

# BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, January 26, 2021

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **South Davis Metro Fire Station 81, 255 South 100 West, 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.

*Bountiful City Council meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged not to attend in person and to view the meeting online. The link to view the meeting can be found on the Bountiful City website homepage ([www.bountifulutah.gov](http://www.bountifulutah.gov)). If there is a public hearing listed on the agenda that you would like to submit a comment for, please email that comment prior to the meeting to [info@bountifulutah.gov](mailto:info@bountifulutah.gov) and indicate in the email if you would like your comment read at the meeting.*

## AGENDA

### 6:00 p.m. – Work Session

1. Washington Field discussion with Davis County School District – Mr. Gary Hill p. 3
2. Council Chambers sign discussion – Mr. Gary Hill p. 5

### 7:00 p.m. – Regular Session

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 meetings held on January 12, 2021 p. 9
4. Council Reports
5. Consider approval of expenditures greater than \$1,000 paid January 4 & 11, 2021 p. 19
6. Consider approval of ECI Engineering services in the amount of \$76,000 for the Southeast Substation – Mr. Allen Johnson p. 23
7. Continuation: Consider approval of Ordinance 2021-02 amending the Land Use Code to permit temporary sale offices in trailers within Residential Zones – Mr. Francisco Astorga p. 25
  - a. Public Hearing
  - b. Action
8. Adjourn

  
City Recorder



# City Council Staff Report



**Subject:** Field Use Agreement with Davis School District

**Author:** Gary Hill, City Manager

**Department:** Administration

**Date:** January 26, 2021

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## **Background**

As a condition of purchase, Bountiful City and Davis School District (DSD) need to adopt a joint field-use agreement for the Washington Fields complex. Staff from both Bountiful City and DSD have met and discussed the hopes and needs of both organizations. To date, a draft agreement would likely include the following points:

- DSD would have use of 2 fields from February through the end of May for lacrosse for Bountiful HS and Viewmont HS.
- This use would be M-F only, and from the end of school until dark.
- Each year, as lacrosse schedules are finalized, the availability would be further refined to maximize use by the City.
- If District lacrosse use damages the fields, that damage would be repaired by the District. Likewise, the city will ensure that the fields are usable for lacrosse after city use.
- This agreement (or a subsequent agreement) will outline joint standards for maintenance. This would include clear agreement about each entity's ability to cancel use based on weather.

## **Analysis**

Representatives from DSD will attend the work session on January 26 to answer questions about field use in general and the Washington Fields specifically. Some of the questions the City Council would like DSD to address include:

- What agreements do you have in place with soccer/football/other clubs in the District? In Bountiful?
- Do you have any agreements with clubs or others that span multiple years?
- What is your process for reserving fields?
- How much field capacity do you have in the District now? Are there fields that go unused in the spring or fall?
- If school lacrosse use damages the fields, will the District repair them?
- Can we the use agreement (or a follow-up agreement) to include standards for maintenance and give us both the ability to stop use on the fields based on weather conditions?

- How many teams are expected to play lacrosse from BHS and VHS (varsity, JV, boys and girls?) Are there backup options if there are too many teams?
- Are the HS football fields (or other fields) available for use for lacrosse?

**Significant Impacts**

None

**Recommendation**

No formal action is required, but Staff would like to know if the City Council has items that need to be refined or included in the field use agreement.

**Attachments**

None

# City Council Staff Report



**Subject:** Signage for City Council Chambers

**Author:** Gary Hill, City Manager

**Department:** Administration

**Date:** January 26, 2021

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## **Background**

The renovation of Bountiful City Hall is nearing completion. Councilman Chris Simonsen has asked that the City Council consider installing the words “In God We Trust” someplace in the Council Chambers. To help the conversation, Councilman Simonsen also asked staff to inventory the other council chambers in Davis County (including the County Commission Chambers) to find if/where they had similar wording.

## **Analysis**

After contacting each city in the County, staff discovered that no city in Davis County has “In God We Trust” or anything similar in their council chambers. Only the Davis County Commission has that wording displayed. Below is a more specific description for each community:

**Layton-** The picture below shows their mission statement/values which is displayed in almost every room in the building. The second picture shows some historical art just outside of the council chambers.



**Fruit Heights-** The picture below shows the Declaration of Independence, Constitution, and the Bill of Rights. The second picture shows the “God Bless America” on their front doors.



**West Bountiful-** The picture below shows their city seal which has the words “Strength, Unity, Family”.



**Syracuse** – The city displays a “Freedom Shrine” outside of the Council Chambers, but nothing inside.



**North Salt Lake**- The city recorder said they have a sign that says “Council Chambers” above the entrance but no writing in the council chambers.

**Farmington**- The city recorder said they have a sign that says “Farmington City” and the year the city was established on the wall in the council chambers.

**Clearfield**-Does not have any writing or sign in the council chambers, they are also currently renovating.

**Clinton**- Does not have any writing or signs in the council chambers.

**Woods Cross**- Does not have any writing or signs in the council chambers.

**Centerville**- Does not have any writing or signs in the council chambers.

**South Weber**- Does not have any writing or signs in the council chambers.

**Sunset**- Does not have any writing or signs in the council chambers.

**Kaysville**- Only displays the city logo

**West Point**- Only displays some historical art and the name of the city.

**Davis County Commission Council Chambers** – In God We Trust is written across the dais along with the County seal.



**Significant Impacts**

None. If the Council determines the wording is desired, it may take 6-8 weeks for design, manufacturing, and installation.

**Recommendation**

Staff would like the City Council to give direction on installing the motto “In God We Trust” in the council chambers.

**Attachments**

None



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# Minutes of the BOUNTIFUL CITY COUNCIL

January 12, 2021

6:00 p.m. – Work Session

7:00 p.m. – Regular Session

Present:

Mayor	Randy Lewis
Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
City Manager	Gary Hill
City Engineer	Lloyd Cheney
Planning Director	Francisco Astorga
City Attorney	Clinton Drake
Finance Director	Tyson Beck
Parks Director	Brock Hill
Streets Director	Charles Benson
Recording Secretary	Maranda Hilton

Official notice of the City Council Meeting was given by posting an Agenda at the temporary City Hall locations (805 South and 150 North Main Street) and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis Journal and Standard Examiner.

## **Work Session – 6:00 p.m.**

### **South Davis Metro Fire Station Conference Room**

Mayor Lewis called the meeting to order at 6:02 p.m. and welcomed those in attendance.

#### **OPEN MEETINGS TRAINING – MR. CLINTON DRAKE**

Mr. Drake explained that training on the Open and Public Meetings Act (OPMA) is a yearly requirement for the Council and went over the purpose of the OPMA, what constitutes a “meeting”, the requirements of closed meetings and emergency meetings, and other topics related to OPMA.

He then went over the Utah Municipal Officers’ and Employees’ Ethics Act. He explained the purpose of it, the criminal ramifications, the requirements for disclosing information, and other topics related to the Act.

#### **LIASON REPORTS FROM COUNCIL MEMBERS**

Councilwoman Bahr serves as the liaison with the Bountiful City Youth Council and the Centerpoint Administrative Control Board.

*BCYC report* – They have not been able to be as active this year due to COVID-19, but they had a well-attended holiday party at the ice ribbon at Town Square and next week they will be brainstorming ideas for more remote activities they can do.

1 *Centerpoint Administrative Control Board report* – no report. Councilman Higginson  
2 added that they met one time in person last year to discuss repairing/replacing one of the two  
3 boilers.

4  
5 Councilwoman Bradshaw serves as the liaison with the Mosquito Abatement District and  
6 the ULCT Legislative Policy Committee.

7 *Mosquito Abatement report* – The biggest issue they have right now is finding a pilot to  
8 spray chemicals in the marshy areas around the lake. The normal pilot is battling cancer and it  
9 has been difficult to find another pilot with the necessary skillset. They briefly looked into  
10 purchasing a helicopter with Salt Lake, but decided it was too expensive. They also utilize large  
11 drones to disperse the chemicals, but have had a hard time finding experienced drone pilots as  
12 well. They have also had big ramifications from the pandemic that have affected employee  
13 numbers.

14 *Legislative report* – Councilwoman Bradshaw focused on three issues coming up during  
15 this legislative session. 1. Rep. Ward has a bill regarding accessory dwelling units which would  
16 reverse some parts of what the Council recently adopted for the City, namely parking restrictions  
17 and size restrictions. 2. There is an active transit bond bill that is looking for trails projects that  
18 are “shovel-ready”. Councilwoman Bradshaw has submitted some of Bountiful’s projects in  
19 hopes we would be eligible for those funds. 3. There is a long list of law enforcement bills that  
20 have been created after the events of 2020 brought up many police and civil rights issues.

21  
22 Councilwoman Harris serves as the liaison with the Historic Preservation Commission  
23 and the Planning Commission.

24 *Historic Preservation report* – The Commission has not been meeting in person. They are  
25 grateful for the annual grant they received from the City and used it on some security cameras  
26 and are doing soffit fascia work at the museum. They are considering a Halloween activity this  
27 year with reenactments of historic Bountiful residents, as well as a joint air parade with  
28 Centerville City in July.

29 *Planning Commission report* – The Planning Commission has been largely focused on  
30 accessory dwelling units and accessory structures this year. They also recently identified a need  
31 to revise the Bountiful City General Plan, which will be discussed at this year’s Council Retreat.  
32 Councilwoman Harris added that the Commission is comprised of very qualified individuals and  
33 has been a very interesting and enjoyable assignment for her.

34  
35 Councilman Simonsen serves as the liaison for the Community Service Council and the  
36 Bountiful Davis Arts Center (BDAC).

37 *Community Service report* – The Community Service Council has meetings once a month  
38 right now and all trainings have been suspended due to COVID-19. They are considering starting  
39 up their HAM radio classes again soon. They had a big breakfast for the Bountiful Food Pantry  
40 at Christmastime and it went very well with many churches and organizations participating  
41 together. They are planning for the Concerts in the Park series and are hopeful that they can hold  
42 it this summer.

43 *BDAC report* – The BDAC is moving forward with new displays and the board has  
44 meetings once a month. The biggest challenge for them is getting the word out to residents about  
45 their displays and what they have to offer. He hopes that the City can advertise in their newsletter  
46 to help with that.

1 *Veterans Park report* - the two new monuments are being finalized: the family monument  
2 and the P.O.W. monument. He said they have had 19 P.O.W.s come forward since the opening  
3 of the park in November, and they add around 650 names to the wall each month. It is obvious  
4 that this park has touched a lot of lives as our veterans are honored.

5  
6 Councilman Higginson serves as the liaison for the Power Commission and the  
7 Centerpoint Administrative Control Board.

8 *Power Commission report* – The Power Department had an unprecedented year of costly  
9 repairs, especially on their hydro plants, so they are hopeful things will calm down now. He said  
10 that the Commission has many experienced and dedicated people who keep it running.

11 *Centerpoint Administrative Control Board report* – (see above in Councilwoman Bahr’s  
12 report)

13  
14 Mayor Lewis serves as the liaison for the South Davis Recreation District Board, the  
15 South Davis Metro Fire Agency Board, the Utah League of Cities and Towns (ULCT)  
16 Legislative Policy Committee and the South Davis Sewer District.

17 *South Davis Recreation District report* – The Rec District now has a master plan in place  
18 which was created by Y2 Analytics. There will be bonding involved and they will be creating  
19 satellite locations all around South Davis county. He also reported that the ice ribbon has been a  
20 success, grossing \$50,000 in the 4.5 weeks that it has been open despite operating with limited  
21 reservation times.

22 *South Davis Metro Fire District report* – Fire Station 84 on Bountiful Boulevard has long  
23 had water runoff issues, so they are excited about fixing that problem with the remodel there.

24 *South Davis Sewer District report* – The North Plant will be doing a major renovation in  
25 the next couple of years and the South Plant’s food waste program is up and going and producing  
26 a lot of green energy through gas.

27 *Davis Fund Board report* – They are providing gap financing for entrepreneurial  
28 businesses and it has been very successful.

29 *Davis County Health Department report* – They are very busy trying to get vaccines out  
30 with the help of Walgreens and CVS.

31 *Wasatch Front Regional Council report* – They are doing a lot right now to help  
32 businesses who are struggling due to the pandemic.

33  
34 The work session was closed at 6:58 p.m.

35  
36 **Regular Meeting – 7:00 p.m.**

37 **South Davis Metro Fire Station Conference Room**

38  
39 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

40 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.  
41 Tyson Beck led the Pledge of Allegiance and Mr. Bryce Bangarter, Counselor in the Stone Creek  
42 Stake Presidency, offered a prayer.

43  
44 **PUBLIC COMMENT**

45 The public comment section was started at 7:08 p.m.  
46 There were no comments.

1 The public comment section ended at 7:08 p.m.

2  
3 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD**  
4 **NOVEMBER 11, 2020 (FINANCE COMMITTEE) AND DECEMBER 8, 2020**

5 Councilman Simonsen made a motion to approve the minutes of the previous meetings  
6 and Councilman Higginson seconded the motion. The motion was approved with  
7 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

8  
9 **COUNCIL REPORTS**

10 Councilman Higginson did not have a report.

11 Councilwoman Bahr did not have a report.

12 Councilwoman Harris did not have a report.

13 Councilman Simonsen thanked Bountiful City for allowing them to build a Veterans  
14 Park. He knows that the veterans appreciate it so much. They have had 19 P.O.W.’s come  
15 forward since the opening of the park and they are currently building a P.O.W. memorial for the  
16 park.

17 Councilwoman Bradshaw reminded the public about the upcoming state legislative  
18 session and explained that policies made at the state level impact us here in Bountiful. She hopes  
19 that people will be involved in what is happening.

20  
21 **BCYC REPORT**

22 Councilwoman Bahr reported that they had an activity at the ice ribbon which was well  
23 attended and that unfortunately the Bar J Wranglers concert was cancelled so they were unable to  
24 volunteer at it.

25  
26 **CONSIDER APPROVAL OF:**

27 **A. EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 30, DECEMBER**  
28 **7, 14, 21 & 28, 2020**

29 **B. NOVEMBER 2020 FINANCIAL REPORT**

30 Councilwoman Bahr made a motion to approve the expenditures and the November 2020  
31 financial report and Councilwoman Bradshaw seconded the motion. The motion passed with  
32 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

33  
34 **RECOGNITION OF MARK SLAGOWSKI – MR. LLOYD CHENEY**

35 Mr. Cheney honored Mr. Mark Slagowski, explaining that Mr. Slagowski has been an  
36 employee of the City for over 40 years in the Water Department. Mr. Slagowski is known for his  
37 great example and has provided wonderful leadership to his department. Mr. Cheney lauded him  
38 for his extensive knowledge of the water system and for the positive influence he has had on the  
39 City.

40 Mr. Slagowski expressed his deep appreciation for the opportunity he had to work for  
41 Bountiful because it allowed him to raise his family and gave him the chance to work with great  
42 employees, past and present. He commented on how much has changed since he started working  
43 here in the 1970s, saying there isn’t a single street in town that he hasn’t dug a hole in. He  
44 thanked the Council for their unwavering support over the years, allowing him to accomplish  
45 some difficult things.

1 Mayor Lewis thanked him for his service and for being someone the City could always  
2 depend on, both in who he is professionally and personally.

3 Councilman Higginson added that Mr. Slagowski is someone who did an enormous job  
4 and required no attention.

5 Mayor Lewis presented flowers to Mrs. Jana Slagowski and a certificate to Mr.  
6 Slagowski.

7  
8 **RECOGNITION OF BRUCE AND MICHELLE BARTON – COUNCILWOMAN**  
9 **HARRIS**

10 Councilwoman Harris recognized Bruce and Michelle Barton, who recently closed  
11 Barton’s Comfort Shoes after 45 years of doing business on Main Street. They are the second  
12 generation to run the store after purchasing the business from Bruce’s father 25 years ago. They  
13 specialized in prescription orthotics and also worked with the diabetic community. Although the  
14 store is closing, they will continue their work in these specialties. Michelle helped to manage the  
15 business and Bruce served as the treasurer on the Main Street Business Association.

16 Mr. Barton expressed their love for serving the people of Bountiful and their love of  
17 Main Street. He said they appreciate the recognition and the opportunities they have had to work  
18 in this community.

19 Mrs. Barton said one of their biggest regrets is that they do not live in Bountiful but  
20 added that they still feel part of this community. She thanked the Council for everything they  
21 have done to help support the businesses on Main Street.

22 Councilwoman Harris presented them with a certificate and thanked them again.

23 Mayor Lewis thanked them and said he wished the Council could have done even more  
24 to support them.

25  
26 **CONSIDER APPROVAL OF THE RE-APPOINTMENT OF MR. PAUL SUMMERS TO**  
27 **THE POWER COMMISSION – MR. GARY HILL**

28 Mr. Hill explained that Mr. Paul Summers has been asked by Mayor Lewis to continue  
29 his service on the Power Commission now that his time has come for reappointment. Mr.  
30 Summers has been a great asset to the Commission, and has agreed to serve for another four  
31 years.

32 Councilman Higginson added that Mr. Summers is a great man with enormous  
33 experience.

34 Councilman Higginson made a motion to approve the re-appointment of Mr. Paul  
35 Summers to the Power Commission and Councilwoman Harris seconded the motion. The  
36 motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting  
37 “aye”.

38  
39 **CONTINUATION: CONSIDER APPROVAL OF ORDINANCE 2021-02 AMENDING THE**  
40 **LAND USE CODE TO PERMIT TEMPORARY SALES OFFICES IN TRAILERS**  
41 **WITHIN RESIDENTIAL ZONES – MR. FRANCISCO ASTORGA**

42 Mr. Astorga explained that the applicant for this amendment was unable to attend the  
43 meeting tonight and respectfully asked that this item be continued to the next meeting on January  
44 26<sup>th</sup> if the Council is willing.

45  
46 **A. PUBLIC HEARING**

1 The Public Hearing was opened at 7:29 p.m.  
2 No comments were made.  
3 The Public Hearing closed at 7:30 p.m.  
4

5 **B. ACTION**

6 Councilwoman Bradshaw made a motion to continue this item to the January 26<sup>th</sup>  
7 meeting and Councilwoman Bahr seconded the motion. The motion passed with  
8 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
9

10 **CONTINUATION: CONSIDER APPROVAL OF ORDINANCE 2021-01 (FORMERLY**  
11 **DRAFTED AS ORDINANCE 2020-11) AMENDING THE LAND USE CODE**  
12 **REGARDING ACCESSORY STRUCTURES – MR. FRANCISCO ASTORGA**

13 Mr. Astorga explained that this item was continued from the December 8, 2020 City  
14 Council meeting where the Council gave staff more direction. This issue was initiated following  
15 a Land Use Code interpretation by an Administrative Law Judge in August 2020 regarding  
16 Section 14-4-105J. It gave the Planning Commission an opportunity to scrutinize the historical  
17 interpretation of the Code and figure out how to update it in order to bring a substantial number  
18 of accessory structures around the City back into compliance. As it stands, many houses in the  
19 City would not be able to expand their homes in the future, and the Planning Department  
20 believes that the added value from this change will outweigh any negative impacts to the City  
21 especially given the level of build-out that exists in Bountiful.

22 The Planning Commission is recommending a 20’ setback for accessory structures from  
23 the front wall plane, while staff is recommending a less restrictive setback of 10’ from the front  
24 wall plane. The Council will decide which recommendation, if any, they wish to approve.

25 Council members and Mayor Lewis asked some follow-up questions about non-  
26 compliance restrictions, setback details and structure size.  
27

28 **A. PUBLIC HEARING**

29 The Public Hearing was opened at 7:43 p.m.  
30 No comments were made.  
31 The Public Hearing closed at 7:43 p.m.  
32

33 **B. ACTION**

34 Councilman Higginson expressed his enthusiasm for fixing this issue and said he was  
35 comfortable with either setback. He wants people to be able to build accessory structures and at  
36 the same time ensure that neighborhoods are protected.

37 Councilwoman Harris made a motion to approve staff’s recommendation of Ordinance  
38 2021-01 adopting a 10’ setback and Councilman Higginson seconded the motion. The motion  
39 passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.  
40

41 **CONSIDER ADOPTION OF RESOLUTION 2021-01 DECLARING BOUNTIFUL**  
42 **CITY’S INTENT TO ADJUST THE BOUNDARY OF THE SOUTH DAVIS SEWER**  
43 **DISTRICT WITHIN BOUNTIFUL CITY – MR. LLOYD CHENEY**

44 Mr. Cheney explained that the process to amend the service area for the Sewer District  
45 was started late last year and is a two-step process. Tonight, the Council has the opportunity to

1 adopt a resolution of intent to adjust the boundary, and then on April 13<sup>th</sup> & 15<sup>th</sup> the necessary  
2 public hearings will be held with the City and the Sewer District, respectively.

3 Councilman Simonsen made a motion to approve Resolution 2021-01 and Councilwoman  
4 Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
5 Higginson and Simonsen voting “aye”.

6  
7 **CONSIDER APPROVAL OF THE LANDSCAPING OF PLAT R AT THE BOUNTIFUL**  
8 **CITY CEMETERY BY AUTHORIZING THE CEMETERY TO ENTER INTO A**  
9 **LANDSCAPE CONSTRUCTION CONTRACT WITH ERICKSON LANDSCAPING IN**  
10 **THE AMOUNT OF \$95,282 – MR. BROCK HILL**

11 Mr. Brock Hill explained that there are currently 750 burial plots available at the  
12 cemetery and they sell around 600 each year. Due to diminishing supply, it is time to landscape  
13 Plat R; the final piece of ground they have at the cemetery. When it is completed, it will add an  
14 additional 1250 burial plots and extend the service of the cemetery another five years. They  
15 received three responses for bids and two bids. They believe the bid from Erickson Landscaping  
16 including sod will be the best option and recommend that the Council approve entering into a  
17 contract with them.

18 Councilwoman Bradshaw made a motion to approve the contract with Erickson in the  
19 amount of \$95,282 and Councilman Simonsen seconded the motion. The motion passed with  
20 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

21  
22 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL ARCHITECTURE**  
23 **AND SITE PLAN FOR CITY POWER LOFTS, A MIXED-USE DEVELOPMENT**  
24 **LOCATED AT 189 SOUTH 200 WEST – MR. FRANCISCO ASTORGA**

25 Mr. Astorga presented the plans for the City Power Lofts development to Council for  
26 approval. This development will have 1,200 square feet of office space on the ground floor, and  
27 12 residential units above. The Planning Commission reviewed it in their meeting on January 5,  
28 and they are requesting the Council delegate landscaping approval to staff. The proposed  
29 development will provide 26 parking stalls, one less than is required by the off-street parking  
30 standards. Staff feels that will be sufficient and recommends approval instead of requiring the  
31 applicant to perform a parking study, however the Council has final say in that matter. The  
32 Planning Commission is excited about the elevations and the amount of brick used for the  
33 façade.

34 Councilman Higginson disclosed that it is possible his company might submit a bid on  
35 this project.

36 Councilwoman Bradshaw made a motion to approve the preliminary and final  
37 architectural and site plan for the City Power Lofts development and Councilman Higginson  
38 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,  
39 Higginson and Simonsen voting “aye”.

40  
41 **CONSIDER APPROVAL OF RESOLUTION 2021-02 AUTHORIZING AN**  
42 **INTERLOCAL AGREEMENT WITH DAVIS COUNTY FOR A \$1 MILLION LOAN TO**  
43 **CONSTRUCT EAGLE RIDGE DRIVE – MR. GARY HILL**

44 Mr. Gary Hill explained that Eagle Ridge Drive is a partially completed road that ends  
45 just before Skyline Drive at the base of the “B”. Typically, roads are completed as development  
46 demands, with developers being required to construct the infrastructure to support their new

1 development. A few years ago, the property in the area changed hands and a development was  
2 planned which would have connected Eagle Ridge Drive to Bountiful Blvd. The City and the  
3 community were excited about the prospect of having a connection because it would have solved  
4 many traffic, public safety and vandalism issues in that area. However, the developer ran into  
5 problems and the project did not move forward. Now, the City has been provided an option that  
6 would allow the City to build Eagle Ridge Drive instead. The City is proposing to borrow \$1  
7 million from Davis County to complete the road, which would be repaid when the property gets  
8 developed. The developer will pay the City for the cost of the road, and it will save them money  
9 because it will be interest free. This agreement is not in place yet, but the property owner has  
10 reacted positively to the idea. Tonight, the Council has the opportunity to accept the loan from  
11 Davis County. Staff will move forward with creating an agreement with the property owner and  
12 subsequently acquiring a right of way or an easement from the County.

13 Councilmembers thanked City staff for their perseverance working on this problem and  
14 for the neighbors who have worked hard to bring important issues to light. They all felt this will  
15 be a wonderful solution and are hopeful bad behaviors will disappear once the road is completed.

16 Councilwoman Bradshaw made a motion to approve Resolution 2021-02 and  
17 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr,  
18 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

19  
20 **CONSIDER APPROVAL OF THE PUBLIC IMPROVMENTS CONSTRUCTED FOR**  
21 **THE SEIFERT SUBDIVISION, OF THE RELEASE OF THE BALANCE OF THE BOND**  
22 **AND RELIEVING THE DEVELOPER OF ANY FURTHER OBLIGATION – MR.**  
23 **LLOYD CHENEY**

24 Councilman Higginson made a motion approve the public improvements of the Seifert  
25 Subdivision and release the bond and Councilwoman Harris seconded the motion. The motion  
26 passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

27  
28 **CONSIDER APPROVAL OF RESOLUTION 2021-03 AMENDING THE PERSONNEL**  
29 **POLICIES AND PROCEDURES MANUAL FOR THE CITY OF BOUNTIFUL – MR.**  
30 **CLINTON DRAKE**

31 Mr. Drake explained that updates are made to the personnel policies every year in an  
32 effort to keep up with changing laws. This year, there were very few changes necessary. The  
33 updates include changes to the paid holiday policy as well as a clarification in the personnel  
34 section.

35 Councilman Simonsen made a motion approve Resolution 2021-03 and Councilman  
36 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw,  
37 Harris, Higginson and Simonsen voting “aye”.

38  
39 **ADJOURN**

40 Councilwoman Harris made a motion to adjourn the meeting and Councilwoman  
41 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw,  
42 Harris, Higginson and Simonsen voting “aye”.

43  
44 The regular session of City Council was adjourned at 8:14 p.m.



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*Mayor Randy Lewis*

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*City Recorder*

DRAFT



# City Council Staff Report



**Subject:** Expenditures for Invoices > \$1,000 paid  
January 4 & 11, 2021  
**Author:** Tyson Beck, Finance Director  
**Department:** Finance  
**Date:** January 26, 2021

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## **Background**

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

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

## **Analysis**

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

## **Department Review**

This report was prepared and reviewed by the Finance Department.

## **Significant Impacts**

None

## **Recommendation**

Council should review the attached expenditures.

## **Attachments**

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid, January 4 & 11, 2021.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid January 4, 2021**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1164	ANIXTER, INC.	Light & Power	535300	448632 Distribution	1,064.00	219336	4771728-02	10x2-2 Mini Wedges
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632 Distribution	5,542.50	219338	80V61720	Tree Trimming - Customer # 025450
1212	ASPLUNDH TREE EXPERT	Light & Power	535300	448632 Distribution	5,542.50	219338	80V61820	Tree Trimming - Customer # 025450
1347	BICIN SALES INC	Streets	104410	448000 Operating Supplies	1,016.58	219340	23069	Rakes with Handles
1425	BOUNTIFUL HISTORICAL	RAP Tax	838300	492020 RAP Tax Grant Award Payments	6,829.00	219342	12302020	Fiscal Year 2020-2021 RAP Tax Grant Award
1428	BOUNTIFUL IRRIGATION	Water	515100	431000 Profess & Tech Services	3,000.00	219343	03-2110	Elements for Server for 2020
1428	BOUNTIFUL IRRIGATION	Water	515100	431000 Profess & Tech Services	3,000.00	219343	03-2111	Elements Server for 2021
1473	BROKEN ARROW INC	Streets	104410	441100 Special Highway Supplies	1,638.83	219345	35432	Road Salt - Customer # BOUNTIFU
1615	CENTURYLINK	Enhanced 911	104219	428000 Telephone Expense	3,522.28	219348	12222020	Acct # 801-578-0401 452B
1889	DAVIS COUNTY GOVERNMENT	Police	104210	431600 Animal Control Services	10,390.88	219356	110230	Dec. 2020 Animal Control - Customer # 500002
1975	DLT SOLUTIONS, INC.	Light & Power	535300	429300 Computer	2,273.43	219360	4913914A	Auto CAD Renewal - Order # 4913914
5026	GLOBAL SURVEILLANCE	Legislative	454110	473100 Improv Other Than Bldgs	1,819.09	219367	GS-19168-F	Project: GS-11723-SO Plaza Video Surveillance
8137	LAKEVIEW ASPHALT PRO	Streets	104410	441200 Road Matl Patch/ Class C	1,480.44	219378	6413	Patching - Customer # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300 Street Opening Expense	2,863.76	219379	388992	Road Base - Customer # BCTY07399
2886	LAKEVIEW ROCK PRODUC	Water	515100	461300 Street Opening Expense	3,039.98	219379	388962	Road Base - Customer # BCTY07399
2896	LARRY H. MILLER	Light & Power	535300	448635 Vehicles	2,289.46	219380	579252	Service Auto Repairs and Parts
8635	LARSEN LARSEN NASH &	Legal	104120	431100 Legal And Auditing Fees	1,835.00	219381	12312020	Legal Fees for Dec. 2020
12326	PARSONS BEHLE & LAT	Liability Insurance	636300	431000 Profess & Tech Services	6,318.00	219398	1322334	Legal Fees RE: Brian L and Jayne H Farr
12326	PARSONS BEHLE & LAT	Liability Insurance	636300	431000 Profess & Tech Services	6,334.70	219398	1322335	Legals Fees RE: E. Christiansen and R.Tingey
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300	431000 Profess & Tech Services	4,918.70	219400	69402	Legal Fees - Acct # 1415-19303
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	1,464.36	219407	20355	Engineering SCADA for Nov.2020 Project 001611.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	2,220.00	219407	20356	Engineering for Nov.2020 Project 001612.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	5,218.09	219407	20354	Engineering for Nov.2020 Project 001610.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	6,045.00	219407	20362	Engineering SCADA for Nov.2020 Project 001877.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	7,305.60	219407	20359	Engineering SCADA for Nov.2020 Project 001746.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	8,545.61	219407	20358	Engineering/SCADA for Nov.2020 - Project 001745.P
3938	SKM INC.	Water	515100	431000 Profess & Tech Services	9,988.07	219407	20361	Engineering SCADA for Nov.2020 Project 001747.P
4051	STATE OF UTAH	Landfill	575700	431300 Environmental Monitoring	6,434.07	219412	01042021	Qtr 4 Oct 1-Dec 31,2020 Solid Waste Quarterly Fee
4229	TOM RANDALL DIST. CO	Streets	104410	425000 Equip Supplies & Maint	14,226.90	219418	0317800	Fuel - Acct # 000275
4450	VERIZON WIRELESS	Police	104210	428000 Telephone Expense	2,050.98	219429	9869730545	Acct # 771440923-00001
4533	WEBER BASIN WATER CO	Water	515100	461400 Purchase Of Water	231,600.00	219431	0063836	2021 Annual Water Charges - Customer # 0090002
4535	WEBER RIVER WATER US	Light & Power	535300	448627 Echo Hydro Operating Costs	3,597.63	219432	12-3494	Natural Gas for Hydro Plant
7732	WINGFOOT CORP	Police	104210	426000 Bldg & Grnd Suppl & Maint	2,095.00	219437	106017	Janitorial Services for December 2020
TOTAL:					<u>375,510.44</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00  
Paid January 11, 2021**

<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>
5368	ACE DISPOSAL INCORPO	Recycling	484800 431550	Recycling Collectn Service	36,586.24	219441	01012021	December 2020 Recycling Fees
1142	AMERICOM TECHNOLOGY	Water	515100 473110	Water Mains	14,312.44	219446	1125-04	Culinary Install Cottages on Main- Acct # BOUI1125
1473	BROKEN ARROW INC	Streets	104410 441100	Special Highway Supplies	20,060.66	219455	35470	Road Salt - Customer # BOUNTIFU
1815	CROFT POWER EQUIPMEN	Parks	104510 425000	Equip Supplies & Maint	1,531.83	219468	137895	Misc. Parts - Customer # 1728
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	2,915.38	219474	01012021E	Acct # 3401140000
5281	DOMINION ENERGY UTAH	Streets	104410 427000	Utilities	2,066.91	219474	01012021C	Acct # 3893910000
5281	DOMINION ENERGY UTAH	Water	515100 427000	Utilities	2,251.46	219474	01012021K	Acct # 9591363682
5281	DOMINION ENERGY UTAH	Light & Power	535300 424002	Office & Warehouse	1,019.21	219474	01012021M	Acct # 1067495449
5281	DOMINION ENERGY UTAH	Light & Power	535300 448611	Natural Gas	13,544.34	219474	01012021L	Acct # 6056810000
5281	DOMINION ENERGY UTAH	Light & Power	535300 448613	Power Plant Operating Costs	2,367.04	219474	01012021M	Acct # 1067495449
2605	INTERFORM	Streets	104410 448000	Operating Supplies	1,420.84	219492	282184	Hoodies w/ Logo - Client # 10006
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	219495	SLC01210058	January 2021 Janitorial Services - Cust # 065075
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,735.00	219498	6431	Patching - Customer # BOUN02610
3119	MILLER, JASON ANDREW	Parks	104510 415000	Employee Education Reimb	1,250.00	219504	01112021	Reimbursed for Education-Tuition
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	1,662.45	219506	S103884358.003	Grip Rings - - Customer # 18498
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	2,053.67	219506	S103850558.003	Misc.Parts and Supplies - Customer # 18498
3245	NATIONAL LEAGUE OF C	Legislative	104110 421000	Books Subscr & Mmbrshp	4,002.00	219509	170802	Membership Dues - Customer # 0000044020
10033	PINETOP ENGINEERING	Streets	104410 441300	Street Signs	3,097.05	219520	3691	Traffic Signal Maintenance
3863	SCOFFIELD, BRETT	Police	104210 415000	Employee Education Reimb	2,500.00	219534	01052021	Reimbursed for Fall 2020 Tuition
3916	SIGNATURE EQUIPMENT	Sanitation	585800 425000	Equip Supplies & Maint	2,887.20	219538	9201920	Misc.Parts
3985	SOUTH DAVIS SEWER DI	Police	104210 427000	Utilities	1,674.00	219540	01012021P	Sewer 1/1/21-6/30/21- Acct # 30884-00
4016	SPRINT	Streets	104410 428000	Telephone Expense	1,026.98	219542	997225610-098	Acct # 997225610
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	2,419.50	219548	1511307	Flouride - Customer # 0205700
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	15,613.43	219549	0318376	Fuel - Acct # 000275
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,636.70	219556	9870263538	Acct # 371517689-00001
12358	WADMAN CORPORATION	Legislative	454110 472100	Buildings	177,981.32	219557	02	Street Dept Car Wash - Project # WC-20-103
4563	WESTERN FENCE CO	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,564.00	219559	34782	High Chain Link Fence
TOTAL:					<u>322,954.65</u>			



# City Council Staff Report



**Subject:** ECI Engineering Services Approval  
**Author:** Allen Ray Johnson  
**Department:** Light & Power  
**Date:** January 26, 2021

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## **Background**

The existing #4 (Southeast) Substation was constructed in 1996-97. Over the years we have made several upgrades to the substation including replacing one of the two transformers and replacing relays. We do not have an electronic drawing set that can be updated. We are planning to replace the two 46kV breakers, replace the main communication processor, and install a new bus differential protection system in this substation and would like to be able to document the upgrades. Since we have been working with Electrical Consultants Incorporated (ECI) on the last three substation upgrades and have been happy with their work we have requested a quote from them to develop an electronic set of drawings for us.

## **Analysis**

We have received a proposal from ECI for this work. The total project cost is \$76,000. ECI is expecting to have a completed drawing set to us by the end of April.

## **Department Review**

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

## **Significant Impacts**

This expense will be charged to the Substation account 535300-448639.

## **Recommendation**

The Staff recommends approval of these engineering services from ECI for the total amount of \$76,000.

This item will be discussed at the Power Commission meeting Tuesday morning, January 26, 2021, and we will bring their recommendation to the City Council meeting that night.

## **Attachments**

None





# City Council Staff Report



**Subject:** Amendment to the Land Use Code to Permit Temporary Sales Offices in Trailers Located in Residential Zones  
**Author:** Francisco Astorga, AICP, Planning Director  
**Department:** Planning  
**Date:** January 26, 2021

## **Background**

The Applicant, Shawn Poor on behalf of Brighton Homes, submitted an application to amend the Land Use Code to allow temporary sales offices in trailers in residential zones for the duration of the construction of a residential project with the trailer being removed within 30 days after substantial completion. Currently Land Use Code § 14-17-114(3) expressly prohibits temporary sales offices in trailers.

During the December 1, 2020 Planning Commission meeting, the Commission reviewed the proposal and held a public hearing. The Commission debated the proposal as Staff recommended to forward a negative recommendation due to lack of recognized compelling findings to change the code. The Planning Commission voted 4-3 to forward a negative recommendation to the City Council.

During the December 8, 2020 City Council meeting, the Council reviewed the proposal and held a public hearing. The Council debated the proposal and was inclined to entertain the request based on criteria to be added to the Code to mitigate possible negative impacts associated with the proposed use. Staff recommended making the temporary sales offices within trailers a conditional use. Council listed impacts that should be considered when creating a new standard which included the size and number of units within the associated residential development, possible traffic impacts, and possible timing/duration. Council voted 5-0 to continue the item to the January 12, 2021 meeting to allow staff to work on specific language.

## **Analysis**

Based on the direction provided by Council, Staff recommends amending the Code allowing temporary sales offices located in a trailer or other portable structure as a conditional use with the following language added to the code:

- One (1) temporary sales office, including a model home or unit, is to be allowed per development under construction, and is to be limited to a new multi-family dwelling development with a minimum of two (2) acres or a new single-family dwelling development consisting of a minimum of eight (8) lots/units.

- May not be constructed or installed until a valid building permit and Conditional Use Permit is granted by the City.
- Temporary sales offices are subject to the following physical standards:
  1. Shall not diminish any parking of the development.
  2. Shall not impede pedestrian circulation, emergency access, or any other public safety measure.
  3. Shall not be placed over required landscaping areas.
  4. Shall not exceed ten feet (10) feet by eighteen (18) feet.
  5. Shall meet all required setbacks of the approved development.
  6. Shall not exceed more than one (1) story.
- Temporary sales offices are to be removed from the site once fifty percent (50%) of the units receive a certificate of occupancy and in no case shall remain for a period longer than six (6) months.
- No recreational vehicles or shipping containers are to be used.
- Temporary sales offices are to comply with all applicable codes, including the American with Disabilities Act (ADA).

**Department Review**

This staff report has been reviewed by the City Attorney and City Manager

**Significant Impacts**

The proposed text amendment creates a standard for the proposed use that can be mitigated by the administrative Conditional Use Permit process. Standards applicable to conditional uses include all the requirements of the Land Use Code, and considers:

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.

**Recommendation**

Staff recommends that the City Council hold a public hearing, review the proposed Land Use Code Text Amendment, and approve the drafted Ordinance.

**Attachments**

1. Draft Ordinance No. 2021-02 – Temporary Sales Offices in Trailers
2. Applicant’s Application and Narrative



MAYOR  
Randy C. Lewis

CITY COUNCIL  
Millie Segura Bahr  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

# BOUNTIFUL

## Bountiful City Draft Ordinance No. 2021-02

### An Ordinance amending Section 14-17-113 and 14-17-114 of the Land Use Code related to temporary sales office in trailers in Residential Zones

#### It is the finding of the Bountiful City Council that:

1. The Bountiful City Council 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. An applicant submitted to the City an application to amend the Bountiful City Land Use Code related to temporary sales office in trailers in Residential Zones; and
3. The Planning Commission of Bountiful City held a public hearing on this Ordinance on December 1, 2020, reviewed the requested item, and forwarded a recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on December 8, 2020 and January 12, 2021, and after receiving and considering input from Staff, the Planning Commission, and the public, the Council finds it in the best interests of the health, safety, and welfare of the City to adopt the requested amendment.

#### NOW THEREFORE, be it ordained by the City Council of Bountiful, Utah:

**SECTION 1.** Section 14-17-113 and 14-17-114 of the Bountiful City Land Use Code (Title 14 of the Bountiful City Code) is hereby amended as follows:

#### **14-17-113 GENERAL STANDARDS FOR TEMPORARY AND SEASONAL USES**

The following regulations establish the time, place, and manner in which uses that are temporary or seasonal in nature may occur. A temporary or seasonal use has no inherent rights within the zone in which it may be located, other than the terms and conditions of an approved permit, and the City may deny a proposed temporary or seasonal use for non-compliance with this Title. Temporary and seasonal uses are not permitted or conditional uses, except as specifically set

forth in this Chapter, although the City may follow the same public hearing or noticing process. Temporary uses shall not exceed one hundred twenty (120) continuous days in length and shall not involve the erection of any substantial structure or require any other permanent commitment of the land, except as specifically set forth in this Chapter. All temporary and seasonal uses shall comply with the following:

[...]

#### 14-17-114 USES, SPECIFIC STANDARDS AND TIME LIMITS

A. Residential Zones. Temporary uses in single-family and multiple-family residential zones shall comply with the general standards, and are limited to the uses specified below:

1. Hours of operation shall be limited to the hours between 8:00 a.m. and 8:00 p.m.
2. Temporary sales offices shall be located in the subdivision where lots are being sold or in the apartment complex or planned unit development where units are being sold or leased.
3. ~~Temporary sales offices in trailers.~~ Temporary sales offices located in a trailer or other portable structure for the sale or lease of property in a subdivision, an apartment complex, or planned unit development is ~~prohibited~~ is a conditional use subject to the Bountiful City Land Use Code Chapter 2, Part 5 – Conditional Uses. Once a residential development receives final approval, an applicant may submit a Conditional Use Permit application for a temporary sales office located in a trailer or other portable structure, subject to the following:
  - i. One (1) temporary sales office, including a model home or unit, is allowed per development under construction, and is limited to a new multi-family dwelling development with a minimum of two (2) acres or a new single-family dwelling development consisting of a minimum of eight (8) lots/units.
  - ii. A temporary sales office may not be constructed or installed until a valid building permit and Conditional Use Permit is granted by the City.
  - iii. Temporary sales offices are subject to the following physical standards:
    1. Shall not diminish any parking of the development.
    2. Shall not impede pedestrian circulation, emergency access, or any other public safety measure.
    3. Shall not be placed over required landscaping areas.

4. Shall not exceed ten feet (10) feet by eighteen (18) feet.
  5. Shall meet all required setbacks of the approved development.
  6. Shall not exceed more than one (1) story.
- iv. Temporary sales offices shall be removed from the site once fifty percent (50%) of the units receive a certificate of occupancy and in no case shall remain for a period longer than six (6) months.
  - v. No recreational vehicles or shipping containers shall be used for this purpose.
  - vi. A temporary sales office shall comply with all applicable Codes and regulations, including but not limited to, the Davis County Health Code, the Fire Code, the international Building Code, ADA, etc.
4. Temporary sales offices in a model home or unit for the sale or lease of property in a subdivision, apartment complex, or planned unit development may be used until the last lot or unit in the development is sold and closed. If the office is located in the area of the home intended for a garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to the function as a garage upon termination of the temporary office.
  5. Construction trailers incidental to a specific construction project may be located on the site of such a project. The trailer may remain for the duration of the project and shall be removed within thirty (30) days after substantial completion of the project. Storage of construction and related material and debris shall not be permitted in the public right-of-way. Temporary offices housed within construction trailers wherein a business or service for others is transacted are prohibited. Examples of such uses are Accountant, Architect, Insurance Sales, Medical and Dental, Real Estate Sales, etc.
  6. Fairs, carnivals, rodeos, live entertainment and other major public gatherings and fund-raising events or promotional events may be permitted for up to three (3) consecutive days at a site with an existing public or quasi-public use. Two such events per sponsor may be permitted per calendar year.

[...]

**SECTION 2.** This ordinance shall take effect immediately upon passage.

**Adopted by the City Council of Bountiful, Utah, this 12<sup>th</sup> day of January 2021.**

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Randy C. Lewis, Mayor

ATTEST:

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Shawna Andrus, City Recorder



For Office Use Only

Date Rec'd 10-23-2020  
Application \$ 75000  
Zone Single Family

ZONING MAP AND ORDINANCE AMENDMENT APPLICATION 20784

Date of Submittal: 11/11/2020

Property Address: 520 South Orchard Drive

Applicant Name: Brighton Homes (Shawn Poor)

Applicant Address: 215 N. Redwood Rd, Suite 103  
North Salt Lake, UT 84054

Applicant Phone #: 801-839-6321

Applicant E-Mail: shawn@buildwithbrighton

Authorization (Owner Signature): [Signature]

*(If applicant is not owner, applicant must submit notarized authorization from all property owners)*

Project Name and Description: Text amendment to code 14-17-114,3  
See Attached text

Check Item that applies:

- Amend the text of the Land Use Ordinance
- Amend the Zoning Map by rezoning property from the \_\_\_\_\_ Zone to the \_\_\_\_\_ Zone.

Fees:

Rezoning: \$450.00 + \$100.00 per acre (max \$1000.00)  
Text Amendments: \$550.00

Items to be completed that shall be included with any Zoning Amendment Application:

015494-0003 Darlene 11/19/2020 10:58AM  
 Permits / Inspection - 207861040 - 2020  
 Payment Amount: 750.00  
 Transaction Amount: 750.00  
 CHECK: 0022404  
 Department of Planning and Economic Development  
 Phone 801.298.6190

## 14-17-114 USES, SPECIFIC STANDARDS AND TIME LIMITS

A. Residential Zones. Temporary uses in single-family and multiple-family residential zones shall comply with the general standards, and are limited to the uses specified below:

### Existing Code Text

3. Temporary sales offices in trailers. Temporary sales offices located in a trailer or other portable structure for the sale or lease of property in a subdivision, an apartment complex or planned unit development is prohibited.

### Proposed Code Text

**3. Temporary sales offices in trailers. Temporary sales offices incidental to a specific residential project may be located on the site of such a project. The trailer may remain for the duration of the project and shall be removed within thirty (30) days after substantial completion of the project.**



West Jordan

TEMPORARY DEVELOPMENT/CONSTRUCTION OFFICE: A temporary structure, such as a modular unit or trailer used as a temporary office facility. Purposes for temporary offices are restricted to the following uses: construction supervision offices on a construction site and temporary on site real estate offices for a development project.

Use	R-1	R-2	R-3	R-R	R-E	R-M
Modern home	P	P	P	P	P	P
Nursing home		C	C			
Public park	P	P	P	P	P	P
Residential substance abuse treatment home, large			C			
Residential substance abuse treatment home, small			AC			
Schools, K - 12	C	C	C	C	C	C
Temporary office for real estate sales and preleasing only	P	P	P	P	P	P
Transitional home, large			C			
Transitional home, small			AC			

Bluffdale

Construction Trailers Or Sales Offices: Temporary structures used as construction trailers or residential sales offices shall obtain approval by the Zoning Administrator before the structure is placed on site and shall be removed upon termination of said permit approval.

Herriman

Uses <sup>1</sup>	Zones																			
	A-.25	A-.5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR <sup>2</sup>	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2	
Shopping center																				
Temporary building <sup>38</sup>	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P
Transportation service															C	C	P		C <sup>39</sup>	
Vehicle and equipment rental																C	P			C
Vehicle and equipment repair, general																C	P		C	
Vehicle repair, limited															C	C				