

BOUNTIFUL CITY COUNCIL

Tuesday, February 11th, 2025

6:00 p.m. – Work Session

8:00 p.m. - Regular Session

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

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

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

AGENDA

6:00 p.m. – Work Session

1. General Plan – Mr. Francisco Astorga pg. 3

8:00 p.m. – Regular Meeting

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment – If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Consider approval of minutes of previous meeting held on January 28th, 2025 pg. 19
4. Council reports
5. Consider approval of:
 - a. Expenditures greater than \$1,000 paid on January 18th, 15th, 22nd, and 29th pg. 25
 - b. December 2024 Financial Report pg. 31
6. Consider approval of Ordinance No. 2025-02 regarding Land Use Text Amendments for Drive-Up Window Clearance Heights – Ms. Amber Corbridge pg. 47
7. Consider approval of the Architectural and Site Plan Review for 7 Brew Coffee Shop at 638 N 500 West - Ms. Amber Corbridge pg. 55
8. Consider approval of Ordinance No. 2025-03 regarding Land Use Text Amendments for Tattoo Parlor/Body Art Facility Designations – Ms. Amber Corbridge pg. 77
9. Consider approval of Ordinance No. 2025-04 regarding Land Use Text Amendments for Public or Private Assembly in the Residential Zone – Ms. Amber Corbridge pg. 91
10. Consider approval of the purchase of Steel Poles from Nello in the amount of \$89,563 – Mr. Jess Pearce pg. 107
11. Consider approval of the bid to repair the Power Department Warehouse Roof from Superior Roofing in the amount of \$80,201 – Mr. Jess Pearce pg. 109
12. Consider approval of the purchase of a Backhoe from RDO Equipment Company in the amount of \$119,826 – Mr. Kraig Christensen pg. 111
13. Adjourn


City Recorder

City Council Staff Report



Subject: Work Session General Plan Discussion: Future Land Use Map
Author: Francisco Astorga, AICP, Planning Director
Date: February 11, 2025

Background

The City Council has been having work session discussions to review the current comprehensive general plan update. The updated general plan, Bountiful by Design, is intended to provide the City with guidance in decision-making over the next 20 years.

On January 9, 2025, the City Council held a work session discussion during the City Council Retreat where staff provided a tentative timeline of the general plan in preparation for the 2025 adoption. The Council also reviewed the drafted boundaries of the Future Land Use Map and provided direction pertaining to Parks, Open Space, and Civic; Single-Family Residential; Neighborhood Mixed Residential; and Transit Ready Development place types (future land use categories). On January 28, 2025, the City Council held a work session discussing during their meeting where Council provided directing regarding the boundary of the Downtown, Corridor Commercial, and Community Commercial place types.

Analysis

Staff has amended the drafted Future Land Use Map to reflect the Council's direction from the January 9, 2025 and January 28, 2025 meeting. Staff recommends that the Council continue the boundary discussion to determine if the prepared boundaries are ready for public review in coordination with the future Planning Commission review. Specifically, Staff requests the City Council provide direction on the following:

- Are the following place types drawn as desired?
 - The Community Commercial Overlay, and
 - the Neighborhood Center (and Overlay)
- Should single-family dwelling cottage courts be allowed in the Single Family Residential place type?

Finally, Staff also requests to receive confirmation of the boundary of the drafted Single-Family Residential and the Neighborhood Mix Residential place types.

Once City Council provides direction on these items, the General Plan draft will be prepared for a public hearing and presentation to the Planning Commission.

Department Review

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

Significant Impacts

None.

Recommendation

Staff requests that the Council provide input regarding the drafted Future Land Use Map.

Attachments

1. Draft Place Types

PARKS, OPEN SPACE, AND CIVIC



Description

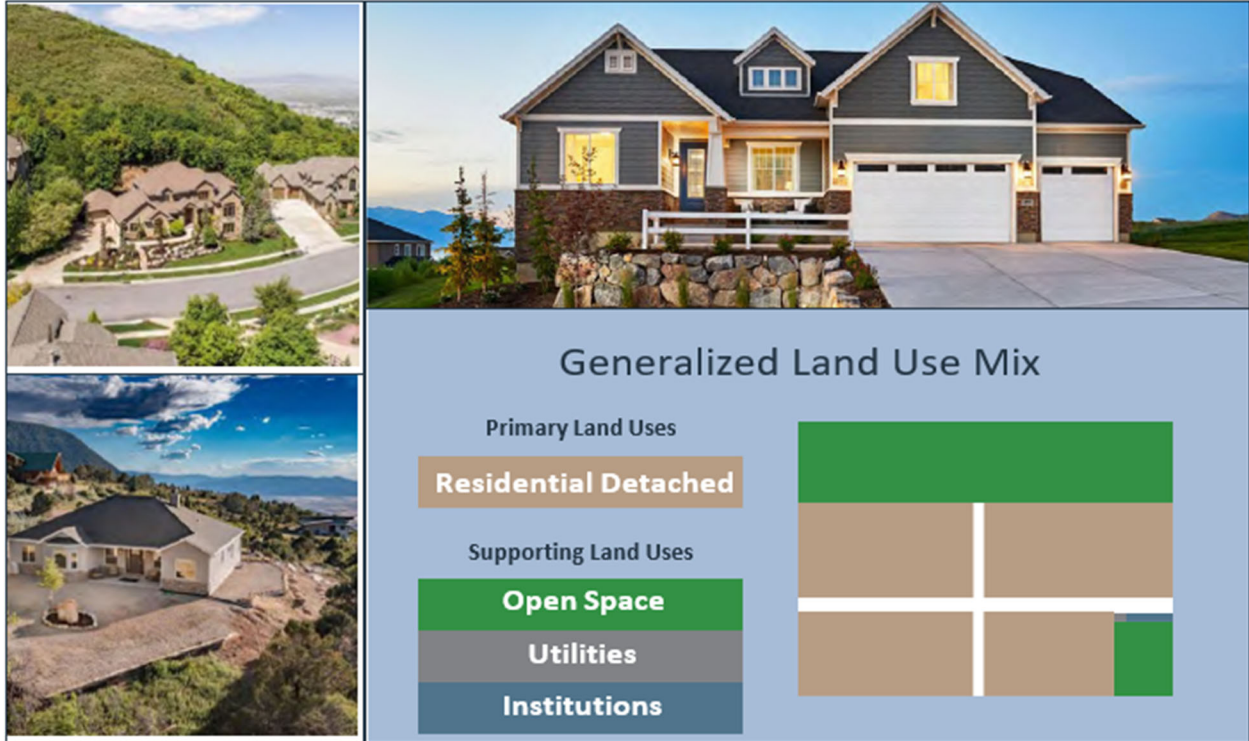
Mountain trails, City parks and plazas, neighborhood sports fields, etc., all contribute to Bountiful's active community feel. Bountiful has a range of open space within the City from more natural areas in the foothills to urban City plazas downtown. In many neighborhoods, schools double as an educational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

public benefit. Municipal parks and plazas should have robust community involvement.

Key Attributes

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

FOOTHILL RESIDENTIAL



Description

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

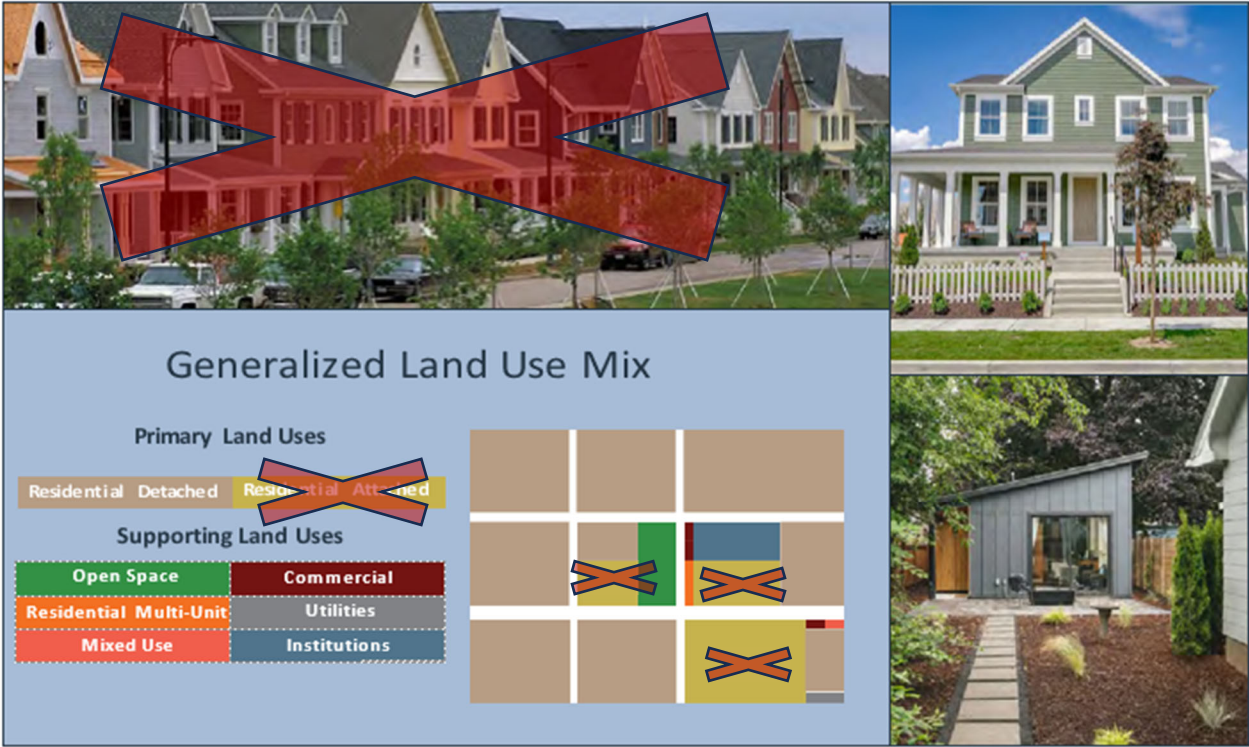
Key Attributes

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

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL



Description

Single-Family Neighborhood Residential is primarily comprised of detached single-family dwellings. Such neighborhoods may feature accessory dwelling units (ADUs). Residential use structures in this place type are generally one to two (1-2) stories and on lots that are generally less than ¼ acre. This development pattern often includes places of worship and schools.

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

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

Key Attributes

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

Suggested Residential Density Range:

- 5-7 dwelling units per acre (8,712-6,223 square feet).

NEIGHBORHOOD MIX RESIDENTIAL



Description

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

Residential use-structures are generally one to three (1-3) stories. Lots are generally less than ¼ acre for single-family dwellings and duplexes; however, appropriate minimum lot areas should be based-established upon the intensity of the residential use. Residential

dwellings are designed and integrated into the surrounding streetscapes focusing on pedestrian experience. This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roadways, that creates walkable destinations for surrounding residents.

This place type may include multiple zoning designations depending on the neighborhood character. This place type supports two (2) major zoning designations based on intensity of residential development.

Key Attributes

- Predominance of residential dwellings on small to mid-size lots
- Includes a variety of housing types that provide a transition from less intense areas to more intense areas.

- Some smaller-scale mixed use and lower intensity commercial services present.

Suggested Residential Density Range:

- 8-10 dwelling units per acre (5,445 to 4,356 square feet).

TRANSIT READY DEVELOPMENT



Description

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

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

unified streetscape, especially along major roadways, planned or existing transit stop areas, and major intersections.

[The Transit Ready Development Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Transit Ready Development place-type.](#)

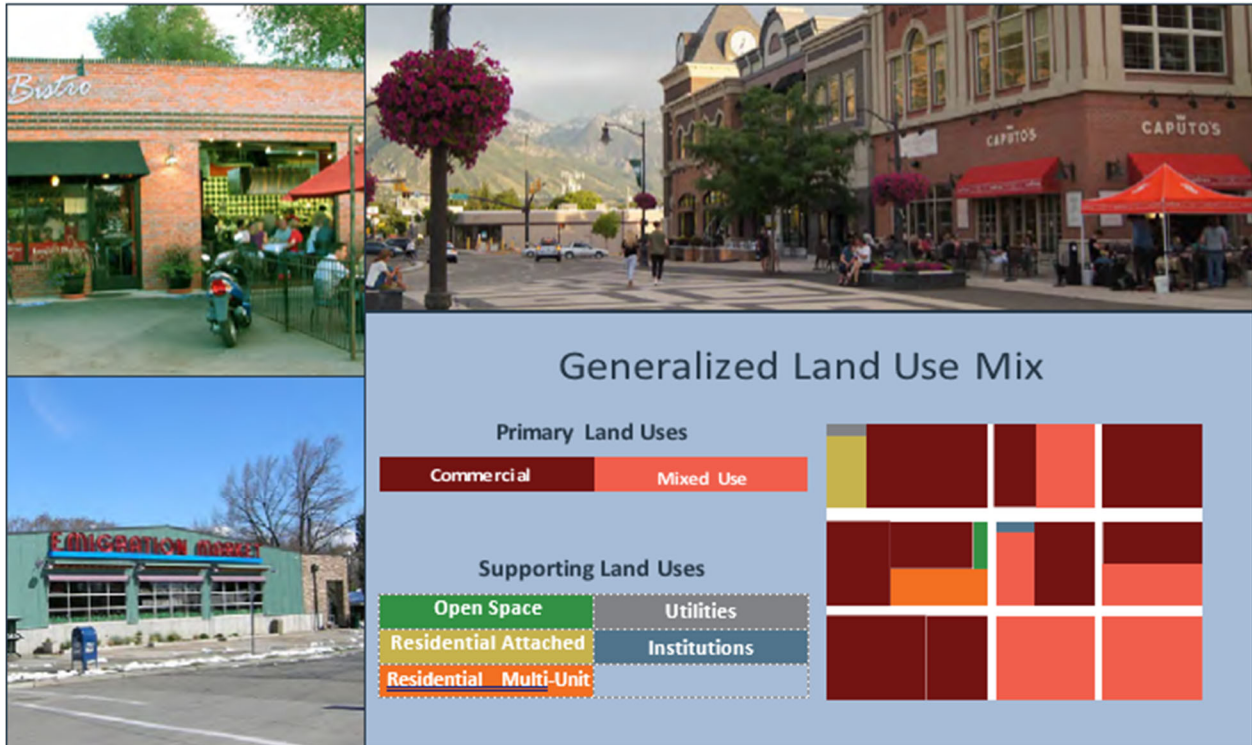
Key Attributes

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

Suggested Residential Density Range:

- Based on development parameters, such as height, setbacks, parking, etc.

NEIGHBORHOOD CENTER



Description

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

The Neighborhood Center Overlay provides flexibility to each site to be in conformance

with the underlying place-type or the Neighborhood Center place-type.

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

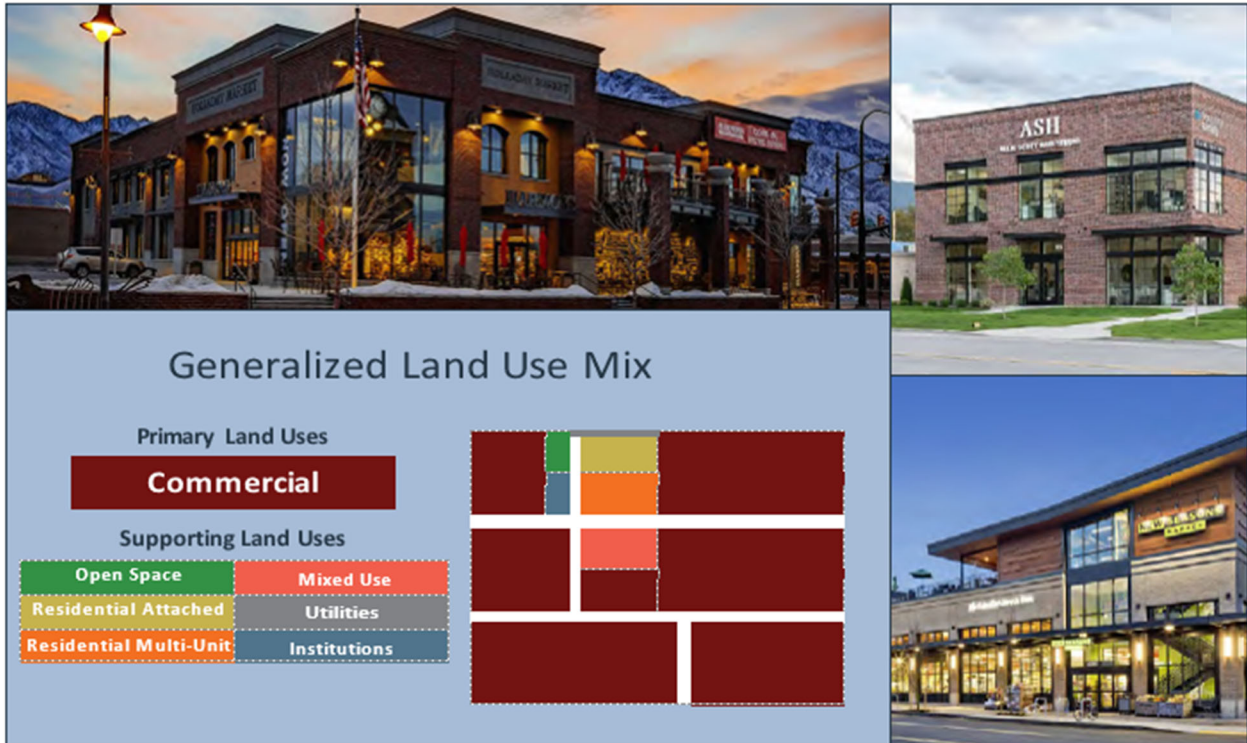
Key Attributes

- Low intensity commercial uses with some mixed-use.
- Smaller scale structures to match the scale of surrounding areas.

- Creates inviting walkable destinations for nearby residents with rear loaded parking.
- Based on development parameters, such as height, setbacks, parking, etc.

Suggested Residential Density Range:

COMMUNITY COMMERCIAL



Description

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

This place type may include multiple zoning designations depending on specific neighborhood character such as the Hospital Neighborhood. This place type may also affect zoning designation based on areas that

accommodate uses that provide high sales tax revenue and/or that are vibrant.

The Community Commercial Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Community Commercial place-type.

Key Attributes

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

Suggested Residential Density Range:

- Based on development parameters, such as height, setbacks, parking, etc.

CORRIDOR COMMERCIAL

Generalized Land Use Mix

Primary Land Uses		
Commercial		
Supporting Land Uses		
Open Space	Utilities	
Mixed Use	Institutions	
Industrial		

Description

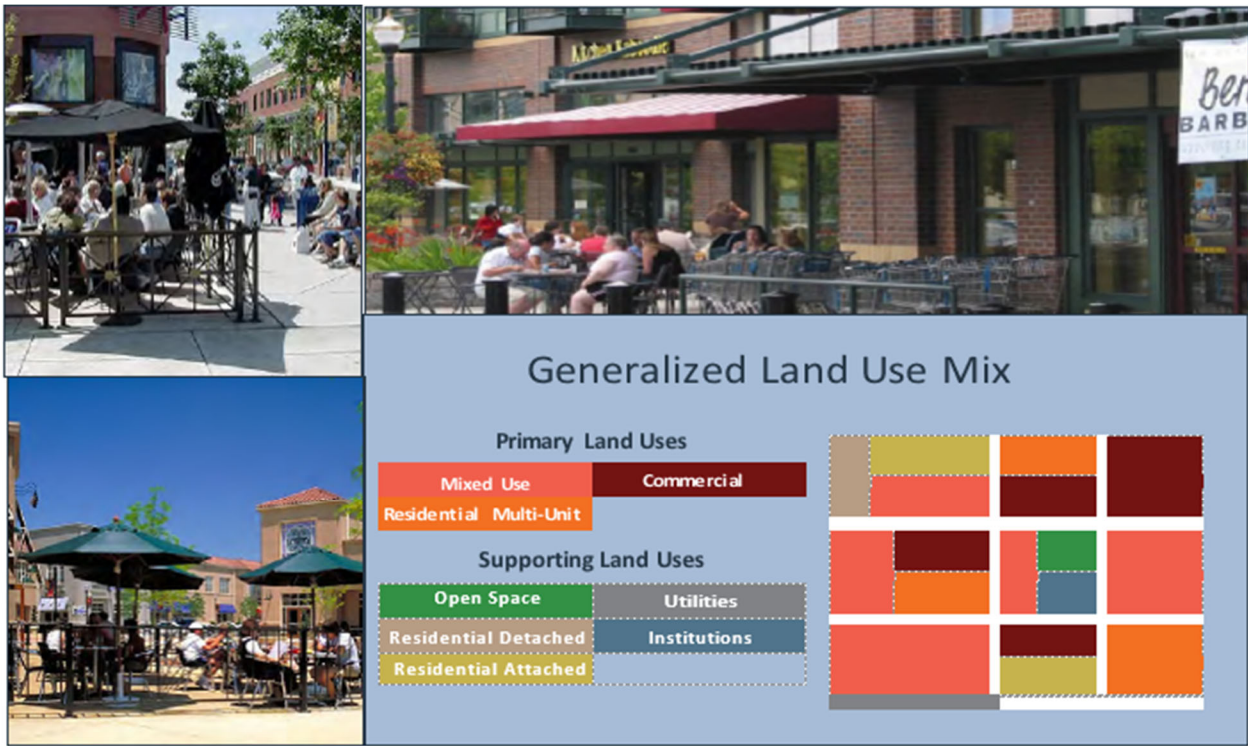
Corridor Commercial ~~is Corridors are~~ the most intense commercial category within the City. ~~They~~ This place type features predominantly commercial uses more suburban in nature and are centered around major roads. These commercial areas attract residents in Bountiful and the surrounding areas.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

Key Attributes

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

Suggested Residential Density Range:

- Based on development parameters, such as height, setbacks, parking, etc.



Description

Bountiful’s unique downtown is an active, walkable, and pedestrian oriented place type. It features prominent retail and mixed uses along Main Street, which serves as the area’s core. Downtown uses are generally moderate to high intensity and attract people from all over the City and surrounding communities due to its unique character.

Vibrant uses such as retail, entertainment, and restaurants are present on the ground floor of buildings along Main Street with office and residential uses above. Buildings on Main Street are generally at least three (3) stories in height, are urban in form, and are constructed of high-quality materials. Onsite parking is located behind buildings and driveways onto Main Street are discouraged.

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

Key Attributes

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

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

Suggested Residential Density Range:

- Based on development parameters, such as height, setbacks, parking, etc.

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Minutes of the
BOUNTIFUL CITY COUNCIL
January 28, 2025 – 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, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Police Chief	Ed Biehler
	Asst. Planner	Deanne Morgan
	HR Director	Jessica Sims
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:00 pm and welcomed those in attendance.

PUBLIC/PRIVATE ASSEMBLY USE – MR/ FRANCISCO ASTORGA

Mr. Francisco Astorga explained that the applicant, Lakeview Cemetery, is requesting to add two new uses to the Single-Family Residential zone. They would like to make add “Funeral Home or Mortuary” and “Public or Private Assembly” as conditional uses. He said that the Planning Commission reviewed this item and had robust deliberation about it. If the new uses are conditional, it means the Planning Commission would have the ability to further mitigate any issues as necessary after an application is submitted.

Mr. Astorga added that the applicant recently updated their request to increase the minimum setback from 75 feet to 150 feet, and to increase the minim lot size from 3 acres to 10 acres. They also included a maximum decibel level of 78 decibels to help with noise, offered to submit a traffic study, said that access would be limited to Bountiful Blvd and operating hours would be restricted from 8 am to 11 pm. This is all in an attempt to comply with the things that are worrying staff and Council about allowing an event space in a residential zone.

After some discussion, most of the Councilmembers were mostly concerned with the noise this would bring to an otherwise quiet neighborhood. Councilmember Bradshaw was also concerned about the traffic increase for neighborhood streets between the freeway and the site. Councilmember Higginson suggested they require no sound amplification after 9 pm. The other Councilmembers were happy with that addition. Councilmembers Bradshaw and Price-Huish wanted to require a traffic study as well; Councilmembers Higginson, Murri and Child did not care if a traffic study was done.

GENERAL PLAN – MR. FRANCISCO ASTORGA

Mr. Astorga went through the remaining place types from the general plan with the Council, asking if the Council felt the maps were ready to be released to the public with the existing boundaries.

The Council approved the boundaries for the “Downtown”, “Commercial Corridor” and the “Community Commercial” place types after a few small changes.

The work session ended at 7:00 pm.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Police Chief	Ed Biehler
	Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:04 pm and welcomed those in attendance. Ms. Kimberly Wirfs, Miss Bountiful for Utah for America Strong, led the Pledge of Allegiance and Pastor Benjer McVey, Flourishing Grace Church, offered a prayer.

PUBLIC COMMENT

Public comment was opened at 7:06 pm.

Mr. Gary Davis (2814 South 500 West) said it seems like the Council is planning to change the land use code to benefit a single entity by considering the Lakeview Cemetery application. He questioned their requirements that access for the event center must be off of Bountiful Blvd and that the minimum lot size be 10 acres.

Mr. Matt Jenkins (495 East 1350 North) said he would like to see the winter parking restrictions changed to help accommodate families who have their adult children still living with them, which is becoming more common in this housing market. He suggested having certain streets be designated “No parking” zones and allowing residential streets to remain open to street parking year round.

1 Mr. Layne Papenfuss (719 West 3100 South) had some comments about the General Plan. He
2 cautioned against trying to preserve or protect parts of Bountiful from the effects of growth, and
3 advised keeping the following maxims in mind as they continue to work on the plan; small,
4 incremental improvements over large ones, emphasizing the resiliency of the result over the
5 efficiency of the execution, making sure changes are adaptable to feedback, prioritizing bottom-up
6 actions instead of top-down control, seeking to conduct business at a face-to-face level whenever
7 possible, being obsessive about accounting for revenues, expenses, assets and long-term liabilities,
8 and making sure no single neighborhood bears the burden of massive change and that no
9 neighborhood is exempt from changes either. He also suggested the City shrinking minimum lot sizes
10 and setbacks, providing pre-approved housing plans, ending mandatory parking, make it safe for kids
11 to get around independently, and embrace the pioneering spirit that welcomed growth in Bountiful.
12

13 Ms. Brooke Freebairn (400 East) thanked the City for their careful consideration about
14 placing a crossing guard at Bountiful Elementary. She asked that we pay attention to what we value
15 in this community and follow the example of our young people in how they care for each other. She
16 hoped the Council would find the funds to prioritize the safety of the children.
17

18 Public comment was closed at 7:14 pm.
19

20 **CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON**
21 **JANUARY 14TH, 2025**

22 Councilmember Child made a motion to approve the minutes from the meeting held on
23 January 14th and Councilmember Murri seconded the motion. The motion passed with
24 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”
25

26 **COUNCIL REPORTS**

27 Councilmember Murri did not have a report.

28 Councilmember Price-Huish reported that the Power Commission elected a new Chair, Ms.
29 Susan Becker. She also reported on accompanying the BCYC to “A Day at the Legislature” and
30 thanked Ms. Beverly Ward, Councilmember Bradshaw, Rep. Todd Weiler, Rep. Ray Ward and Rep.
31 Melissa Ballard for the time they spent showing the students around and explaining the workings at
32 the capitol.

33 Mayor Harris coordinated with the Council about the Wasatch Regional Council
34 transportation conference on February 8th, in order to be sure they did not have a full quorum present.

35 Councilmember Child reported on the fundraising concert featuring a Carpenters tribute band
36 on April 11th at 7 pm, and also that tickets for TEDxBountiful go on sale February 1st on the City
37 website.

38 Councilmember Bradshaw reported that the Recreation District is working on its vision
39 statement and goals. She also reported that the BDAC recently changed its bylaws, and now the
40 member of the Council on the board will be a voting member.

41 Councilmember Higginson was not asked to report.
42

43 **VICTIM SERVICES BIENNIAL REPORT – MS. COLETTE RAMPTON**

44 Ms. Colette Rampton reported on her work as the Victim Advocate for the City. She talked
45 about all the services she provides for victims of crime and how many services were rendered in
46 2024. The Victim Advocate helps victims navigate the confusing processes involved in the criminal

1 and civil justice systems, gets them information and referrals pertinent to their situation, provides
2 emotional support, helps them make plans to stay safe, helps them draft victim impact statements,
3 accompanies them to their court appearances and police interviews, helps them with restitution, and
4 notifies them of upcoming criminal justice events. In 2024 she helped with 32 pretrial protective
5 orders, 13 sentencing protective orders, 1 civil stalking injunction, and 2 civil protective orders.

6 The Mayor and Council expressed their deep appreciation for her work and how vital it is for
7 our community members.

8
9 **CONSIDER RECOMMENDATIONS FROM TRAFFIC SAFETY COMMITTEE – MR.**
10 **LLOYD CHENEY**

11 Mr. Lloyd Cheney explained that three items from the Traffic Safety Committee are coming
12 before the Council for approval.

13 First, is the request for a crossing guard at 50 West 1600 South, in front of Bountiful
14 Elementary. He explained that extenuating circumstances from the construction of the new school
15 have created a safety hazard in front of the school. Staff has committed to help the school with their
16 routing plans, and have reopened the kiddie walk by the tennis courts at Five Points Park, which will
17 hopefully help with some of the issues. Staff recommends a temporary crossing guard position be
18 added in front of the school for the remainder of the school year, with the expectation that the school
19 submit a new circulation plan for next year and fund a crossing guard themselves if needed.

20 Councilmember Bradshaw commented that it would be nice if the City could have a bigger
21 role in the conversation when schools are being designed, to make sure they integrate well with
22 neighborhoods and that circulation and safety are closely scrutinized. Councilmember Murri agreed.
23 Councilmember Price-Huish said that Principal Pickett invited the Council to be more involved and
24 engaged by attending the “Cluster Meetings” where feeder school issues are discussed in detail,
25 including traffic safety. Mr. Cheney said he will be asking fellow city engineers about how they
26 handle this issue in their communities at an upcoming conference.

27 Second, is the request to install two stop signs at the intersection of 750 East/700 South. After
28 looking into it and doing a traffic study of that street, staff recommends actually installing two speed
29 limit signs (25 mph) on 750 East instead.

30 Third, is the request for a pedestrian crossing at 150 North/400 East. Staff evaluated the best
31 place for a pedestrian crossing along this street, taking into account where the SB bus stop is and
32 visibility issues. Staff recommends placing the pedestrian crossing at 100 North instead.

33 Councilmember Bradshaw made a motion to approve all three recommendations from the
34 Traffic Safety Committee and Councilmember Higginson seconded the motion. The motion passed
35 with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

36
37 **CONSIDER APPROVAL OF THE PURCHASE OF A VIRGINIA TRANSFORMER FOR**
38 **THE 1200 KVAR CAPACITOR BANK FROM CONTROLLIX CORPORATION IN THE**
39 **TOTAL SUM OF \$103,272 – MR. ALLEN JOHNSON**

40 Mr. Allen Johnson explained that this purchase of a capacitor bank is for the NW substation
41 rebuild. Staff recommends accepting the low bid from Virginia Transformer.

42 Councilmember Price-Huish made a motion to approve the purchase of the capacitor bank and
43 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
44 Child, Higginson, Murri and Price-Huish voting “aye.”

1 **CONSIDER APPROVAL OF THE (3) THREE-YEAR CONTRACT EXTENSION WITH**
2 **DIAMOND TREE EXPERTS – MR. ALLEN JOHNSON**

3 Mr. Johnson explained that this contract with Diamond Tree Experts helps the City keep up
4 on their regular tree trimming and decreases the number of tree-related power outages each year. The
5 extension will be for three years, with an incremental increase in cost each year; 3% the first year, 3%
6 the second year, and 2% the third year.

7 Councilmember Bradshaw made a motion to approve the contract extension with Diamond
8 Tree Experts and Councilmember Price-Huish seconded the motion. The motion passed with
9 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

10
11 **CONSIDER APPROVAL OF RESOLUTION 2025-02 ADOPTING BOUNTIFUL CITY**
12 **POLICIES AND PROCEDURES – MR. BRADLEY JEPSEN**

13 Mr. Brad Jepsen explained that changes are being proposed to the personal appearance
14 section of the City employee policy manual. The update is an effort to comply with shifting societal
15 norms and staff believes that allowing tattoos on the arms and legs, among other changes, will help
16 Bountiful be more competitive in their recruitment and retention efforts. If approved, the change to
17 the policy would be effective immediately.

18 Councilmember Higginson made a motion to approve Resolution 2025-02 and
19 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
20 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

21
22 **ADJOURN**

23 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Price-
24 Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Murri, and
25 Price-Huish voting “aye” and Councilmember Higginson voting “nay.”

26
27 The meeting was adjourned at 8:12 pm.

Mayor Kendalyn Harris

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
January 8, 15, 22 & 29, 2025

Author: Tyson Beck, Finance Director

Department: Finance

Date: February 11, 2025



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 January 8, 15, 22 & 29, 2025.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid January 8, 2025**

VENDOR	VENDOR NAME	DEPARTMENT	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	DESCRIPTION
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,295.28	243334	51569453	Repairs - Customer # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,885.69	243334	51569926	Repairs - Customer # 98370
1220	AT&T MOBILITY	Streets	104410 428000	Internet & Telephone Expense	1,006.28	243336	X12282024	Account # 287314361186
13077	AVID TRAILS	Trails	454550 473103	Improv. Other Than Bldg-Grant\$	5,187.00	243337	A&B Field Work-01	Time and Materials for flagging/redesign
1319	BELL JANITORIAL SUPP	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,060.64	243339	1061531	Ice Melt - Cust # 0012057
5587	BRADSHAW, KATE	Legislative	104110 423000	Travel & Training	1,366.98	243341	01062025	Travel&Train Expense for NLC Airfare Reimbursement
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,100.00	243346	24L0590	Lab Fee's
1889	DAVIS COUNTY GOVERN	Water	515100 431000	Profess & Tech Services	3,024.00	243351	6083271	Lab Fee's - Record ID INV-24-00019
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	7,760.73	243353	76545	Tree Trimming
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	9,648.00	243353	76547	Tree Trimming
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	6,313.50	243354	126965	Northwest Substation - Project # BCP-023
8045	ELITE LANDSCAPE SERV	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,520.00	243355	25202	Project: Washington Park parking lot
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	9,760.00	243361	24317	Enclave
3924	JOHNSON CONTROLS	Police	104210 426000	Bldg & Grnd Suppl & Maint	3,147.70	243366	1-134976610888	Service Call and Repairs - Acct # 1328024
3924	JOHNSON CONTROLS	Police	104210 426000	Bldg & Grnd Suppl & Maint	4,015.13	243366	1--134976652459	Service Call and Repairs - Acct # 1328024
2765	JP ELECTRICAL, LC	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,200.80	243367	W26477	Troubleshoot and Repairs
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	3,325.00	243370	12312024	Legal Fees for December 2024
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	5,040.45	243378	S106683951.001	Misc. Parts/Supplies - Cust # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	5,291.90	243378	S106675193.001	Misc. Parts/Supplies - Cust # 18498
9721	OVERHEAD DOOR CO OF	Light & Power	535300 448627	Echo Hydro Operating Costs	1,132.30	243382	7310007623	Door Repairs
5550	PARTRIDGE GROUP	Police	104210 432000	Examination & Evaluation	1,050.00	243383	6154	Direct Therapy Care
5429	PERFORMANCE FORD LIN	Light & Power	535300 474600	Vehicles	67,447.00	243385	SEC06944	2025 Ford F550 - Vin # 1FDUF5HT3SEC06944
3458	PETERBILT OF UTAH, I	Streets	104410 425000	Equip Supplies & Maint	3,756.12	243386	1055826PU	Air Compressor - Acct # 457
5453	PLAYSPACE DESIGNS IN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	2,650.00	243388	13602	Misc. Parts/Supplies for Creekside Park
5453	PLAYSPACE DESIGNS IN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,775.00	243389	13538	Misc. Parts/Supplies for Creekside Park
5453	PLAYSPACE DESIGNS IN	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,220.00	243390	13670	Misc. Parts/Supplies for Creekside Park
3532	POWELL ELECTRICAL SY	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	156,949.20	243393	10027752	NW SUB SWITCHGEAR
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	3,959.15	243394	280097507	Tires & Service - Cust # 2801867
3830	SALT LAKE COMMUNITY	Light & Power	535300 423001	Education Benefit	1,550.00	243401	5221418F	Apprentice Class for Bryce Kelley
15717	SILVERLEAF PARTNERS	Police	454210 472100	Buildings	45,613.00	243404	7774	Retention for Bountiful City P.D.
3933	SKAGGS COMPANIES, IN	Police	104210 414000	Uniform Allowance	1,611.00	243405	450_A_256589_1	P.D. Uniform
4131	T-MOBILE	Police	104210 428000	Internet & Telephone Expense	1,574.79	243412	12222024	ACCOUNT # 992894616
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,704.50	243413	0391967	Bulk Oil - Acct # 000275
4331	USA BLUE BOOK	Water	515100 448400	Dist Systm Repair & Maint	1,527.95	243417	INV00573300	Sampling Supplies - Cust # 228844
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	4,830.97	243418	12312024	Fiber connections to Bountiful City locations
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	13,000.00	243418	CONBF-011a	November 2024 Fiber network connection
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	1,014,596.45	243418	12202024	Fiber connections to Bountiful City locations
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,363.85	243423	203251	Janitorial Services
TOTAL:					1,408,260.36			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid January 15, 2025**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNTDESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>	
15838	ADVOCATE ADVANTAGE	Legal	104120 421000	Books Subscr & Mmbrshp	1,327.00	243427	3374	Renewal of Subscriptions	
1140	AMERICAN WATER WORKS	Water	515100 423000	Travel & Training	4,720.00	243431	SO191191	2025 Renew Members #033047 Bountiful City Water	
1195	ARNOLD MACHINERY CO	Streets	104410 425000	Equip Supplies & Maint	1,126.56	243433	PS1058497-1	Misc. Parts/Supplies - Cust # B10003428	
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	24,459.01	243439	21386962	Natural Gas - Contract # 23191	
15841	BRIDGERLAND HEATING	Parks	104510 426000	Bldg & Grnd Suppl & Maint	10,885.68	243440	8533	Durastar Suris Heat 48000 BTU Condenser HVAC	
13441	CONVERGINT TECHNOLOG	Recycle Collection Operations	585810 426000	Bldg & Grnd Suppl & Maint	1,376.25	243449	IN00239492	Camera Repair - Customer Code # C0033956	
8045	ELITE LANDSCAPE SERV	Storm Water	494900 473106	Storm Drain Construction	1,950.00	243455	24590	Storm drain capital project for Bountiful City	
8045	ELITE LANDSCAPE SERV	Water	515100 426000	Bldg & Grnd Suppl & Maint	2,400.00	243455	25203	Security Cages	
5281	ENBRIDGE GAS UTAH	Police	104210 427000	Utilities	3,086.26	243457	01012025L	Account # 3401140000	
5281	ENBRIDGE GAS UTAH	Streets	104410 427000	Utilities	1,614.43	243457	01012025G	Account # 2493910000	
5281	ENBRIDGE GAS UTAH	Streets	104410 427000	Utilities	2,171.11	243457	01012025H	Account # 3893910000	
5281	ENBRIDGE GAS UTAH	Parks	104510 427000	Utilities	1,979.34	243457	01012025A	Account # 2987969838	
5281	ENBRIDGE GAS UTAH	Water	515100 427000	Utilities	2,182.22	243457	01012025B	Account # 9591363682	
5281	ENBRIDGE GAS UTAH	Light & Power	53 213100	Accounts Payable	20,598.06	243457	01012025N	Account # 6056810000	
5281	ENBRIDGE GAS UTAH	Light & Power	535300 424002	Office & Warehouse	1,166.77	243457	01012025M	Account # 1067495449	
5281	ENBRIDGE GAS UTAH	Light & Power	535300 448613	Power Plant Operating Costs	2,128.99	243457	01012025M	Account # 1067495449	
14161	EQUINOX ENGINEERING	Landfill Operations	585820 473100	Improv Other Than Bldgs	1,831.25	243458	123.01.03	Project Management	
2214	FRAME IT	Police	104210 422000	Public Notices	1,053.00	243461	44365	Frames	
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,883.10	243478	SLC01250046	Janitorial Services for January 2025	
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	2,879.04	243480	430634	Road Base - Cust # BCTY07399	
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	3,974.08	243480	430603	Road Base - Cust # BCTY07399	
2896	LARRY H. MILLER	Streets	104410 425000	Equip Supplies & Maint	1,023.75	243482	249822	Misc. Parts/Supplies - Acct # A1069	
13969	LAUNCH CONSTRUCTION	Parks	104510 426000	Bldg & Grnd Suppl & Maint	4,178.20	243483	2416-1	Washington Park restroom improvements	
15658	MADDOX AIR COMPRESS	Streets	454410 473100	Improv Other Than Bldgs	1,943.40	243486	112863	Install, parts and labor - Cust ID 6037	
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist System Repair & Maint	12,463.62	243492	S106211161.002	Misc. Parts/Supplies - Cust # 18498	
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,393.10	243507	280098195	Tires and Service - Acct #2801867	
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	4,857.94	243507	280098192	Tires and Service - Acct #2801867	
13120	RECYCLE IT	Landfill Operations	585820 448000	Operating Supplies	3,570.00	243512	10552	Mattress Recycling for December 2024	
7973	RESIDENTIAL GLASSWOR	Golf Course	555500 426020	Clubhouse Building Maintenance	1,360.00	243514	25526	Window Replacement	
3757	ROCKY MOUNTAIN WIRE	Landfill Operations	585820 425000	Equip Supplies & Maint	1,019.72	243517	3032026-IN	Misc. Parts/Supplies - Cust # BOUCIT	
3791	RUSH TRUCK CENTER-SA	Streets	104410 425000	Equip Supplies & Maint	2,006.00	243519	3039905796	Misc. Parts/Supplies - Cust # 187609	
3832	SALT LAKE MAILING &	Finance	104140 429050	Utility Billing Supplies	5,400.00	243522	GL45861	Utility Billing Paper	
3832	SALT LAKE MAILING &	Finance	104140 429050	Utility Billing Supplies	50,000.00	243522	01082025	Mailing & Printing of Utility Bills	
3987	SOUTH DAVIS WATER DI	Police	104210 427000	Utilities	2,916.00	243527	01012025C	Account # 30884-00	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	1,626.35	243536	0392746	Bulk Oil - Acct # 000275	
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	21,316.50	243536	0392488	Fuel - Acct # 000275	
4456	VIRGINIA TRANSFORMER	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	432,810.00	243546	83840	30% Transformer - Acct # 4828	
15839	WM RECYCLE AMERICA	Recycle Collection Operations	585810 431550	Recycling Processing Fees	3,448.95	243552	IAC6315446	Waste Management	
9022	XYBIX SYSTEMS, INC	Police	454210 472100	Buildings	44,138.63	243553	541000	50% DEP 40% Install 10%Punch - Bountiful PD	
					TOTAL:	690,264.31			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid January 22, 2025**

<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>
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,939.95	243555	1444649	Asphalt Cold Mix - Cust # 5628
13110	DORSETT CONTROLS	Water	515100 448000	Operating Supplies	1,998.80	243559	I000155	Scada Controller
5310	FLEETPRIDE	Streets	104410 425000	Equip Supplies & Maint	1,362.30	243563	122680349	Misc. Parts/Supplies - Acct # 815961
14256	GOLF GENIUS	Golf Course	555500 422100	Advertising & Marketing	3,700.00	243566	154599	Tournament Software Marketing - Cust ID 10691
8040	OTTO ENVIRONMENTAL	Refuse Collection Operations	585800 448010	Garbage Containers	18,712.06	243588	INV-56182	Garbage & Recycling Cans - Cust # 1004455
8040	OTTO ENVIRONMENTAL	Recycle Collection Operations	585810 448010	Recycle Containers	15,000.00	243588	INV-56182	Garbage & Recycling Cans - Cust # 1004455
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	3,133.90	243590	91343	Boulter v. Bountiful City
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 451150	Liability Claims/Deductible	4,066.00	243590	91260	Scott v. Bountiful City
3549	PREMIER VEHICLE INST	Police	104210 425430	Service & Parts	3,332.18	243592	46314	Equipment install
4051	STATE OF UTAH	Landfill Operations	585820 431300	Environmental Monitoring	4,180.27	243602	01152025	4Q2024 - Landfill Solid Waste Quarterly Fee
5000	U.S. BANK CORPORATE	Executive	104130 423000	Travel & Training	1,371.96	243609	01102025GH	Travl&Train Expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,364.00	243609	01102025MS	Car Repair & Training - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	PSAP - E911	104219 445100	Public Safety Supplies	3,243.86	243609	01102025DG	Trvl/Train Expense & Misc-Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Engineering	104450 421000	Books Subscr & Mmbrshp	1,155.00	243609	01102025LC	Trvl&Train Expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Engineering	104450 423000	Travel & Training	1,726.28	243609	01102025LC	Trvl&Train Expense - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 448000	Operating Supplies	1,579.57	243609	01102025BH	Misc. Parts/Supplies - Acct #4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 424002	Office & Warehouse	2,122.46	243609	01102025AJ	Trvl/Train Expense & Misc-Acct #4246-0445-5571-8851
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	6,050.00	243614	UT24-545N-006	Building Inspection Services for Sept. 2024
TOTAL:					<u>76,038.59</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid January 29, 2025**

<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>
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	2,304.47	243619	51576834	Repairs - Acct # 98370
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	34,751.99	243627	49703	Road Salt - Customer # Bountiful City
1393	BTS LANDSCAPING PROD	Landfill Operations	585820 462400	Contract Equipment	2,372.25	243628	115a	Subgrinding for 12/27-12/31 at Bountiful Landfill
15850	CLASSIC GEOLOGICAL	Liability Insurance	636300 451150	Liability Claims/Deductible	5,361.62	243636	01282025	evaluation of Dikker Hill Fire
1924	DELL MARKETING L.P.	Computer Maintenance	616100 429300	Computer Hardware	8,297.07	243640	10796570668	Power Replacement Laptops
15414	DESIGN WEST ARCHITEC	Redevelopment Agency	737300 472100	Buildings	19,088.29	243641	2025-9622	Prj #824294 Bountiful City Restaurant Study
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,864.80	243642	76550	Tree Trimming for Bountiful City Power
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	12,060.00	243642	76548	Tree Trimming for Bountiful City Power
11484	EAST PENN MANUFAC	Streets	104410 425000	Equip Supplies & Maint	1,098.72	243646	250078519	Misc. Parts/Supplies - Cust # 570600167
2055	ELECTRICAL CONSULTAN	Light & Power	535300 474790	CIP 09 Dist Sub NW Substation	17,273.00	243647	127774	Project# BCP-023 Northwest Substation Upgrade
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist System Repair & Maint	1,616.80	243651	1257193-1	Misc. Parts/Supplies - Cust # 48108
2226	FRESH AIR ENVIRONMEN	Redevelopment Agency	737300 472100	Buildings	10,834.00	243654	UT-07855	Removal of asbestos in Aug. 8, 2024
2334	GRAINGER, INC	Landfill Operations	585820 425000	Equip Supplies & Maint	2,456.13	243658	9376097821	Misc. Parts/Supplies - Acct # 846580041
5458	HANSEN, ALLEN & LUCE	Water	515100 431000	Profess & Tech Services	1,367.50	243659	53811	City Water Rights
15849	HOPE RIVER RANCH	Liability Insurance	636300 451150	Liability Claims/Deductible	240,000.00	243662	01292025	Settlement for damages caused by fire on 6/24/24
15574	ISLAND VIEW PLUMBING	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,738.45	243666	3888	Plumbing/ Supplies
3045	MCCOMB, KENT	Golf Course	555500 423000	Travel & Training	2,350.58	243674	01272025	Trvl&Train expense Ut Section PGA Winter Conf.
3271	NETWIZE	Information Technology	104136 429300	Computer Hardware	2,494.00	243684	25977	MFA Devices
3271	NETWIZE	Computer Maintenance	616100 429300	Computer Hardware	1,337.25	243684	25978	Replacement Phone
15142	OLYMPUS REFUSE	Refuse Collection Operations	585800 425000	Equip Supplies & Maint	1,148.00	243688	625053	Misc. Parts/Supplies
5429	PERFORMANCE FORD LIN	Light & Power	535300 474600	Vehicles	70,917.00	243690	SEC07514	2025 Ford F550 VIN# SEC07514
12139	POWER WEST ENGINEER	Light & Power	535300 429200	Computer Software	1,500.00	243691	1908	FCS Server Upgrade
3830	SALT LAKE COMMUNITY	Light & Power	535300 423001	Education Benefit	1,550.00	243705	F73D7117	Lineworker Apprentice for Teagen Ives
3869	SDI-ACCOUNTS RECEIVA	PSAP - E911	104219 414000	Uniform Allowance	1,212.50	243706	OE 24063	Uniform Logo Shirts
11638	SIDDONS-MARTIN EMERG	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	5,844.04	243707	903-SIV0003640	Misc. Parts/Supplies
4126	SYMBOLARTS	Police	104210 445100	Public Safety Supplies	1,174.50	243716	0517963	Badge for Bountiful P.D.
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	2,615.80	243719	0392949	Bulk Oil - Acct # 000138
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Accrual	1,478,322.03	243722	01222025	Dec 2024 payment for Power Resource
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	37,450.00	243723	CONBF-013	Dec.2024 Fiber network connection fees
10811	UTOPIA FIBER	Fiber	505000 473150	Fiber Network Lines/Conduit	614,338.01	243723	01212025	Dec.2024 Fiber connections to Bountiful City locat
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	2,043.00	243724	01012025	Account # 371517689-00001
4528	WAXIE SANITARY SUPPL	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,103.99	243725	82982136	Misc. Parts/Supplies - Cust # 9024
7732	WINGFOOT CORP	Police	104210 426000	Bldg & Grnd Suppl & Maint	2,363.85	243727	213394	Janitorial Services
5389	YOUNG WHOLESALE	Police	454210 474500	Machinery & Equipment	39,114.05	243728	3511158	2025 Chevy Traverse VIN # 1GNEVGRS8SJ162547
TOTAL:					<u><u>2,639,363.69</u></u>			

City Council Staff Report

Subject: December 2024 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: February 11, 2025



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2025 through December 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.

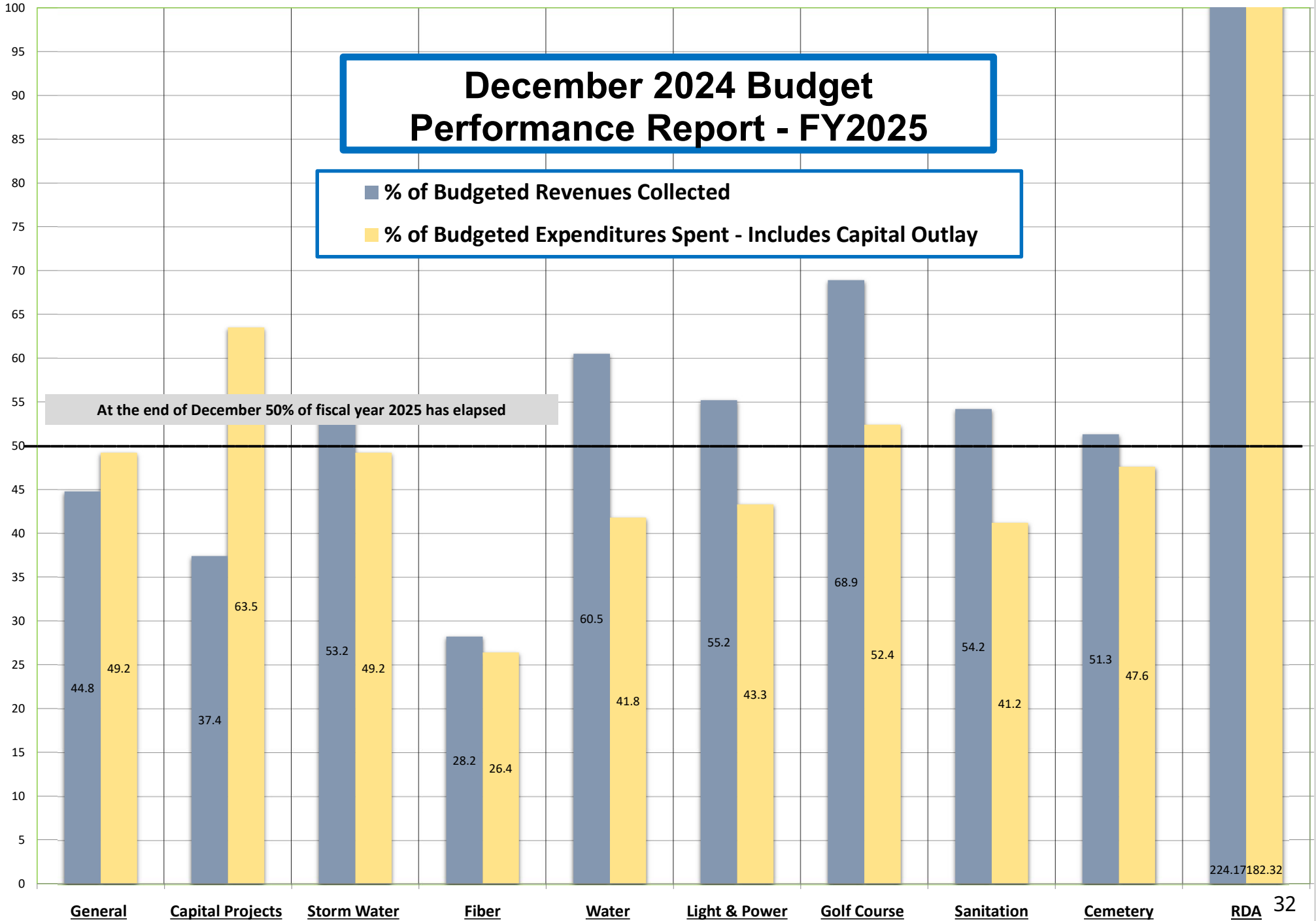
Attachments

- December 2024 Revenue & Expense Reports – Fiscal 2025 YTD

December 2024 Budget Performance Report - FY2025

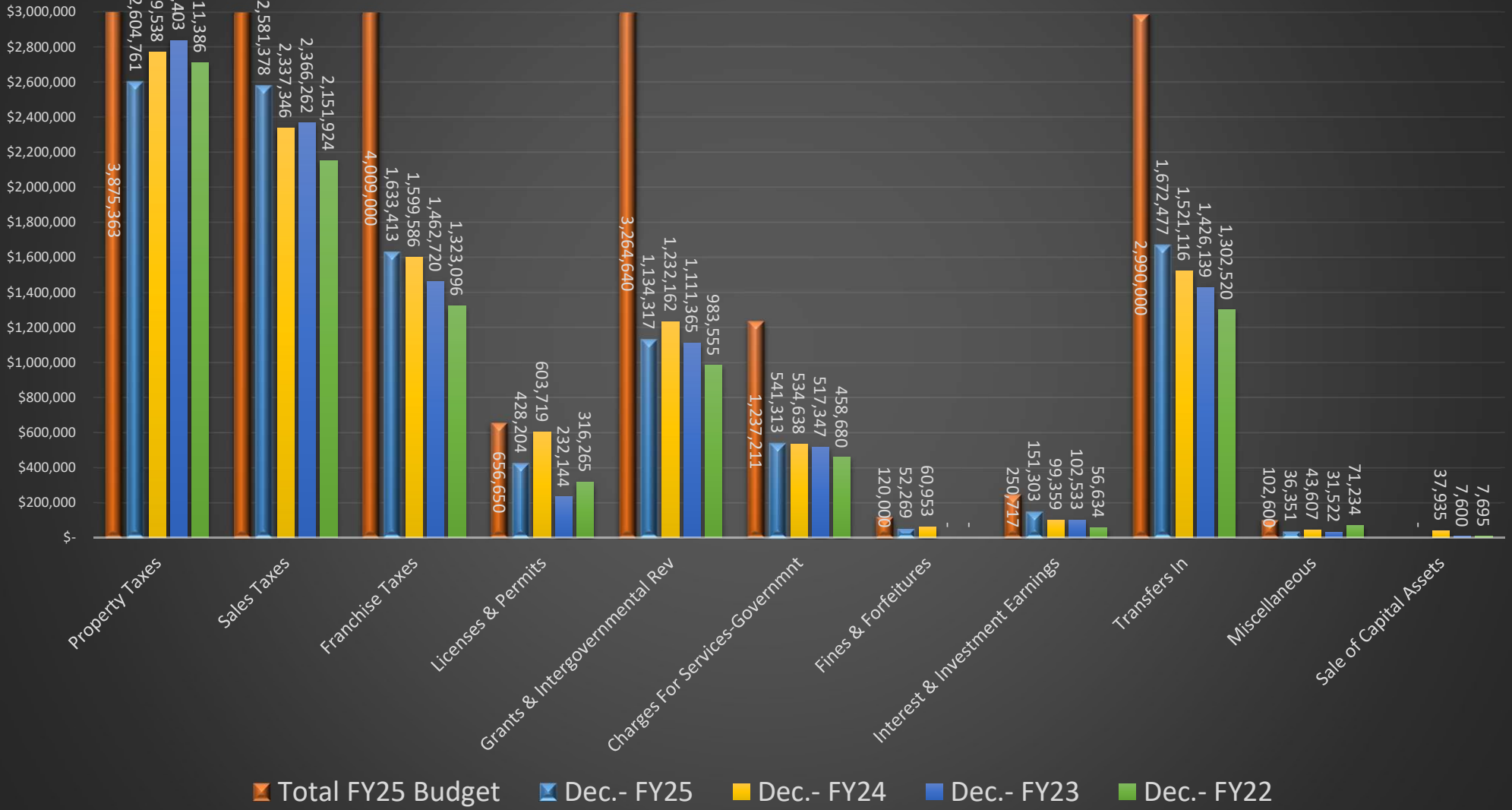
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of December 50% of fiscal year 2025 has elapsed

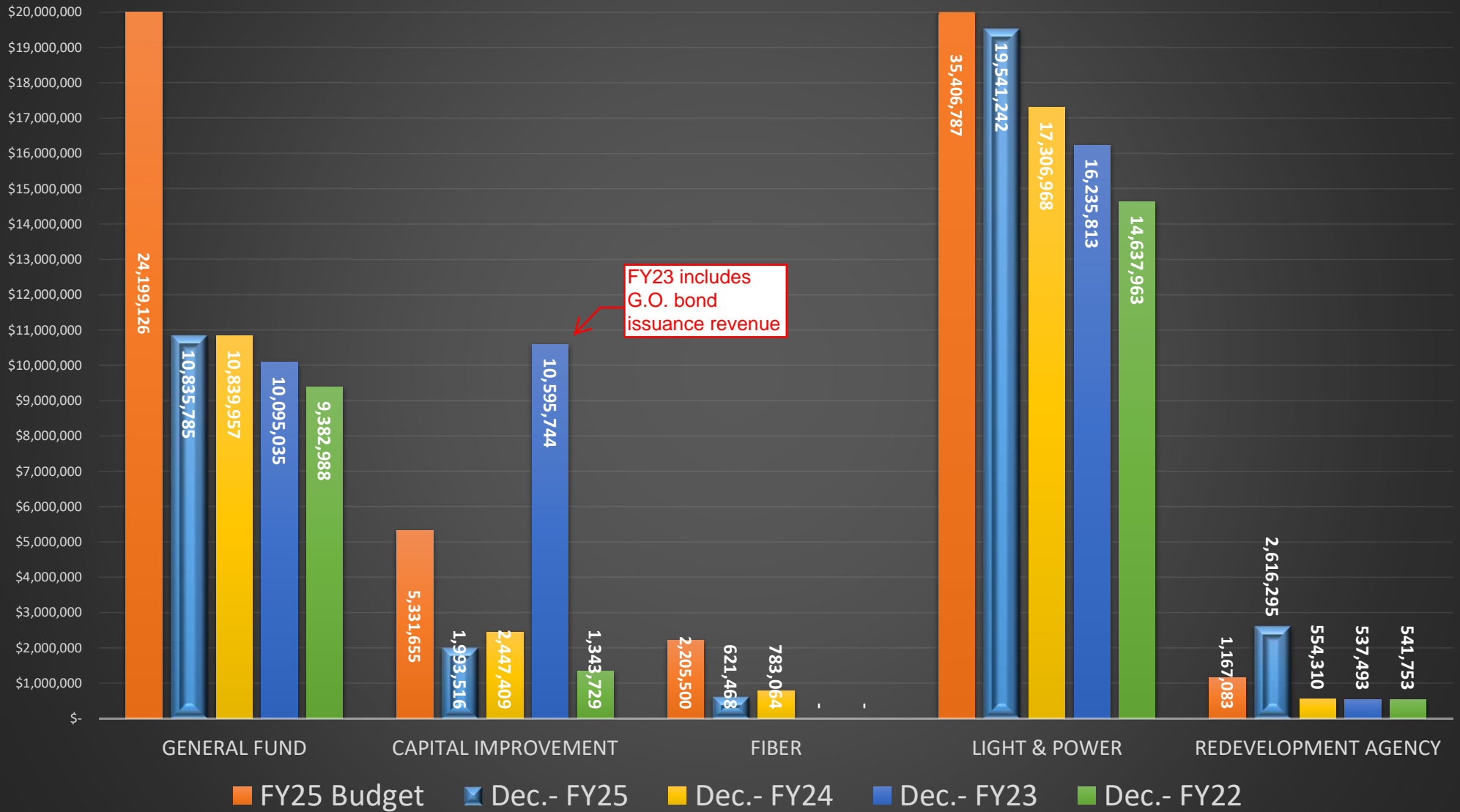


General Fund Detailed Revenues - December 2024

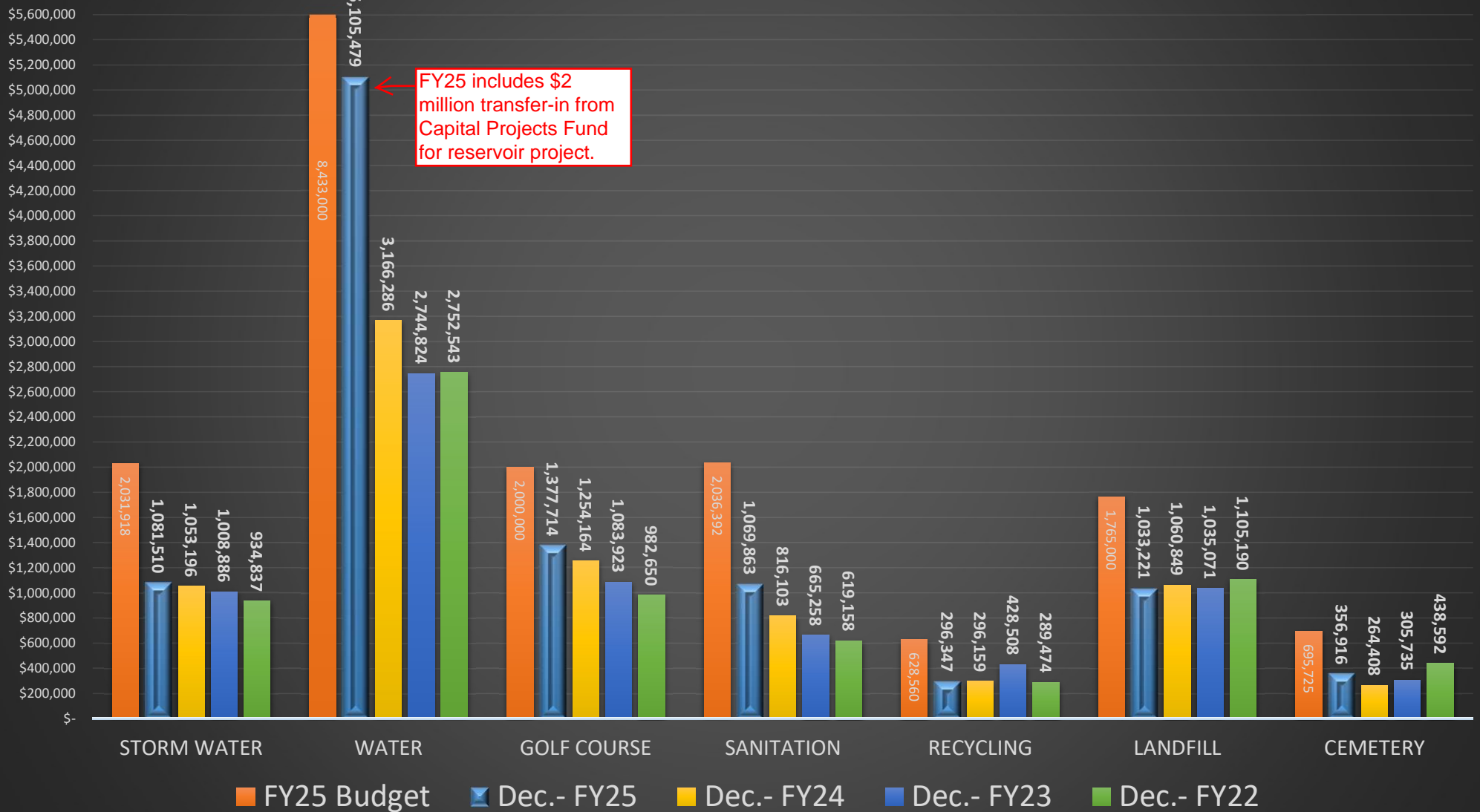
YTD Revenues (Fiscal Year 2025) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



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

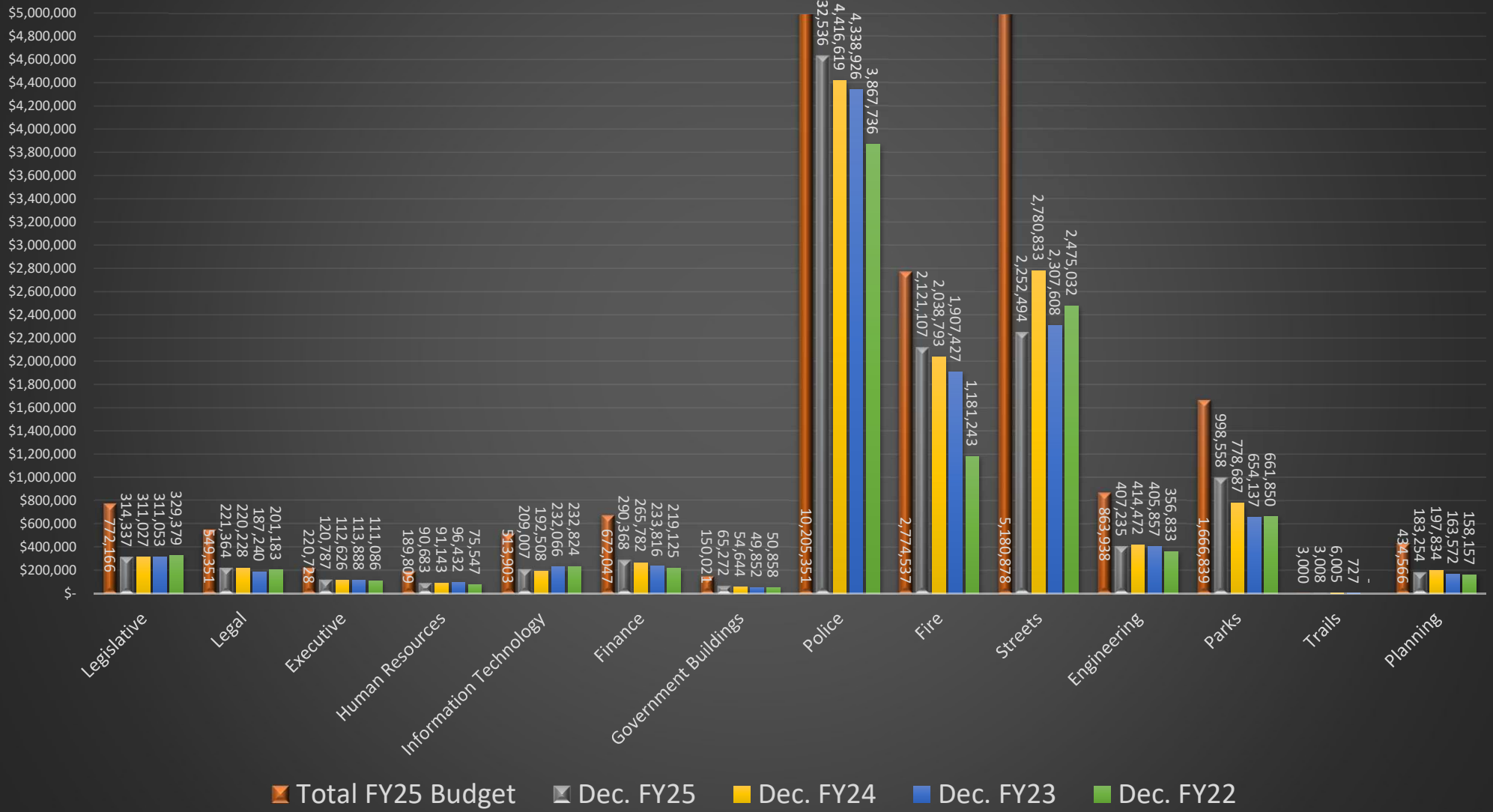


December 2024 (Fiscal 2025) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years

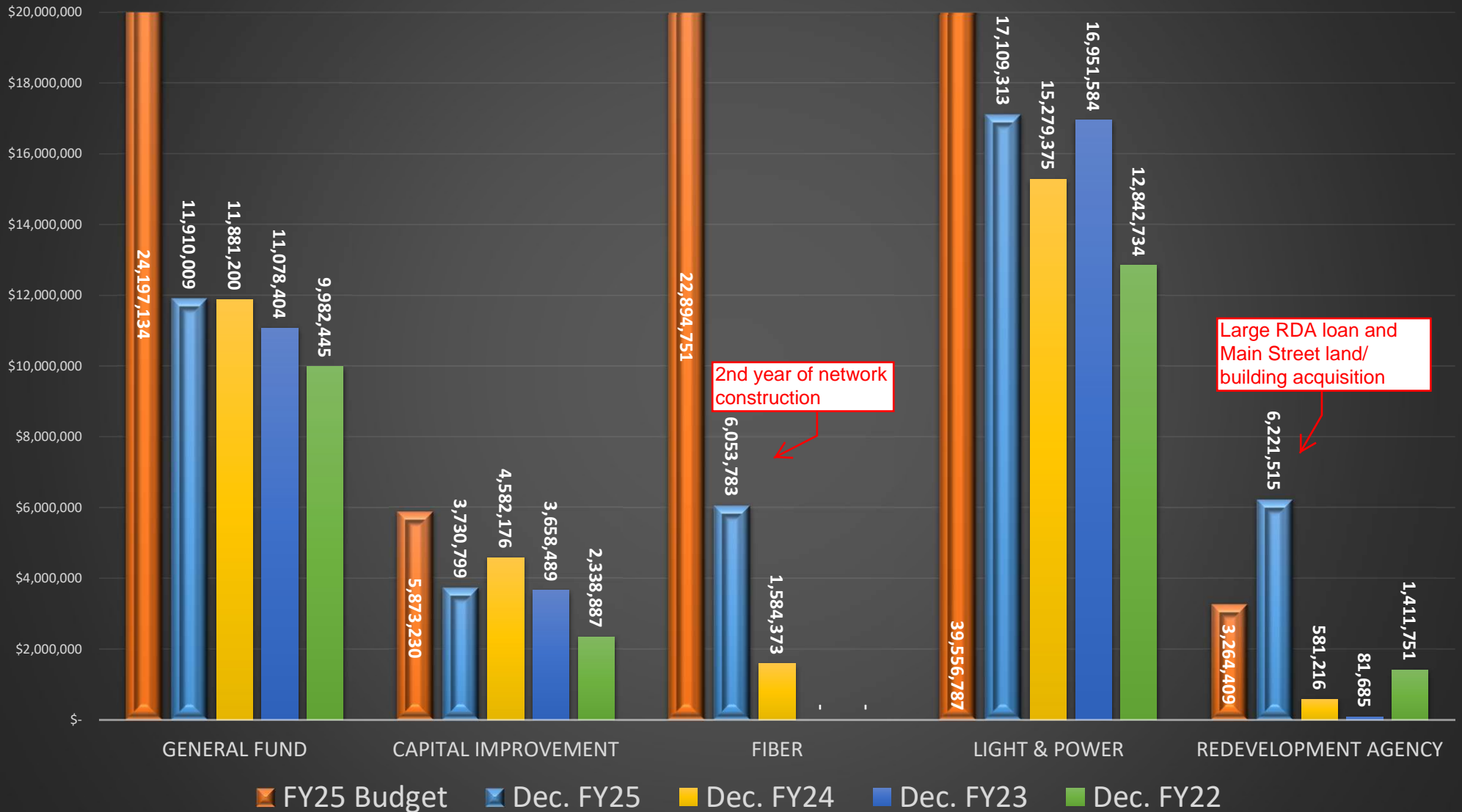


General Fund Detailed Expenditures - December 2024

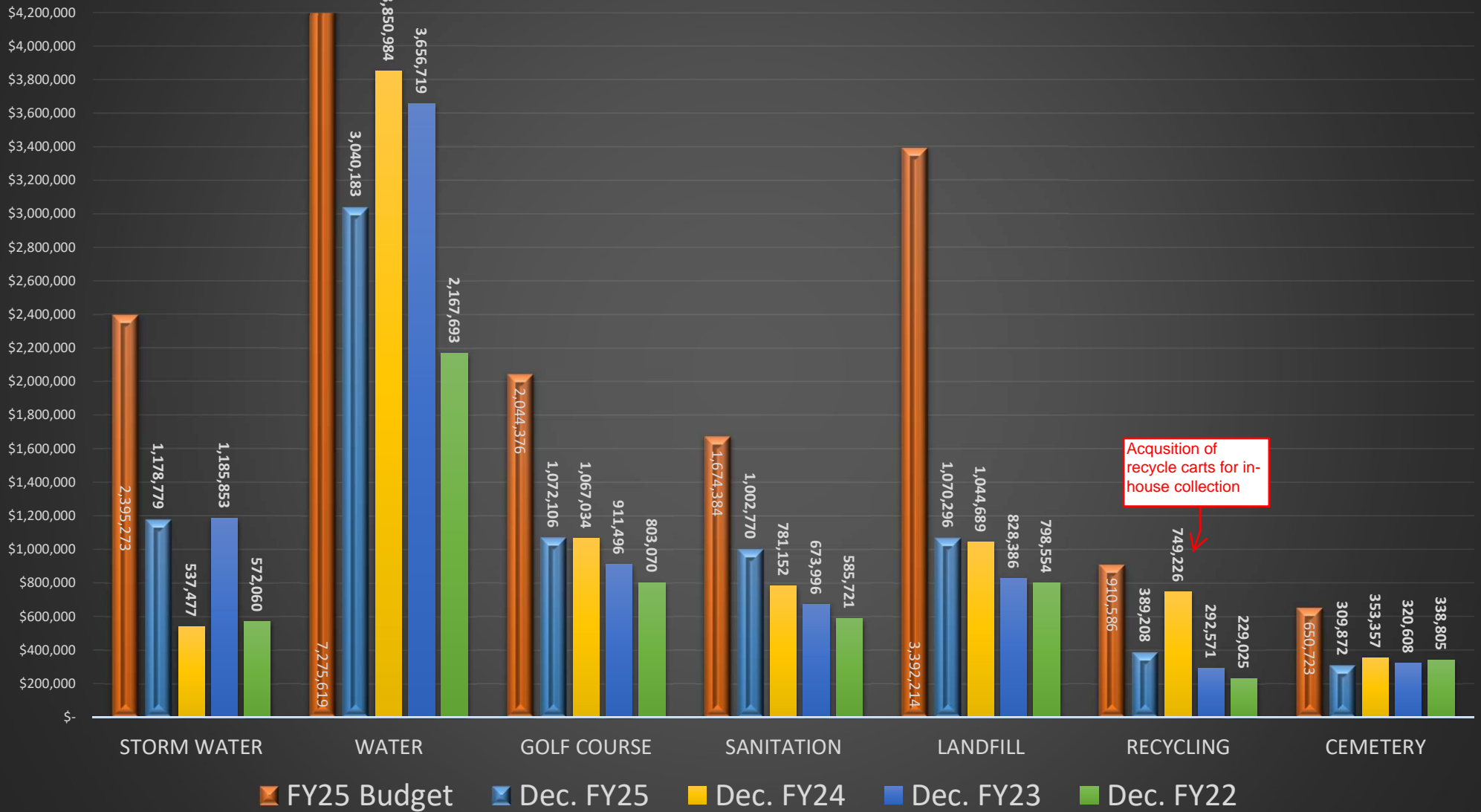
Fiscal 2025 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



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



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



DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
10 GENERAL FUND							
1010 Property Tax Revenues	-3,875,363	-3,875,363	-2,604,760.50	-2,299,350.04	.00	-1,270,602.50	67.2%
1020 Sales Tax Revenues	-7,690,345	-7,690,345	-2,581,378.16	-690,415.59	.00	-5,108,966.84	33.6%
1030 Franchise Tax Revenues	-4,009,000	-4,009,000	-1,633,413.40	-310,841.25	.00	-2,375,586.60	40.7%
1040 Property Tax Increment Revenu	-2,600	-2,600	.00	.00	.00	-2,600.00	.0%
2000 License & Permit Revenues	-656,650	-656,650	-428,203.65	-70,924.61	.00	-228,446.35	65.2%
3000 Grants & Intergovernmental Re	-3,264,640	-3,264,640	-1,134,317.13	-449,968.23	.00	-2,130,322.87	34.7%
3100 Fine & Forfeiture Revenue	-120,000	-120,000	-52,268.81	-15,582.85	.00	-67,731.19	43.6%
4000 Charges For ServicesRev-Gover	-1,237,211	-1,237,211	-541,313.01	-68,838.75	.00	-695,897.99	43.8%
4110 Legislative Expenditures	772,166	772,166	314,336.58	37,827.01	.00	457,829.42	40.7%
4120 Legal Expenditures	549,351	549,351	221,364.45	35,525.55	.00	327,986.55	40.3%
4130 Executive Expenditures	220,728	220,728	120,787.15	44,185.72	.00	99,940.85	54.7%
4134 Human Resources Expenditures	189,809	189,809	90,682.51	13,822.42	.00	99,126.49	47.8%
4136 Information Technology Expend	513,903	513,903	209,007.38	37,532.78	.00	304,895.62	40.7%
4140 Finance Expenditures	672,047	672,047	290,368.02	41,505.79	.00	381,678.98	43.2%
4160 Government Buildings Expendit	150,021	150,021	65,271.76	12,132.12	.00	84,749.24	43.5%
4210 Police Expenditures	7,661,433	7,661,433	3,510,869.60	579,854.20	.00	4,150,563.40	45.8%
4215 Reserve Officers Expenditures	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards Expenditures	163,386	163,386	84,371.49	16,908.24	.00	79,014.51	51.6%
4217 School Resource Officer Expen	508,324	508,324	180,984.33	28,121.08	.00	327,339.67	35.6%
4218 Liquor Control Expenditures	44,001	44,001	14,943.59	2,368.47	.00	29,057.41	34.0%
4219 PSAP - E911 Expenditures	1,818,207	1,818,207	841,367.07	138,822.01	.00	976,839.93	46.3%
4220 Fire/EMS Expenditures	2,774,537	2,774,537	2,121,106.50	707,035.50	.00	653,430.50	76.4%
4410 Streets Expenditures	5,180,878	5,180,878	2,252,494.11	293,166.62	.00	2,928,383.89	43.5%
4450 Engineering Expenditures	863,938	863,938	407,234.51	64,552.25	.00	456,703.49	47.1%
4510 Parks Expenditures	1,666,839	1,666,839	998,557.74	160,024.54	.00	668,281.26	59.9%
4550 Trails Expenditures	3,000	3,000	3,007.54	789.30	.00	-7.54	100.3%
4610 Planning Expenditures	434,566	434,566	183,254.30	31,996.10	.00	251,311.70	42.2%
6000 Miscellaneous	-102,600	-102,600	-36,350.80	-4,727.06	.00	-66,249.20	35.4%
6010 Interest & Investment Earning	-250,717	-250,717	-151,302.59	-31,900.27	.00	-99,414.41	60.3%
8010 Transfers In	-2,990,000	-2,990,000	-1,672,477.25	-244,687.97	.00	-1,317,522.75	55.9%
TOTAL GENERAL FUND	-1,992	-1,992	1,074,223.33	-1,941,066.92	.00	-1,076,215.33*****%	
TOTAL REVENUES	-24,199,126	-24,199,126	-10,835,785.30	-4,187,236.62	.00	-13,363,340.70	
TOTAL EXPENSES	24,197,134	24,197,134	11,910,008.63	2,246,169.70	.00	12,287,125.37	

30 DEBT SERVICE

1010 Property Tax Revenues	-541,950	-541,950	-351,496.10	-309,740.23	.00	-190,453.90	64.9%
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DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4710 Debt Sevice	559,596	559,596	158,260.65	9.12	.00	401,335.35	28.3%
6010 Interest & Investment Earning	-600	-600	-2,054.71	-1,532.83	.00	1,454.71	342.5%
TOTAL DEBT SERVICE	17,046	17,046	-195,290.16	-311,263.94	.00	212,336.16	-1145.7%
TOTAL REVENUES	-542,550	-542,550	-353,550.81	-311,273.06	.00	-188,999.19	
TOTAL EXPENSES	559,596	559,596	158,260.65	9.12	.00	401,335.35	

45 CAPITAL IMPROVEMENT

1020 Sales Tax Revenues	-3,629,655	-3,629,655	-1,200,387.07	-310,987.55	.00	-2,429,267.93	33.1%
3000 Grants & Intergovernmental Re	-125,000	-125,000	.00	.00	.00	-125,000.00	.0%
4110 Legislative Expenditures	2,290,000	2,290,000	2,001,200.00	1,200.00	.00	288,800.00	87.4%
4136 Information Technology Expend	0	0	135,950.32	129,391.44	.00	-135,950.32	100.0%
4140 Finance Expenditures	0	0	5,747.61	1,103.34	.00	-5,747.61	100.0%
4210 Police Expenditures	792,230	792,230	555,258.03	91,211.52	.00	236,971.97	70.1%
4410 Streets Expenditures	2,176,000	2,176,000	882,914.20	59,864.66	.00	1,293,085.80	40.6%
4510 Parks Expenditures	70,000	70,000	67,849.00	.00	.00	2,151.00	96.9%
4550 Trails Expenditures	545,000	545,000	81,880.25	23,567.98	.00	463,119.75	15.0%
6000 Miscellaneous	0	0	-18,624.01	-3,746.53	.00	18,624.01	100.0%
6010 Interest & Investment Earning	-922,000	-922,000	-756,779.34	-194,576.15	.00	-165,220.66	82.1%
6020 Sale of Capital Assets	-50,000	-50,000	.00	.00	.00	-50,000.00	.0%
8000 Contribution Revenue	-5,000	-5,000	-17,725.55	.00	.00	12,725.55	354.5%
8010 Transfers In	-600,000	-600,000	.00	.00	.00	-600,000.00	.0%
TOTAL CAPITAL IMPROVEMENT	541,575	541,575	1,737,283.44	-202,971.29	.00	-1,195,708.44	320.8%
TOTAL REVENUES	-5,331,655	-5,331,655	-1,993,515.97	-509,310.23	.00	-3,338,139.03	
TOTAL EXPENSES	5,873,230	5,873,230	3,730,799.41	306,338.94	.00	2,142,430.59	

49 STORM WATER

4900 Storm Water Expenses	2,395,273	2,395,273	1,178,778.60	88,889.24	.00	1,216,494.40	49.2%
6000 Miscellaneous	-5,800	-5,800	-2,995.00	-599.00	.00	-2,805.00	51.6%
6010 Interest & Investment Earning	-15,000	-15,000	-91,505.35	-18,196.98	.00	76,505.35	610.0%
7000 Charge For Services Rev.-Prop	-2,011,118	-2,011,118	-983,709.40	-172,748.45	.00	-1,027,408.60	48.9%
8020 Impact Fee Revenue	0	0	-3,300.00	.00	.00	3,300.00	100.0%
TOTAL STORM WATER	363,355	363,355	97,268.85	-102,655.19	.00	266,086.15	26.8%
TOTAL REVENUES	-2,031,918	-2,031,918	-1,081,509.75	-191,544.43	.00	-950,408.25	
TOTAL EXPENSES	2,395,273	2,395,273	1,178,778.60	88,889.24	.00	1,216,494.40	

50 FIBER

DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

50 FIBER	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5000 Fiber Expenses	22,894,751	22,894,751	6,053,782.90	77,105.96	.00	16,840,968.10	26.4%
6010 Interest & Investment Earning	-1,800,000	-1,800,000	-539,588.78	-87,476.40	.00	-1,260,411.22	30.0%
7000 Charge For Services Rev.-Prop	-405,500	-405,500	-81,878.93	-15,664.83	.00	-323,621.07	20.2%
TOTAL FIBER	20,689,251	20,689,251	5,432,315.19	-26,035.27	.00	15,256,935.81	26.3%
TOTAL REVENUES	-2,205,500	-2,205,500	-621,467.71	-103,141.23	.00	-1,584,032.29	
TOTAL EXPENSES	22,894,751	22,894,751	6,053,782.90	77,105.96	.00	16,840,968.10	

51 WATER

5100 Water Expenses	7,275,619	7,275,619	3,040,182.84	370,720.46	.00	4,235,436.16	41.8%
6000 Miscellaneous	-2,000	-2,000	-5,381.43	-4,809.15	.00	3,381.43	269.1%
6010 Interest & Investment Earning	-60,000	-60,000	-114,981.87	-22,293.43	.00	54,981.87	191.6%
6020 Sale of Capital Assets	-20,000	-20,000	-29,165.00	-29,165.00	.00	9,165.00	145.8%
7000 Charge For Services Rev.-Prop	-6,201,000	-6,201,000	-2,899,623.52	-142,615.43	.00	-3,301,376.48	46.8%
7010 Connection & Servicing Revenue	-40,000	-40,000	-11,877.86	-1,975.40	.00	-28,122.14	29.7%
8010 Transfers In	-2,000,000	-2,000,000	-2,000,000.00	.00	.00	.00	100.0%
8020 Impact Fee Revenue	-60,000	-60,000	-31,502.00	-8,288.00	.00	-28,498.00	52.5%
8030 Capital Contributions/Donatio	-50,000	-50,000	-12,947.00	-3,650.00	.00	-37,053.00	25.9%
TOTAL WATER	-1,157,381	-1,157,381	-2,065,295.84	157,924.05	.00	907,914.84	178.4%
TOTAL REVENUES	-8,433,000	-8,433,000	-5,105,478.68	-212,796.41	.00	-3,327,521.32	
TOTAL EXPENSES	7,275,619	7,275,619	3,040,182.84	370,720.46	.00	4,235,436.16	

53 LIGHT & POWER

5300 Light & Power Expenses	39,556,787	39,556,787	17,109,313.28	2,738,849.54	.00	22,447,473.72	43.3%
6000 Miscellaneous	-122,000	-122,000	-117,040.03	-22,416.96	.00	-4,959.97	95.9%
6010 Interest & Investment Earning	-559,005	-559,005	-506,497.83	-106,858.82	.00	-52,507.17	90.6%
6020 Sale of Capital Assets	-15,000	-15,000	.00	.00	.00	-15,000.00	.0%
7000 Charge For Services Rev.-Prop	-33,977,804	-33,977,804	-18,499,513.48	-2,674,949.10	.00	-15,478,290.52	54.4%
7010 Connection & Servicing Revenue	-100,000	-100,000	-46,907.07	-8,834.60	.00	-53,092.93	46.9%
7030 Equipment & Facility Rent Rev	-82,978	-82,978	-21,898.00	.00	.00	-61,080.00	26.4%
8030 Capital Contributions/Donatio	-550,000	-550,000	-349,385.55	-43,486.79	.00	-200,614.45	63.5%
TOTAL LIGHT & POWER	4,150,000	4,150,000	-2,431,928.68	-117,696.73	.00	6,581,928.68	-58.6%
TOTAL REVENUES	-35,406,787	-35,406,787	-19,541,241.96	-2,856,546.27	.00	-15,865,545.04	
TOTAL EXPENSES	39,556,787	39,556,787	17,109,313.28	2,738,849.54	.00	22,447,473.72	

55 GOLF COURSE

DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

55	GOLF COURSE	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
5500	Golf Course Expenses	2,044,376	2,044,376	1,072,105.90	114,373.11	.00	972,270.10	52.4%
6000	Miscellaneous	-3,000	-3,000	-4,032.08	-37.13	.00	1,032.08	134.4%
6010	Interest & Investment Earning	-8,000	-8,000	-25,889.67	-4,454.60	.00	17,889.67	323.6%
7020	Admission & Lesson Fee Revenu	-1,136,000	-1,136,000	-742,115.40	-3,955.24	.00	-393,884.60	65.3%
7030	Equipment & Facility Rent Rev	-555,000	-555,000	-368,123.88	-1,389.27	.00	-186,876.12	66.3%
7040	Concession & Merchandise Sale	-298,000	-298,000	-237,552.69	-15,340.10	.00	-60,447.31	79.7%
	TOTAL GOLF COURSE	44,376	44,376	-305,607.82	89,196.77	.00	349,983.82	-688.7%
	TOTAL REVENUES	-2,000,000	-2,000,000	-1,377,713.72	-25,176.34	.00	-622,286.28	
	TOTAL EXPENSES	2,044,376	2,044,376	1,072,105.90	114,373.11	.00	972,270.10	
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 OperationsE	1,674,384	1,674,384	1,002,770.14	348,242.60	.00	671,613.86	59.9%
5810	Recycle CollectionOperationsE	910,586	910,586	389,207.94	31,658.55	.00	521,378.06	42.7%
5820	Landfill Operations Expenses	3,392,214	3,392,214	1,070,295.92	155,171.10	.00	2,321,918.08	31.6%
6002	Miscellaneous - Landfill	-30,000	-30,000	-16,175.79	-1,344.86	.00	-13,824.21	53.9%
6010	Interest & Investment Earning	-8,000	-8,000	-149,973.76	-30,124.19	.00	141,973.76	1874.7%
6012	Interest Earnings - Landfill	0	0	-95,802.62	-15,053.80	.00	95,802.62	100.0%
7000	Charge For Services Rev.-Prop	-2,028,392	-2,028,392	-919,888.92	-162,749.86	.00	-1,108,503.08	45.4%
7001	Charge For ServicesRev-Recycl	-628,560	-628,560	-296,346.80	-52,426.61	.00	-332,213.20	47.1%
7002	Charge For ServicesRev-Landfi	-1,735,000	-1,735,000	-921,243.06	-111,587.61	.00	-813,756.94	53.1%
	TOTAL SANITATION	1,547,232	1,547,232	62,843.05	161,785.32	.00	1,484,388.95	4.1%
	TOTAL REVENUES	-4,429,952	-4,429,952	-2,399,430.95	-373,286.93	.00	-2,030,521.05	
	TOTAL EXPENSES	5,977,184	5,977,184	2,462,274.00	535,072.25	.00	3,514,910.00	
59 CEMETERY								
5900	Cemetery Expenses	650,723	650,723	309,872.23	43,758.57	.00	340,850.77	47.6%
6010	Interest & Investment Earning	-11,000	-11,000	-19,831.34	-3,988.45	.00	8,831.34	180.3%

DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
7000 Charge For Services Rev.-Prop	-576,100	-576,100	-290,560.00	-67,580.00	.00	-285,540.00	50.4%
7050 Cemetery Burial Plot Sale Rev	-108,625	-108,625	-46,525.00	-9,250.00	.00	-62,100.00	42.8%
TOTAL CEMETERY	-45,002	-45,002	-47,044.11	-37,059.88	.00	2,042.11	104.5%
TOTAL REVENUES	-695,725	-695,725	-356,916.34	-80,818.45	.00	-338,808.66	
TOTAL EXPENSES	650,723	650,723	309,872.23	43,758.57	.00	340,850.77	
61 COMPUTER MAINTENANCE							
4000 Charges For ServicesRev-Gover	-205,000	-205,000	.00	.00	.00	-205,000.00	.0%
6000 Miscellaneous	0	0	-990.00	.00	.00	990.00	100.0%
6010 Interest & Investment Earning	-1,500	-1,500	613.00	300.57	.00	-2,113.00	-40.9%
6100 Computer Maintenance Expendit	203,350	203,350	79,791.94	4,315.55	.00	123,558.06	39.2%
TOTAL COMPUTER MAINTENANCE	-3,150	-3,150	79,414.94	4,616.12	.00	-82,564.94	-2521.1%
TOTAL REVENUES	-206,500	-206,500	-377.00	300.57	.00	-206,123.00	
TOTAL EXPENSES	203,350	203,350	79,791.94	4,315.55	.00	123,558.06	
63 LIABILITY INSURANCE							
6010 Interest & Investment Earning	-32,550	-32,550	-18,131.68	-3,248.78	.00	-14,418.32	55.7%
6300 Liability Insurance	1,054,165	1,054,165	154,674.93	9,853.37	.00	899,490.07	14.7%
7000 Charge For Services Rev.-Prop	-656,561	-656,561	.00	.00	.00	-656,561.00	.0%
TOTAL LIABILITY INSURANCE	365,054	365,054	136,543.25	6,604.59	.00	228,510.75	37.4%
TOTAL REVENUES	-689,111	-689,111	-18,131.68	-3,248.78	.00	-670,979.32	
TOTAL EXPENSES	1,054,165	1,054,165	154,674.93	9,853.37	.00	899,490.07	
64 WORKERS' COMP INSURANCE							
6010 Interest & Investment Earning	-22,500	-22,500	-19,301.90	-3,997.76	.00	-3,198.10	85.8%
6400 Workers' Comp Insurance	514,814	514,814	119,621.75	8,473.00	.00	395,192.25	23.2%
7000 Charge For Services Rev.-Prop	-368,522	-368,522	-178,809.44	-31,496.32	.00	-189,712.56	48.5%
TOTAL WORKERS' COMP INSURANCE	123,792	123,792	-78,489.59	-27,021.08	.00	202,281.59	-63.4%
TOTAL REVENUES	-391,022	-391,022	-198,111.34	-35,494.08	.00	-192,910.66	
TOTAL EXPENSES	514,814	514,814	119,621.75	8,473.00	.00	395,192.25	
72 RDA REVOLVING LOAN FUND							

DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

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	-106,511.90	-21,917.53	.00	-43,201.10	71.1%
6010	Interest & Investment Earning	-149,423	-149,423	-47,827.56	-12,025.49	.00	-101,595.44	32.0%
7200	RDA Revolving Loans Expenditu	1,500,480	1,500,480	3,740,086.00	12.63	.00	-2,239,606.00	249.3%
	TOTAL RDA REVOLVING LOAN FUND	1,201,344	1,201,344	3,585,746.54	-33,930.39	.00	-2,384,402.54	298.5%
	TOTAL REVENUES	-299,136	-299,136	-154,339.46	-33,943.02	.00	-144,796.54	
	TOTAL EXPENSES	1,500,480	1,500,480	3,740,086.00	12.63	.00	-2,239,606.00	

73 REDEVELOPMENT AGENCY

1010	Property Tax Revenues	-79,000	-79,000	.00	.00	.00	-79,000.00	.0%
1040	Property Tax Incremental Revenue	-764,947	-764,947	.00	.00	.00	-764,947.00	.0%
4000	Charges For ServicesRev-Gover	0	0	-30,000.00	-6,000.00	.00	30,000.00	100.0%
6010	Interest & Investment Earning	-24,000	-24,000	-31,955.76	-6,394.03	.00	7,955.76	133.1%
7300	Redevelopment Agency Expenditu	1,763,929	1,763,929	2,481,428.64	10,842.32	.00	-717,499.64	140.7%
8010	Transfers In	0	0	-2,400,000.00	.00	.00	2,400,000.00	100.0%
	TOTAL REDEVELOPMENT AGENCY	895,982	895,982	19,472.88	-1,551.71	.00	876,509.12	2.2%
	TOTAL REVENUES	-867,947	-867,947	-2,461,955.76	-12,394.03	.00	1,594,008.76	
	TOTAL EXPENSES	1,763,929	1,763,929	2,481,428.64	10,842.32	.00	-717,499.64	

74 CEMETERY PERPETUAL CARE

6010	Interest & Investment Earning	-72,000	-72,000	-52,520.55	-10,666.99	.00	-19,479.45	72.9%
7050	Cemetery Burial Plot Sale Rev	-43,000	-43,000	-27,925.00	-5,250.00	.00	-15,075.00	64.9%
7400	Cemetery Perpetual Care Expen	451	451	382.01	63.44	.00	68.99	84.7%
	TOTAL CEMETERY PERPETUAL CARE	-114,549	-114,549	-80,063.54	-15,853.55	.00	-34,485.46	69.9%
	TOTAL REVENUES	-115,000	-115,000	-80,445.55	-15,916.99	.00	-34,554.45	
	TOTAL EXPENSES	451	451	382.01	63.44	.00	68.99	

78 LANDFILL CLOSURE

6010	Interest & Investment Earning	-45,600	-45,600	-25,608.01	-4,023.88	.00	-19,991.99	56.2%
	TOTAL LANDFILL CLOSURE	-45,600	-45,600	-25,608.01	-4,023.88	.00	-19,991.99	56.2%
	TOTAL REVENUES	-45,600	-45,600	-25,608.01	-4,023.88	.00	-19,991.99	

83 RAP TAX

DECEMBER 2024 - FY2025 REVENUE & EXPENSE

FOR 2025 06

83	RAP TAX	ORIGINAL APPROP	REVISED BUDGET	YTD ACTUAL	MTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
1050	RAP Tax Revenues	-750,000	-750,000	-268,503.21	-68,822.02	.00	-481,496.79	35.8%
6010	Interest & Investment Earning	-8,000	-8,000	-6,038.40	-1,794.11	.00	-1,961.60	75.5%
8300	RAP Tax Expenditures	928,800	928,800	83,250.30	10.67	.00	845,549.70	9.0%
	TOTAL RAP TAX	170,800	170,800	-191,291.31	-70,605.46	.00	362,091.31	-112.0%
	TOTAL REVENUES	-758,000	-758,000	-274,541.61	-70,616.13	.00	-483,458.39	
	TOTAL EXPENSES	928,800	928,800	83,250.30	10.67	.00	845,549.70	
99 INVESTMENT								
6010	Interest & Investment Earning	0	0	-601,593.47	14,304.01	.00	601,593.47	100.0%
	TOTAL INVESTMENT	0	0	-601,593.47	14,304.01	.00	601,593.47	100.0%
	TOTAL REVENUES	0	0	-601,593.47	14,304.01	.00	601,593.47	
	GRAND TOTAL	28,453,375	28,453,375	6,202,898.94	-2,457,304.43	.00	22,250,476.06	21.8%

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

City Council Staff Report



Subject: Land Use Code Text Amendment: Drive-Up Height Clearance | 14-18-112 Stacking Lanes for Drive-Up Windows
Author: Amber Corbridge, Senior Planner
Date: February 11, 2025

Background

The applicant, Keaton Reich with Toth and Associates, is proposing to amend the language in Chapter 18 of the Land Use Code ([14-18-112](#)) to be able to reduce the minimum height clearance of drive-up window. This proposal is in conjunction with the applicant's Architectural and Site Plan Application to develop a new drive-up coffee shop along 500 West. The applicant proposes the following language (in red):

Bountiful City Land Use Code 14-18-112 (D)

14-18-112 STACKING LANES FOR DRIVE-UP WINDOWS

Uses which have drive-up service windows or devices shall provide on-site space for stacking of vehicles waiting to reach the drive-up window or device in accordance with the following:

- A. *Restaurants and Fast Food Establishments: Six (6) stacking spaces for each service window or device.*
- B. *Banks: Four (4) stacking spaces for each service window or device.*
- C. *All Other: Three (3) stacking spaces for each service window or device.*
- D. *Each space shall measure nine (9) feet by twenty (20) feet and have a height clearance of fourteen (14) feet or as determined by the Fire Marshal. Such spaces shall not interfere with other required off-street parking or traffic circulation. **The fourteen (14) clearance requirement shall be reduced to nine (9) feet if the fire apparatus can completely circulate the site/building without passing under the reduced canopy.***

The Planning Commission reviewed this application on Tuesday, January 21, 2025. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve the Land Use Code Text Amendment and adopt the Ordinance.

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.

Many establishments with drive-up windows in the surrounding communities do not meet a minimum 14' height clearance, including fast-food restaurants, pharmacies, and banks/credit unions. The average drive-up window height clearance is about 9-10 feet tall

(See Attachment 2). The General Plan does not state any goals or objectives regarding this matter; however, the Plan does encourage redevelopment of commercial areas. It is common for commercial development to include drive-up windows along major commercial corridors, such as 500 West.

Additionally, the applicant is proposing language which satisfies fire needs and requirements:

The applicant states, “Fire Marshall has determined that this is an appropriate height for a canopy as long as we include a plan showing that he can circulate around the canopy easily and enter the site and make a complete pass around the building and then exit.” (See Attached Narrative)

Staff recommends modifying the proposed language to read:

- D. *Each space shall measure nine (9) feet by twenty (20) feet and have a height clearance of fourteen (14) feet or as determined by the Fire Marshal. Such spaces shall not interfere with other required off-street parking or traffic circulation. **The fourteen (14) feet clearance requirement may be reduced to nine (9) feet if the Fire Marshall determines the fire apparatus completely circulates the site/building without passing under the reduced canopy.***

Department Review

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

Significant Impacts

There are not significant impacts related to the proposed amendment.

Recommendation

Staff and the Planning Commission recommend the City Council review the proposed Land Use Code text amendment, approve, and adopt the attached ordinance.

Attachments

1. Proposed Draft Ordinance No. 2025-02
2. Examples of Drive-Up Window Height Clearances



BOUNTIFUL

Bountiful City
Draft Ordinance No. 2025-02

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

**An Ordinance Amending Bountiful Land Use Code Section 14-18-112 Stacking Lanes
for Drive Up Windows.**

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. The Planning Department recommends that changes take place to provide order, accuracy, and clarifications for consideration; and
3. After review and a public hearing on **January 21, 2025**, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on **February 11, 2025**, and considered the statements made from the public as well as the recommendations from the Planning Commission and the Staff.
5. The City Council of Bountiful City finds that the amendment is necessary and in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
6. The City Council of Bountiful City reviewed the proposed ordinance and finds that the proposed amendment is 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 I. Sections 14-18-112 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code is hereby amended as shown on Exhibit A.

SECTION II. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this __th day of _____ 2025.

Kendalyn Harris, Mayor

ATTEST:

Sophia Ward, City Recorder

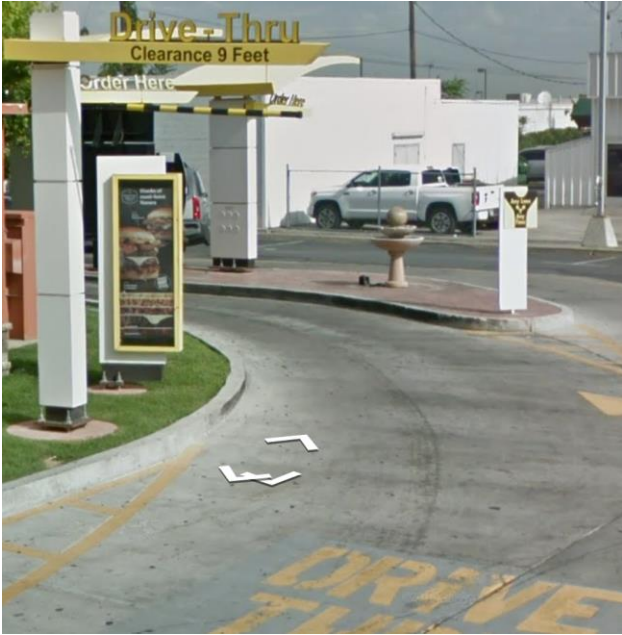
1 **Exhibit A**

2
3
4 **14-18-112 STACKING LANES FOR DRIVE-UP WINDOWS**

5
6 Uses which have drive-up service windows or devices shall provide on-site space for
7 stacking of vehicles waiting to reach the drive-up window or device in accordance with the
8 following:

- 9
- 10 A. Restaurants and Fast Food Establishments: Six (6) stacking spaces for each service
11 window or device.
 - 12
 - 13 B. Banks: Four (4) stacking spaces for each service window or device.
 - 14
 - 15 C. All Other: Three (3) stacking spaces for each service window or device.
 - 16
 - 17 D. Each space shall measure nine (9) feet by twenty (20) feet and have a height
18 clearance of fourteen (14) feet or as determined by the Fire Marshal. Such spaces
19 shall not interfere with other required off-street parking or traffic circulation. **The**
20 **fourteen (14) feet clearance requirement may be reduced to nine (9) feet if the Fire**
21 **Marshal determines the fire apparatus completely circulates the site/building**
22 **without passing under the reduced canopy.**

EXAMPLES OF DRIVE-UP WINDOW HEIGHT CLEARANCES IN SURROUNDING AREAS



McDonalds Drive-Up – 9'



Chick-fil-A Drive Up – 9'



Carl's Jr Drive-Up – 8'- 6"



Walgreens Pharmacy Drive-Up – 10'



America First Credit Union Drive-Up – 12'



Chase Bank – 11'

City Council Staff Report



Subject: Preliminary/Final Architectural and Site Plan for a Drive-Thru Coffee Shop at 638 North 500 West
Author: Amber Corbridge, Senior Planner
Department: Planning
Date: February 11, 2025

Background

The applicant, Keaton Reich project manager for *7 Brew Drive Thru Coffee Shop*, is requesting Preliminary/Final Architectural Site Plan Approval at 638 North 500 West. The 0.5-acre site is currently vacant. (See Figure 1, below). This proposal includes a new 515 square ft. building and 250 square ft. accessory structure, both under twenty (20) feet tall. The building and site can accommodate a two-lane drive-through restaurant.

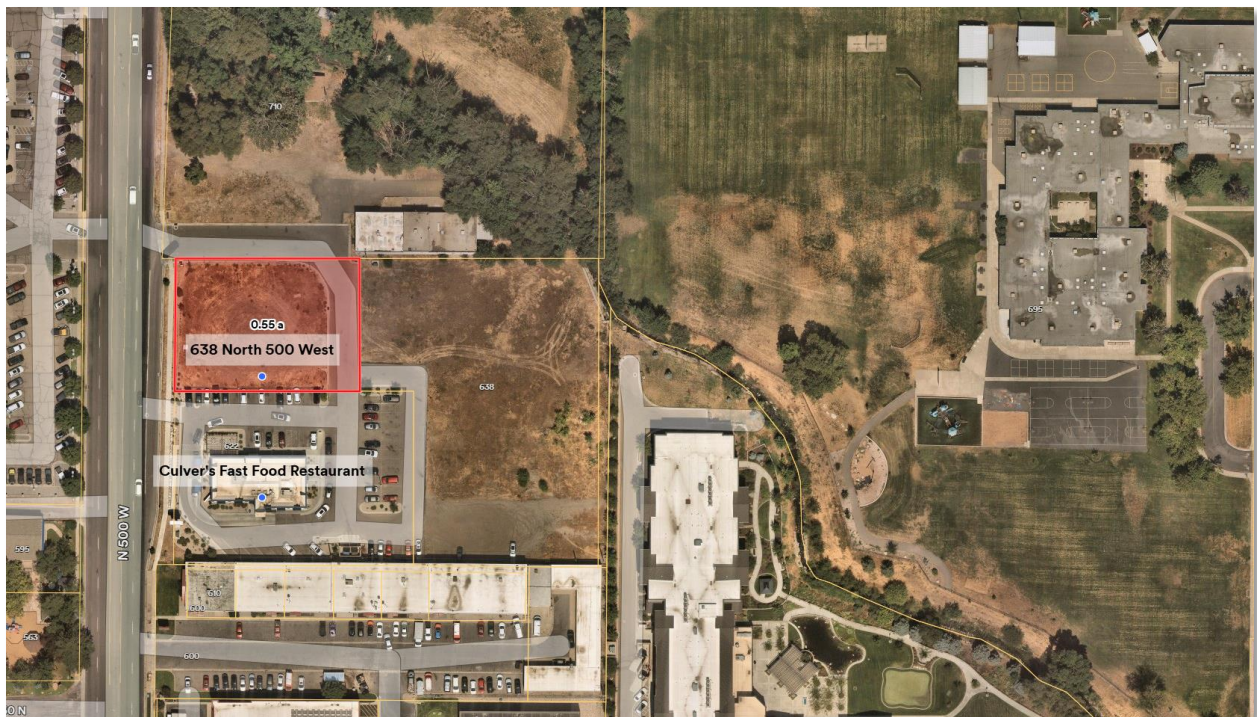


Figure 1. Aerial of 638 N 500 W August 2024

The Planning Commission reviewed this application on Tuesday, January 21, 2025. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve, with the conditions listed below.

Analysis

The property is in the Heavy Commercial (C-H) Zone, where Bountiful Land Use Code 14-6-111 states that Site Plan Approval shall be required for any new construction or change in use in this zone.

Site Plan Approval Standards

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 the orderly and safe development of 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.*

This proposal includes new plans for the main building, parking lot, landscaping, drive through, and dumpster. The exterior architectural elements include varying rooflines, projections, overhangs, columns and materials (cement siding brick and metal fascia), which are shown in the attached building elevations. This proposal meets the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2).

Pedestrian Travel

The proposed site plan meets adequate pedestrian and vehicle access, which is an improvement of the existing site. The proposal requires pedestrian coordination and connection on and off site with the adjacent property to the east, as shown in Figure 3 below.

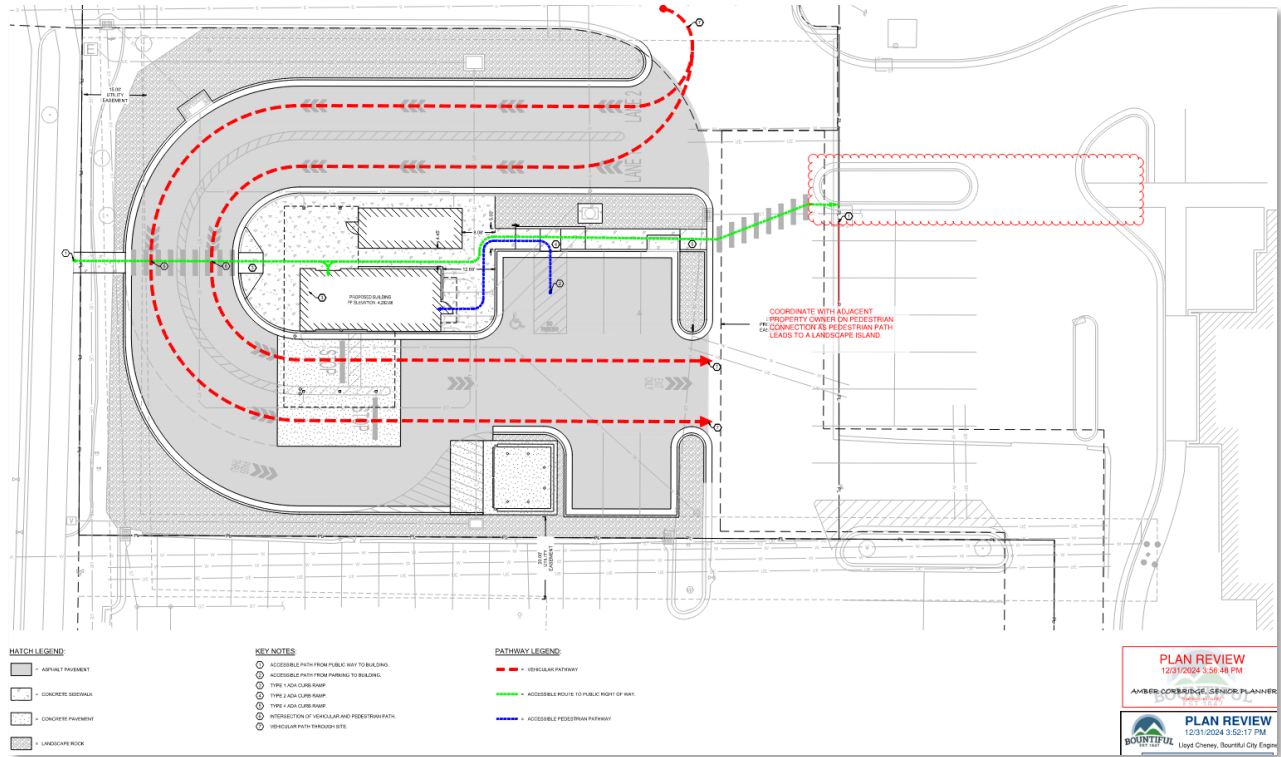


Figure 3. Pedestrian Access Plan with Staff Comment

Vehicle Access

The proposal shares an approved UDOT cross-access with the adjacent properties to the north and east. The subdivision plat for this development includes an easement and is shown on the attached Land Survey.

Drive Up Window Height Clearance

The proposed structure includes a canopy which covers a drive-up window, clearing about nine (9) feet above the ground, as shown in Figure 4, below and in the attached Architectural Plans. This does not currently meet the Land Use [Code 14-18-112\(D\)](#) where the clearance is required to meet fourteen (14) feet or determined by the Fire Marshal. The applicant submitted a Land Use Code Text Amendment application concurrently with this request to amend the clearance height for drive up windows. The applicant will need to meet this code requirement. The proposed nine (9) feet height clearance may be approved, conditional upon approval of the pending amendment to reduce the clearance height.



Figure 4. Exterior Elevation – West Side

Department Review

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

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses. The property is now a vacant lot and is adjacent to similar type uses along a major commercial corridor. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

Staff and the Planning Commission recommend City Council review the Preliminary/Final Architectural and Site Plan application for the fast-food restaurant, *7 Brew Drive Thru Coffee Shop – Bountiful*, and approve subject to:

1. Update the Site Plan to show the pedestrian access route connecting to adjacent site pedestrian paths and work with Staff on finalizing plans.
2. The canopy height is required to meet the minimum height dictated by Code 14-18-112 (D). Site Plan Approval for the canopy clearance height is contingent upon the pending ordinance amendment review and action.
3. Meet all Staff review comments.

Attachments

1. Civil Plans
2. Landscape Plan
3. Architectural Plans
4. Land Survey

SITE DEVELOPMENT PLANS FOR



BOUNTIFUL, UT

638 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

PROJECT NUMBER:
99 020

Reviewed by 12/31/2024
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.

PLAN REVIEW
12/31/2024 3:15:59 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

PLAN REVIEW
12/31/2024 3:55:20 PM
AMBER CORBRIDGE, SENIOR PLANNER



ENGINEER OF RECORD:
NAME: MATTHEW MILLER
LICENSE NO. UT #PE 13117610-2020

PROJECT NUMBER:
99 020

REVISION:

7 BREW COFFEE
BOUNTIFUL, UT
638 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

C0.0
COVER SHEET

DATE: 10/15/2024

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
SITE PLAN	C2.1
PEDESTRIAN ACCESS PLAN	C2.2
GRADING PLAN	C3.1
UTILITY PLAN	C4.1
DETAILS	C7.1
DETAILS	C7.2

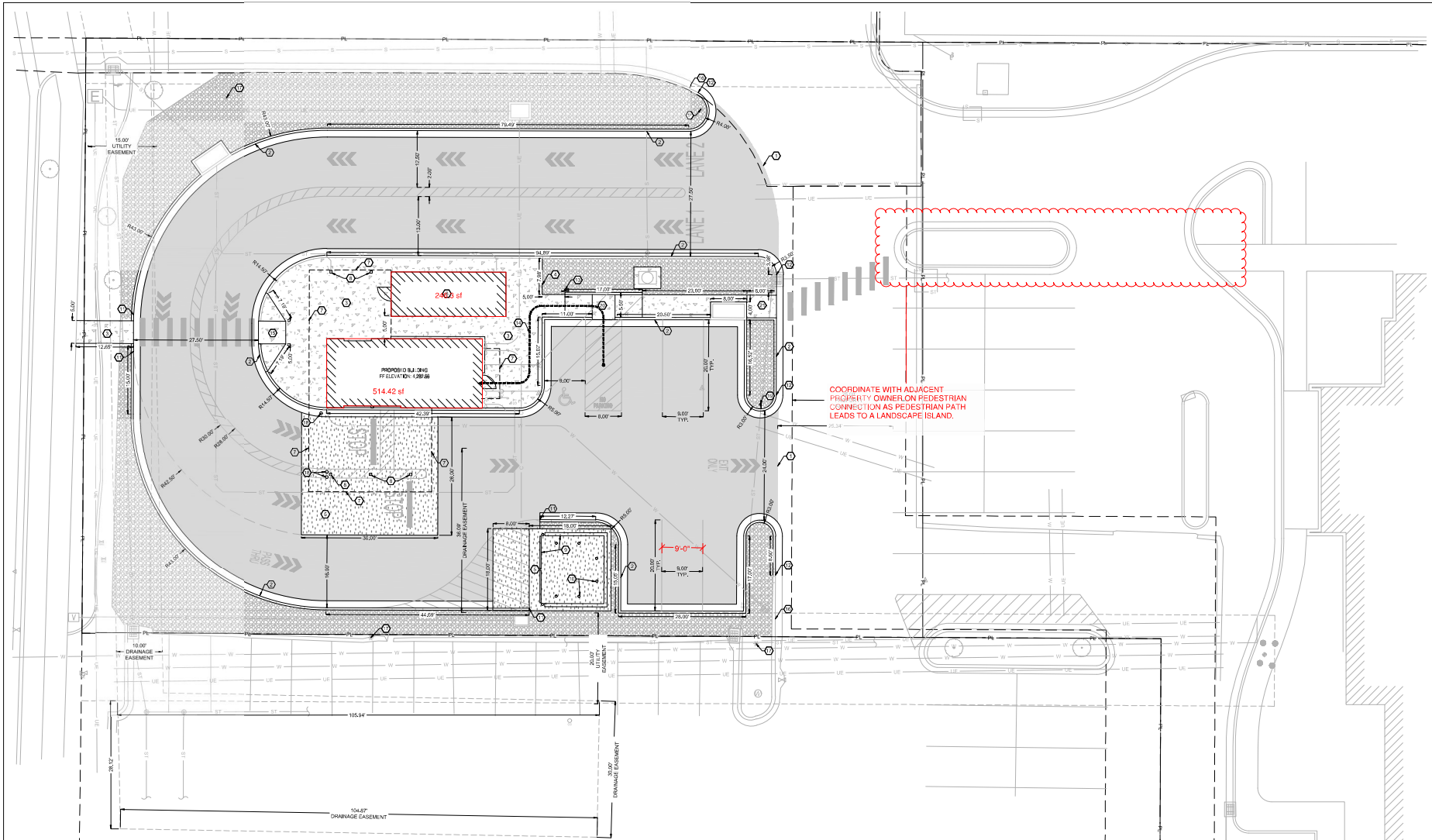


KNOWN EXISTING UTILITIES		
UTILITY	PROVIDER	PHONE NUMBER
ELECTRIC	BOUNTIFUL CITY LIGHT & POWER	801-298-6012
WATER	BOUNTIFUL WATER DEPARTMENT	801-298-6180
SANITARY SEWER	SOUTH DAVIS SEWER DISTRICT	801-295-2469

PLANS WILL NEED TO BE REVIEWED AND APPROVED BY PLANNING COMMISSION AND CITY COUNCIL. THE DRIVE-UP WINDOW HEIGHT CLEARANCE WILL NEED TO MEET CODE. THE PROPOSED HEIGHT APPROVAL IS PENDING ADOPTION OF APPLICANT'S PROPOSED LAND USE CODE TEXT AMENDMENT TO LOWER THE CLEARANCE HEIGHT TO 9 FEET.



TOOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-488-8867
www.toothandassociates.com
UT# 128600220143
© 2014 Tooth and Associates, Inc.



HATCH LEGEND:

- ASPHALT PAVEMENT PER DETAIL 2.06 SHEET C7.1.
- CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02 SHEET C7.1.
- CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.04 SHEET C7.1.
- LANDSCAPE AREA REFER TO LANDSCAPE PLANS.

KEY NOTES:

- 1 MATCH EXISTING PAVEMENT.
- 2 CONCRETE CURB & GUTTER PER DETAIL 2.11 SHEET C7.1.
- 3 SIDEWALK PER DETAIL 2.02 SHEET C7.1.
- 4 EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOODPARK EDGE DETAIL 2.04 SHEET C7.1.
- 5 CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.04 SHEET C7.1.
- 6 REMOTE COOLER LOCATION. COOLER TO BE INSTALLED ON 4" RECESSED CONCRETE PAD PER STRUCTURAL PLANS. FF ELEVATION = 420.46. PAD ELEVATION = 426.23
- 7 BUILDING CANOPY OUTLINE.
- 8 CANOPY COLUMN LOCATIONS. TYPICAL.
- 9 TRASH ENCLOSURE AND GATE. PER ARCHITECTURAL PLANS.
- 10 6" PIPE BOLLARD. TYPICAL PER DETAIL 2.05 SHEET C7.1.
- 11 INSTALL CURB TRANSITION PER DETAIL 2.15 SHEET C7.2.
- 12 CONNECT TO EXISTING CURB.
- 13 ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03 SHEET C7.1.

- 14 ACCESSIBLE PATH FROM PARKING TO BUILDING.
- 15 TYPE 1 ADA CURB RAMP PER DETAIL 2.11 SHEET C7.1.
- 16 EXISTING CURB AND GUTTER. DO NOT DISTURB.
- 17 EXISTING LIGHT POLE. TO REMAIN.
- 18 2" PIPE BOLLARD. TYPICAL PER DETAIL 2.05 SHEET C7.1.
- 19 "DO NOT ENTER" SIGN PER DETAIL 5.04 SHEET C7.1.
- 20 TYPE 2 ADA CURB RAMP PER DETAIL 2.12 SHEET C7.2.
- 21 TYPE 4 ADA CURB RAMP PER DETAIL 2.14 SHEET C7.2.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: CH-HEAVY COMMERCIAL

PARKING REQUIREMENTS:

1 SPACE PER 100 SF = 6 STALLS. PROVIDED: 7 STALLS, 6 STANDARD AND 1 ADA.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA = 977 S.F.
 PRE-PROJECT PERVIOUS AREA = 19,725 S.F.
 POST-PROJECT IMPERVIOUS AREA = 14,529 S.F.
 POST-PROJECT PERVIOUS AREA = 5,190 S.F.

NOTE: CALCULATIONS PROVIDED FOR SURFACE LIMITS ARE NORTH, WEST AND SOUTH PROPERTY LINE. EAST SIDE IS THE PROPOSED S&W OUT.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT 19,729 S.F. = 345 ACRES
 PROPOSED BUILDING (1 STORY) - RR/TAB = 516 S.F.
 REMOTE COOLER = 288 S.F.
 CONSTRUCTION TYPE V48

QUANTITIES

CURB & GUTTER 756 L.F.
 ASPHALT PAVEMENT 8,705 S.F.
 6" CONCRETE PAVEMENT 1,292 S.F.
 4" CONCRETE SIDEWALK 1,516 S.F.
 TURF GRASS SOCS 3,289 S.F.
 LANDSCAPING ROCK 478 S.F.

COORDINATE WITH ADJACENT PROPERTY OWNER ON PEDESTRIAN CONNECTION AS PEDESTRIAN PATH LEADS TO A LANDSCAPE ISLAND.



ENGINEER OF RECORD:
 NAME: MATTHEW MILLER
 LICENSE NO. UT #PE 1311766-2202
 PROJECT NUMBER:
 99 029
 REVISION:

7 BREW COFFEE
BOUNTIFUL, UT
 638 NORTH 500 WEST
 BOUNTIFUL, UTAH 84010

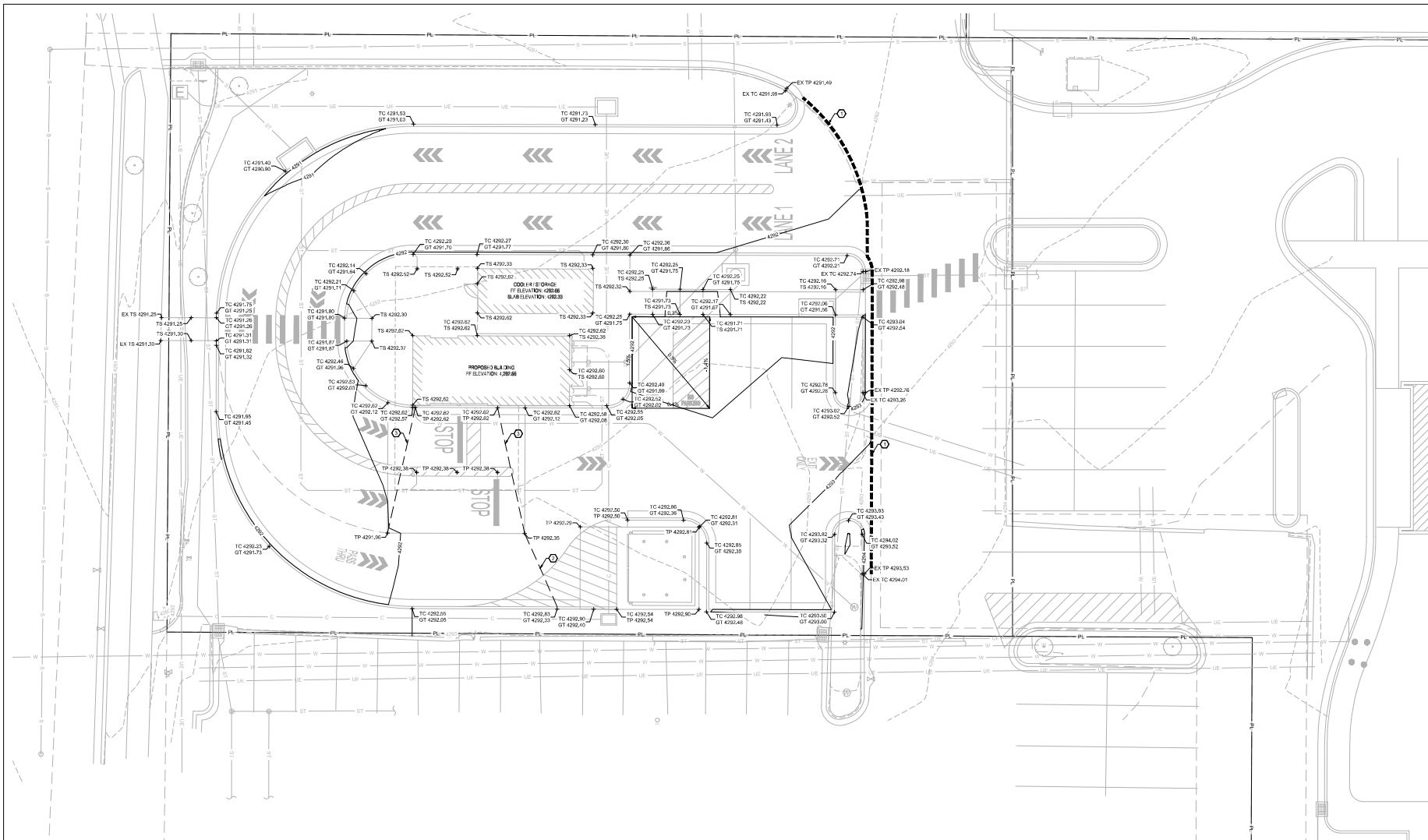
C 2.1
 SITE PLAN

DATE: 10/15/2024



H. SCALE: 1" = 10'





KEY NOTES

- MATCH EXISTING ELEVATION
- ⊕ HIGH POINT IN PAVEMENT
- ⊙ CENTERLINE OF GRADE BREAK IN PAVEMENT

ABBREVIATIONS

BC	BACK OF CURB	TC	TOP OF CURB
CC	STANDARD CATCH CURB	TG	TOP OF GROUND
CL	CENTERLINE	TP	TOP OF PAVEMENT
CMP	CONSPICUOUS METAL PIPE	TS	TOP OF SIDEWALK
EP	EDGE OF PAVEMENT	TW	TOP OF WALL
FES	FLARED END SECTION	EX TP	EXISTING TOP OF PAVEMENT
FL	FLOW LINE	EX TS	EXISTING TOP OF SIDEWALK
GT	GUTTER INVERT	→	DIRECTION OF SHEET FLOW
GW	GUY WIRE		
HDPE	HIGH DENSITY POLYETHYLENE		
INVERT	INVERT		
LF	LINEAR FEET		
MC	MOUNTABLE CURB		
PVC	POLYVINYL CHLORIDE PIPE		
R/W	RIGHT-OF-WAY		
RCP	REINFORCED CONCRETE PIPE		
SC	SPL. CURB		
TB	TOP OF BASE ROCK		

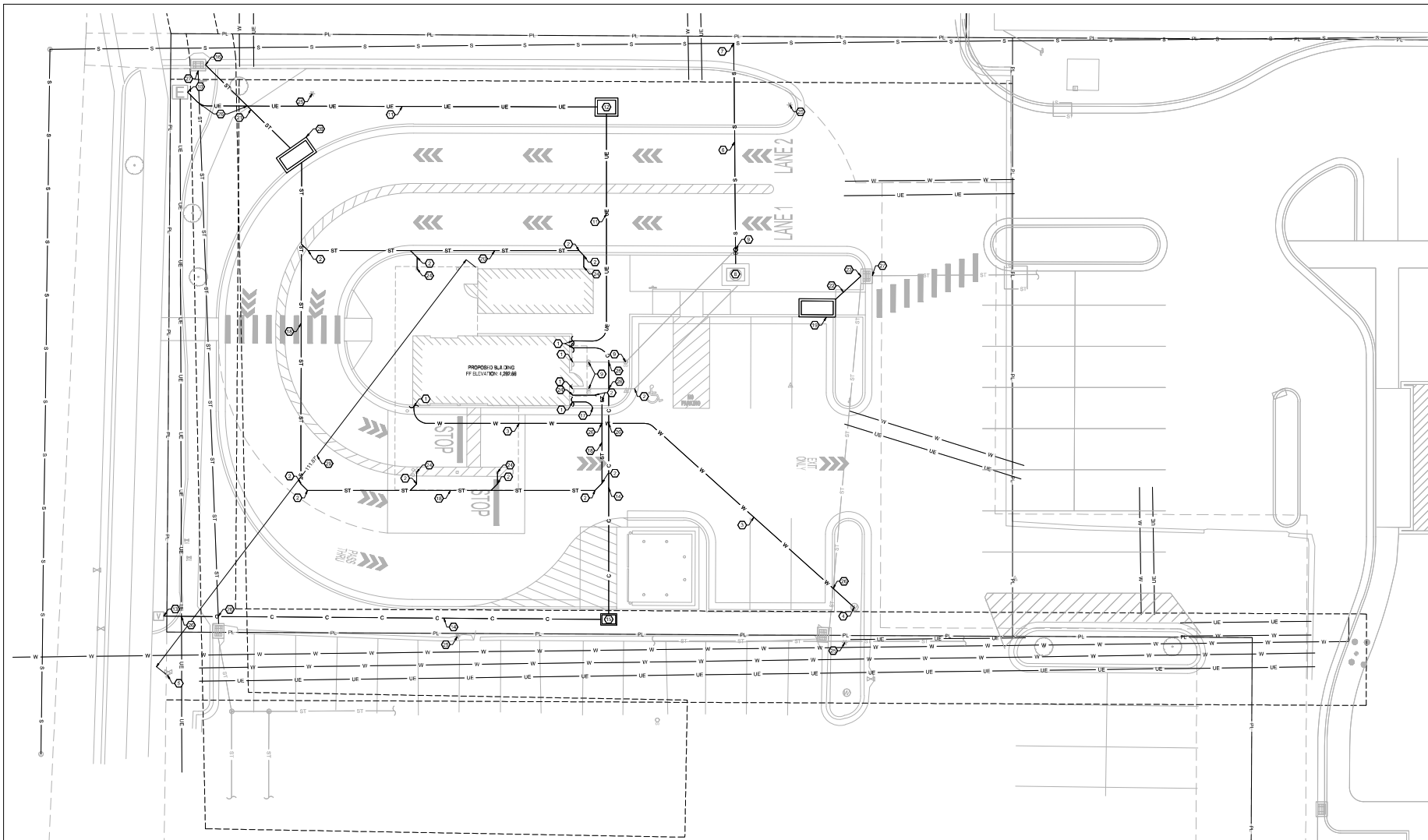


ENGINEER OF RECORD:
 NAME: MATTHEW MILLER
 LICENSE NO. UT #PE 13115760-0202
 PROJECT NUMBER:
 99 029
 REVISION:

7 BREW COFFEE
 BOUNTIFUL, UT
 638 NORTH 500 WEST
 BOUNTIFUL, UTAH 84010



C3.1
 GRADING PLAN
 DATE: 10/15/2024



KEY NOTES

- 1 CONTINUATION OF UTILITY TO BUILDING.
- 2 INSTALL 1/2" BEND, TYPICAL.
- 3 INSTALL 1/4" L.F. ± OF 2" SCH. 40 PVC WATER LINE TO BE INSTALLED BY CONTRACTOR FROM WATER METER TO BUILDING PER PIPE INSTALLATION DETAIL 421 SHEET C7.2.
- 4 EXISTING 1-INCH WATER METER, CONNECTION OF WATER SERVICE TO BE COORDINATED WITH THE CITY OF BOUNTIFUL.
- 5 FIRE HYDRANT, NEAREST.
- 6 INSTALL 1/2" L.F. ± OF 2" SCH. 40 PVC SANITARY SEWER SERVICE AT A MINIMUM SLOPE OF 1.00% PER PIPE INSTALLATION DETAIL 421 SHEET C7.2.
- 7 CONTRACTOR TO CONNECT 4" SCH. 40 PVC SANITARY SEWER SERVICE LINE TO EXISTING SEWER LATERAL, CONTRACTOR TO VERIFY DEPTH AND LOCATION OF SEWER LINE TO DISPOSE IN.
- 8 125 GALLON SCHER 68-75 GREASE INTERCEPTOR WITH PEDESTRIAN RATED CAST IRON COVER, PER MEP PLANS.
- 9 ROUTING OF PROPOSED ELECTRIC UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE.
- 10 BURIED ELECTRIC LINE, SEE MEP SITE UTILITY PLANS.
- 11 PAD MOUNTED TRANSFORMER, SEE MEP SITE UTILITY PLANS, COORDINATE WITH ELECTRIC UTILITY PROVIDER.

VERIFY EQUIPMENT WITH SALT LAKE CITY SEWER DISTRICT

- 12 ROUTING OF PROPOSED COMMUNICATION UTILITY AND POINT OF CONNECTION SHOWN IS APPROXIMATE. CONTRACTOR TO COORDINATE WITH COMMUNICATION UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE.
- 13 2" COMMUNICATIONS CONDUITS WITH PULLWAYS.
- 14 COMMUNICATIONS PULL BOX, SEE MEP SITE UTILITY PLANS, COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
- 15 CONNECT NEW 12-INCH HOPE TO EXISTING DROP INLET, RIM 4290.61, FL IN 4288.51.
- 16 INSTALL 6" L.F. ± OF 24" DIA. SCH. 40 PVC DISCHARGE LINE FROM PUMP PLUMP, TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- 17 INSTALL 1/2" L.F. ± 8-INCH HOPE DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 421 SHEET C7.2.
- 18 4" X 8" O.D. CONCRETE CURB INLET PER DETAIL 403 SHEET C7.2, RIM 4292.06, FL OUT 4290.06.
- 19 INSTALL 1/2" L.F. ± 8-INCH HOPE DOWNSPOUT HEADER STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 421 SHEET C7.2.
- 20 INSTALL 2 1/2" L.F. ± 12-INCH HOPE STORM LINE AT MINIMUM 2% SLOPE, PER PIPE INSTALLATION DETAIL 401 SHEET C7.2.
- 21 INSTALL 6" L.F. ± 12-INCH HOPE STORM LINE AT 2% SLOPE, PER PIPE INSTALLATION DETAIL 401 SHEET C7.2.
- 22 CONNECT NEW 12-INCH HOPE TO EXISTING DROP INLET, RIM 4292.16, FL IN 4289.06.
- 23 DOWNSPOUT CONNECTION PER DETAIL 406 SHEET C7.2 AND ARCHITECTURAL DETAILS.
- 24 EXISTING LIGHT POLE, SEE MEP SITE UTILITIES PLANS FOR CONTINUATION FOR SITE LIGHTING.

- 25 UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 26 EXISTING 16-INCH ROP STORM LINE.
- 27 4" X 8" O.D. CONCRETE CURB INLET PER DETAIL 420 SHEET C7.2, RIM 4291.60, FL OUT 4289.60.
- 28 DISTANCE TO FIRE HYDRANT, NEAREST.

EXISTING UTILITY PROVIDER CONTACT INFORMATION:

- 1. WATER BOUNTIFUL CITY UTILITY DEPARTMENT
795 SOUTH MAIN STREET
BOUNTIFUL, UT 84010
RE: 208-26103
- 2. ELECTRIC BOUNTIFUL CITY UTILITY DEPARTMENT
795 SOUTH MAIN STREET
BOUNTIFUL, UT 84010
801-2954100
- 3. SEWER SANITATION DEPARTMENT
800 SOUTH 200 WEST
BOUNTIFUL, UT 84010
801-2954175



H. SCALE: 1" = 10'



TO TH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGVILLE, UT 84606
PH: 437-269-0543 Fax: 437-269-0607
www.tothassociates.com
LTRA 12860226243
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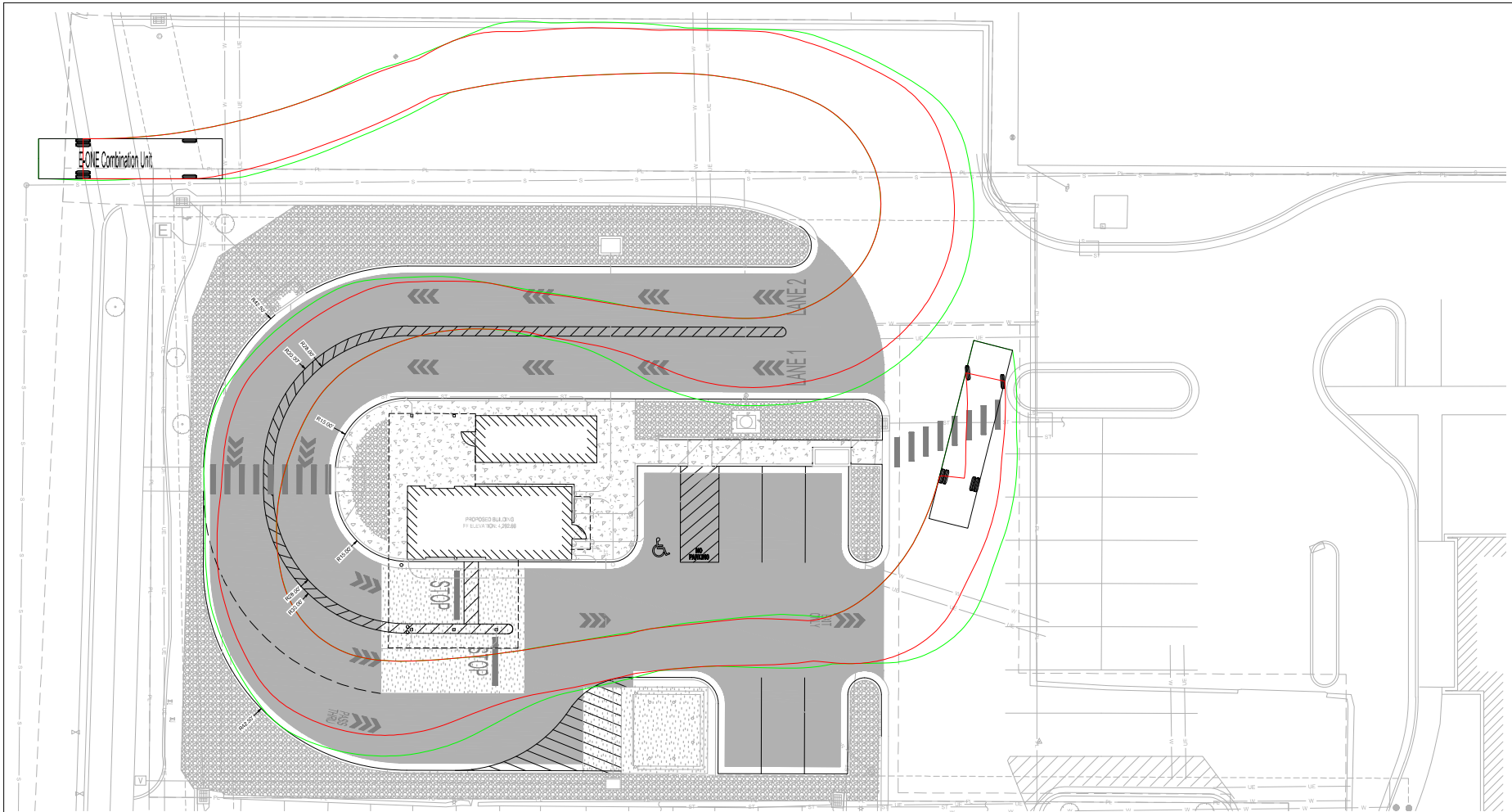
ENGINEER OF RECORD:
NAME: MATTHEW MILLED
LICENSE NO.: UT #0E 13115760-2202
PROJECT NUMBER:
99 029
REVISION:

7 BREW COFFEE
BOUNTIFUL, UT

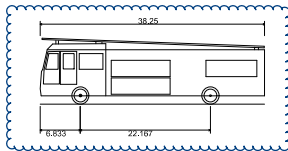
638 NORTH 500 WEST
BOUNTIFUL, UT 84010

C 4.1
UTILITY PLAN

DATE: 10/15/2024



- HATCH LEGEND:**
- ASPHALT PAVEMENT
PER DETAIL 208 SHEET CT.1.
 - CONCRETE SIDEWALK
PER SIDEWALK DETAIL 202 SHEET CT.1.
 - CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 203 AND 205 SHEET CT.1.
 - LANDSCAPE AREA.
REFER TO LANDSCAPE PLANS.



FIRE APPARATUS OR
RV? CR?

E-ONE Combination Unit
 Overall Length 38.250ft
 Overall Width 8.833ft
 Overall Body Height 11.250ft
 Min Body Ground Clearance 1.383ft
 Track Width 8.333ft
 Lock-to-lock time 6.000s
 Wall to Wall Turning Radius 45.000ft

Vehicle Wheel Track - Red Line
 Vehicle Overhang - Green Line



H. SCALE: 1" = 10'



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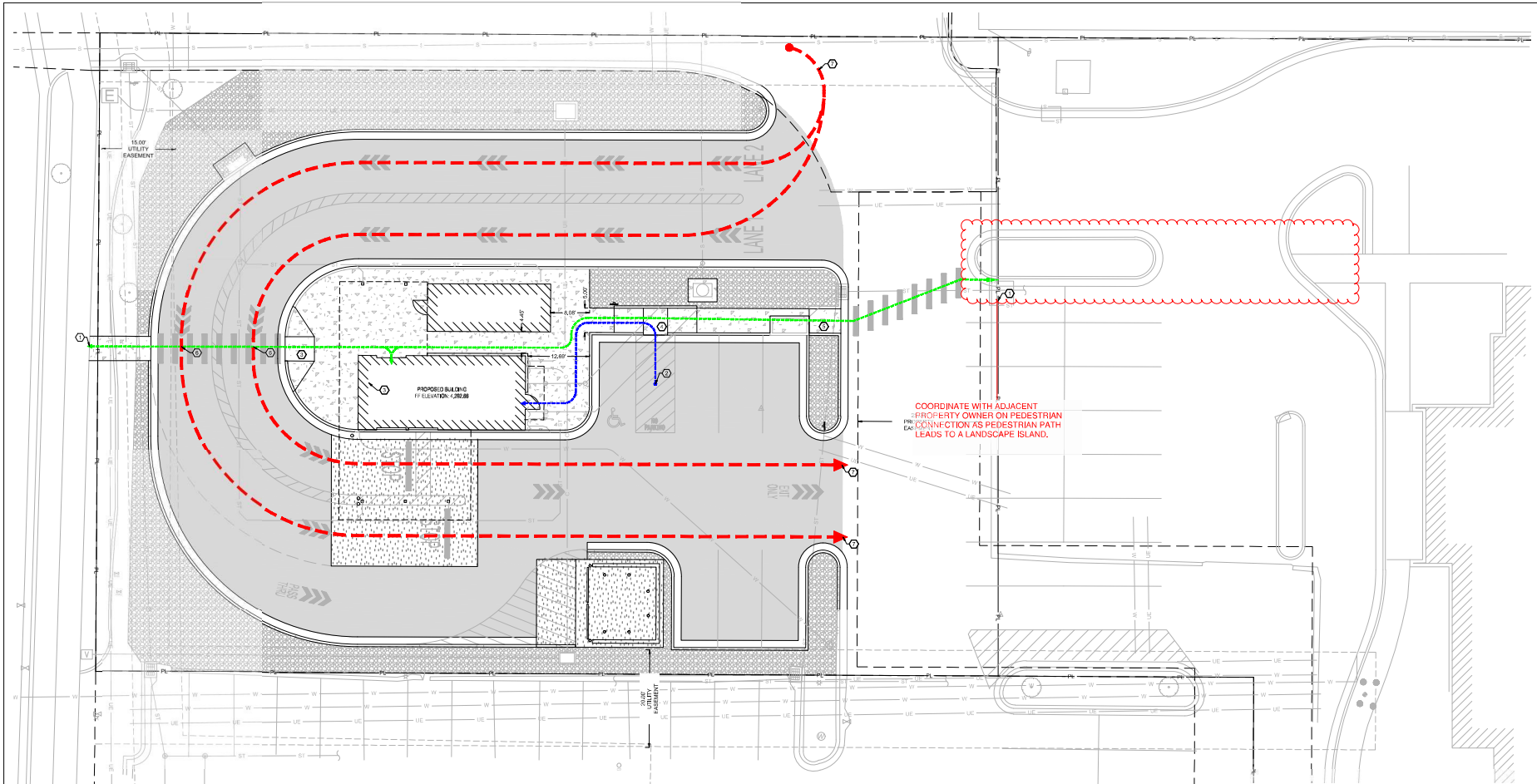
ENGINEER OF RECORD:
 NAME: MATTHEW MILLER
 LICENSE NO. UT #PE 13115760-0202

PROJECT NUMBER:
 99-029

REVISION:

7 BREW COFFEE
BOUNTIFUL, UT
 638 NORTH 500 WEST
 BOUNTIFUL, UTAH 84010

C6.3
 FIRE SWEEP PATH
 ANALYSIS
 DATE: 10/15/2024



HATCH LEGEND:

	ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	LANDSCAPE ROCK

- KEY NOTES:**
- ① ACCESSIBLE PATH FROM PUBLIC WAY TO BUILDING.
 - ② ACCESSIBLE PATH FROM PARKING TO BUILDING.
 - ③ TYPE 1 ADA CURB RAMP.
 - ④ TYPE 2 ADA CURB RAMP.
 - ⑤ TYPE 4 ADA CURB RAMP.
 - ⑥ INTERSECTION OF VEHICULAR AND PEDESTRIAN PATH.
 - ⑦ VEHICULAR PATH THROUGH SITE.

- PATHWAY LEGEND:**
- VEHICULAR PATHWAY
 - ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY.
 - ACCESSIBLE PEDESTRIAN PATHWAY

PLAN REVIEW
12/31/2024 3:58:48 PM
AMBER CORBRIDGE, SENIOR PLANNER
(Sealed 12/31/24)

PLAN REVIEW
12/31/2024 3:52:17 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND
NO COMMENTS

Reviewed by 12/31/2024
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.



Blue Stakes of UTAH 811
Know what's below. Call 811 before you dig.

ATOH & ASSOCIATES
1500 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
PH: 417-889-0645 Fax: 417-889-0957
www.atohandassociates.com
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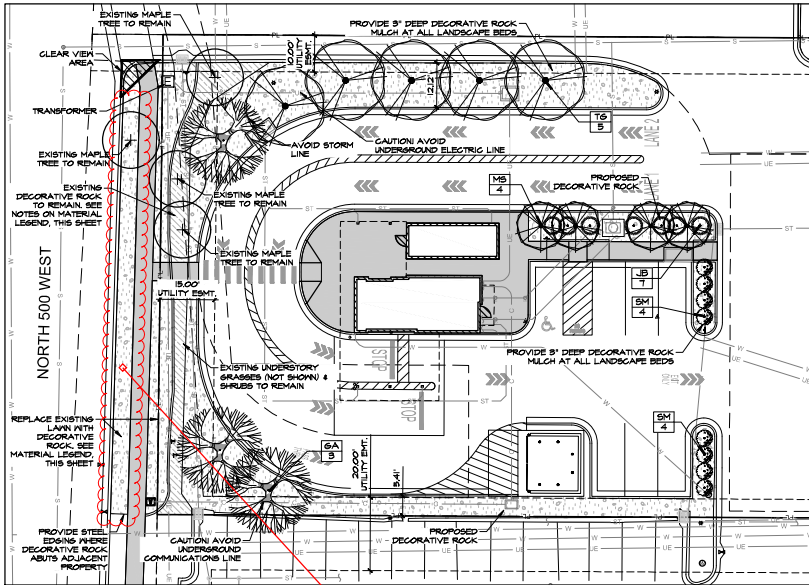


ENGINEER OF RECORD:
NAME: MATTHEW MILLER
LICENSE NO. UT #PE 13113760-2202

PROJECT NUMBER:
99 029
REVISION:

7 BREW COFFEE
BOUNTIFUL, UT
638 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

C 2.2
PEDESTRIAN ACCESS PLAN
DATE: 10/15/2024



LANDSCAPE PLAN
SCALE: 1/16"=1'-0"

PLANT SIZE REQUIREMENTS	
PLANT SIZE	SIZE REQUIREMENT (AT TIME OF PLANTING)
SHADE TREES	2" CALIPER
ORNAMENTAL TREES	1" CALIPER
SHRUBS	5 GALLON

MATERIAL LEGEND

- EXISTING DECORATIVE ROCK MULCH TO REMAIN
- PROPOSED DECORATIVE ROCK MULCH TO MATCH EXISTING ROCK MULCH ON SITE. INSTALL ROCK TO A DEPTH OF 3". PROVIDE FILTER FABRIC BELOW LAWN ENSURING ALL EDGES OF FABRIC ARE BURIED AND STAPLED INTO THE GROUND.

BOUNTIFUL, UT LANDSCAPE REQUIREMENTS

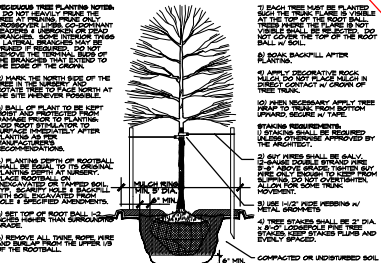
FRONT YARD TREES			
CODE REQUIREMENT	14-18-04 (A) IN FRONT YARD TREES SHALL BE LOCATED IN THE FRONT AND STREET SIDE YARD SETBACKS. EACH TREE SHALL BE A MINIMUM OF 2" CALIPER AND SHALL BE PLANTED AT A MINIMUM SPACING OF 1 TREE FOR EVERY 30 LINEAR FEET OF STREET FRONTAGE OR OR FRACTION THEREOF OVER 30 FEET.		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
150 LINEAR FT OF FRONTAGE	150/30=5(T)	4 TREES	3 PROPOSED 6"INCH TREES + 1 PROPOSED LINDEN TREE
ADDITIONAL TREES			
CODE REQUIREMENT	14-18-04 (A) IN ADDITION TO REQUIRED FRONT YARD TREES, EACH LOT SHALL INCLUDE THE FOLLOWING: AT LEAST 1 ORNAMENTAL TREE OR AT LEAST 1 CALIPER FOR EACH 100 SF OF REQUIRED LANDSCAPE (SCREENING TREES OF AT LEAST 2" CALIPER FOR EACH 100 SF OF REQUIRED LANDSCAPE) 1 SHUB MINIMUM SPACING FOR EACH 200 SQUARE FEET OF REQUIRED LANDSCAPE		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
2,896 SF REQUIRED LANDSCAPE AREA BASED ON 58% OF 14,700 SF SITE AREA	2,896 / 750 = 3.86 2,896 / 200 = 14.48	4 ORNAMENTAL TREES 4 SCREENING TREES 15 SHRUBS	4 PROPOSED ORNAMENTAL TREES (CORNARBLES) 4 PROPOSED SCREENING TREES (LINDENS) 24 SHRUBS
LAWN AREAS			
CODE REQUIREMENT	14-18-04 (A) IN LAWN AREAS IN ALL DEVELOPMENTS SHALL NOT EXCEED 30% OF THE TOTAL LANDSCAPE AREA 14-18-04 (C) LAWN SHALL NOT BE INSTALLED IN AREAS LESS THAN 8' FROM AS MEASURED AT ITS NARROWEST POINT		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
6,006 SF TOTAL LANDSCAPE AREA	6,006 SF x 20% = X	1,201 SF MAX LAWN AREA	700 SF LAWN AREA PROVIDED
PARKSTRIP STANDARDS			
CODE REQUIREMENT	14-18-04 (A) THERE SHALL BE AT LEAST 1 STREET TREE FOR EVERY 40 LINEAR FEET OF FRONTAGE OR FRACTION THEREOF. STREET TREES SHALL BE PLANTED IN FRONT AND STREET SIDE SETBACK AREAS IN ADDITION TO ANY FRONT YARD TREE REQUIREMENT 14-18-04 (B) 80% TO 90% OF THE PARKSTRIP AREA SHALL CONSIST OF LIVE VEGETATION INCLUDING TREE CANOPIES 14-18-04 (C) LAWN SHALL NOT BE INSTALLED IN PARK STRIPS		
REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
150 LINEAR FT OF FRONTAGE 152 SF PARKSTRIP AREA	150 / 40 = 3.75 552 x 89% = 491 552 x 50% = 276	4 TREES BETWEEN 1/8 & 2 1/2" LIVE VEGETATION IN PARKSTRIP AREA	4 EXISTING MAPLES TO REMAIN AND SATISFY THE 1/8" EXISTING LAWN TO REMAIN IN PARKSTRIP



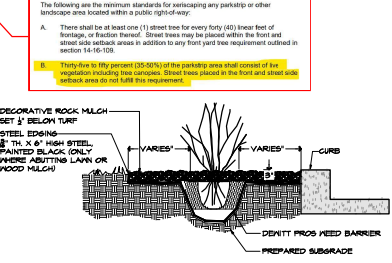
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BEGINNING THIS PROJECT.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF PLANTING BEDS, PLANT MASSING, STAKED LOCATION OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL IS DELINEATED AT MATURE SIZE.
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIAL AT THE NURSERY PRIOR TO SELECTION OR DIGGING, AT THE OWNER'S REQUEST.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON (MARCH 1 TO JUNE 1) OR THE FALL PLANTING SEASON (SEPTEMBER 30 UNTIL FREEZING OF THE GROUND). DURING THE FALL PLANTING SEASON, CONFORMING MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATED WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- ROOT STABILATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY PER THE MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- MULCH STAKES, 6"X 6" WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS.

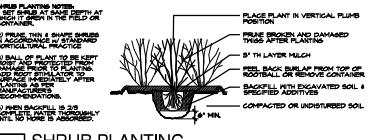
- GROUND COVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GARDNER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12".
- TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL. TOPSOIL OF THE LOCALITY OBTAINED FROM WELL DRAINATED AREAS. STOKED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR SLAG AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEIOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES UNLESS THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAD NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- COORDINATE WITH THE OWNER AND GENERAL CONTRACTOR FOR SLEEVE LOCATIONS AND THINGS OF SLEEVE INSTALLATION. ALL SLEEVES REQUIRED UNDER HANDSCAPE SURFACES FOR THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR.
- CONTRACTOR SHALL INSTALL AN AUTOMATIC IRRIGATION SYSTEM AS FOLLOWS:
 - ALL LANDSCAPE BEDS SHALL RECEIVE DRIP IRRIGATION. DRIP LINES SHALL BE COVERED BY ROCK SUFFICIENT TO HIDE THE DRIP LINES.
 - IRRIGATION CONTRACTOR SHALL DETERMINE THE SIZE OF THE IRRIGATION CONNECTION.
 - CONTRACTOR SHALL PROVIDE DESIGN/DETAIL IRRIGATION DRAWING TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- COORDINATE LANDSCAPE PLANTING WITH IRRIGATION CONTRACTOR. SHRUBS AND PERENNIALS SHALL NOT BE INSTALLED UNTIL THE IRRIGATION SYSTEM IS FULLY FUNCTIONAL.
- STONE SHALL BE EVENLY SPREAD OVER ALL SURFACES INDICATED ON THE LANDSCAPE PLAN. TOP OF STONE SURFACE SHALL BE 1" BELOW ADJACING PAVING.
- DRIP IRRIGATION SYSTEM SHALL BE INSTALLED BETWEEN ALL STONE GROUND COVER AREAS AND UNDERLYING SOIL SURFACE.



1 DECIDUOUS TREE PLANTING
SCALE: N.T.S.



2 DECORATIVE ROCK MULCH
SCALE: N.T.S.



3 SHRUB PLANTING
SCALE: N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
TREES						
	GA	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	2" Cal.	B#B	3
	MS	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.	B#B	4
	TS	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	2" Cal.	B#B	5
SHRUBS						
	JB	<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Creeping Juniper	---	3 gal.	7
	SM	<i>Syringa meyeri</i> 'Palibai'	Dwarf Korean Lilac	---	5 gal.	8

PLAN REVIEW
12/31/2024 3:47:32 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND
NO COMMENTS

Reviewed by 12/31/2024
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.

Blue Sticks of UTAH
Know what's below, Call 811 before you dig.

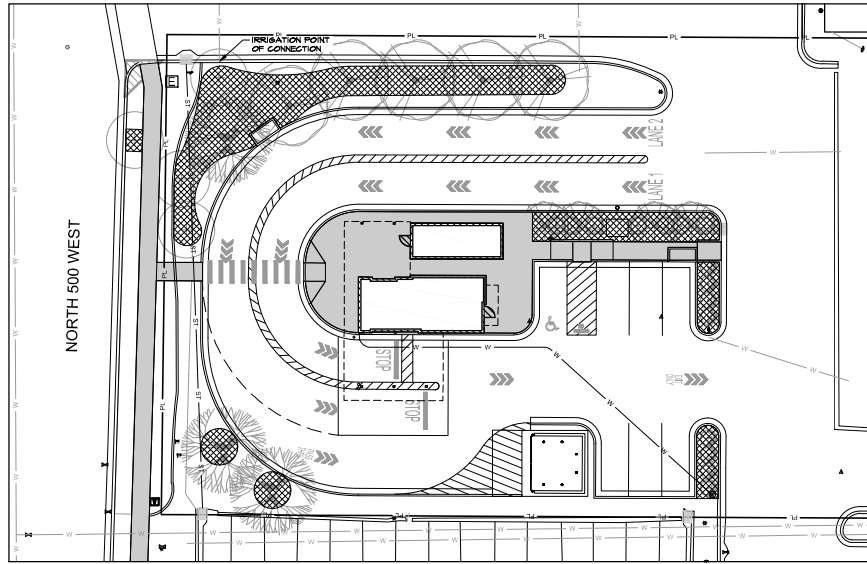
ATOTH & ASSOCIATES
15510 RIVERBARK ROAD
SPRINGVILLE, UT 84604
PH: 417-858-0450 Fax: 417-858-0057
www.atoth.com/utah
UTR 12860025-0143
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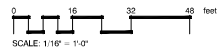
NAME: _____
LICENSE NO.: _____
PROJECT NUMBER: 19 920
REVISION: _____

7 BREW COFFEE
BOUNTIFUL, UT
638 NORTH 500 WEST
BOUNTIFUL, UTAH 84010

LANDSCAPE PLAN
L101
DATE: 11/11/2024



IRRIGATION IDENTIFICATION PLAN
SCALE: 1/16"=1'-0"



IRRIGATION LEGEND



IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL DETERMINE SIZE OF IRRIGATION MAIN.
2. IRRIGATION CONTRACTOR SHALL SUPPLY IRRIGATION LAYOUT AND SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS AND PERMITS PRIOR TO THE INSTALLATION OF THE IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE INSTALLED PER BOUNTIFUL, UT STANDARDS.
4. IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A CONTROLLER AND RAIN SENSOR. IRRIGATION SHALL BE METERED SEPARATELY.



NAME:
LICENSE NO.:

PROJECT NUMBER:
98 020

REVISION:

**7 BREW COFFEE
BOUNTIFUL, UT**
638 NORTH 500 WEST
BOUNTIFUL, UTAH 84010



IRRIGATION IDENTIFICATION PLAN
L102
DATE: 11/11/2024

11/7/2024 4:06:25 PM C:\Users\Vanessa\Documents\22.46.18_Bountiful UT - N 500 W - Entitlement_vanessaBW188.rvt

7:56 AM 11/13/2024
2022-11-20_LAYOUT 0/4

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FLOOR PLAN KEYNOTES

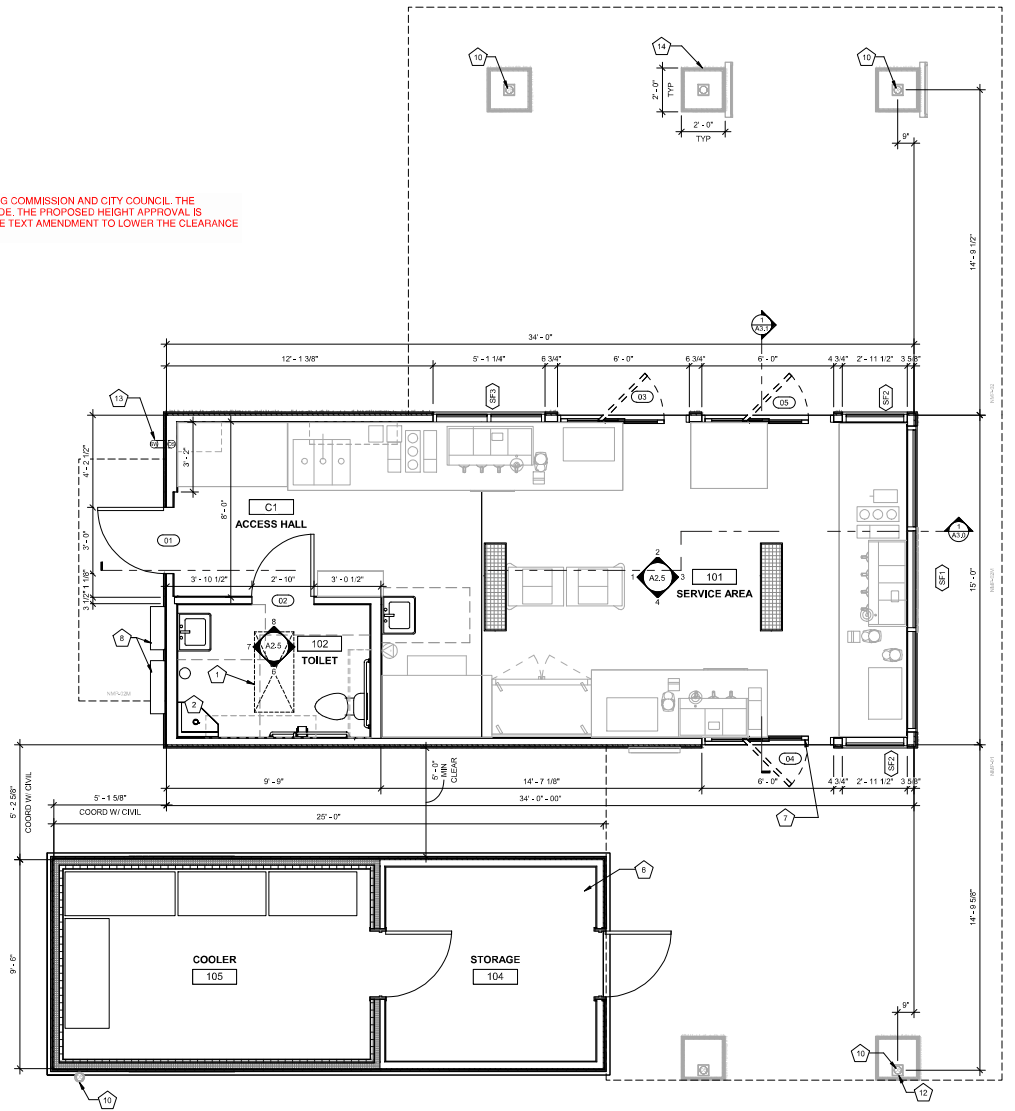
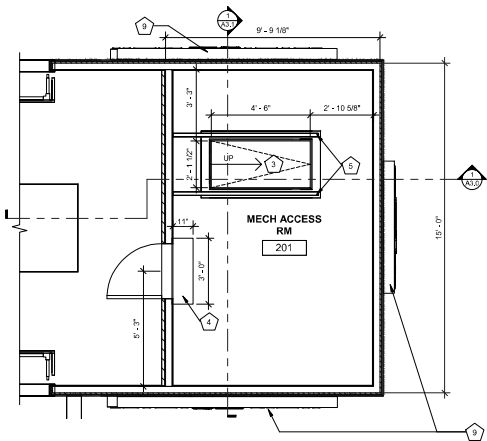
Note Number	Note Text
1	ACCESS DOOR FOR CRAWLSPACE ACCESS
2	MOP SINK; REF PLUMBING
3	MECH. ACCESS DOOR AND LADDER - SUPPLIED BY OWNER
4	STEP, CENTER ON DOOR
5	PREFABRICATED COMPLIANT MECHANICAL SERVICE GUARDRAIL PER IBC SECTION 1015 - EACH SIDE
6	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
7	ADA AUTO-MANUAL EGRESS CAPABLE
8	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
9	STOREFRONT SIGNS - SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
10	DOWNSPOUT CONNECTION TO STORMWATER SYSTEM; REF CIVIL
11	DOWNSPOUT SCUPPER TO GRADE; REF CIVIL
12	SITE CONTRACTOR TO COORDINATE CIVIL AND STRUCTURAL DRAWINGS TO ENSURE ALL CANOPY COLUMN FOUNDATION PLATES AND BOLTS ARE CONSTRUCTED IN A MANNER THAT CONCEALS THEIR CONNECTIONS COMPLETELY BELOW GRADE; TYP
13	DOWNSPOUT OUTLET - STORMWATER CONNECTION
14	BRK-1 COLUMN WRAP; TYP OF 5

Reviewed by 12/31/2024
BOUNTIFUL Building Department
 Don Simons, Building Official
 REVIEWED, NO COMMENTS.

PLAN REVIEW
 12/31/2024 3:30:16 PM
BOUNTIFUL Building Department
 Lloyd Cheney, Bountiful City Engineer
 TYPICAL COMMENTS: BLUE TEXT (GRAY BACKGROUND)
 NO COMMENTS

PLAN REVIEW
 12/31/2024 3:41:18 PM
AMBER CORBRIDGE, SENIOR PLANNER
 (Signature)

PLANS WILL NEED TO BE REVIEWED AND APPROVED BY PLANNING COMMISSION AND CITY COUNCIL. THE DRIVE-UP WINDOW HEIGHT CLEARANCE WILL NEED TO MEET CODE. THE PROPOSED HEIGHT APPROVAL IS PENDING ADOPTION OF APPLICANT'S PROPOSED LAND USE CODE TEXT AMENDMENT TO LOWER THE CLEARANCE HEIGHT TO 9 FEET.



707 N. 6th Street
 Kansas City, KS 66101
 www.veritas-ad.com
 913.308.1460
 Consulting Engineer

7 BREW DRIVE THRU - BOUNTIFUL UT - N 500 W
 ENCORE 7 BREW, LLC
 638 N 500 W, BOUNTIFUL, UTAH 84124

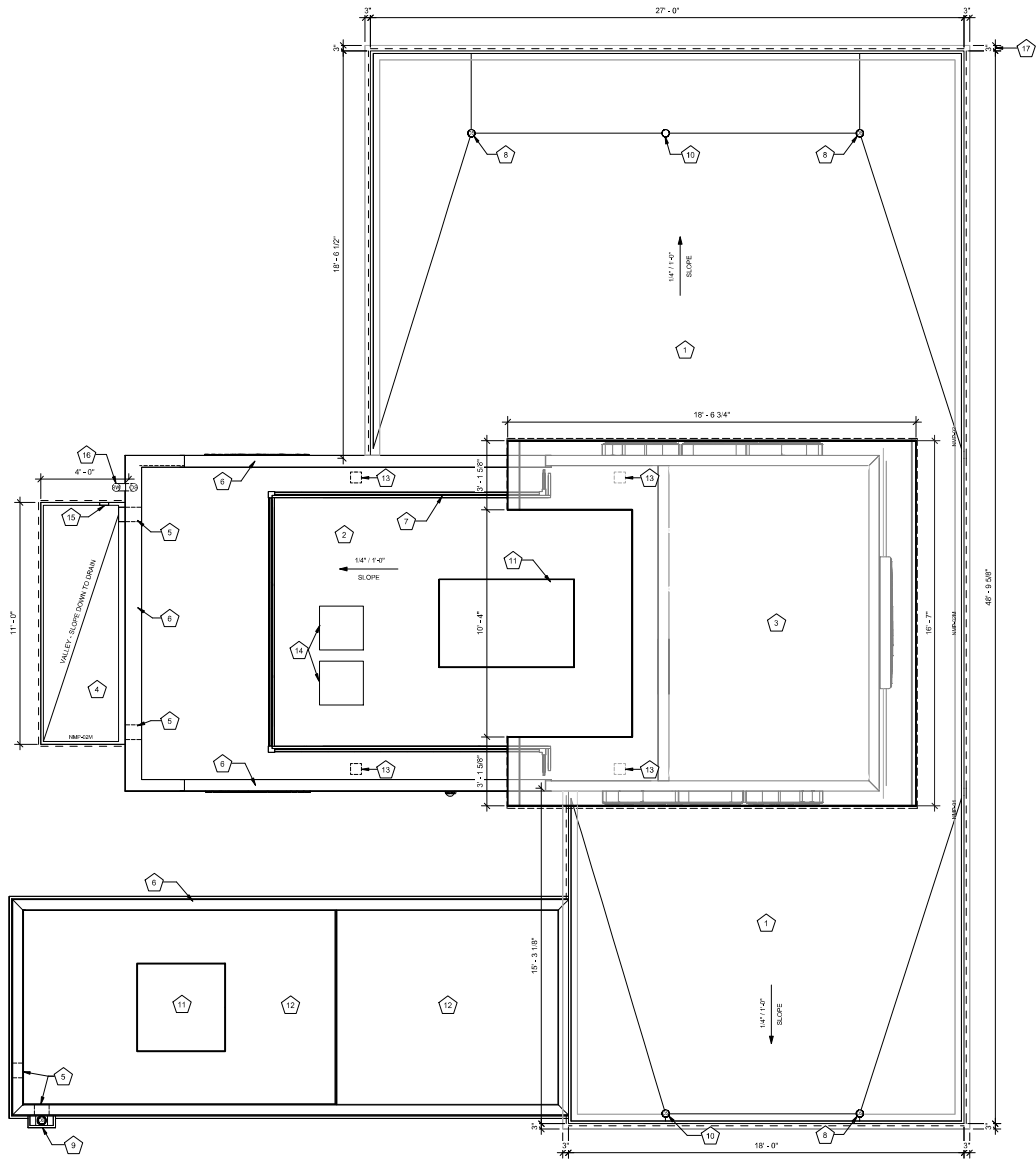
REVISIONS

No.	Description	Date

Sheet Issue Date: 11/07/2024
 Project No.: 22.46.18
 Sheet Contents: FLOOR PLAN

Sheet No.: A1.2

Note Number	Note Text
1	PRE-ENGINEERED CANOPY AND FRAMING; REF CANOPY SHOP DRAWINGS
2	TPO ROOFING ON 5/8" CDX ROOF SHEATHING
3	CORRUGATED ARC METAL ROOF ON #15 FELT ON PLYWOOD ROOF SHEATHING
4	TPO ROOFING ON 5/8" CDX ROOF SHEATHING ON BUILT-UP 2x CRICKET FRAMING
5	8" WIDE X 4" HIGH TPO ROOF SCUPPER WITH SHEET METAL UNDERLAYMENT
6	BRAKE METAL CAP; REF ELEVATIONS
7	3' - 6" GUARDRAIL W/ BRK-2 SCREENING PANELS ATTACHED
8	ROOF DRAIN WITHIN STRUCTURAL COLUMN, CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
9	ROOF DRAIN; DOWNSPOUT TO BE GALVANIZED, PAINTED, STEEL, CONNECT TO STORMWATER COLLECTION SYSTEM; REF CIVIL
10	OVERFLOW ROOF DRAIN
11	HVAC EQUIPMENT
12	ROOFING PER COOLER MANUF
13	MODULAR BUILDING PICK POINTS WITH ROOFING COLLAR; REF STRUCT
14	ICE MACHINE CONDENSERS; SITE CONTRACTOR TO DETERMINE FINAL LOCATION
15	OVERFLOW SCUPPER TO GRADE
16	CONNECT ABOVE-GRADE DOWNSPOUT OUTLET TO SUB-GRADE STORMWATER COLLECTION SYSTEM; REF CIVIL
17	MP-2 CANOPY EXTENSION OVERHANG



1 ROOF PLAN
3/8" = 1'-0"



707 n. 6th street
kansas city, ks 66101
www.veritas-ad.com
913.308.1460
consulting engineer:

7 BREW DRIVE THRU - BOUNTIFUL UT - N 500 W
ENCORE 7 BREW, LLC
638 N 500 W, BOUNTIFUL, UTAH 84124

REVISIONS		
No.	Description	Date

sheet issue date:
11/07/2024
project no.:
22.46.18
sheet contents:
ROOF PLAN

sheet no.:
A1.6



EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (S/DOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCURPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	3" - 8" GUARDRAIL W/ BRK-2 SCREENING PANELS ATTACHED
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	38" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	MP-1 CANOPY EXTENSION

EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
P	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
Q	EXPOSED DOWNSPOUT; GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

1 EXTERIOR ELEVATION - WEST
3/8" = 1'-0"



veritas
architecture + design

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consulting engineer:

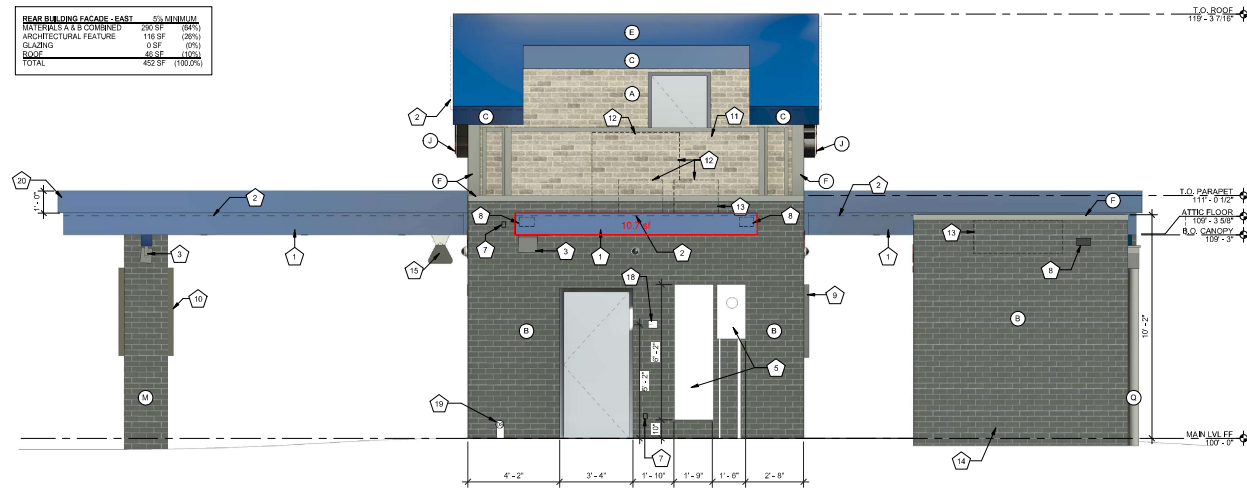
7 BREW DRIVE THRU - BOUNTIFUL UT - N 500 W

ENCORE 7 BREW, LLC
638 N 500 W, BOUNTIFUL, UTAH 84124

REVISIONS		
No.	Description	Date

sheet issue date: 11/07/2024
project no.: 22.46.18
sheet contents: EXTERIOR ELEVATIONS
sheet no.: A2.0

REAR BUILDING FACADE - EAST	
MATERIALS & FINISHES	206 SF (61%)
ARCHITECTURAL FEATURE	116 SF (28%)
GLAZING	0 SF (0%)
DOOR	46 SF (11%)
TOTAL	462 SF (100%)



1 EXTERIOR ELEVATION - EAST
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOW DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCURPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	3" - 8" GUARDRAIL W/ BRK-2 SCREENING PANELS ATTACHED
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	38" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	MP-1 CANOPY EXTENSION

EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
P	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
Q	EXPOSED DOWNSPOUT; GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL

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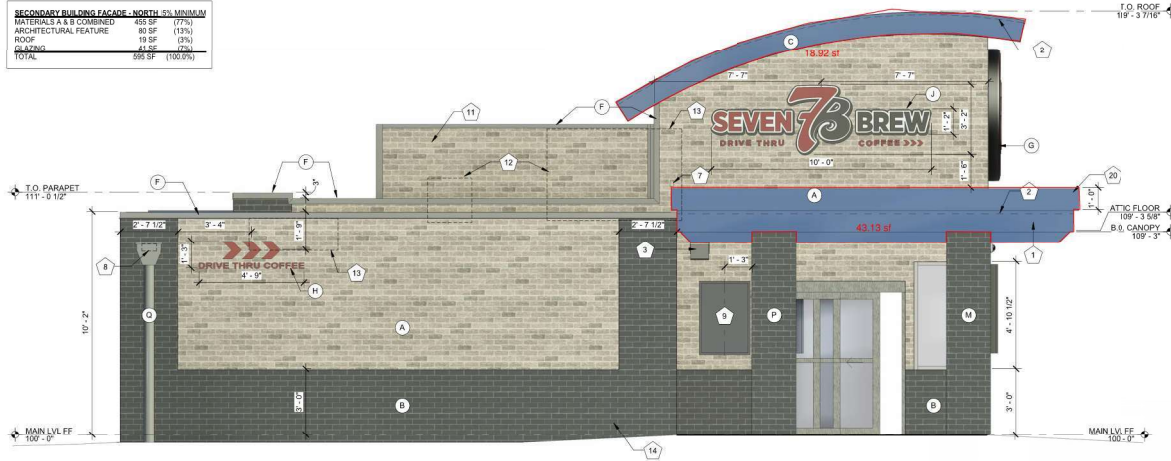
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REVISIONS		
No.	Description	Date

sheet issue date:
11/07/2024
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22.46.18
sheet contents:
EXTERIOR ELEVATIONS

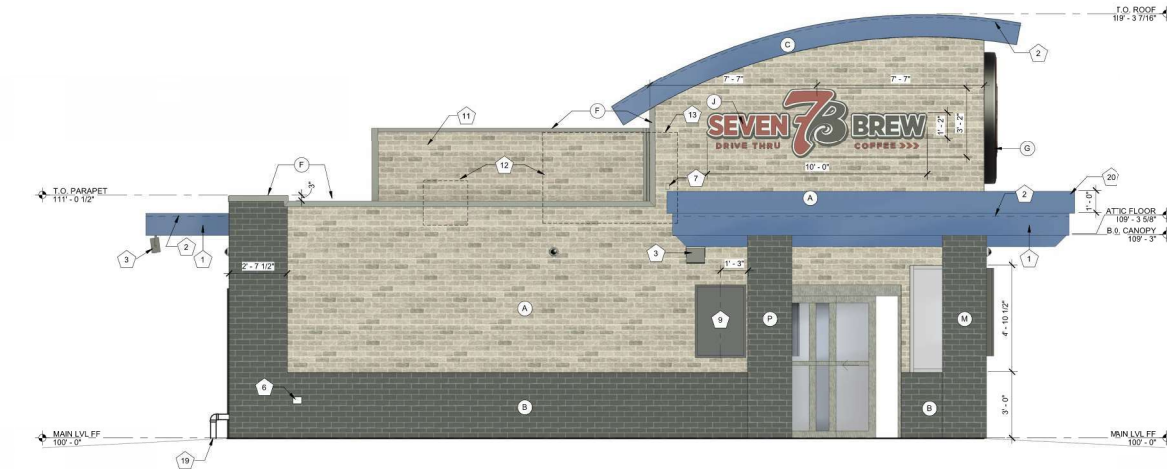
sheet no.:
A2.1

SECONDARY BUILDING FACADE - NORTH 5% MINIMUM	
MATERIALS A & B COMBINED	455 SF (77%)
ARCHITECTURAL FEATURE	80 SF (13%)
ROOF	19 SF (3%)
GLAZING	41 SF (7%)
TOTAL	595 SF (100.0%)



2 EXTERIOR ELEVATION - NORTH W/ COOLER

3/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
3	MOUNTED SPEAKER SYSTEM; SEE SYSTEMS PLAN
4	ADDRESS NUMBERS TO BE 8" TALL X 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT, PAINTED TO MATCH BUILDING; REF ELECTRICAL
6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROOF SCURPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS -INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	3" GUARDRAIL W/ BRK-2 SCREENING PANELS ATTACHED
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	MP-1 CANOPY EXTENSION

EXTERIOR ELEVATION MATERIALS LEGEND

Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
P	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
Q	EXPOSED DOWNSPOUT; GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL



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sheet issue date:

11/07/2024

project no.:

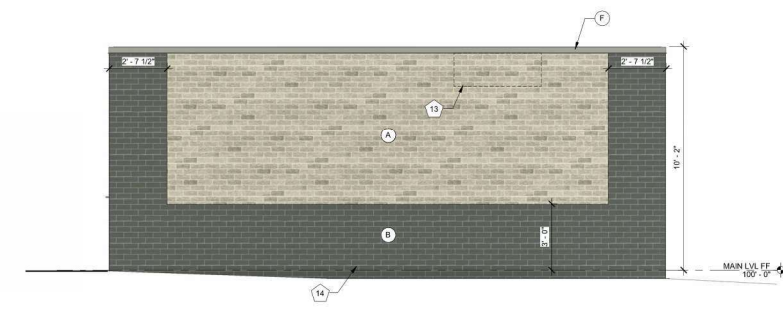
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sheet contents:

EXTERIOR ELEVATIONS

sheet no.:

A2.2



2 COOLER ELEVATION - SOUTH
3/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
3/8" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED ALUMINUM CANOPY BY OTHERS; REF STRUCTURAL
2	SURFACE-MOUNTED LED NEON FLEX LIGHTING AS INDICATED (SHOWN DASHED); TYP; REF ELECTRICAL
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6	FROST-PROOF FLUSH HOSE BIB
7	EXTERIOR WEATHER-PROOF OUTLET; REF ELECTRICAL
8	THROUGH-WALL ROD; SCURPER; TYP
9	SURFACE MOUNTED LIGHTED SIGN BOX
10	SAMSUNG DIGITAL DISPLAYS - INSTALLED IN FIELD BY IT PROVIDER; CHASE FOR DATA CABLE INSTALLED AT BUILDING MANUFACTURING FACILITY
11	3" - 4" GUARDRAIL W/ BRK-2 SCREENING PANELS ATTACHED
12	HVAC EQUIPMENT
13	OUTLINE OF MECHANICAL UNIT BEYOND
14	PREFABRICATED COOLER BY NATIONAL MODULAR MANUFACTURING; COORD LOCATION & SPECS WITH CIVIL & STRUCT
15	CANOPY HEATER
16	36" COOLER DOOR
17	COOLER LOCK & CONTROLS
18	KNOX BOX
19	DOWNSPOUT OUTLET; CONNECT TO SUBGRADE STORMWATER CONNECTION; REF CIVIL
20	MP-1 CANOPY EXTENSION

EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	ARCHITECTURAL CEMENT BOARD SIDING (BRK-2)
B	ARCHITECTURAL CEMENT BOARD SIDING (BRK-1)
C	BRAKE METAL FASCIA (MP-2)
D	SOFFIT PANELS (MP-2)
E	STANDING SEAM ROOF PANELS (MP-2)
F	METAL BRAKE CAP (MP-3)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR
M	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; RAINWATER DOWNSPOUT WITHIN; CONNECT BASE OF CANOPY COLUMN DOWNSPOUT TO STORMWATER MANAGEMENT SYSTEM; REF CIVIL
P	STRUCTURAL CANOPY COLUMN W/ BRK-1 WRAP; REF CIVIL
Q	EXPOSED DOWNSPOUT; GALVANIZED, PAINTED; CONNECT TO SUB-GRADE STORM WATER COLLECTION SYSTEM; REF CIVIL



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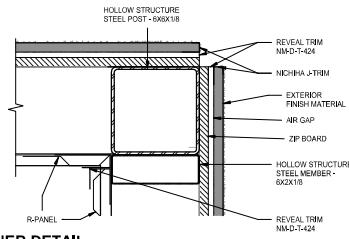


DUMPSTER ELEVATION KEYNOTES

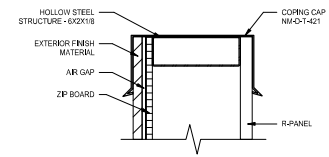
NOTE NO.	NOTE TEXT
A	NICHHA FIBER CEMENT SIDING - MIDNIGHT MODERN BRICK
B	PAINT ALL EXPOSED STEEL AND BOLLARDS WITH PT-10 SHERWIN WILLIAMS SW-6177 "SALTY DOG"
C	PAINT HINGES AND TERMINATION COPINGS PT-11 SHERWIN WILLIAMS SW-6258 "TRICORN BLACK"
D	BERRIDGE ZINC GREY COPING
E	1X6 VERTICAL CLEAR SEALED CEDAR PLANK GATE DOOR CLADDING

GENERAL NOTES:

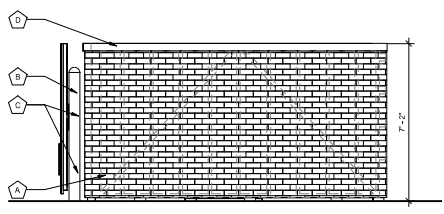
- a. SITE WORK AND PREPARATION TO BE PERFORMED BY SITE CONTRACTOR. COORDINATE SCOPE OF WORK WITH PREFABRICATOR.
- b. COMPLETE NICHA SYSTEM AND ACCESSORIES INCLUDING MATCHING MANUF. FABRICATION CORNERS, FLASHINGS AND TRIMS. INSTALL PER MANUF. INSTALLATION INSTRUCTIONS.
- c. STRUCTURE DASHED BEYOND FOR REFERENCE.



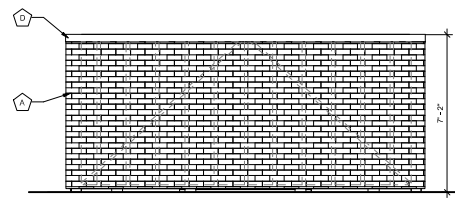
7 CORNER DETAIL
3" = 1'-0"



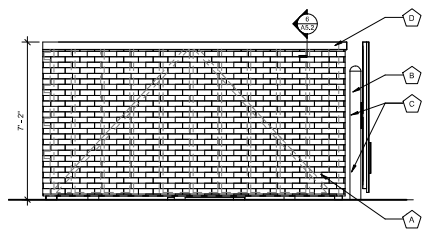
6 TOP COPING DETAIL
3" = 1'-0"



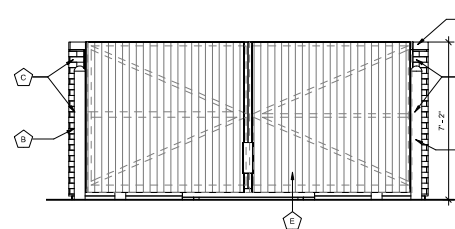
5 DUMPSTER ELEVATION - RIGHT
3/8" = 1'-0"



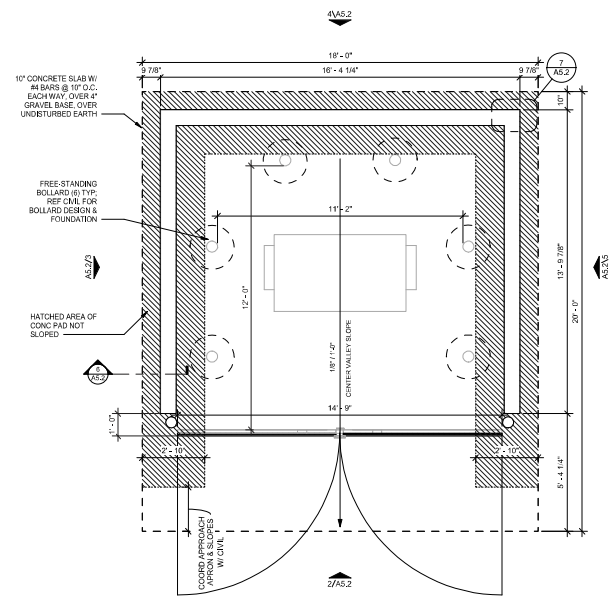
4 DUMPSTER ELEVATION - BACK
3/8" = 1'-0"



3 DUMPSTER ELEVATION - LEFT
3/8" = 1'-0"



2 DUMPSTER ELEVATION - FRONT
3/8" = 1'-0"



1 DUMPSTER FLOOR PLAN
3/8" = 1'-0"

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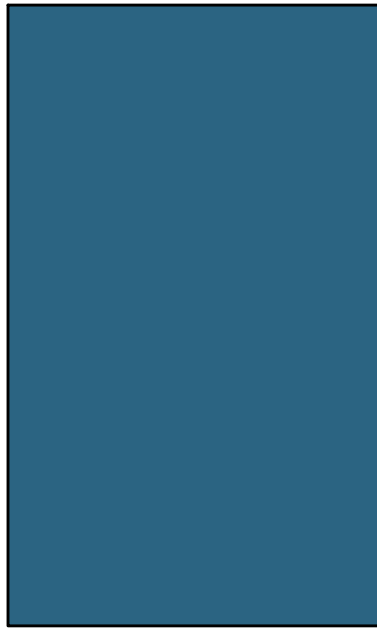
No.	Description	Date

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11/07/2024
project no.:
22.46.18

sheet contents:
TRASH ENCLOSURE

sheet no.:
A5.2

11/7/2024 4:06:43 PM C:\Users\Vanessa\Documents\22.46.18_Bountiful UT - N 500 W - Entitlement_vanessaBWH88.rvt
 7 New Templates (3.0) Mirrored This drawing is an instrument of service and, as such, shall remain the property of Veritas Architecture and Design LLC. Unauthorized use or reproduction without permission is prohibited. This document is for use in connection with the specified project and shall not be used for other locations. ©2023



BLUE METAL PANEL MP-2
BRAND: BERRIDGE
COLOR: ROYAL BLUE
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .26



COPING TRIM METAL MP-3
BRAND: BERRIDGE
COLOR: ZINC GREY
FINISH: LOW SHEEN SMOOTH - REFLECTIVITY .39



FIBER CEMENT PANEL SIDING - BRK-2
BRAND: NICHIIA
COLOR: SHALE BROWN
FINISH: CANYON BRICK



FIBER CEMENT PANEL SIDING - BRK-1
BRAND: NICHIIA
COLOR: MIDNIGHT
FINISH: MODERN BRICK

22.46.18
7 BREW DRIVE THRU -
BOUNTIFUL UT - N 500
W
11/07/2024

MATERIAL COLOR
BOARD



22.46.18
7 BREW DRIVE THRU -
BOUNTIFUL UT - N 500
W
11/07/2024

RENDERINGS

SITE INFORMATION

12 17901 W.
638 N 500 W, BOUNTIFUL, UT 84010
APN: 0200000
24.155 SQ. FEET, OR 0.555 ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERMIT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTEE COMPANY, TITLE COMMITMENT #049453, DATED NOVEMBER 13, 2024 AT 03:00 AM.

SCHEDULE A DESCRIPTION

THE LAND HEREON TO BE HEREIN IS SITUATED IN THE COUNTY OF DAVIS, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:
PARCEL 1: LOT 2A, CULVERS COMMERCIAL SUBDIVISION - PHASE 2, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.

PARCEL 1A: 8.5' WIDE, HURSTBURG TO HAVE CROWN CROSS ACCESS AND EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 23, 2015, AS ENTRY NO. 307702, IN BOOK 868, PAGE 132, OF PUBLIC RECORDS.

PARCEL 1B: CROSS ACCESS EASEMENT OVER AND ACROSS LOT 1, CULVERS COMMERCIAL SUBDIVISION AS DEFINED ON THE OFFICIAL PLAT RECORDED AUGUST 3, 2018 AS ENTRY NO. 318890 OF PUBLIC RECORDS.

TAX ID NO. 020000022 (SHOWN FOR INFORMATIONAL PURPOSES ONLY)

NOTES CORRESPONDING TO SCHEDULE B

- 10 - RESOLUTION NO. 2004-112 ESTABLISHING AND ORGANIZING THE SOUTH DAVIS RECREATION BOARD, INCLUDING AND DESCRIBING AND SETTING FORTH OTHER DETAILS AND MATTERS IN CONNECTION THEREWITH, RECORDED SEPTEMBER 14, 2004 AS ENTRY NO. 207826, IN BOOK 363, PAGE 144, RECORDS OF DAVIS COUNTY, UTAH. (AFFECTS: BLANKET IN NATURE)
11 - THE TERMS AND CONDITIONS OF THAT CERTAIN CERTIFICATE OF CREATION CREATING AND ESTABLISHING THE SOUTH DAVIS METRO FIRE SERVICE AREA, AND ANY FUTURE CHANGES AND AMENDMENTS TO SAID CERTIFICATE WERE RECORDED DECEMBER 23, 2015 AS ENTRY NO. 291789, IN BOOK 619, PAGE 93, OF PUBLIC RECORDS. (AFFECTS: BLANKET IN NATURE)
12 - EASEMENT AND RIGHT OF WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF BOUNTIFUL CITY, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF DAVIS COUNTY SCHOOL DISTRICT, RECORDED DECEMBER 23, 2015 AS ENTRY NO. 48219, IN BOOK 681, PAGE 89, OF PUBLIC RECORDS. (AFFECTS: BLANKET IN NATURE)
13 - CLAIM OF EASEMENT FROM THE BOARD OF EDUCATION OF DAVIS COUNTY SCHOOL DISTRICT IN FAVOR OF BOUNTIFUL CITY, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF BOUNTIFUL CITY, RECORDED SEPTEMBER 14, 2004 AS ENTRY NO. 207826, IN BOOK 363, PAGE 144, RECORDS OF DAVIS COUNTY, UTAH. (AFFECTS: BLANKET IN NATURE)
14 - EASEMENT AND RIGHT OF WAY AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, IN FAVOR OF A MUNICIPAL CORPORATION, RECORDED SEPTEMBER 14, 2004 AS ENTRY NO. 207826, IN BOOK 363, PAGE 144, RECORDS OF DAVIS COUNTY, UTAH. (AFFECTS: BLANKET IN NATURE)
15 - CROSS ACCESS AND EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 23, 2015 AS ENTRY NO. 307702, IN BOOK 868, PAGE 132, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
16 - FUTURE RECREATIONAL CROSS ACCESS AGREEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 27, 2017, AS ENTRY NO. 308848, IN BOOK 888, PAGE 238, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
17 - CROSS ACCESS AND EASEMENT AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 23, 2015 AS ENTRY NO. 307702, IN BOOK 868, PAGE 132, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
18 - DRAINAGE EASEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JANUARY 23, 2015 AS ENTRY NO. 307322, IN BOOK 868, PAGE 144, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
19 - PUBLIC UTILITY EASEMENT OVER, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED OCTOBER 23, 2013 AS ENTRY NO. 302204, IN BOOK 681, PAGE 89, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
20 - EASEMENTS, BUILDING SETBACK LINES, NOTES, RESTRICTIONS, DEDICATIONS AND/OR CONDITIONS OF APPROVAL AS SET FORTH ON THE OFFICIAL RECORDING DOCUMENTATION PLAT RECORDED OCTOBER 23, 2013 AS ENTRY NO. 302204, OF PUBLIC RECORDS. (AFFECTS: PLATTED AS SHOWN)
21 - STORM WATER FACILITIES MAINTENANCE AGREEMENT, AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 29, 2019, AS ENTRY NO. 379464, IN BOOK 718, PAGE 488, OF PUBLIC RECORDS. (AFFECTS: APPROXIMATE LOCATION SHOWN PER ENTRY NO. 382204)

PARKING INFORMATION

NO STRIPPED PARKING OBSERVED AT THE TIME OF SURVEY.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF SECTION 19, T.24N, R.12E. THE BEARING IS DETERMINED AS 10°19'10" PER GPS COORDINATE OBSERVATIONS UTAH STATE PLANE, NORTH ZONE HADRS. LATITUDE = 40°57'31.0461" LONGITUDE = -111°52'29.8831" CONVERGENCE ANGLE = -0°15'28.6143"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTANSPS SURVEY.

ZONING INFORMATION

Table with 3 columns: ITEM, REQUIRED, OBSERVED. Rows include Permitted Use, Milk Trucks, Milk Setbacks, Milk Buildings, Milk Lot Area, Milk Lot Width, Milk Also Coverage, Parking Regular, Parking Handicap, Parking Total.

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREIN HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MARK BROWNS, AND UTM WITH ONE UTILITY LOCAL TO BE IDENTIFIED. BELOW AND ASSOCIATES MAKE NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION.

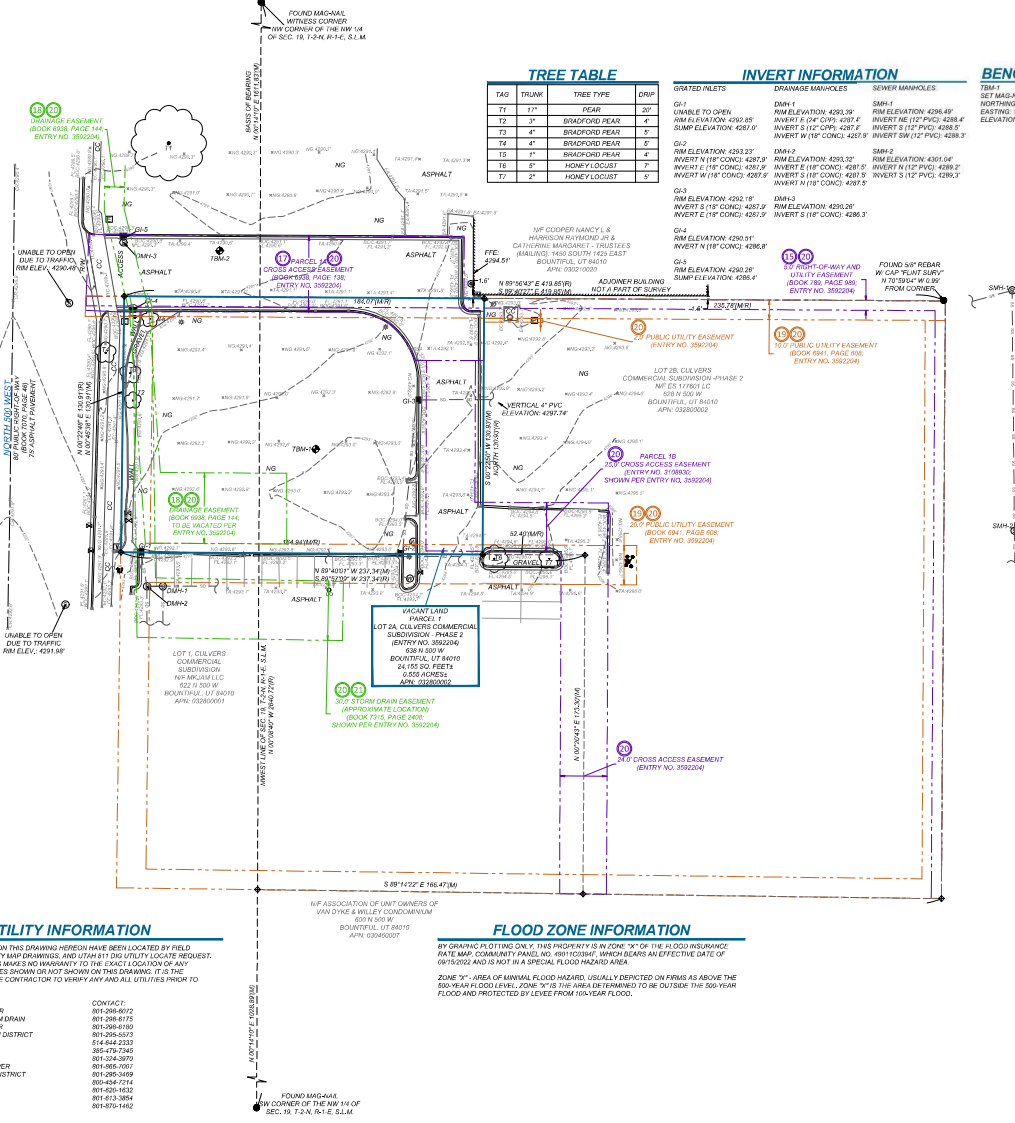
FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING THIS DRAWING IN THE ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 49110304F, WHICH SHOWS AN EFFECTIVE DATE OF 06/15/2002 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD ELEVATION, ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

ALTANSPS LAND TITLE SURVEY

638 NORTH 500 WEST

LOCATED IN: SECTIONS 19 & 24, TOWNSHIP 2 NORTH, RANGE 1 EAST
BOUNTIFUL, DAVIS COUNTY, UTAH 84010



TREE TABLE

Table with 4 columns: TAG, TRUNK, TREE TYPE, DWP. Lists trees like Pear, Bradford Pear, Honey Locust.

INVERT INFORMATION

Table with 3 columns: GRATED INLETS, DRAINAGE MANHOLES, SEWER MANHOLES. Lists elevations and inverts for various infrastructure.

TEMPORARY BENCHMARK INFORMATION

Table with 2 columns: TBM-1, TBM-2. Lists benchmark details like set back name, northings, eastings, and elevations.

PLAN REVIEW

12/31/2024 1:33:34 PM
AMBER COCHRAN, SENIOR PLANNER

LEGEND & SYMBOLS

- TEMPORARY BENCHMARK (TBM) FOUND MONUMENT AS NOTED
COMPLETED POINT
WATER MANHOLE
WIRE HYDRANT
IRRIGATION CONTROL VALVE
SPOK
BALLBEAR
UTILITY VALVE
LIGHT
POWER POLE
ELECTRIC BOX
ELECTRIC CABINET
GRATED ALIET (G)
DRAINAGE MANHOLE (DMH)
SEWER MANHOLE (SMH)
CLEANOUT
GAS METER
CONCRETE
EDGE OF CONCRETE
TOP OF CONCRETE
CONCRETE
EDGE OF GRAVEL
TOP OF GRAVEL
BOC
BACK OF CURB
FOLLOWING
EDGE OF ASPHALT
CROWN OF ROAD
MEASUREMENTS/CALCULATED DIMENSION
RECORDED DIMENSION
NOW OR FORMERLY
FORWARD T-CURB RELATION
COMPUTERIZED PLASTIC PIPE
POLYVINYL CHLORIDE PIPE
ADJOINING LINE
EASEMENT LINE
HIGH-CROWN-OR-HIGH LINE
CROWN OF ROAD
DRAIN LINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
UNDERGROUND SEWER LINE
SETBACK LINE

VICINITY MAP



GENERAL NOTES

- 1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
2. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
3. IN REGARD TO ALTANSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADJUSTMENTS EXCEPT AS SHOWN HEREON.
4. IN REGARD TO ALTANSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADJUSTMENTS EXCEPT AS SHOWN HEREON.
5. AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, IRRIGATED GRADE OR BURIAL GROUNDS.
6. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
7. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF N 500 W AND N 500 W, WHICH IS APPROXIMATELY 150' FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY.
10. THE SUBJECT PROPERTY HAS INDIRECT ACCESS VIA A CROSS ACCESS EASEMENT DESCRIBED IN ENTRY NO. 307322, AND SHOWN PER PLAT NO. 3844 TO N 500 W, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OF OWNERS LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED UTAH ATTORNEY, MAY FURNISH LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY. THE SUBJECT PROPERTY'S PURPOSE OF THIS SURVEY HAS BEEN LIMITED TO THE SUBJECT PROPERTY'S PURPOSES. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN THE NECESSARY LEGAL ADVICE FROM AN ATTORNEY TO DETERMINE THE LEGAL EFFECTS OF THIS SURVEY. THIS SURVEY IS ONLY INTENDED TO INDICATE THAT CERTAIN BENCHMARKS INCLUDE THIS INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEY DOES NOT PURPORT TO DETERMINE OR SHOW INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OF LEGAL CONSEQUENCES OF SUCH INSTRUMENTS.
13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM DAVIS COUNTY GIS.
14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED POLYGON AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
15. ELEVATIONS ESTABLISHED WITH GPS/RTK OBSERVATIONS UTILIZING GNSS POSITIONING SYSTEMS (SPS) FOR POINT PROCESSION, VERTICAL DATA IS BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAD83) IN US SURVEY FEET. CONTOURS SHOWN ARE AT 1' FOOT INTERVALS.
16. AT THE TIME OF THE ALTANSPS SURVEY, THERE WAS NO FOUNDATION BUILDINGS/STRUCTURES OBSERVABLE ON THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

TO STEWART TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A LANDS AND TOOLS SURVEY, 2021 Y STANDARD AND APPROVED BY A BOARD NPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(B)(1), 8, 9, 11(A), 13, 16, 17 AND 20 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 07/28/2024.
DATE OF PLAT OR MAP: 01/30/2024



PRELIMINARY
DENVER WINGESTER
PROFESSIONAL LAND SURVEYOR NO.: 1346233-2201
STATE OF UTAH
BLEW
Surveying | Engineering | Environmental
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BLEW.NC.COM
PHONE: 479-463-6500 FAX: 479-592-1883
WWW.BLEW.NC.COM

Table with 3 columns: DATE, REVISION HISTORY, BY. Shows revision 1 on 11/26/2024 updating title & boundary by TJS.

Table with 2 columns: SURVEYOR JOB NUMBER, SURVEY DRAWN BY; SURVEY REVIEWED BY, SHEET. Shows job number 24-244 and sheet 1 of 1.

City Council Staff Report



Subject: Land Use Code Text Amendment: Commercial
Zone Tattoo Parlor Use Regulations
Author: Amber Corbridge, Senior Planner
Date: February 11, 2025

Background

Bountiful's Commercial Zone lists *Tattoo Parlor* in the use table as C (Conditional) for C-H (Heavy Commercial), and N (Prohibited) in both C-G (General Commercial) and C-N (Neighborhood Commercial) Sub-Zones. The applicant, Ian Schwarting representing VARA Salon Suites located at 146 W 300 S, is proposing to 1) change the use name "***Tattoo Parlor***" to "***Body Art Facility***" and 2) allow these facilities to operate under **conditional use permits (CUP)** in the **General Commercial Sub-Zone (C-G)**.

The applicant states the following reasons (See Attached Applicant's Narrative) for the above proposed amendments:

1. Use a less derogatory term for tattoo parlor and use something like "body art facility".
2. Allow for more land use options to service beauty professionals, including tattooing services to keep businesses running.
3. There is no negative impact on traffic, noise, and health (regulated by Davis County Health Department) with the proposed changes.

The Planning Commission reviewed this application on Tuesday, January 21, 2025. The Planning Commission forwarded a positive recommendation (6-0) to the City Council to approve the Land Use Code Text Amendment and adopt the attached ordinance.

Analysis

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

"Tattoo Parlor" to "Body Art Establishment"

The term "tattoo parlor" may be more causally used than "body art establishment" and may not represent the broader definition of what may be used in the body art business. These terms are used interchangeably, but there are differences. Tattoo parlors refer to a

business where the primary service is tattooing and specializes in tattoo art, while body art facility may encompass not only tattooing but other forms of body art, such as piercings, permanent make up, and other forms of body modifications.

Bountiful City does not include a definition for tattoo parlor in the Code. Staff recommends combining “Body Art Establishment” and “Tattoo Parlor” as one use, as Staff does not consider the term “tattoo parlor” as derogatory; however, staff recognizes that adding the term “body art establishment” may broaden how the use may more accurately represent their services. Staff also recommends including the following definition:

BODY ART ESTABLISHMENT/TATTOO PARLOR: A facility offering services such as tattooing, body piercing, or other body modification procedures in a sterile environment.

There are other terms which may also be considered and added as uses within the umbrella of “Beauty Services”, such as “Permanent Make Up and Cosmetics”. Staff finds these services are different from Body Art/Tattooing services as they are commonly found within beauty salons/parlors and are not primary exclusive to tattoo parlors. Staff recommends adding the use and definition of beauty salon/parlor as well as the definition of permanent make up and cosmetics:

BEAUTY SALON/PARLOR: an establishment in which hairdressing, makeup, and similar cosmetic treatments are carried out professionally, including permanent makeup/cosmetics. This does not include body art/tattooing.

PERMANENT MAKE UP AND COSMETICS: A cosmetic tattooing procedure in which pigments are applied to the skin using a needle or similar tool to enhance natural facial and body features, including but not limited to eyebrow shaping including microblading, eyeliner, lip liner and coloring, micro pigmentation, scalp pigmentation, scar camouflage, etc.

Conditional Use Limitations for Tattoo Parlor/Body Art Facility

Currently, Bountiful City’s Heavy Commercial (C-H) Sub-Zone allows tattoo parlors as a conditional use, where the use would be reviewed under the general Conditional Use Permit standards ([14-2-501](#)):

DETERMINATION

A. A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed

use in accordance with the applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.

C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:

- 1. The location of the proposed use in relationship to other existing uses in the general vicinity.*
- 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*
- 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

D. The applicant, at his or her cost, shall provide any report and/or study relating to utilities, traffic impact, school impact, soil and water impact, existing conditions, line-of-sight and building massing, and any other information requested by the City in order to render a proper decision.

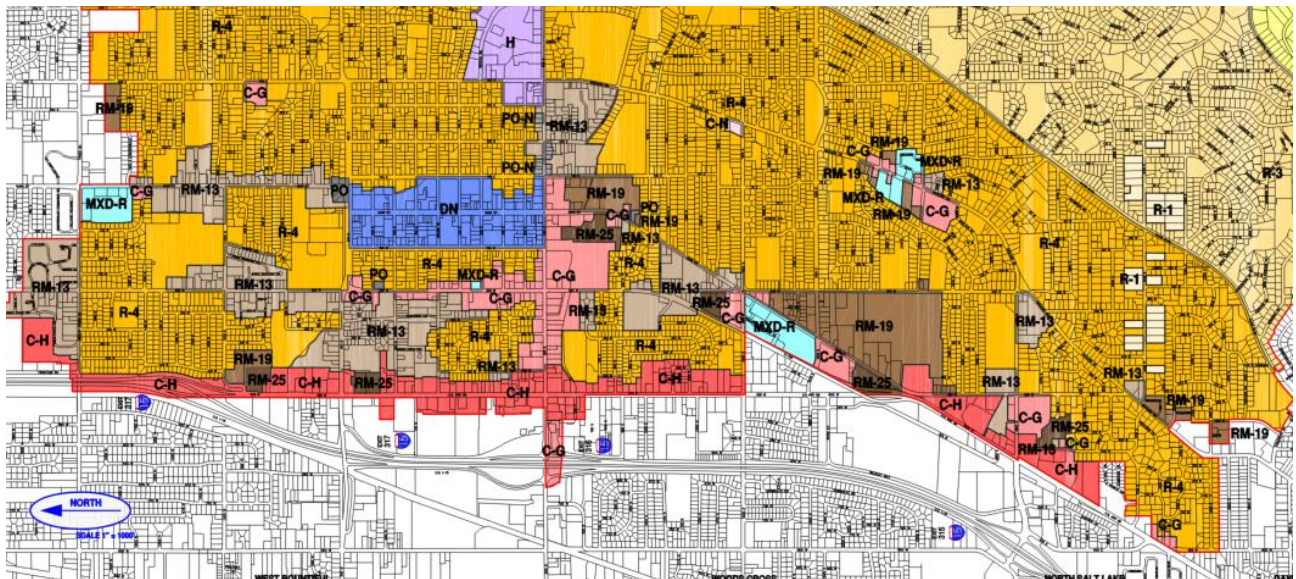
The applicant is proposing that body art/tattooing services have the same classification for the General Commercial (C-G) sub-zone, as mentioned above. Surrounding cities have classified tattoo parlors/body art establishments differently; for example, some cities allow them in commercial and manufacturing zones, some list them as conditional in these zones, and some do not allow them (See Table Below).

CITY	TATTOO PARLORS ALLOWED
LAYTON	<i>Conditional in Planned Highway Commercial Zone</i>
CLEARFIELD	<i>Conditional Use in Manufacturing Zone</i>
CENTERVILLE	<i>Not Allowed</i>
HOLLIDAY	<i>Not Allowed</i>
DRAPER	<i>Permitted in 3 Commercial and 2 Manufacturing Zones</i>
MURRAY	<i>Permitted in Commercial Zones</i>
SALT LAKE	<i>Permitted in Commercial</i>
RIVERTON	<i>Permitted in Commercial</i>

MILLCREEK

Not Allowed in C-1 or within 300' of an arterial/major intersection in the C-2, C-3 zones not within 500' of an establishment substantially similar in business

The applicant states that many beauty professionals want to add body art services (a trending service, including permanent make up, tattooing, and piercings) to their business. Although the General Plan does not have goals and objectives regarding the proposed use, it may be beneficial to the City to allow for more opportunities for these types of businesses in the General Commercial Sub-Zones, as the demand for cosmetic and body art tattooing is increasing. Currently, the City Code allows this use in only one area of the City consisting of the commercial corridor of Highway 89. The following Zoning Map shows the C-H area in red and C-G area in dark pink:



Staff finds that allowing the Tattoo Parlor/Body Art Establishment as a conditional use in the General Commercial Zone may be in the best interest of the City, as it would need to follow the Conditional Use Permit Standards as stated above.

Additionally, Staff recommends that “Beauty Services, Permanent Make Up and Cosmetics” be added to the commercial zones (C-N, C-G, and C-H) as permitted uses, as they are considered personal service, such as barbershops, hair studios, nail salons, 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 potential negative impacts to amending the Land Use Code to change the name of tattoo parlor and make it conditional in the General Commercial Zone.

Recommendation

The Planning Commission recommends the City Council review the proposed Land Use Code Text Amendments and approve the attached ordinance which includes:

- a. Tattoo Parlor use name change to Tattoo Parlor/Body Art Establishment.
- b. Allow Beauty Services, Permanent Make Up and Cosmetics to the Commercial Zones (C-N, C-G, and C-H).
- c. Defines
 - i. Tattoo Parlor/Body Art establishment
 - ii. Beauty Salon/Parlor
 - iii. Permanent make up
- d. Allow Tattoo Parlor/Body Art Establishment as a Conditional Use in the General Commercial (C-G) Sub-Zone.

Attachments

1. Draft Ordinance
2. Applicant's Narrative



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

DRAFT Bountiful City Ordinance No. 2025-03

Amending Chapter 6 Commercial, Permitted, Conditional, and Prohibited Uses 14-6-103 and Chapter 3 Definitions 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 **January 21, 2025**, 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 **February 11, 2025**, 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 6 Commercial of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to permitted, conditional, and prohibited uses, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. Chapter 3 Definitions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-3), related to definitions for tattoo parlors, is hereby adopted and enacted as shown in Exhibit B, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this **11th day of February 2025.**

Kendalyn Harris, Mayor

ATTEST:

Sophia Ward, City Recorder

Exhibit A

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

14-6-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-6-103

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	N
Bar, Tavern, Drinking Establishment	C	N	N
Beauty Services, Permanent Makeup and Cosmetics	P	P	P
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Fire Arm/Shooting Range – Indoor	C	C	N
Fire Arm/Shooting Range – Outdoor	N	N	N
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	C
Grocery Store	P	P	C

Exhibit A

Use	C-H	C-G	C-N
Hotels (Interior room access)	P	C	N
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	N
Medical/Dental Office	P	P	C
Millwork, Cabinetry	P	C	C
Motels (Drive-up/exterior room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	C
Professional Services	P	P	C
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C
Security Services	P	N	N
Self Storage Units or Warehouse w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	C
Tattoo Parlor, Body Art Establishment	C	NC	N
Telecommunication Facility not on City Property	C	C	C
Telecommunication Facility on City property	P	P	P
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	C
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N

Exhibit B

CHAPTER 3

DEFINITIONS

14-3-101 PURPOSE

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word building shall include the word structure; the words used or occupied shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; the word shall is mandatory and not directory and the word may is permissive; the word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word lot includes the words plot or parcel. Words which are not included herein, but are defined in the International Building Code, shall have the meaning as defined within said International Building Code.

14-3-102 DEFINITIONS

BODY ART ESTABLISHMENT/TATTOO PARLOR: A facility offering services such as tattooing, body piercing, or other body modification procedures in a sterile environment.

BEAUTY SALON/PARLOR: an establishment in which hairdressing, makeup, and similar cosmetic treatments are carried out professionally, including permanent makeup/cosmetics. This does not include body art/tattooing.

PERMANENT MAKE UP AND COSMETICS: A cosmetic tattooing procedure in which pigments are applied to the skin using a needle or similar tool to enhance natural facial and body features, including but not limited to eyebrow shaping including microblading, eyeliner, lip liner and coloring, micro pigmentation, scalp pigmentation, scar camouflage, etc.

ATTACHMENT 2 - APPLICANT'S NARRATIVE

I, Ian Schwarting (representing VARA Salon Suites), am proposing a code text amendment to two related items:

- 1) "Tattoo Parlors" be labeled as something less derogatory such as "Body Art Facility"
- 2) Allow Tattoo Parlors ie Body Art Facilities to be allowed to operate under conditional use permits in Commercial General (C-G) zoning

Currently there are only 2 tattoo shops in Bountiful and the zoning is quite restrictive. Expanding the zoning slightly allows tattoo artists to enter more affordable spaces, and more specifically to offer body art as an additional service if they are already offering beauty services. Right now, there are a lot of spas, salons and other beauty locations in the C-G zone that can offer every other kind of beauty service; however, if these beauty professionals wanted to add body art, it would technically be illegal under Bountiful code. Making this change would have no impact on any objective indicator like traffic, noise, health concerns (body art is regulated by Davis County health department, just like permanent makeup), or any other potential issue that would be a cause of concern for city residents.

In fact, with our business specifically (VARA Salon Suites), a vast majority of our tenants are women, and many of those women are single mothers that depend on operating out of our salons for their income. As of the current code, there aren't any current offerings in the current approved zone (C-H) for tattoo artists to have a short term lease or something flexible to run their business. We offer short-term leases and all-inclusive pricing.

As a real example, we recently had a local tattoo artist reach out about her business not being able to continue because her rent was considerably increased at her current shop. She doesn't want the overhead of moving within the C-H zone and having a master lease and being responsible for utilities, property taxes, maintenance, wifi, and a long term new lease. She reached out to us about leasing one of our private spaces, but we notified her that it's illegal in our current zoning.

The ordinances built around zoning and land use are meant to promote business and at the same time prevent disruptive development and nuisances to the public. Allowing body art into C-G would expand business owners' opportunities to increase their revenue and have more flexible lease/business ownership options, without a tradeoff of any burden to the greater public.

City Council Staff Report



Subject: Land Use Code Text Amendment: Public or Private Assembly (Event Space) in the Single-Family Residential Zone
Author: Amber Corbridge, Senior Planner
Francisco Astorga, AICP, Planning Director
Date: February 11, 2025

Background

On September 03, 2024, the City received a Land Use Code Text Amendment by Lakeview Cemetery to change the language of the Single-Family Residential Zone to allow Public or Private Assembly (Event Space) as a conditional use. The applicant provided information regarding their need to add event/venue space on their cemetery property to meet the trends and demands of the economy. The applicant states that with the shift in behaviors and preferences they need to be forward-thinking and prepare for the increase in consumers in Utah desiring non-traditional funerals and re-think the long-term viability of the excess land they own in the City at Lakeview Cemetery. See Attachment 4.

On [October 01, 2024, the Planning Commission](#) reviewed the submitted request, held a public hearing, and after significant deliberation, the [Commission unanimously \(6-0\) voted](#) in support of the proposal with the following development parameters:

1. Require the applicant submit a site plan which shows the location and size of the event/assembly space (indoor/outdoor) with a minimum setback of 75 feet from all property lines.
2. Use subject to having a minimum lot size at 3.0 acres (130,680 sf.).

On [October 22, 2024, the Council](#) reviewed the request and forward the item to a future work session to further deliberate the proposal as [Council expressed concerns](#) regarding the need for spatial separation, possible increased traffic, and event noise mitigation based on proximity to single-family dwellings.

On [January 28, 2025, the Council](#) held a work session to review the proposal. Staff provide research regarding traffic mitigation, noise mitigation, and comparison of other cities. On January 16, 2025, the applicants amended their application as reflected on the January 28, 2025, staff report. The Council provided direction and input which included the mitigation proposed by Staff. Council also directed Staff to add specific mitigation by restricting amplified sound to end at no later than 9:00 pm.

Analysis

As part of the Staff's research, review, and recommendation Staff proposed the following new defined term:

Public or Private Assembly / Event Space: a business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

This definition was supported by the Planning Commission and the Council. The Commission found that, based on the required lot size and the setbacks, the proposed conditional use would be able to be further mitigated via the Conditional Use Permit (CUP) process that provides the ability for specific mitigation relating to:

- 1. The location of the proposed use in relationship to other existing uses in the general vicinity.*
- 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity.*
- 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

Based on the direction provided by Council during the January 28, 2025, work session meeting Staff prepared drafted Ordinance No. 2025-04, attachment 1, for the Council’s consideration.

Due to the legislative aspect of the Land Use Code Text Amendment process, the City is not obligated to approve or support the request. The 2009 Land Use Master Plan does not provide direction regarding this type of use or activity. Per current state code, the City’s general plan is an advisory guide for land use decisions.

The following non-residential uses are allowed in the Single-Family Residential Zone, (excluding home occupations: home offices, preschools, landscaping / contractor home occupations, group homes, etc.):

Permitted uses

- Churches, Synagogues, and Temples
- Municipal Facility
- Public Recreational Facility
- Public Schools
- Telecommunication Facility on City property

Conditional Uses

- Denominational and Private School
- Funeral Home or Mortuary
- Library
- Private Recreational Facility
- Public or Private Cemetery
- Public or Private Utility Facility
- Schools for the Disabled
- Telecommunication Facility not on City Property

Significant Impacts

While many church buildings within the Bountiful may be used in a similar way for such events, the majority of these events take place indoors and are infrequent. Furthermore, it is common to hold large events in residences including the backyards; however, these events are few and far between in that special permits are not required by the City. Introducing an events space in residential areas may cause concern for potentially frequency events. The additional mitigation

being considered for this conditional use is critical in regulating any potential unfavorable impacts.

Department Review

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

Recommendation

Staff recommends that the City Council review the proposed Land Use Code Text Amendment by approving Ordinance 2025-04. The Council also has the ability to direct Staff to make findings for denial of the submitted request.

Attachments

1. Draft Ordinance No. 2025-04
2. Title 5 Business Regulations Chapter 6: Sound Amplification
3. Title 8 Public Health Chapter 7: Noise Ordinance
4. Applicant's Updated Request



BOUNTIFUL

MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

Bountiful City

DRAFT Ordinance No. 2025-04

An Ordinance Amending Section 14-3-102 of Chapter 3 Definitions and adding Section 14-4-121 to Chapter 4 (R) Single-Family Residential Zone 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 October 1, 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 22, 2024, January 28, 2025, and **February 11, 2025**, 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. Section 14-3-102 Definitions of Chapter 3 Definitions of the Land Use Code, Title 14 of the Bountiful City Code, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. Section 14-4-121 of Chapter 4 (R) Single-Family Residential Zone of the Land Use

Code, Title 14 of the Bountiful City Code is hereby adopted and enacted as shown in Exhibit B, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 11th day of February of 2025.

Kendalyn Harris, Mayor

ATTEST:

Sophia Ward, City Recorder

Exhibit A

CHAPTER 3

DEFINITIONS

14-3-101 PURPOSE

14-3-102 DEFINITIONS

14-3-101 PURPOSE

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Code. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word building shall include the word structure; the words used or occupied shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; the word shall is mandatory and not directory and the word may is permissive; the word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word lot includes the words plot or parcel. Words which are not included herein, but are defined in the International Building Code, shall have the meaning as defined within said International Building Code.

14-3-102 DEFINITIONS

[...]

- xx. PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE:** A business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

Exhibit B

CHAPTER 4

(R) SINGLE-FAMILY RESIDENTIAL

- 14-4-101 PURPOSE AND OBJECTIVES**
- 14-4-102 DEFINITIONS**
- 14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES**
- 14-4-104 MAXIMUM DENSITY AND MINIMUM LOT STANDARDS**
- 14-4-105 YARD AND SETBACK REQUIREMENTS**
- 14-4-106 PROJECTIONS INTO YARDS**
- 14-4-107 BUILDING LOCATION AND HEIGHT**
- 14-4-108 DISTANCE BETWEEN BUILDINGS**
- 14-4-109 PERMISSIBLE LOT COVERAGE**
- 14-4-110 PARKING, LOADING, AND ACCESS**
- 14-4-111 NON-RESIDENTIAL SITE PLAN APPROVAL**
- 14-4-112 LANDSCAPING**
- 14-4-113 STORAGE OF COMMERCIAL ITEMS**
- 14-4-114 WALLS AND FENCES**
- 14-4-115 LOT ACCESS AND SITE LAYOUT**
- 14-4-116 PARCELS OF LAND NOT IN SUBDIVISIONS WITHIN THE R-F SUBZONE**
- 14-4-117 REQUIREMENTS FOR BUILDING IN THE R-F SUBZONE**
- 14-4-118 SUBDIVISION AND PLANNED DEVELOPMENT REVIEW AND APPROVAL PROCEDURE FOR THE R-F SUBZONE**
- 14-4-119 DOMESTIC FARM ANIMALS**
- 14-4-120 DWELLING UNITS CONTAINING SECOND KITCHENS**
- 14-4-121 SPECIAL CRITERIA FOR PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE**

[...]

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-4-103

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards chapter of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this Title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Private Recreational Facility	C	C
Public or Private Assembly / Event Space	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility not on City Property	C	C
Telecommunication Facility on City property	P	P
Two Family Dwelling – New	N	N
Utility Lines and Rights-of-Way	P	P

[...]

14-4-121 SPECIAL CRITERIA FOR PUBLIC OR PRIVATE ASSEMBLY / EVENT SPACE

Public or private assembly / event space use is subject to a Conditional Use Permit in the Single-Family Residential Zone subject to the following development standards:

- A. The minimum lot size shall be ten (10) acres.
- B. The minimum setbacks from all directions shall be one hundred fifty (150) feet for the venue including indoor and outdoor space. This does not include parking areas.
- C. Hours of operation shall be limited to 8:00 am to 11:00 pm.
- D. Amplified sound shall be limited from 8:00 am to 9:00 pm. Amplified sound shall not exceed seventy-eight (78) decibels at the property line.

- E. Access to the venue shall be limited to a major collector street (or higher designation) as shown on the Bountiful City Master Street Plan.
- F. A traffic impact study shall be submitted. The study shall include, but not be limited to, assessing how the proposed venue may affect the surrounding traffic network, identifying potential congestions issues, and recommending mitigation strategies to minimize possible impacts. The study shall be prepared by a licensed traffic engineer.

Chapter 6: Sound Amplification and Public Address Equipment

5-6-101. Sound Amplifier Defined.

For the purpose of this Chapter a "Sound Amplifier" is defined as any instrument or device which amplifies or increases the volume of sound. This includes, but is not limited to, public address systems, loud speakers, music players such as boom boxes, electronic instruments, and any other device which produces loud words, music or other sound.

5-6-102. Sound Amplifier License.

It is unlawful for any person, firm, association or corporation to use or operate, or permit to be used or operated out of doors, or indoors when used or operated to reach persons out of doors, any sound amplifier as defined in this chapter in any part of the City without a current amplified sound license from the City.

5-6-103. Application

The application shall set forth the name and address of the applicant, the location or locations or route or routes at which or over which applicant proposes to operate such sound amplifier or sound amplifiers, the purpose for which such sound amplifier or sound amplifiers will be used, the proposed hours of operation, and the number of days of proposed operation.

5-6-104. Denial of License and Summary Revocation.

A sound amplification license may be summarily revoked by any Bountiful police officer upon probable cause to believe that the noise ordinance is being violated, or if under the totality of circumstances the sound is unreasonably disturbing neighbors, the public, or others. The revocation may be appealed to the Bountiful Police Chief, and a denial or revocation of a license may be appealed to the Bountiful City Administrative Law Judge.

Chapter 7: Noise Ordinance

8-7-101. General Prohibitions.

It is unlawful to:

- (a) intentionally disturb the quiet, comfort or repose of any person in his dwelling by making unreasonably loud noises, which under the circumstances would disturb a person of average and reasonable sensitivities; or
- (b) make unreasonably loud noises with a reckless disregard that the noise is disturbing the quiet, comfort or repose of any person in his dwelling, which under the circumstances would disturb a person of average and reasonable sensitivities, after being informed that the noise is having that effect; or
- (c) make unreasonably loud noises with the intention of preventing or disrupting a lawful meeting, gathering, business or other lawful activity, which under the circumstances would disturb a person of average and reasonable sensitivities; or
- (d) make unreasonably loud noises with a reckless disregard that the noise is preventing or disrupting a lawful meeting, gathering, business or other lawful activity, which under the circumstances would disturb a person of average and reasonable sensitivities, after being informed that the noise is having that effect.

8-7-102. Specific Prohibitions.

The following acts are unlawful between the hours of 11:00 p.m. and 6:00 a.m.:

- (a) Loading Operations. Loading, unloading, opening or otherwise handling boxes, crates, containers, garbage containers or other objects;
- (b) Construction Work. Operating, or causing to be operated, any equipment used in construction, repair, alteration or demolition work on buildings, structures or streets.
- (c) Commercial Power Equipment. Operating, or permitting to be operated, any power equipment, in excess of five horsepower.
- (d) Garbage Collection. The collection of garbage, waste or refuse.

8-7-103. Exemptions.

- (a) The restrictions set forth in the preceding two sections do not apply in case of actual emergencies.

(b) Applications for a temporary permit for relief from the foregoing restrictions on the basis of undue hardship may be made to the City. The applicant must explain why no other reasonable alternative is available. Any permit granted by the City Manager or his or her authorized representative shall contain all conditions upon which the permit has been granted, including but not limited to the effective dates, any time restrictions, location, and any other reasonable requirements to minimize adverse affects upon the surrounding neighborhood.

(c) The foregoing prohibitions do not apply to snow removal activities.

Memorial Mortuaries and Cemeteries – adding a public venue in R-1 Zones

How can we mitigate the City Council’s concerns regarding adding a public venue in R-1 Zones

The City Council mentioned valid concerns regarding our petition to allow public venues in R-1 zones as a conditional use in the City Council meeting held on October 22nd. In that meeting, the Planning Commission proposed the following conditions to mitigate potential concerns:

1. Require a minimum acreage of 3 acres for any parcel to be able to petition to add a public venue
2. Require a 75-foot setback for any public venue in an R-1 zone

We recognize that the City Council is concerned about the additional traffic that a public venue might bring to Bountiful Boulevard and the potential for other landowners in R-1 zones to open public venues in potentially undesirable locations within the city. Having considered these concerns, Memorial would be open to amending the conditions outlined above as follows:

1. Increase the minimum acreage from 3 acres to whatever minimum acreage the Council deems necessary to reduce the likelihood that public venues could be added on other R-1 sites. We would be open to a minimum acreage of up to 10 acres or more, if necessary
2. Increase the setback requirement to 150 feet and have the setback boundary to be inclusive of the North, South, East, and West boundary of what is defined as the “gathering space” for the venue (i.e. the room within the facility where the public gathering is occurring, whether indoors or outdoors).
3. Establish a requirement for operating hours that would be at a maximum of 8:00 AM – 11:00 PM to mitigate any noise concerns from neighboring residents.
4. Establish noise level limits of no more than 78 decibels when 150 feet from the gathering space for the venue (this is consistent with the city’s existing regulations regarding Sound Amplification on public property).

Additionally, Memorial is willing to commit to paying for and conducting a traffic study prior to receiving the conditional permit from the Planning Commission to alleviate concerns regarding traffic overburdening Bountiful Blvd as a result of a public venue existing on our property.

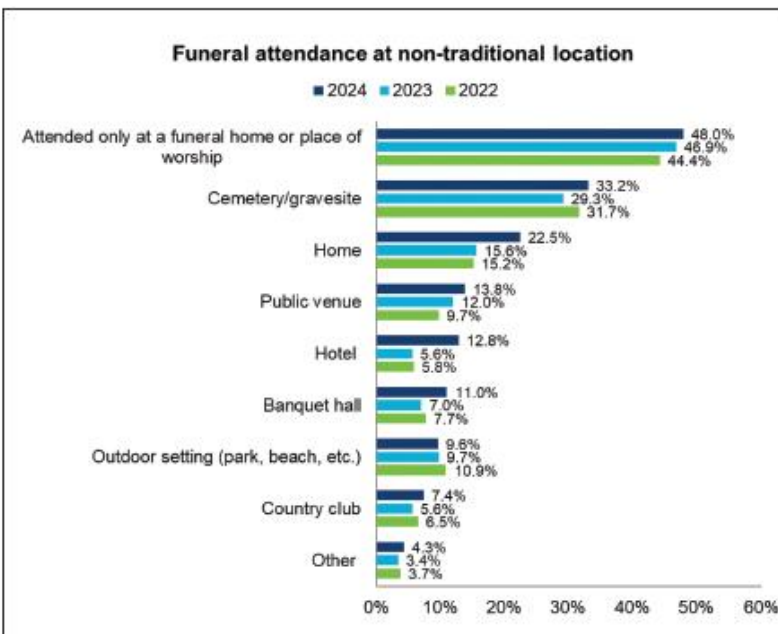
How would a public assembly hall benefit Memorial Lakeview Mortuary and Cemetery?

The funeral and cemetery industry is undergoing rapid change as consumer mindsets regarding disposition preference, ceremony, and an increasing desire in “non-traditional” funeral ceremonies take hold within the industry.

First, we are observing a shift in disposition attitudes, specifically related to cremation vs. burial which has long term impacts on both the cemetery and the funeral home industry. The percentage of individuals choosing cremation has increased from 32.3% in 2015 to 61.9% in 2024 nationwide (NFDA Cremation and Burial Trends). In Utah 46.1% of consumers chose cremation for their method of disposition in 2024, and it is projected that number will increase to 63.2% by 2035.

This impacts the cemetery in several ways, but most importantly it reduces the amount of land needed to successfully operate a cemetery long term, as cremation interments take up much less space than a full casketed burial and cemeteries now have to compete with alternative final resting options that families may select, such as taking the urn home or spreading the ashes somewhere meaningful to the family.

This also impacts the funeral home operations, as cremations are typically less expensive than burials, which requires a funeral home to consider alternative sources of revenue. Per the NFDA’s 2024 cremation and burial report, “It is predicted that funeral homes will continue to expand their array of extra services offered to families; increase their focus in niche markets to differentiate themselves and draw attention to their value-added services. The ability to host events in a modern venue is crucial to our long-term success.



Additionally, we are observing a shift in ceremonial trends with consumers nationwide and in Utah. As religiosity continues to decline nationwide and in Utah, more consumers are looking for non-traditional ways to honor and commemorate their deceased loved ones. According to the NFDA’s 2024 Consumer Preferences Survey, “more than half of respondents (52%) have attended a funeral at a nontraditional location.”

These shifts in behaviors and preferences have helped us as an organization realize that we need to be forward thinking and prepare for the inevitable increase in consumers in Utah desiring non-traditional options to commemorate their loved ones.

How would a public assembly hall benefit the city of Bountiful?

Wedding and event centers are important focal points in the community. It is where residents gather to celebrate life events and achievements. Many young adults like to hold these events close to where they grow up. A beautiful event venue surrounded by residential neighborhoods matches the community's needs perfectly. Bountiful has no wedding or event venues high up on the city's benches. A venue that provided beautiful views of the Great Salt Lake and the Bountiful Temple would be an incredible addition to the community, providing residents with a unique venue offering not found anywhere else in Davis County.

Places of gathering are important "third spaces" where the community gathers together to celebrate important life events. These spaces allow for members of the community to meet new people, foster relationships with existing friends and family, affirm their identity, and build empathy for others. This venue would also create a beautiful, non-traditional setting for families to host memorial services and remembrance events for their loved ones that have passed on.

Considering the proximity of the LDS Bountiful Temple to Memorial's property, we believe that a beautiful venue would be a perfect addition to the east bench of Bountiful. We believe that the community would respond positively to a facility with stunning views that doesn't exist anywhere else in the city.

Additionally, we are aware that there is a steering committee called Bountiful by Design that is working with the planning department and the city council to draft a new master plan for the city.

In this plan, the property owned by Memorial Mortuaries and Cemeteries is located in the "East District" and is currently proposed to be designated as a "Neighborhood Center" (page 37). A Neighborhood Center is defined in this draft plan on page 28 as "Small scale commercial with neighborhood service focus, least intense commercial, and may include ancillary residential uses." We believe that our vision for a venue for private or public gathering lines up harmoniously with this new general plan and is likely the only commercial use we would consider for the property aside from a funeral home and cemetery.

We would also highlight that this vision was created with the help of Bountiful citizens, which signifies that the community has already expressed a desire for some additional commercial uses up on Bountiful Boulevard.

How does the code text amendment further promote the objectives and purposes of this Ordinance

Chapter 1 of Bountiful's City Land Use Code states that the following are a part of the city's purposes and objectives with regards to the Land use Code:

- “To encourage and facilitate the orderly growth and development of the community and to implement the goals and policies of the General Plan.”
 - As Bountiful grows, so will the needs of its families. An additional event venue facilitates that growth in a tasteful, orderly way.
- “To Provide adequate open space for light and air; to prevent overcrowding of the land.”
 - Memorial Mortuaries and Cemeteries owns over 35 acres of open space. Being able to establish a beautiful venue will improve the economic feasibility of keeping that open space reserved for future cemetery development (which would reduce future overcrowding of the land). Without the ability to construct a new facility, it potentially becomes more economically feasible to sell off the land to developers for additional housing developments.
- “To place compatible uses together in the community.”
 - With the Bountiful LDS temple just down the road from the property in question, a beautiful venue creates a wonderful synergy for families that can hold their ceremony and then luncheons or receptions nearby.
- “To enhance the economic, historical, and cultural well-being of the inhabitants of the community.”
 - Memorial's goal is to construct an event venue that highlights Bountiful's historical, cultural, and beautiful sites – The LDS Temple and the Great Salt Lake.
 - The lack of sufficient public or private gathering centers in Bountiful likely means that Bountiful families are using facilities in other cities for their gathering needs. Adding a venue to Bountiful will increase the tax base for the city instead of that tax revenue filtering to surrounding communities.

City Council Staff Report



Subject: Nello Transmission Steel Poles Approval
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: January 28, 2025

Background

We are planning a complete rebuild of our Northwest Substation which was originally constructed in the early 1970's. It is located to the east of the Viewmont High School football field, with access coming off 1350 North at 63 West, Bountiful, Utah.

This rebuild project is tentatively scheduled to begin in September 2025. We are planning to have the new substation completed and back in service by or before June 2026. If all the equipment and materials needed for the project cannot be received in time to meet this schedule, we may need to postpone the demolition and reschedule the in-service date.

We are in the process of bidding out the long lead items to determine the actual start time for this project.

The new substation will include two new Steel Poles for the transmission lines.

Analysis

We sent invitations to six suppliers to bid and we have received the following bids.

Manufacturer	Plant Location	Total Price	Delivery
*Nello	South Bend, Indiana	\$89,563	June 2025
Techline / CHM Industries	Saginaw, Texas	\$96,108	August 2025
Klute	York, Nebraska	\$97,790	December 2025

**The Nello bid was submitted as an email and was received two hours before the bid opening.*

Department Review

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

Significant Impacts

The Steel Poles will be purchased from the capital account 535300-474790, NW Substation.

The Nello Steel Poles delivery schedule will meet our proposed construction schedule.

Recommendation

The Power Commission and Staff recommends the approval of the low bid for the Steel Poles from Nello for \$89,563.

Attachments

None

City Council Staff Report



Subject: Power Warehouse Roof Repair from Superior Roofing
Author: Allen Ray Johnson, Director
Department: Light & Power
Date: February 11, 2025

Background

The warehouse roof over the truck bay and inventory area has been leaking over the past several years. We have been repairing or patching the roof over the past several years with no success. The current roof was installed about 45 years ago and needs to be replaced. We also plan on removing the skylights which have given us the most trouble over the years.

Analysis

An invitation to submit a bid for the repairs was sent out to three (3) major roofing companies.

The results are as follows:

Distributors/Manufacture	Total Transformer Cost	Warranty
Superior Roofing Salt Lake City, Utah	\$80,201.00	20 years
Roofing Utah Ogden, Utah	\$86,662.00	10 years
Redline roofing North Salt Lake City, Utah	\$95,760.00	10 years

The bids were evaluated on both the purchase price and warranty.

Department Review

This has been reviewed by the City Manager and Staff.

Significant Impacts

The current budget includes \$100,000 to perform these repairs. The repairs will be started as soon as approval and weather permits.

Recommendation

The Power Commission and Staff recommend the approval of the low bid to repair warehouse roof from Superior Roofing for the sum of \$80,201.00.

Attachments. None

City Council Staff Report

Subject: Backhoe Purchase
Author: Kraig Christensen
Department: Water
Date: February 11, 2025



Background

As part of our 10-year capital planning, we schedule the replacement of the department equipment. We have one of our backhoes scheduled for replacement this budget year. Backhoes are available in many different sizes.

When we look at replacing a backhoe, we need to make sure the machine has the right amount of power required to effectively complete jobs like pulling service lines. Machines with too much power will cause bigger problems and undersized will require more road excavation.

Analysis

We reached out to a few different suppliers and requested bids for a backhoe replacement that would meet the requirements we specified. We will be trading in our backhoe that will be replaced with approval of this purchase. We received a bid from RDO Equipment Company (John Deere) for the replacement in the amount of \$119,826.

Department Review

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

Significant Impacts

In the FY25/26 10-year capitol replacement budget we have \$130,000 allocated for this purchase.

Recommendation

It is staff recommendation that city council approve the backhoe purchase from RDO Equipment Company in the amount of \$119,826.

Attachments

None