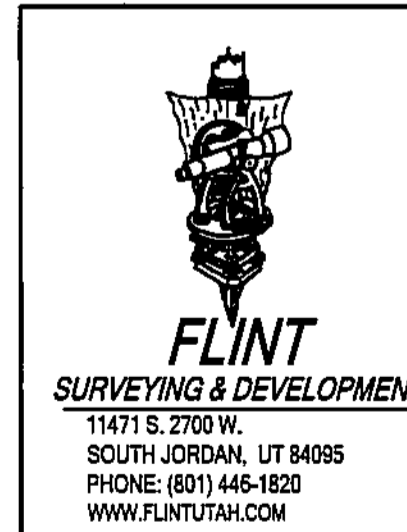
NOTARY PUBLIC

My Commission Expires: 10-7-20

Residing in Laurel, UT County, Juniata



GENERAL NOTES
1. LOT CORNERS SET WITH NO. 5, 24" LONG REBAR, WITH A YELLOW CAP STAMPED "FLINT".
2. RECORD OF SURVEY PERFORMED BY FLINT LAND SURVEYING & DEVELOPMENT.
RECORD NUMBER: _____
DATED: _____



PLANNING COMMISSION
APPROVED THIS 1st DAY OF May A.D., 20 18 BY THE CITY PLANNING COMMISSION.
[Signature] 7-30-18
CITY PLANNING DIRECTOR DATE

CITY ENGINEER
APPROVED THIS 30th DAY OF July A.D., 20 18 BY THE CITY ENGINEERING DEPARTMENT.
[Signature] 7-30-18
CITY ENGINEER DATE

CITY ATTORNEY
APPROVAL AS TO FORM THIS 1st DAY OF August A.D., 20 18.
[Signature]
CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE CITY COUNCIL THIS 29th DAY OF May A.D., 20 18 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
[Signature] Mayor
[Signature] Attest: City Recorder

DAVIS COUNTY RECORDER
RECORDED # 3108930
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Bountiful City
DATE August 1, 2018 TIME 11:44 AM BOOK 7070 PAGE 44
[Signature] Deputy Davis County Recorder
FEE \$ 13.20

PUBLIC UTILITY APPROVAL

- CENTURY LINK: [Signature] DATE: 7-20-18
- COMCAST: [Signature] DATE: 7-27-18
- BOUNTIFUL LIGHT & PWR: R. Alan Forner DATE: 7-27-18
- DOMINION ENERGY: Carlo Miller DATE: 7-27-18
- BOUNTIFUL CITY WATER: Mark E. Logan DATE: 7-27-18
- BOUNTIFUL IRRIGATION DIST: Wesley White DATE: 7-27-18
- SOUTH DAVIS SEWER DIST: Don L. Waymire DATE: 7-27-18

(FOUND MAG-NAIL SET BY DAVIS COUNTY SURVEYOR)
SOUTHWEST CORNER OF THE NORTHWEST 1/4 SEC. 19, T.2N. R.1E. S.L.M.

4492

4492

Dominion Energy Utah – Note with NO existing natural gas easement

Questar Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-6532.

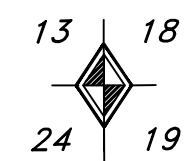
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH

Approved this _____ day of _____, 20____

By: _____

Title: _____

Northwest Corner
Section 19, T.2N., R.1E., SLB&M

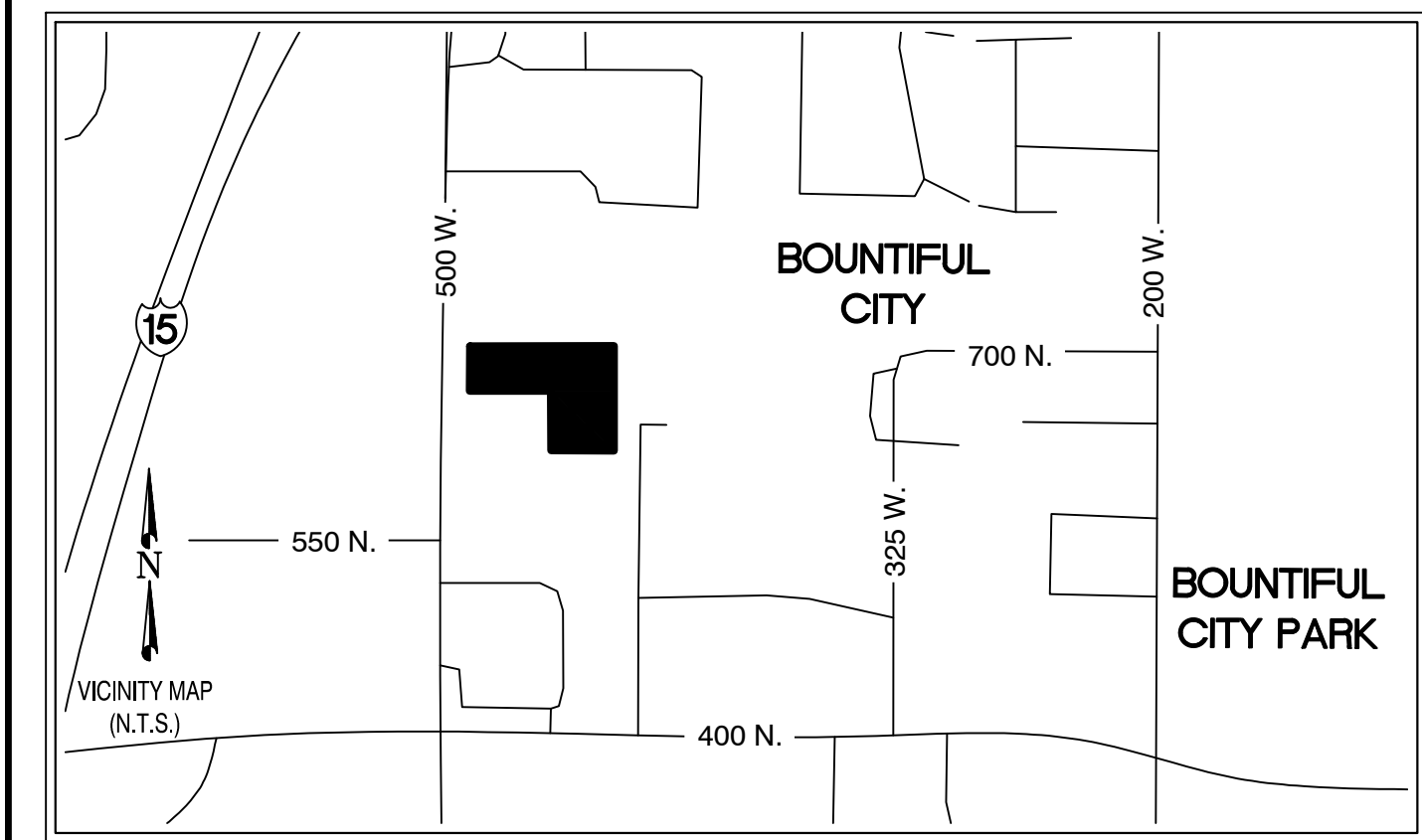


CULVERS COMMERCIAL SUBDIVISION - PHASE 2

AMENDING LOT 2 - CULVERS COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST & THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
AUGUST 2024

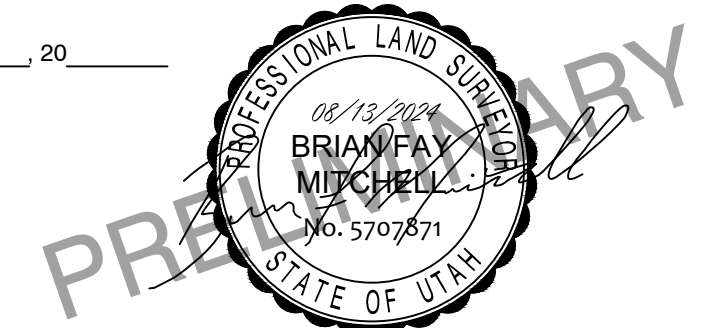
PLAN REVIEW
09/05/2024 7:30:20 AM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND



SURVEYOR'S CERTIFICATE

I, BRIAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5707871 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-23-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this _____ day of _____, 20____



BOUNDARY DESCRIPTION

All of Lot 2, Culvers Commercial Subdivision recorded August 3, 2018 as Entry No. 3108930 in Book 7070, at Page 46 in the Office of the Davis County Recorder. Said Lot 2 is located in the Northwest Quarter of Section 19, Township 2 North, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a southwesterly corner of said Lot 2, which is 1028.89 feet N. 00°09'40" W. along the Section Line and 166.47 feet S. 89°37'12" E. from the West Quarter Corner of said Section 19; thence along said Lot 2 the following six (6) courses: 1) N. 00°02'07" W. 173.30 feet; 2) S. 89°57'09" W. 237.34 feet; 3) N. 00°22'48" E. 130.91 feet; 4) N. 89°56'43" E. 419.85 feet; 5) South 305.63 feet; 6) N. 89°37'12" W. 183.28 feet to the **Point of Beginning**.

The above-described Lot 2 contains 86,924 sq. ft. or 2.00 acres, more or less.

The Rotation of this Description to NAD83 State Plane Bearing (Utah North Zone) is 00°19'04" clockwise.
Tax ID No. 03-280-0002

OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcel and Streets, together with easements as set forth to be hereafter known as:

CULVERS COMMERCIAL SUBDIVISION - PHASE 2

And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to Bountiful City a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

ES 177601 LC MKJAM LLC
By: _____ By: _____
Print Name: _____ Print Name: _____
Title: _____ Title: _____

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)
On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of ES 177601 LC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and was signed by him/her on behalf of said ES 177601 LC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

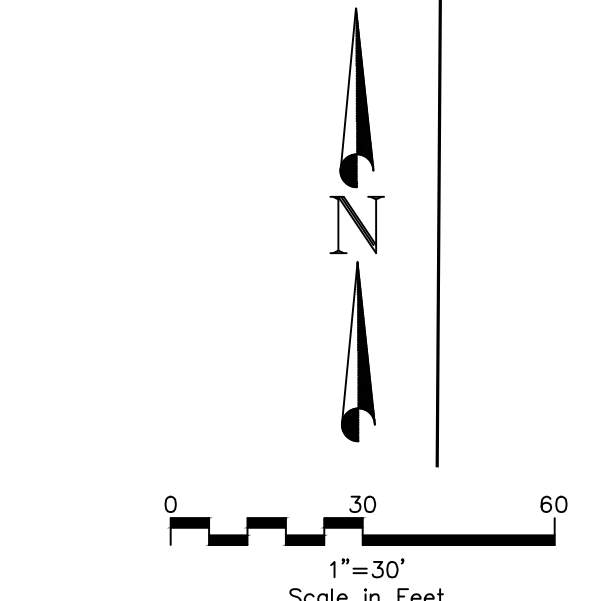
CULVERS COMMERCIAL SUBDIVISION- PHASE 2
AMENDING LOT 2 - CULVERS COMMERCIAL SUBDIVISION
LOCATED IN THE NW QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, & THE NE QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy Davis County Recorder

LABEL RIGHT OF WAY WIDTH TO CENTERLINE OF US-89

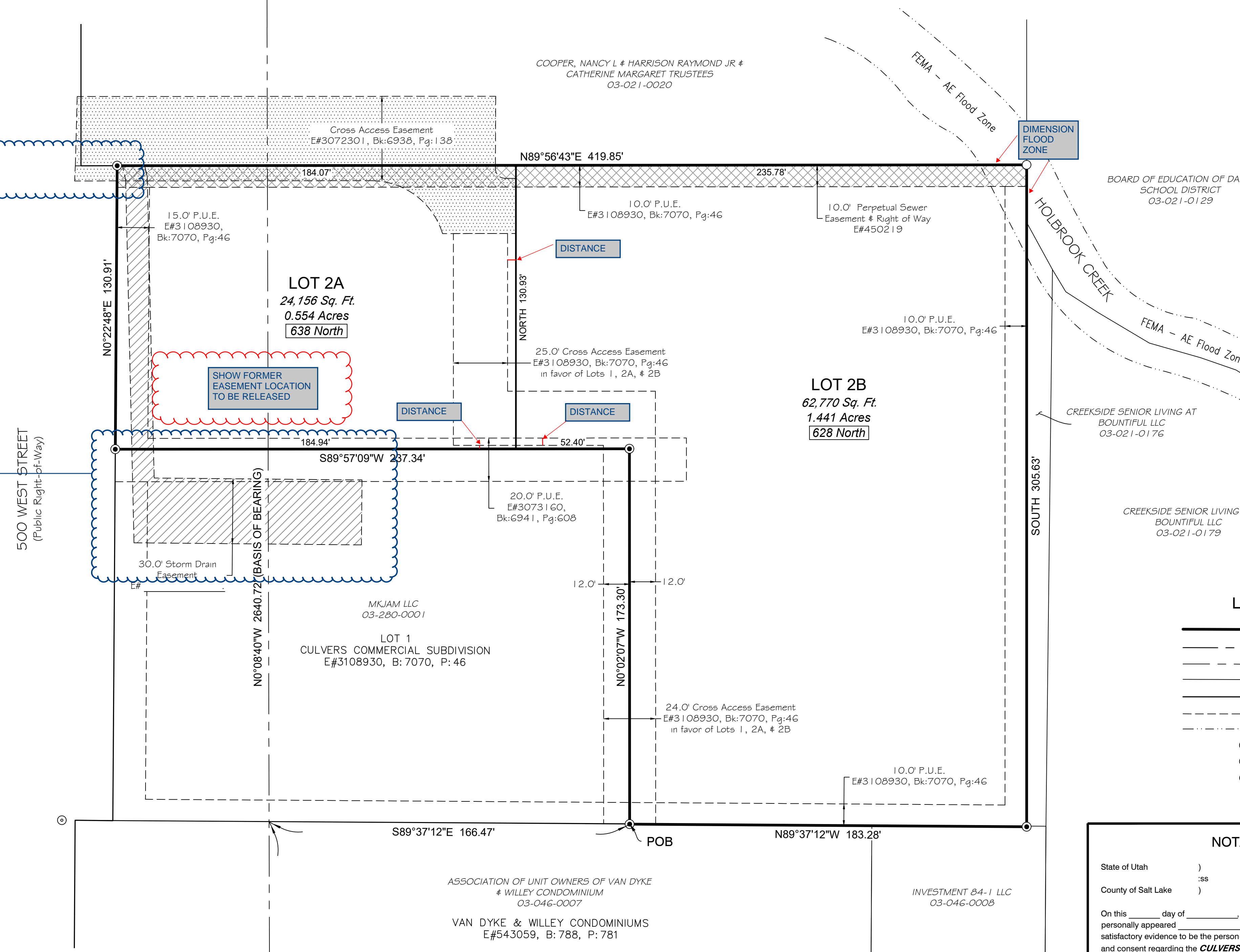
PROPOSED "RELOCATED" STORM DRAIN EASEMENT WILL REQUIRE AN APPROVAL BY THE OWNER OF LOT 1. ALSO, THE EXISTING EASEMENT RELEASE MUST BE APPROVED BY CITY COUNCIL. SHOW THE EASEMENT AND ADD A NOTE "TO BE VACATED WITH THE APPROVAL OF THIS SUBDIVISION".

PLAN REVIEW
08/28/2024 4:29:49 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND



UTILITIES

Lumen _____	Date: _____
Bountiful Light & Power _____	Date: _____
COMCAST _____	Date: _____
Bountiful City Water _____	Date: _____
Bountiful Irrigation Dist _____	Date: _____
South Davis Sewer Dist _____	Date: _____



PLAN REVIEW
09/04/2024 5:38:57 PM
AMBER CORBRIDGE, SENIOR PLANNER
EST. 1127

- LEGEND**
- Boundary Line
 - Road Monument Line
 - - - Section Line
 - - - Adjacent Parcel
 - - - Right-of-Way Line
 - - - Easement Line
 - - - AE Flood Zone
 - Set yellow rebar/cap stamped "CIR"
 - Found rebar / cap stamped "Flint Land Survey" (Held)
 - Found Rivet - Held on line

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss
County of Salt Lake)
On this _____ day of _____, in the year 20____, before me, _____ a Notary Public, personally appeared _____ the _____ of MKJAM LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and was signed by him/her on behalf of said MKJAM LLC and acknowledged that he/she/they executed the same.

Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

PLAT NOTES:

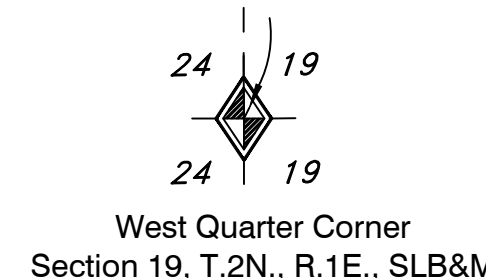
- Offset pins to be set in top back of curb and 5/8"x 24" rebar and cap stamped "CIR" to be set at all other lot and boundary corners.
- Subject to that Future Reciprocal Cross Access Agreement recorded October 27, 2017 as Entry No. 3054549 in Book 6880, at Page 1293 in the Office of the Davis County Recorder.

PREPARED BY:
CIR CIVIL ENGINEERING + SURVEYING
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7641

SHEET
1
1

<p>PLANNING COMMISSION</p> <p>Approved this _____ day of _____ A.D. 20____ By the City Planning Commission.</p> <p>City Planning Director _____ Date _____</p>	<p>CITY ENGINEER</p> <p>Approved this _____ day of _____ A.D. 20____ By the City Engineering Department.</p> <p>City Engineer _____ Date _____</p>	<p>CITY ATTORNEY</p> <p>Approved as to form this _____ day of _____ A.D. 20____</p> <p>City Attorney _____</p>	<p>CITY COUNCIL</p> <p>Presented to the City Council this _____ day of _____ A.D. 20____ At which time this subdivision was approved and accepted.</p> <p>Attest: City Recorder _____ Mayor _____</p>	<p>DAVIS COUNTY RECORDER</p> <p>Recorded # _____ State of Utah, County of Davis, Recorded and filed at the request of _____ Date: _____ Time: _____ Book: _____ Page: _____ Fee \$ _____ Deputy Davis County Recorder</p>
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OWNER / DEVELOPER:
ES 177601 LC
3720 East Lois Lane
Salt Lake City, Utah
84124



City Council Staff Report



Subject: Preliminary/Final Architectural and Site Plan Amendment for a Multi-Family Mixed Use Development at 406 South Main Street

Author: Amber Corbridge, Senior Planner

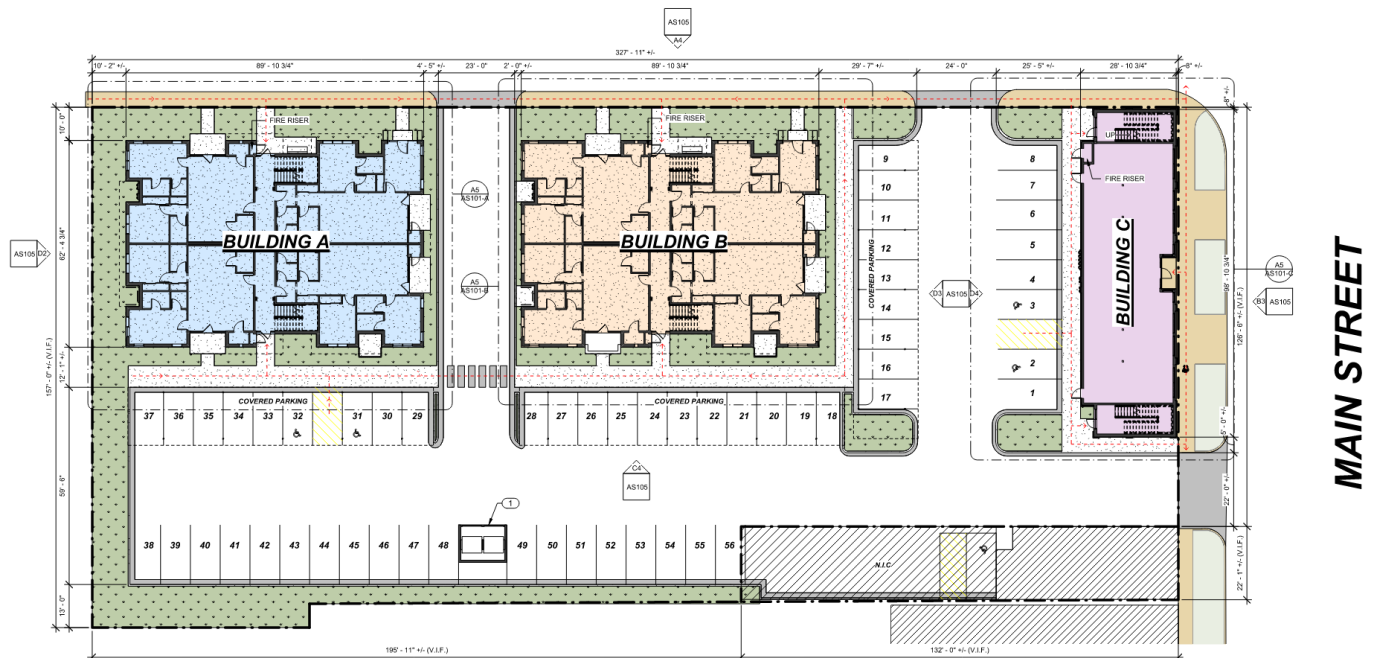
Date: October 8, 2024

Background

Previously, on February 28, 2023, the City Council approved plans for a multi-family mixed use development at 406 South Main Street. This project proposal consisted of three (3) structures, two (2) three-story multi-family residential buildings facing 400 South, and one (1) three-story mixed-use building facing Main Street. The applicant received building permits to build the two (2) multi-family residential buildings facing 400 South in June 2024, known as Building A and B (see below).

The applicant, Randy Beyer, representing Knowlton General, is requesting Architectural and Site Plan Amendment Approval to make changes to the mixed-use multi-family residential and commercial building facing Main Street, known as Building C (see below). This building was approved with four (4) two-bedroom residential units on the second and third floors, and office space/mercantile space on the main floor. The applicant is now proposing eight (8) one-bedroom residential units on the second and third floors, and a restaurant on the main floor (about 2,048 SF).

400 SOUTH



The Planning Commission reviewed this application on October 1, 2024 and recommended the Council approve the proposed changes subject to meeting all department staff review comments and corrections (6-0).

Analysis

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

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

Parking Requirements

An updated parking study was provided (see attachments) for this proposed residential/restaurant mixed use where the site would require the following parking:

1. Forty-eight (48) parking stalls on a weekday and forty-nine (49) parking stalls on a Saturday for the multi-family residential use. Higher percentages of stalls needed would be between 7:00 PM and 7:00 AM.
2. Thirty-six (36) parking stalls on a weekday and fifty-two (52) parking stalls on a Saturday would be required for a sit-down restaurant.
3. The maximum number of stalls for both uses would put the total number of parking stalls needed during the weekday is eighty-four (84) and one-hundred and one (101) on a Saturday.
4. Using Parking Demand Percentages tables from Institute of Transportation Engineers (ITE) practice for both land uses, the site would need a maximum of seventy-one (71) parking stalls on a weekday and seventy-nine (79) parking stalls on a Saturday. This is based on the highest peak hour parking demand between restaurant and multi-family residential, between 5:00 PM and 8:00 PM, as people are eating out and coming home from work.

With the current layout of the site, there are fifty-six (56) parking stalls designed, which means the site is short of twenty-three (23) parking stalls on Saturdays and fifteen (15) parking stalls on weekdays. Alternatively, staff discussed the City Code 14-18-107(A) regarding multi-family residential (DN Zone) and restaurant parking standards with the Commission to show that the Code may require fewer parking stalls than the submitted parking study, as outlined below:

Multi-Family Residential Requirement

Building	No. of units	No. of bedrooms	Parking ratio per bedroom	Required Parking Spaces
Bldg. A	12	2	1.75	21
Bldg. B	12	2	1.75	21
Bldg. C	8	1	1.00	8
Total Required Parking Spaces				50

Restaurant, Fast Food Requirement

Method	Parking Ratio		Required Parking Spaces	
Method 1 Based on seats	1 parking space per 2 seats	Number of seats: Unknown	Unknown	
Method 2 Based on SF (when the number of seats is unknown)	1 parking space for each 100 sf of floor area	Gross floor area: 2,048 sf. Applicant estimates utilizing approx. 30% of the area for dining = 614.4 sf. *If 50% is utilized for dining = 1,024 sf.	(6.2) *(10.2)	7 *11

Combined Parking (Restaurant and Multi-Family)

Proposed parking spaces	56
Required parking without reductions, studies, etc. (30% floor area).	57
Required parking without reductions, studies, etc. (50% floor area).	61

The Land Use Code 14-15-106(A)(5) states that the Planning Commission may increase or reduce the minimum required number of parking spaces required by the Code based on City approved parking studies.

Although there are not enough parking stalls for the proposed restaurant and multi-family units on site, it may be beneficial to waive the remaining parking spaces mentioned above. There is a presence of businesses utilizing Main Street and connector streets for parking in the Downtown Zone. For example, many of the existing downtown uses utilize the adjacent street parking spaces. Figure 1 below demonstrates that at least thirty (30) street parking stalls are located within a 250 ft radius of the proposed project.



Figure 1. Nearmap Imagery August 2024

Additionally, there are concerns regarding the decline of Main Street addressed in the current General Plan and Downtown Master Plan. Specifically, the Downtown Master Plan goals include bringing in new businesses and/or uses that will contribute to the critical activity mass necessary for a vibrant downtown (2009 Downtown Master Plan). Restaurants provide vibrancy and activity to a city's center, and it would be beneficial for Bountiful City to have a new space proposed for a restaurant on Main Street.

Department Review

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

Significant Impacts

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

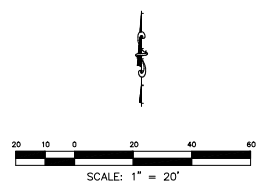
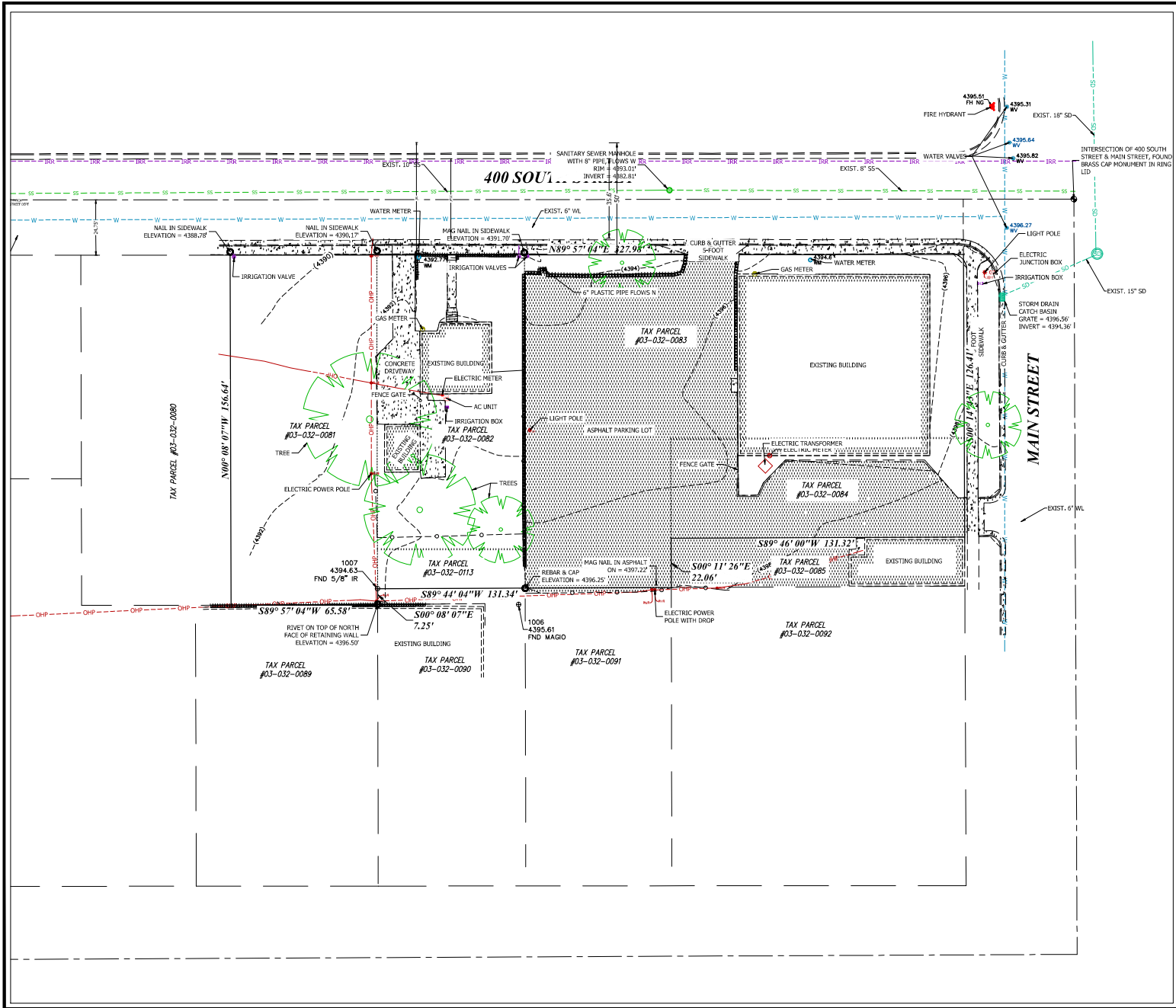
Recommendation

Staff and the Planning Commission recommends that the City Council review this Architectural and Site Plan Amendment and approve the proposed changes subject to meeting all department staff review comments and corrections.

Note: Final approval and building permits will be issued when all conditions are met and satisfied.

Attachments

1. Updated Site Plan
2. Updated Building Elevations
3. Parking Study



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAN OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
EASEMENT LINE	—————
EDGE OF PAVEMENT	—————
CURB, GUTTER, SIDEWALK	—————
FENCE LINE	x — x — x
WALL	—————

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
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KNOWLTON GENERAL - 4TH & MAIN

49 AND 29 WEST 400 SOUTH, AND 408 SOUTH MAIN ST
 TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, T.2N., R.1E., S.L.R.4M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1185019
 SHEET: 18516.dwg
V200
 TOPOGRAPHY PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROGRESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS ON THE FACE AND THE REVERSE OF ANY SHEET OF THIS DRAWING, INCLUDING ANY DIMENSIONS AND CONDITIONS SHOWN IN THESE DRAWINGS, WARRANTS, REPRESENTATION, OR GUARANTEE, UNLESS OTHERWISE SPECIFICALLY STATED IN WRITING BY PROGRESS STUDIO PLLC.

CODE & ZONING ANALYSIS:

APPLICABLE CODES PER CITY OF HOUSTON, TEXAS:

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL ELECTRICAL CODE
- 2009 NATIONAL ACCESSIBLE AND USABLE BUILDING & FACILITIES

ZONING DESIGNATION: DOWNTOWN (DN)

BUILDING HEIGHT
 MAXIMUM: BUILDINGS AT LEAST 200' FROM 100 WEST SHALL NOT EXCEED 55'
 ACTUAL: 35'-6" +/- AT PARAPETS

BUILDING LENGTH
 28'-10 3/4" X 98'-10 3/4"

SETBACKS
 40' SOUTH: WITHIN 10' OF STREET PROPERTY LINE.
 MAIN STREET: WITHIN 10' OF STREET PROPERTY LINE.

LANDSCAPING
 REQUIRED: 10% OF PROPERTY + 50 SF/UNIT
 PROVIDED: (46,498 SF X 10%) + (33 UNITS X 50 SF) = 6,249 SF
 6,473 SF +/- (SEE OVERALL SITE PLAN)

PARKING
 REQUIRED: SEE OWNER PROVIDED PARKING STUDY
 PROVIDED: SEE SITE PLAN AND OWNER PROVIDED PARKING STUDY

OCCUPANCY TYPE MIXED OCCUPANCY:
 BUSINESS 'B' (LEVEL 01 COMMERCIAL)
 RESIDENTIAL GROUP 'R-2' (LEVEL 0203 APARTMENTS)

CONSTRUCTION TYPE VB, SPRINKLERED (PER IBC 420.4)
 FIRE (SMOKE ALARMS (PER IBC 420.5))

MAXIMUMS (TYPE VS)	B (S)	R (S)	ACTUAL
AREA	27,000 SF	7,000 SF	<3,000 SF
STORES	3 STORES	3 STORES	3 STORES
HEIGHT	60'	60'	47' +/-

FIRE RESISTANCE
 PRIMARY STRUCTURE: 0 HOURS
 BEARING WALLS: EXTERIOR 0 HOURS, INTERIOR 0 HOURS
 NON-BEARING WALLS: EXTERIOR 10'-0" X 30" = 0 HOURS, INTERIOR 0 HOURS
 FLOOR CONSTRUCTION: 0 HOURS
 ROOF CONSTRUCTION: 0 HOURS

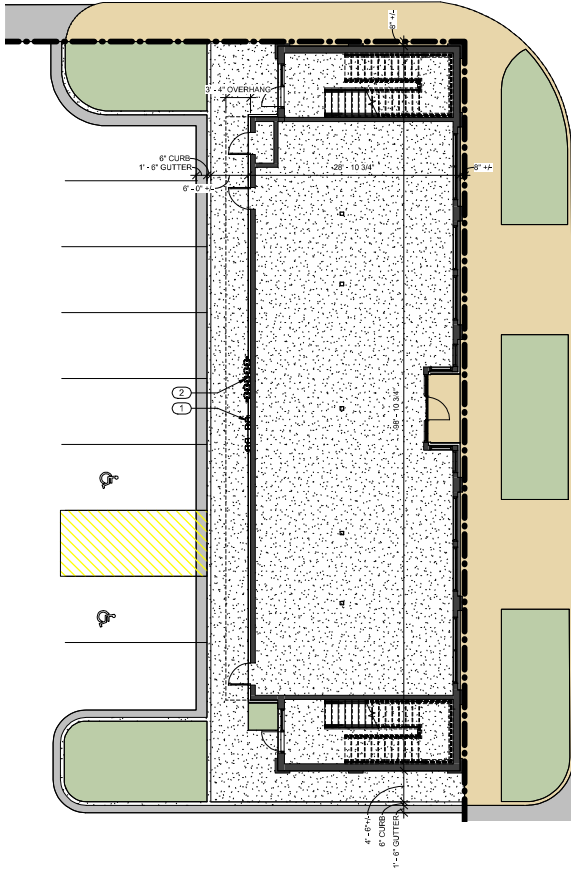
HEIGHT AND AREA
 ALLOWED: 3 STORES / 60 FEET / 21,000 SF
 ACTUAL: 3 STORES / 40 - 37' / 2,740 +/- SF PER FLOOR
 CLIMATE ZONE: 5 (DAVIS COUNTY, UTAH)

INSULATION
 CEILING: R-38
 WOOD FRAMED WALL: R-20 OR R-13 + 5
 SLAB: R-10, 2" DEPTH

OCCUPANT LOAD
 AREA PER OCCUPANT: 200 SF GROSS (RESIDENTIAL)
 190 SF GROSS (BUSINESS)
 OCCUPANTS:
 GROUND LEVEL: 2,470 SF / 150 = 17 OCCUPANTS
 SECOND LEVEL: 2,470 SF / 200 = 13 OCCUPANTS
 THIRD LEVEL: 2,470 SF / 200 = 13 OCCUPANTS

EGRESS
 CORRIDOR WIDTH: MINIMUM 44", 0.2" PER OCCUPANT + 0.2" X 13 = 2.6", ACTUAL 107.25"
 CORRIDOR RATING: MINIMUM 0.5 HOUR, ACTUAL 1 HOUR
 STAIR WIDTH: MINIMUM 44", 0.2" PER OCCUPANT + 0.3" X 13 = 3.1", ACTUAL 44" CLEAR
 STAIR RATING: MINIMUM 1 HOUR (+4 STORES), ACTUAL 1 HOUR (STAIR AND HALL ENCLOSURE)
 TRAVEL DISTANCE: MAXIMUM 200' (NON-SPRINKLERED), 250' (SPRINKLERED), ACTUAL TBD

FAIR HOUSING ACT COMPLIANCE:
 AS A NON-EXEMPTED BUILDING CONTAINING FOUR OR MORE DWELLING UNITS, THE GROUND FLOOR DWELLING UNITS ARE CONSIDERED TO BE COVERED BY THE FAIR HOUSING ACT. THE GROUND FLOOR DWELLING UNITS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED TO MEET THOSE GUIDELINES WITH MINIMAL INTERVENTION. BATHROOMS HAVE BEEN DESIGNED TO MEET THE USABILITY STANDARDS WITH ONE BATHROOM IN EACH UNIT MEETING THE 'B' GUIDELINES FOR ADDITIONAL ACCESS.



ARCHITECTURAL SITE PLAN - BUILDING C (A5)
 1/8" = 1'-0" AS101-C

GENERAL NOTES:

- SEE SHEET A601 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.
- FURNITURE PLAN IS SUGGESTED ONLY. TO BE DETERMINED BY TENANT.
- ALL INTERIOR WALLS TO BE WALL TYPE 'P1' UNLESS OTHERWISE NOTED/TAGGED.
- CASEWORK DRAWINGS SHOWS DESIGN INTENT. CABINET SUPPLIER VERIFY FIELD CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW BY OWNER/ARCHITECT.

MATERIAL LEGEND:

KEYED NOTES:

1. ELECTRIC GEAR AND METERS - (UP TO 10) UNITS.
2. GAS METERS - (UP TO 10) UNITS.

P * R * O * C * E * I * S * O * S

3055 s. grace street
 suite 106 dallas, texas 75219
 (972) 990-0899
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**4TH + MAIN
 BUILDING C**

**SITE PLAN - BUILDING
 C**

Project Status	SITE PLAN REVIEW
Project Number	19-0016
Date	08.29.2024
Drawn by	MOB
Checked by	DJY
AS101-C	
Scale	1/8" = 1'-0"

Wednesday, September 4, 2024 at 22:28:13 Mountain Daylight Time

Subject: FW: 4th and Main Parking Updated with Restaurant
Date: Wednesday, September 4, 2024 at 10:28:09 PM Mountain Daylight Time
From: Randy Beyer
Attachments: image001.gif, image002.gif, image003.gif, image004.gif, image005.gif, image006.gif, image007.gif

From: Jason Watson <jwatson@focus-es.com>
Date: Wednesday, September 4, 2024 at 4:42 PM
To: Randy Beyer <randy@knowltongeneral.com>, Brian Knowlton <brian@knowltongeneral.com>
Subject: RE: 4th and Main Parking Updated with Restaurant

Randy and Brian,

Again, I apologize for misunderstanding the two projects and what needed to be updated.

I relooked at the parking generation numbers for this project on 4th and Main to compare the parking generation from the original study with 2,048 SF of Office Space, to the parking generation numbers if it were converted to 2,048 SF of High-Turnover (Sit Down) Restaurant. In the original parking study, we showed the Small Office land use would need 9 parking stalls on a weekday and 0 parking stalls on a Saturday. The Multi-Family would need 48 parking stalls on a weekday and 49 stalls on a Saturday. Using the Parking Demand Percentages tables based on ITE, the maximum number of parking stalls that would be needed with these two land uses, is 48 stalls. Again, the Parking Demand Percentages tables takes into account the percentage of the land use that would be using the parking at certain times of day. Meaning an office doesn't use any parking stalls between 7:00pm to about 7:00am, where the multi-family will have their higher percentage of stalls needed during those hours.

Looking at the parking generation numbers if the 2,048 SF office space is changed to a High-Turnover (Sit Down) Restaurant, the parking numbers increase to 36 parking stalls needed on a weekday and 52 parking stalls needed on a Saturday. Combining these numbers with the 48 weekday and 49 Saturday parking stalls needed from the multi-family, this would put the total number of parking stalls needed at 84 during a weekday and 101 during a Saturday. Using the Parking Demand Percentages tables from ITE for these two land uses, the maximum number of stalls that would be needed is 71 on a weekday and 79 on a Saturday. The highest peak hour demand for parking between restaurant and multi-family is between 5:00pm to 8:00pm, as people are out to eat and also coming home from work.

The current layout of the site is designed for 56 parking stalls.

Please let me know if you have any questions.

City Council Staff Report



Subject: Server Infrastructure
Author: Greg Martin
Department: Information Technology
Date: October 8, 2024

Background

Bountiful City utilizes a virtual server environment to host most server needs. Our current server hardware is over six years old and due for replacement within the next year. Additionally, VMware (our current software vendor) was recently purchased by Broadcom, who has dramatically increased their pricing structure.

Analysis

Bountiful City IT Staff have been monitoring the utilization in our current server environment, and along with an increase in pricing from our current vendor, we have anticipated the need to replace our aging storage and server hardware. By changing to a hyper-converged infrastructure (HCI) from Scale Computing, we will be replacing our legacy hypervisor software, data storage, and server hardware with a single, integrated, fault-tolerant platform. The upgrade includes 24/7 enterprise-level hardware and software support for 5 years.

Staff obtained bids for this HCI replacement from three separate vendors as follows:

Ingram Micro	\$142,403
Scale Computing	\$135,282
NetWize	\$129,392

Department Review

The report was reviewed by the City Manager and IT Director.

Significant Impacts

This was a planned project with budgeted funding of \$150,000 from capital funds from the IT Department.

Recommendation

The Information Technology department recommends that City Council approve the purchase of server infrastructure from NetWize at the cost of \$129,392.

Attachments

Bids available upon request.

City Council Staff Report

**Subject: General Contractor / Construction Manager
Contract Award for 135 S Main St.**

Author: City Engineer

Department: Engineering, RDA

Date: October 8, 2024



Background

In preparation for the remodel of the City-owned building at 135 S Main St, the Engineering Dept. prepared an RFP and solicited responses from local contractors to assist in the design, review, and management of the project using the Construction Manager /General Contractor contract model. This process of coordination between the Owner (the City), architect and Contractor has served the City well on past projects, and is the Engineering Dept's preferred method of engaging design professionals for building related projects.

For this process, the Contractor will assist the Architect (Design West) with constructability, preliminary budgeting and scheduling, and material availability reviews. The contractor's experience and expertise will assist in creating a cost effective scope of work to achieve the City's goals for the project. As the project moves towards construction, the contractor will solicit bids for the work and manage the construction of the project. A Guaranteed Maximum Price (GMP) will be presented to the City Council for approval prior to the start of construction.

Analysis

Five proposals were submitted by local contractors for the project. Two of the five respondents were selected to be interviewed by members of the Engineering Dept and representatives from Design West. Zwick Construction's Special Projects Division and City Creek Construction were selected for interviews because of experience with remodel projects, complex projects, restaurant related work and experience with the CM/GC process. After conducting the interviews, the committee selected City Creek Construction as the preferred contractor.

City Creek Construction brings a respectable resume of new and remodel work. They have recently acted as the General Contractor on construction of the new Bahr Dermatology building and on renovation projects at the Bank of Utah, the Former Golden West Credit Union building and a remodel of the South Davis Metro Fire Station; all of which are located in Bountiful. The CM/GC process is very familiar to their project team, and several members have prior experience with this process while working for other construction companies. As an added consideration, City Creek's office is approximately 3 blocks from the project site, and 4(ish) blocks from City Hall. City staff has established a great working

relationship with City Creek from past projects and we are confident that they will embrace the vision and dedication required for the successful completion of this project.

In addition to City Creek’s experience, the Committee reviewed the fees and expense schedules submitted by all respondents. Requested Fees included Preconstruction Services, Construction Management and Change Orders. City Creek’s proposed fee for the Preconstruction phase is \$15,500, and is the second highest of this category, however, their expenses for Construction Management are the lowest (\$27,981/month). When adjusted for a six month construction period, City Creeks fees were the lowest. Additionally, they indicated the lowest cost for bonds and insurance, and the second lowest fees for Change Order markups. Also of note is their commitment to return any unused project contingency funds to the City.

A summary of fees is listed below:

Company	Estimated Contractor Cost (6 mo.)	Change Order Fees			Return of Unused Contingency (%)			Bonds & Insurance (%)
		General Contractor C.O. (%)	Sub Contractor C.O. (%)	Material Change C.O. (%)	Owner	Contractor	Architect	
City Creek	\$ 304,796.48	8	15	8	100			2
Jardine	\$ 423,158.94	10	10	10	40	30	30	2.2
Pentalon	\$ 319,256.64	10	10	10				2.5
Stout	\$ 543,793.57	5	10	5	50	50		incl PFF
Zwick	\$ 353,112.02	9	15	9	70	30		incl OFF
	P.F.F. - Profit Fixed Fee (%)							
	O.F.F. - Overhead Fixed Fee (%)							

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Funding for the project is included in the RDA’s Capital Projects account.

Recommendation

- It is recommended that the City Council accept the proposal of City Creek Construction and award the contract to perform as the Construction Manager/ General Contractor for the remodel of the City owned property located at 135 S Main St.

Attachments

None

City Council Staff Report

Subject: Fire Alarm Panel Replacement at Public Safety Building

Author: City Engineer

Department: Engineering, Police

Date: Oct. 8, 2024



Background

The Public Safety building was completed approximately twenty seven years ago. Some of the original systems are nearing the end of life and are faced with a limited supply of replacement parts, if they are available at all. In recent years, the City has upgraded the exterior finishes, replaced the HVAC chiller compressor and begun the first of the remodel projects for the restroom and locker room facilities.

Analysis

The remodel of the Police Dispatch area has required modifications to multiple building systems: HVAC, Electrical, and building safety systems which are located in that corner of the building. The project originally anticipated that impacts to the HVAC system would result in minor changes to the equipment and sensors that interface with the fire alarm panel. As the project team worked with the manufacturer's technician to evaluate the existing fire alarm panel, it was determined that parts could only be sourced as used second-hand components through eBay or other online sources. These parts would not have any assurances of quality or functionality, and would certainly not have a warranty. Additionally, it was determined that due to the age of the physical components and the capacity of the operating system, there would be a significant chance that the required parts and modifications would not integrate and a complete panel replacement would then become the only remaining option. The cost of the integration of new parts and sensors to the existing system was proposed at \$6,675.00 and the option for a complete panel upgrade (equipment and installation by Johnson Controls) was proposed at a cost of \$33,529.00. The quote for panel replacement excludes necessary associated electrical work, finish work and contractor markup for an additional \$12,084.00. The total cost of the panel replacement is \$45,613.00.

Considering the age of the existing system, the availability and quality of replacement parts, it is the opinion of the staff that the remodel of the dispatch center is the most opportune time to replace the fire alarm system with current equipment.

Department Review

This memo has been reviewed by the City Manager.

Significant Impacts

Replacement of the fire alarm panel was not contemplated when the project budget was adopted in June, but the age of the system combined with the opportunity to upgrade the panel while the building is under construction make this the right time make the change. Funding is available from the Contingency line item of the Legislative Budget (\$150,000).

The anticipated cost of the remodel, including the fire alarm panel replacement, is \$172,990.11. The project cost without the fire alarm panel replacement was anticipated to be \$135,589.00.

Recommendation

- It is recommended that the City Council accept the proposal of Johnson Controls through Silverleaf Partners for the purchase and installation of a new fire alarm panel, with a total project cost of \$172,990.11.

Attachments

Quotation from Johnson Controls and project construction cost information from Silverleaf is available upon request.