

BOUNTIFUL CITY COUNCIL

TUESDAY, August 8, 2023

6:00 p.m. – Work Session

7:00 p.m. - Regular Session

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

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

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

AGENDA

6:00 p.m. – Work Session

1. Project updates – Mr. Gary Hill

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 meeting held July 25, 2023 p. 3
4. Council reports
5. BCYC report
6. Consider approval of expenditures greater than \$1,000 paid July 12, 19 & 26, 2023 p. 9
7. Consider approval of a contract with Rocky Mountain Monument to purchase and install a 144 unit urn niche wall in the amount of \$88,595 – Mr. Brock Hill p. 13
8. Consider approval of the purchase of a truck for the landfill including the chassis, body package, tools and outfitting in the total amount of \$491,982 – Mr. Charles Benson p. 17
9. Consider approval of the purchase of a Peterbilt chassis and a Labrie side loading collection body in the total amount of \$350,982 – Mr. Charles Benson p. 19
10. Consider approval of the purchase of 10-wheel dump truck chassis and the plow, body and hydraulics packages in the total amount of \$280,438 – Mr. Charles Benson p. 21
11. Consider approval of Ordinance 2023-05 which amends the land use code regarding Downtown Zone residential parking and carport standards – Mr. Francisco Astorga p. 23
 - a. Public hearing
 - b. Action
12. Consider approval of a lot line adjustment at 3269 South Sunset Hollow Drive – Mr. Lloyd Cheney p. 43
13. Adjourn to an RDA meeting with a separate agenda


City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
July 25, 2023 – 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: Davis County Journal and Standard Examiner.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	City Prosecutor	Heather Waite-Grover
	Victim Advocate	Alison Sorensen
	Legal Assistant	Rebecca Weidenhamer
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	Councilmember	Jesse Bell

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

BOUNTIFUL CITY SHARED MASTER OFFENSE TABLE – MS. HEATHER WAITE-GROVER

Ms. Heather Waite-Grover explained what the Shared Master Offense Table (SMOT) and the need to update. She explained the differences between Class B misdemeanors, Class C misdemeanors and infractions, and what the City’s responsibility is in determining punishments for those offenses. She said updating the SMOT will provide consistency and clarity and suggested that it be evaluated and updated yearly as needed.

Councilmember Price-Huish thanked Ms. Waite-Grover for taking the time to update such an important document and asked how the changes will affect the Legal Department. Ms. Waite-Grover said that she does not believe these changes will significantly impact the workload of the Department.

VICTIM ADVOCATE UPDATE – MS. ALISON SORENSEN

Ms. Alison Sorensen reported on the cases and victims she assisted as the Victim Advocate in the City Prosecutor’s office over the last year and what that work entails. She also explained that funding for her position comes from the Victims of Crime Act of 1984 (VOCA) federal grant and what services the program provides.

1 Mayor Harris thanked Ms. Sorensen, saying that the work she does is so important, and it has
2 a ripple effect of good in the community.

3 Councilmember Bahr also thanked her and Ms. Waite-Grover for all they do for the City and
4 for people who find themselves in difficult situations.

5
6 Mayor Harris closed the meeting at 7:00 p.m.
7
8

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

12 Present:	Mayor	Kendalyn Harris
13	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish (via Zoom)
14		
15	City Manager	Gary Hill
16	City Engineer	Lloyd Cheney
17	City Attorney	Clinton Drake
18	Planning Director	Francisco Astorga
19	Finance Director	Tyson Beck
20	Police Chief	Ed Biehler
21	Assistant Finance Director	David Burgoyne (acting as Deputy City Recorder)
22	Streets Director	Charles Benson
23	Treasurer	Dallin Fredrickson
24	Recording Secretary	Maranda Hilton

25
26 Excused: Councilmember Jesse Bell
27

28 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

29 Mayor Harris called the meeting to order at 7:04 p.m. and welcomed those in attendance. Ms.
30 Harriet Hilton led the Pledge of Allegiance and Mr. David Hall, Mueller Park Stake High
31 Councilman, offered a prayer.
32

33 **PUBLIC COMMENT**

34 The public comment section was opened at 7:07 p.m.
35

36 Ms. Dalane England (671 East Chelsea Drive) asked the Council to help spread awareness of
37 the Freedom’s Light Festival taking place September 14, 15 & 16 at Bountiful Park. The festival is a
38 celebration of America and the constitution.
39

40 Mr. Ray Naud (144 South Viewcrest Circle) complained that a sidewalk in his neighborhood
41 was fixed with an asphalt patch instead of cement. He feels the patch is unsightly and that it is against
42 the Land Use Code, and he was not satisfied with the answer he received from the City Engineer
43 about when it would be fixed.
44

45 Mr. James Harwell (107 East 1700 South) explained why he removed his candidacy from the
46 City Council election and offered a few areas of concern that he feels need to be addressed. He would

1 like to see more trees planted along the boulevards, fewer restrictions on business signage, the
2 formation of a local business cross-marketing campaign with nearby cities, and better walkability
3 within the City.
4

5 The public comment section was closed at 7:15 p.m.
6

7 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD JULY 11, 2023**

8 Councilmember Bradshaw made a motion to approve the minutes from July 11, 2023 and
9 Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr,
10 Bradshaw, Higginson and Price-Huish voting “aye.”
11

12 **COUNCIL REPORTS**

13 Councilmember Price-Huish did not have a report.

14 Councilmember Bradshaw did not have a report.

15 Councilmember Higginson did not have a report.

16 Councilmember Bahr did not have a report.
17

18 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID JULY 3 &**
19 **10, 2023**

20 Councilmember Bahr made a motion to approve the expenditures and Councilmember
21 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw,
22 Higginson and Price-Huish voting “aye.”
23

24 **CONSIDER APPROVAL OF THE APPOINTMENT OF MR. DALLIN FREDRICKSON AS**
25 **CITY TREASURER – MR. TYSON BECK**

26 Mr. Tyson Beck presented Mr. Dallin Fredrickson to the Council for approval as the new City
27 Treasurer.

28 Councilmember Higginson made a motion to approve the appointment of Mr. Dallin
29 Fredrickson to City Treasurer and Councilmember Bradshaw seconded the motion. The motion
30 passed with Councilmembers Bahr, Bradshaw, Higginson and Price- Huish voting “aye.”

31 **A. SWEARING IN OF MR. FREDRICKSON – MR. DAVID BURGOYNE**

32 Mr. David Burgoyne swore in Mr. Fredrickson.
33

34 **CONSIDER APPROVAL OF A SINGLE EVENT BEER PERMIT FOR THE 2023 MUSIC**
35 **AND ARTS FESTIVAL TO BE HELD ON MAIN STREET ON SATURDAY, SEPTEMBER**
36 **16, 2023 – MR. FRANCISCO ASTORGA**

37 Mr. Astorga explained that this permit would be for a single event, the 2023 Music and Arts
38 Festival, being organized by Mr. Patrick Packard and the Main Street Merchants Association. The
39 Planning Department is currently reviewing their event application, which includes closing Main
40 Street to accommodate a stage, food and art vendors, and a 30’ x 30’ beer garden. City staff has
41 reviewed the beer permit and recommends approval.

42 Councilmember Bahr asked how business owners on Main Street will be notified about the
43 street closure. Mr. Astorga answered that the applicant is required to obtain permission from each
44 business in the affected area.

1 Councilmember Bradshaw made a motion to approve the single event beer permit and
2 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr,
3 Bradshaw, Higginson and Price-Huish voting “aye.”
4

5 **CONSIDER APPROVAL OF THE PURCHASE OF A 2022 CHEVROLET SILVERADO**
6 **3500HB 4WD CREW CAB PICKUP TRUCK FROM YOUNG AUTOMOTIVE GROUP IN**
7 **THE AMOUNT OF \$58,854 – MR. LLOYD CHENEY**

8 Mr. Cheney explained that the golf course has been trying to find a suitable truck for their
9 superintendent for two years. A truck was found at Young Automotive Group and the City Manager
10 gave authorization to purchase it in lieu of a dump truck that is in the FY2024 budget. The truck was
11 purchased under a state contract.

12 Councilmember Higginson made a motion to approve the purchase of the truck and
13 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bahr,
14 Bradshaw, Higginson and Price-Huish voting “aye.”
15

16 **CONSIDER FINAL APPROVAL OF THE BEMENT CANYON ESTATES SUBDIVISION –**
17 **MR. LLOYD CHENEY**

18 Mr. Cheney explained that Mr. Bement has completed two of the requirements for the final
19 approval of the subdivision; the granting of a variance for the obligation to provide two accesses to
20 the lot, and the granting of a conditional use permit by the Planning Commission. All conditions have
21 now been met by the applicant, so granting final approval is recommended by staff.

22 Councilmember Higginson made a motion to grant final approval to the subdivision and
23 Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bahr,
24 Bradshaw, Higginson and Price-Huish voting “aye.”
25

26 **CONSIDER APPROVAL OF THE PURCHASE OF HVAC CONTROLLERS FROM**
27 **JOHNSON CONTROLS IN THE AMOUNT OF \$37,131 – CHIEF ED BIEHLER**

28 Chief Ed Biehler explained that the controller unit for the HVAC system at the public safety
29 building is outdated and needs to be replaced. The Police Department received two bids for a
30 replacement and they recommend choosing the low bid from Johnson Controls. They received
31 authorization from the City Manager to purchase the controller after they learned that Johnson
32 Controls would be raising prices by 20% on July 20.

33 Councilmember Bahr made a motion to approve the purchase of the controller from Johnson
34 Controls and Councilmember Higginson seconded the motion. The motion passed with
35 Councilmembers Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”
36

37 **CONSIDER APPROVAL OF RESOLUTION 2023-10 ADOPTING AN INTERLOCAL**
38 **AGREEMENT FOR SCHOOL RESOURCE OFFICERS IN DAVIS COUNTY SCHOOL**
39 **DISTRICT SCHOOLS LOCATED IN BOUNTIFUL – CHIEF ED BIEHLER**

40 Chief Biehler explained that the interlocal agreement between the Bountiful Police
41 Department and the Davis School District concerning School Resource Officers (SRO’s) was
42 changed to comply with HB-61, and it necessitated approving a new agreement before the five-year
43 term was complete. This new agreement will be in effect for the next five years. He explained what
44 the changes to the agreement were and additionally explained how SROs are compensated.

45 Councilmember Bahr said that the SRO program is one of her favorite things and thanked
46 Chief Biehler for the good information.

1 Councilmember Bradshaw made a motion to approve Resolution 2023-10 and
2 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr,
3 Bradshaw, Higginson and Price-Huish voting “aye.”
4

5 **CONSIDER RESOLUTION 2023-11 APPROVING THE BOUNTIFUL CITY SHARED**
6 **MASTER OFFENSE TABLE – MR. CLINTON DRAKE**

7 Mr. Drake asked if anyone had any questions about the Shared Master Offense Table
8 (SMOT). He answered a few questions from Councilmembers about outdated offenses and explained
9 that the next step will be to go through the table and repeal and amend outdated language and
10 offenses.

11 Councilmember Bradshaw made a motion to approve Resolution 2023-11 and
12 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,
13 Bradshaw, Higginson and Price-Huish voting “aye.”
14

15 **ADJOURN**

16 Councilmember Bahr made a motion to adjourn the regular session and Councilmember
17 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw,
18 Higginson and Price-Huish voting “aye.”
19

20 The regular session was adjourned at 7:40 p.m.
21

Mayor Kendalyn Harris

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
July 12, 19 & 26, 2023

Author: Tyson Beck, Finance Director

Department: Finance

Date: August 8, 2023



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 July 12, 19 & 26, 2023

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 12, 2023**

<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>
14713	ANGEL ARMOR	Police	104210 445100	Public Safety Supplies	9,892.28	234715	INV6948	TRUTH supplies for Bountiful City P.D.
1220	AT&T MOBILITY	Streets	104410 428000	Telephone Expense	1,040.32	234716	X06282023	Account # 287314361186
14651	CREATIVE TRAILS, INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	4,910.00	234721	06302023	Project Management Period June 2-30th 2023
5281	DOMINION ENERGY UTAH	Police	104210 427000	Utilities	1,775.02	234726	07012023L	Account # 3401140000
7212	ENTELLUS INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	1,410.00	234728	55826	Project Canyon Creek Rd Trail Head
2725	GENEVA HYDRAULICS	Landfill	575700 425000	Equip Supplies & Maint	1,133.18	234732	62594	Misc. Parts/Supplies - Customer ID Bountiful City
2607	INTERMOUNTAIN BOBCAT	Streets	104410 425000	Equip Supplies & Maint	1,183.60	234736	P15357	Misc. Parts/Supplies - Acct # BOUNT006
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,454.96	234737	9985	Patching - Customer # BOUN
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	22,399.52	234737	9972	Overlay Davis to 3600 S- Customer # BOUN
13969	LAUNCH CONSTRUCTION	Legislative	454110 473100	Improv Other Than Bldgs	108,504.54	234738	2202-11	Project Washing Park
2987	M.C. GREEN & SONS IN	Streets	454410 473600	New Road Construction	90,393.72	234742	4866	App # 8 for Eagle Ridge Dr. Extension
2987	M.C. GREEN & SONS IN	Water	515100 473110	Water Mains	66,188.00	234742	4870	Bountiful Waterlines - Application #1
3279	NEWMAN CONSTRUCTION,	Water	515100 473110	Water Mains	85,271.60	234747	22030D 7	Monitoring 7/1/23-9/30/23 - Customer # 7
13120	RECYCLE IT	Landfill	575700 448000	Operating Supplies	6,330.00	234751	10108	Mattress Recycling for June 2023
10586	ROCKY MOUNTAIN RECYC	Recycling	484800 431550	Recycling Processing Fees	9,550.48	234754	NP-122887	Recycling for June 2023
14739	SCENARIO TRAINER	Police	104210 445100	Public Safety Supplies	2,454.88	234757	230420-1x	gunSHOT Box for Bountiful PD
14513	STAPP CONSTRUCTION	Legislative	454110 473100	Improv Other Than Bldgs	41,501.15	234760	2445	Project Washington Park Skate Park - App # 3
4051	STATE OF UTAH	Landfill	575700 431300	Environmental Monitoring	5,786.38	234762	07052023	Landfill Solid Waste Qrt Fee 2Q2023
4150	TECH CONNECT HOLDING	Police	454210 474500	Machinery & Equipment	18,805.11	234766	B2303P31-INR	Replacement UPS for Police Dept
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,506.84	234767	916019233	Golf Balls - Acct # US00021802
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	2,011.30	234767	916039816	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	24,857.06	234768	0364274	Fuel - Acct # 000275
4273	TURF EQUIPMENT CO	Golf Course	555500 425000	Equip Supplies & Maint	1,551.30	234769	3016009-00	Misc. Parts/Supplies - Customer # 2144
4307	UNITED SERVICE & SAL	Parks	104510 425000	Equip Supplies & Maint	1,271.37	234771	99478	Misc. Parts/Supplies - Customer # 100545
4434	VALLEY PAINT MFG	Streets	104410 448000	Operating Supplies	1,113.10	234772	29980	Street Paint - Cust ID bountiful
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	2,074.37	234773	9937912047	Account # 771440923-00001
TOTAL:					<u>514,370.08</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 19, 2023**

<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	1,082.25	234837	5700213-02	4/0 Mini Wedges - Cust # 6000052
1403	BOUNTIFUL BICYCLE CE	Police	104210 445100	Public Safety Supplies	2,550.00	234839	220000275307	GPS - Account # 6338
1433	BOUNTIFUL MEMORIAL A	Cemetery	595900 426000	Bldg & Grnd Suppl & Maint	1,250.00	234840	06082023	Replaced Memorial for Lloyd & Zola Guest
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,638.81	234844	76419	Tree Trimming completed June 2023
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	11,864.80	234844	76421	Tree Trimming completed June 2023
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	32,987.66	234845	07012023M	Account # 6056810000
7212	ENTELLUS INC	Streets	454410 473600	New Road Construction	1,830.00	234849	56030	Project # 1190019 - Eagle Ridge Drive Dedication
7212	ENTELLUS INC	Streets	454410 473600	New Road Construction	3,260.00	234849	56028	Project # 1190019 - Eagle Ridge Drive Extension
2104	ESRI-ENVIRONMENTAL S	Engineering	104450 425000	Equip Supplies & Maint	1,103.00	234786	94517736	ArcGIS Desktop Maintenance
2329	GORDON'S COPYPRINT	Legislative	104110 461000	Miscellaneous Expense	2,460.75	234789	55238	Final Adopted Budget for FY 2023-2024
5458	HANSEN, ALLEN & LUCE	Landfill	575700 431300	Environmental Monitoring	3,960.34	234852	49857	Ground Water Sampling for June 2023
14650	INKED WEAR	Legislative	104110 492050	Bntfl City Youth Council	1,710.40	234799	16674	BCYC Hooded Sweatshirt for Bountiful City BCYC
8756	IRBY ELECTRICAL DIST	Light & Power	535300 448639	Substation	7,950.00	234800	5013081692.001	Voltage Transformer - Customer # 221694
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,828.25	234801	SLC07230045	Custodial Services for July 2023 - Cust # 065075
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	2,821.50	234857	07172023	Work Completed in June 2023
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	44,322.30	234857	07172023	Work Completed in June 2023
2719	JMR CONSTRUCTION INC	Redevelopment Agency	737300 426100	Special Projects	2,417.25	234857	07172023	Work Completed in June 2023
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	1,500.00	234859	06302023	Legal Fees for June 2023
2970	LOWE'S HOME IMPROVEM	Cemetery	595900 425000	Equip Supplies & Maint	1,186.55	234807	902258	Portable Cooler
2987	M.C. GREEN & SONS IN	Streets	454410 473600	New Road Construction	93,091.52	234862	4871	App # 9 for Eagle Ridge Dr. Extension
14745	MCT	Police	104210 445100	Public Safety Supplies	1,040.00	234863	73301	Printer - Customer # C36677
3458	PETERBILT OF UTAH, I	Streets	104410 425000	Equip Supplies & Maint	1,614.19	234820	989992PU	Misc. Parts - Acct # 457
6148	PLANT, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	3,215.50	234868	1415-22276	Legal Fees Albertsen v Bountiful City
5553	PURCELL TIRE AND SER	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	4,336.85	234822	280048626	Tires - Account # 2801867
3933	SKAGGS COMPANIES, IN	Police	104210 445100	Public Safety Supplies	1,329.00	234875	450_A_163033F_1	Misc.Accessories/Supplies - Acct # 106502
3968	SNOW, CHRISTENSEN &	Liability Insurance	636300 431000	Profess & Tech Services	4,800.00	234876	516052	Matter #15087.9 for services in June 2023
3982	SOUTH DAVIS METRO FI	Fire	104220 431000	Profess & Tech Services	679,597.50	234827	07052023	Quarterly fire & EMS Services Assessment
4031	STANDARD PLUMBING SU	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,782.84	234829	UFMD31	Misc. Parts & Supplies
5000	U.S. BANK CORPORATE	Legislative	104110 423000	Travel & Training	2,981.19	234878	07102023SA	BCYC Supplies & Misc-Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	8,565.87	234878	07102023SC	EmpSummer BBQ&Supplies- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legal	104120 425000	Equip Supplies & Maint	2,521.58	234878	07102023CD	Misc. Supplies -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,719.15	234878	07102023DG	Travel&TrainExpense -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 424000	Office Supplies	2,190.80	234878	07102023AS	misc. Parts/Supplies - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 426010	Tire House Maintenance	6,416.31	234878	07102023DE	Misc. Parts/Supplies -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	1,033.92	234878	07102023DG	Travel&TrainExpense -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	1,486.73	234878	07102023DE	Misc. Parts/Supplies -Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Streets	104410 425000	Equip Supplies & Maint	2,875.51	234878	07102023	Misc.Parts&Supplies- Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 426000	Bldg & Grnd Suppl & Maint	3,389.43	234878	07102023BH	Misc. Parts/Supplies - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Planning	104610 425000	Equip Supplies & Maint	1,131.13	234878	07102023FA	Misc. Parts/Supplies - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 423002	Travel Board Members	3,629.26	234878	07102023AJ	UAMPS Conference - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Liability Insurance	636300 451150	Liability Claims/Deductible	2,698.13	234878	07102023CD	Misc. Supplies -Acct # 4246-0445-5571-8851
5304	UTAH VOICES, INC.	Legislative	104110 492080	Community Events-BntflComServC	2,500.00	234834	14	Musical Performance Contract /Concerts in the Park
4451	VERMEER MOUNTAIN WES	Light & Power	535300 448635	Vehicles	1,001.16	234880	07226300	5912 Chipper Chute Repair - Acct # BOUNT002
8034	WASATCH SOUND	Legislative	104110 492080	Community Events-BntflComServC	8,364.00	234884	10101	Concerts in the Park BGT & M Street Bridge
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	2,596.87	234886	UT23-545-007	Building Inspection Services for June 2023
TOTAL:					<u>983,632.30</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid July 26, 2023**

VENDOR	VENDOR NAME	ORG DESC	ACCOUNT	ACCOUNT DESC	AMOUNT	CHECK NO	INVOICE	FULL DESC
14420	ANATEK LABS, INC.	Water	515100 431000	Profess & Tech Services	1,845.00	234888	2309442	Lab Fees for Drinking Water
14167	ART AROUND THE CORNE	Legislative	454110 473160	Improv-PublicArt-1%CapProject	30,600.00	234917	54	Sculpture of "Dad" by Deveren Farley
1425	BOUNTIFUL HISTORICAL	RAP Tax	838300 492020	RAP Tax Grant Award Payments	8,735.00	234920	07252023	Fiscal Yr 2023-2024 grant
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,100.00	234928	23G0531	Lab Fees
2055	ELECTRICAL CONSULTAN	Light & Power	535300 431000	Profess & Tech Services	2,705.50	234891	111264	Work Completed in June 2023 - Arch Flash Study
7212	ENTELLUS INC	Trails	454550 473101	Improv. Other Than Bldg-Bond \$	2,597.50	234893	56029	Project #1190016 Canyon Creek Rd Trail Head
2164	FERGUSON ENTERPRISES	Water	515100 448400	Dist Systm Repair & Maint	1,797.33	234943	1218280	Misc. Parts / Supplies - Customer # 48108
2725	GENEVA HYDRAULICS	Recycle Collection Operations	585810 425000	Equip Supplies & Maint	2,615.18	234948	62734	Misc. Parts/ Supplies - Cust ID Bountiful City
2329	GORDON'S COPYPRINT	Legislative	104110 422000	Public Notices	1,409.00	234894	50055	Shawna's Copies
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	1,288.80	234949	22965	Turf Supplies for Bountiful Ridge Golf Course
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	3,916.00	234949	22943-1	Turf Supplies for Bountiful Ridge Golf Course
11418	HUMDINGER EQUIPMENT	Landfill Operations	585820 425000	Equip Supplies & Maint	2,691.16	234957	32109	Misc. Parts / Supplies
2562	HYDRO SPECIALTIES CO	Water	515100 448650	Meters	15,659.50	234897	27102	ERT's (inventory)
14474	INTERMOUNTAIN UPFITT	Police	104210 425430	Service & Parts	10,984.00	234898	1559	Camera System & Labor for Bountiful City PD
14474	INTERMOUNTAIN UPFITT	Police	104210 425430	Service & Parts	13,730.00	234898	1557	Camera System & Labor for Bountiful City PD
2804	KEN GARFF WEST VALLE	Police	454210 474500	Machinery & Equipment	41,124.00	234962	427713	Dodge Durango Vin # 1C4RDJFG8PC604555
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,465.88	234964	10049	Patching - Customer # BOUN02610
2885	LAKEVIEW PRINTING	Golf Course	555500 448220	Pro Shop Misc Supplies	4,304.31	234965	26320	Golf Score Cards
2896	LARRY H. MILLER	Streets	104410 425000	Equip Supplies & Maint	2,557.50	234966	238573	Misc. Parts / Supplies - Acct # A1069
3186	MOTOROLA	Police	104210 425500	Terminal Maint & Queries	1,755.47	234976	8230417937	Service - Account # 1000743551
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	4,035.94	234978	S105530889.001	Misc. Parts / Supplies - Customer # 18498
10820	PEAK ASPHALT, LLC	Streets	104410 473200	Road Materials - Overlay	1,952.75	234986	8-541854	Patching - Customer # BC17
3458	PETERBILT OF UTAH, I	Streets	104410 425000	Equip Supplies & Maint	4,426.04	234987	991370PU	Misc. Parts/ Supplies - Acct # 457
4087	STREAMLINE SUPPLY	Streets	104410 473200	Road Materials - Overlay	1,387.44	234998	212697	Misc. Parts/ Supplies
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	6,682.40	235000	2023100116201	T- Flocc for Treatment Plant - Customer # C1303
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	3,004.20	234906	2023100115311	Fluoride - Customer # C1303
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	3,130.44	234906	2023100115289	T-Chlor - Customer # C1303
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	3,259.50	235003	0365228	Bulk Oil - Acct # 000275
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	26,850.00	235003	0365011	Fuel - Acct # 000275
4229	TOM RANDALL DIST. CO	Landfill Operations	585820 425000	Equip Supplies & Maint	3,015.70	235003	0364975	Bulk Oil - Acct # 000138
4341	UTAH ASSOCIATED MUNI	Light & Power	53 213130	UAMPS Annualized Accrual	1,144,554.24	234909	07252023	June 2023 payment for Power Resources
4450	VERIZON WIRELESS	Water	515100 428000	Telephone Expense	3,546.42	234912	9939256308	Account # 242434136-00001
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	3,443.15	234912	9938527897	Account # 371517689-00001
11111	VISION BAND UTAH	Legislative	104110 492080	Community Events-BntflComServC	4,000.00	235010	0721	Bountiful City Music in the Park for 7/21/23
4466	VORTEX PRODUCTIONS,	Parks	104510 462090	Handcart Days Celebration	20,000.00	235011	430519	Bountiful Handcart Days Fireworks
4536	WEBER-BOX ELDER	Light & Power	535300 448628	Pineview Hydro Operating Costs	14,690.76	234913	07252023	2Q2023 Generation
TOTAL:					<u>1,400,860.11</u>			

City Council Staff Report

Subject: Cemetery Urn Niche Wall
Author: Brock Hill
Department: Cemetery
Date: 8 August 2023



Background

Bountiful Cemetery carries a reputation as being well maintained with kind, courteous, and helpful staff. The expectation of timely and respectful services along with maintaining the Cemetery at high levels, where family and friends come to mourn the passing of loved ones, has always been a high priority for City Officials, the cemetery superintendent, and maintenance staff.

In 2020, at the north end of the Cemetery, a 48-unit granite Urn Niche was added to the Cemetery and in the fall of 2020 the surrounding landscaping was added. This is the first phase of three planned phases of what will be known as the "Healing Gardens" (see attached rendering).

Analysis

For several years, Cemetery staff have been tracking urn burial trends in the Cemetery compared to traditional burials. In 2020 Urn burials represented, on average, 9% of the total burials performed in the Cemetery. To date, the percentage has grown to 15%. The construction of the Healing Garden area in the Cemetery has provided, to families of Bountiful and the surrounding areas, more affordable burial options and services previously unavailable. With the increase in cremations, additional urn burial spaces are needed.

In response to this need and with approval from the Council, the cemetery is proposing to install a 144-unit single sided Urn Niche (Columbarium) Wall. With 8-10 month lead times for products, tight construction industry schedules, and to secure current pricing it is important that we start the ordering and design process now. The addition of the Niche Wall will complete the first phase of the Healing Garden.

Urn Niches are a unique product offered by only a few companies around the country. One of those companies, Rocky Mountain Monument, is in Salt Lake. Staff contacted Rocky Mountain Monument for a quote. Upon request, staff received a responsible quote for \$88,595.00. Rocky Mountain Monument will hold the pricing for 1-year in anticipation of product shipping and any installation delays.

Department Review

This Staff Report was completed by the Parks and Cemetery Departments and reviewed by the City Engineer and Assistant City Manager.

Significant Impacts

In the Long-Term Capital Plan there is \$80,000.00 budgeted for this project. Staff will modify spending in Operations and Maintenance so that sufficient funds will be available to complete this project.

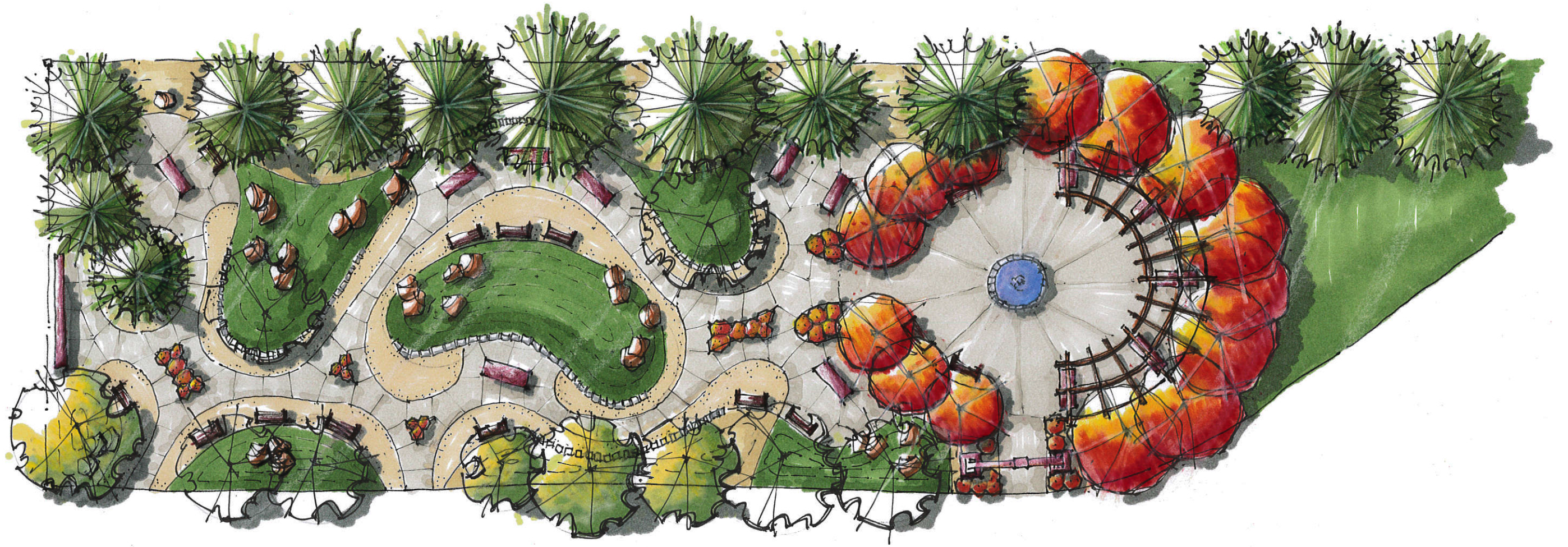
Recommendation

Staff recommends the Council authorize Staff to enter into a purchase and installation contract with Rocky Mountain Monument in the amount of \$88,595.00 for a 144-unit Urn Niche Wall.

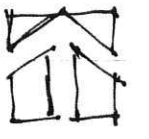
Attachments

Healing Garden Concept Rendering

Quote available upon request.



BOUNTIFUL CEMETERY - HEALING GARDEN.
CONCEPT PLAN

SCALE: 1"=20'-0" 

City Council Staff Report



Subject: Landfill Service Truck
Author: Shop/Fleet Supervisor
Department: Landfill
Date: August 8, 2023

Background

The landfill has improved its operational efficiency over the past several years. The landfill has purchased new larger equipment that is able to move material in greater volume with the staff we have. This equipment requires a larger service truck with a crane to carry out service procedures safely and accurately. This service truck will meet those needs and requirements.

Analysis

The Landfill Department has received a bid for the chassis and the body. This is a highly unique apparatus that required engineering approval to ensure the safety and functionality of the crane. There was only 1 chassis with appropriate specifications available for purchase, and 1 body company equipped and able to complete this build.

Rush Truck Center	2024 International HX620	\$188,391.00
Owen Equipment	Truck Body Package with Crane	\$273,591.00
Tools and outfitting		<u>\$30,000.00</u>
	Total	\$491,982.00

Department Review

This report has been reviewed by the Landfill Director, the Public Works Director, and the Assistant City Manager.

Significant Impacts

This is part of our 10-year capital equipment plan. The landfill FY 24 budget for this purchase is \$498,000.00.

Recommendation

Staff recommends that the landfill purchase the truck chassis, body package, tools, and outfitting for a total of \$491,982.00 as outlined above.

Attachments

Bids are available for viewing upon request.

City Council Staff Report

Subject: Side Loading Refuse Truck
Author: Sanitation Director
Department: Sanitation
Date: August 8, 2023



Background

The Sanitation Department needs to replace our 2018 side loading refuse truck. The refuse collection trucks empty between 650 to 800 cans per day. This is a lot of wear and tear daily on the fleet. The 2018 truck will be retained as a backup in case of a breakdown of the first line trucks.

Analysis

Staff requested bids on the chassis and body. We only received 2 replies with available build capacity this year.

Peterbilt chassis \$201,984.

Signature Labrie 31 cy side loading collection body \$148,998.

Each component bid meets the needs of the department and is the best value for the City.

Department Review

This report was reviewed by the Sanitation Director, Public Works Director, and the Assistant City Manager.

Significant Impacts

This equipment replacement is part of our 10-year capital equipment replacement plan. The Sanitation Department FY 2024 budget has allocated \$365,000 for this truck.

Recommendation

Staff recommends the Council approve the purchase of the Peterbilt chassis from Jackson Group Peterbilt for \$201,984. and the Labrie 31 cy side loading collection body from Signature Equipment for \$148,998. for a total of \$350,982.

Attachments

None

City Council Staff Report



Subject: Dump Truck with Snowplow & Spreader

Author: Shop/Fleet Supervisor

Department: Streets Department

Date: August 8, 2023

Background

The Street Department is scheduled to replace one 10-wheel dump truck. The truck is used year-round for snow removal, paving and road construction.

Analysis

Staff was able to use the Utah State Contract bid for the 10-wheel dump trucks chassis:

Rush Truck Center \$ 141,738.16 Ea. State Bid Contract #MA606

The International 10-wheel dump truck chassis from Rush Truck Center on State Contract #MA606 meets the needs of the Street Dept. and will be the best value for the City.

Staff was able to use the Utah State Contract bid for the dump bed, salter, plow, and hydraulics.

Viking Cives Midwest Inc. \$138,700.00 Ea. State Bid Contract #MA2794

The body package from Viking Cives Midwest Inc. on State Contract #MA2794 meets the needs of the Street Dept. and will be the best value for the City.

Department Review

This report was reviewed by the Street Department Director, Public Works Director, and the Assistant City Manager.

Significant Impacts

This equipment replacement is part of our 10-year capital equipment replacement plan. The Street Department FY 2024 budget has allocated \$300,000 for this truck.

Recommendation

Staff recommends the Council approve the purchase of the International 10-wheel dump truck chassis from Rush Truck Center for \$141,738.16 and the plow, body, and hydraulics packages from Viking Cives Midwest Inc. for \$138,700.00 for a total of \$280,438.16.

Attachments

None (All contracts are available for review if desired.)

City Council Staff Report



Subject: Land Use Code Text Amendment affecting Downtown Zone Residential Parking and Carport Standards
Author: Amber Corbridge, Senior Planner and Francisco Astorga, AICP, Planning Director
Dept: Planning
Date: August 8, 2023

Background

John Egan and Ken Knighton, applicants, submitted a Land Use Code Text Amendment Application affecting the Downtown (DN) Mixed Use Zone to consider (A.) reducing downtown multi-family parking and (B.) allowing carports in the rear/side yard setbacks. During the June 6, 2023, Planning Commission meeting, the Commission reviewed the application, held a public hearing, and made a motion to continue those items to a future date to allow Planning Staff additional time to research current parking trends and to further consider the impacts of reducing/eliminating carport setbacks.

During the June 27, 2023 City Council meeting, the Council held a work session discussion regarding the Commission’s recommendation requesting research of current parking trends. The Council provided confirmation that the parking requirements/ratio consideration should be limited, at this time, to the DN Zone and should not include the entire City. Furthermore, the Council provided direction that a parking ratio reduction should be considered by the Commission, as the Council was not inclined to support eliminating parking requirements/ratios entirely.

During the July 18, 2023, Planning Commission meeting, the Commission reviewed the application, re-opened a public hearing, and after careful and thorough deliberation forwarded a positive recommendation to the City Council (4-3 vote) regarding residential parking ratios, and forward a positive recommendation to the City Council (7-0 vote) regarding carport standards. Specific information is provided in the analysis section of this report regarding the two (2) recommendations.

In preparation for the July 18, 2023, meeting, Planning Staff requested opinions from the Police Department and the Streets Department regarding parking enforcement and impacts which were included in the Planning Commission staff report as well as this one. Furthermore, Planning Staff reached out to DN Zone business owners and property owners regarding issues/support for the proposed parking amendments.

A. Downtown Multi-Family Parking applicant proposal:

The following table represents the current code and the applicant’s proposal:

No. of Bedrooms	Current Code (per unit) Including Visitor Parking	Applicant Proposal (per unit)
Studio	1.75 (<i>interpreted</i>)	<i>None provided</i>
1	1.75	1.0
2	2.25	2.0
3 or more	2.75	3.0

b. Carport Setbacks applicant proposal:

The applicant is requesting to allow carports, which are a subset of accessory structures, to be placed in the side/rear yard setback, if found to not have any negative effect on adjacent properties. The following bold underlined language is proposed to be added by the applicant:

Accessory Structures. An accessory structure shall meet all of the setback requirements of a principal structure. An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:

1. *The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.*
2. *The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.*
3. *The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.*

Exceptions to setbacks may be allowed for carports, constructed non-flammable materials open all sides, may be located in side or rear setbacks, if shown not to have any negative effect on adjacent properties.

Analysis

A. Downtown Multi-Family Parking

Parking control began in the 1950s when land use codes were established. Reducing the number of required off-street parking spaces for multi-family development with proper analyses provides flexibility in building design, maintains/enhances pedestrian oriented

developments, and allows for efficient use of open and buildable spaces, which may in turn reduce housing costs.

City mandated parking requirements derive from analyzing local data/trends, recommendations from the Institute of Transportation Engineers (ITE), and parking regulations in surrounding cities. Development patterns, driving behaviors, economic trends, technological advances, etc., change over time which incrementally impacts how off-street parking may serve a community.

The DN Zone was established to provide a district primarily for the preservation of the mixed-use character of the commercial and residential uses in and adjacent to the Main Street downtown area, consistent with the provisions of the adopted Bountiful Historic Downtown Plan.

The 2009 Bountiful Downtown Master Plan addresses the need for a (more) walkable and dense community. Decreasing parking requirements Downtown encourages developers to build around pedestrians and their experience walking/biking downtown. The Planning Department finds it in the best interest of the City to consider reducing parking standards in the Downtown Zone, specifically for multi-family residential development as that in comparison with other Davis County and similar municipalities, Bountiful seems to have higher parking ratios.

Hypothetically, the current code would regulate the following examples:

Example 1a: 16-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
Studio	4	1.75	7.0
1 bedroom	5	1.75	8.75
2 bedrooms	5	2.25	11.25
3 bedrooms	2	2.75	5.5
Total Parking			33 (32.5)

Example 2a: 14-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	14	2.25	31.5
Total Parking			32 (31.5)

Example 3a: 3-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	3	2.25	6.75
Total Parking			7 (6.75)

There are sites throughout the City located in the Residential Multiple (RM) Family subzones where the density of the development is based on set parameters of units per

acre, i.e.: 7, 13, 19, and 25, in addition to typical land use parameters (height, setbacks, landscaping, etc.). This is the traditional approach to capping density in its simplest form. In these RM sub-zones, the maximum density is codified. Furthermore, the Mixed-Use (MXD) Zone, such as Renaissance Towne Centre, Village on Main, and a few others, goes through specific analysis during the rezoning process (aka, Development Plan) by the Planning Commission and ultimately by the City Council, where parking, density, and other parameters are requested, discussed, debated, and approved.

The DN Zone does not have a traditional density cap like the RM subzones and does not go through the required master planning approval process of the MXD Zone change application. In other words, the parking ratio / requirement has become the maximum allowed density in the DN Zone, based on each applicant's request to accommodate a specified number of units and its corresponding number of parking spaces onsite.

A 2019 Main Street inventory conducted by Planning Staff indicated a total of 156 street / public parking spaces. The City Land Use Code does not allow any of these spaces to be counted towards their required on-site (off-street) parking for development, which is not unique to Bountiful. The following text is found in the City's Municipal Code regarding parking limitations City-wide, including Main Street:

13-1-103. Parking Limitations.

(a) It is unlawful for any person who owns or has possession, custody or control of any vehicle to park or knowingly allow to be parked any vehicle or trailer on any street:

(1) between the hours of 2:00 a.m. and 6:00 a.m. during the months of November, December, January, February and March;

(2) when it is actually snowing, or within twelve hours thereafter. Due to the unique nature of the downtown area, this prohibition shall not apply to Main Street between 500 South and 400 North;

(3) for a period longer than 24 consecutive hours; or

(4) for a period longer than that allowed by appropriate signs, markings or parking meters giving notice of such parking time limitation.

[...]

The following table shows both the applicant's proposal and the Planning Commission's recommendation (Staff's recommendation):

No. of Bedrooms	Current Code (per unit)	Applicant Proposal (per unit)	Staff's Recommendation (per unit)
Studio	1.75 (interpreted)	Not included	1.0
1	1.75	1.0	1.0
2	2.25	2.0	1.75
3 or more	2.75	3.0	2.0

During the July 18, 2023, Planning Commission meeting, the Commission forwarded a positive recommendation as shown above with a 4-3 vote (Jacobs, Bott, Gilmore, Clark voting for it). After the vote, it was communicated by the Commission's rescinding members (Monson, Ward, and Price-Huish) that they would have supported a motion consisting of 1.25 parking spaces for a one (1) bedroom unit, being comfortable with the other ratios presented by staff and as recommended by the majority of the Commission. The majority of the Planning Commission's careful and thoughtful deliberation was spent reviewing the effects of a one (1) bedroom unit as the Commission.

Hypothetically, the Planning Commission's recommendation would regulate the following examples:

Example 1b: 16-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required parking
Studio	4	1.0	4.0
1 bedroom	5	1.0	5.0
2 bedrooms	5	1.75	8.75
3 bedrooms	2	2.0	4.0
Total Parking			22 (21.75)

Example 2b: 14-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required parking
2 bedrooms	14	1.75	24.5
Total Parking			25 (24.5)

Example 3b: 3-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	3	2.0	6.0
Total Parking			6

The Police Department expressed anticipated stress of receiving complaints from Main Street businesses that parking stalls in front of their business are being used for housing (See attached comments). Both Streets and Police believe the minimum parking requirement for multi-family units should be two (2) stalls per unit, regardless of the

number of bedrooms. They also believe there isn't a need to have a minimum visitor parking regulation.

Main Street business owners received a memo from the Planning Department of the proposed downtown parking amendment and expressed that the proposed amendment would not affect them, and they do not see any possible issues with it.

ITE Parking Generation Manual 5th Edition

The Institute of Transportation Engineers (ITE) in their publication of Parking Generation Manual 5th Edition provides the following parking supply ratios:

- Land Use: 220 Multifamily Housing (Low-Rise): Includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban / Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

No mention is made herein regarding studio apartments or bedroom mix.

- Land Use: 221 Multifamily Housing (Mid-Rise): Includes apartments, townhouses, and condominiums located within the same building with between three and 10 levels (floors) of residence.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban / Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

No mention is made herein regarding studio apartments or bedroom mix.

Parking within the Single-Family Dwellings

It is worth noting that parking throughout the City, including the DN Zone for single-family dwellings is not reviewed based on the bedroom count or the size of the unit, but it is based on the following: *Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage.*

While this adopted standard is simple in nature Staff recognizes that the standard is high. In researching other cities across Davis County and the State, Bountiful City has the highest parking requirement in this category. The industry standard for this use is a minimum of two (2) parking spaces found on-site / off-street for Single-Family Dwellings.

Duplex parking – The Code makes no mention of duplex parking requirements. For the most part, Staff has consistently used the SFD parking ratio for this land use.

Shared Parking

Shared parking can be utilized to use parking space generated by two (2) or more land uses without conflict or encroachment (mixed use developments). This is effective when different land uses are found on the same parcel and/or relatively close by. The benefits of shared parking include variations in the accumulation of vehicles by hour, day, and season. It also results in relationships among the land uses that end in visiting multiple land uses on the same vehicle trip. The key goal of a shared parking analysis is to find the balance between providing adequate parking to support a development or area from a commercial viewpoint and minimizing the negative aspects of excessive land area or resources devoted to parking.

The current Land Use Code allows reduced parking standards when parking use intensities vary during the course of the day due to mixed uses or staggered operations shifts. The current DN Zone Code allows non-residential uses required parking on other private sites with certain parameters, agreement, etc., however, required parking spaces for residential uses are not eligible for private off-site parking.

The submitted application focuses on residential parking ratios only and not on non-residential uses. While the City has not reviewed non-residential parking ratios at this time, a possible reduction of the residential parking ration would ultimately affect the base of shared parking.

B. Carport Setbacks

The 2009 Downtown Masterplan does not specifically address goals and objectives for accessory structures downtown; however, it states the importance of building design standards to revitalize downtown and create spaces which are inviting for the public. Bountiful's downtown design standards include landscape setbacks where parking, loading, and drive areas shall have a minimum five foot (5') wide landscape buffer when located adjacent to a side or rear property line (Code § 14-7-109 (4)).

The Planning Commission ultimately voted (7-0) to add the following language to the Downtown Zone regarding setbacks:

A non-flammable carport, open on all sides with a roof structure, shall have a minimum rear and/or side yard setback of five feet (5') from posts and one foot (1') from the roof to the property line.

This allows specific types of carports to have a minimum setback of five feet (5') instead of ten feet (10'), which is consistent with the required five-foot (5') landscape buffer requirement.

Department Review

This staff report was written by the Senior Planner and Planning Director and was reviewed by the City Attorney and the Assistant City Manager (acting City Manager).

Significant Impacts

The Commission and Staff recognize the importance of on-street parking in the DN Zone as it indirectly acts as a density cap while recognizing that parking once built/accommodated it is not easily removed/re-accommodated. Staff's and the Commission's recommendation does not ignore the Police Dept. and Streets Dept.'s opinion, as it balances the current adopted parking policy while attempting to reduce parking based on current development trends, taking into account other cities, averages from ITE, and carefully consideration.

The carport setback reduction as recommended by the Planning Commission allows a five-foot (5') encroachment into the side and/or rear yard setback while remaining consistent with the required five-foot (5') landscaping buffer, as well as being consistent with minimum carports setbacks outside of the DN Zone.

Recommendation

Staff recommends that the City Council review the proposed amendments, hold a public hearing, and consider adopting Ordinance 2023-05 with the Planning Commission's recommendation.

Attachments

1. Proposed Ordinance 2023-05 including:
 - Exhibit A – Section 14-18-107 Downtown Zone Parking Spaces Required
 - Exhibit B – Section 4-7-105 Downtown Zone Yard Requirements
2. Surrounding Cities Parking Regulations
3. Police Dept. Comments
4. Streets Dept. Comments



BOUNTIFUL

Bountiful City DRAFT Ordinance No. 2023-05

MAYOR
Kendalyn Harris

CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

An Ordinance Amending the Land Use Code of Bountiful City Section 14-18-107 Parking Spaces Required related to Residential Parking Ratios and Section 14-7-105 Yard Requirements related to Carport Standards.

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 City Council requests certain Land Use Code Text Amendments affecting Downtown (DN) Mixed Use Zone carport standards and residential parking ratios; and
3. After review and a public hearing of a proposed Downtown (DN) Mixed Use Zone ordinance, Land Use Code Text Amendment, on June 6, 2023, and on July 18, 2023, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. 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
5. The City Council of Bountiful City reviewed the proposed downtown ordinance on August 8, 2023, 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 14-18-107 Parking Spaces Required, Chapter 18 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related residential parking ratios in the Downtown Mixed-Use Zone is hereby adopted and enacted as shown on Exhibit A.

SECTION 2. Section 14-7-105 Yard Requirements, Chapter 7 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related to carport standards in the Downtown Mixed-Use Zone is hereby adopted and enacted as shown on Exhibit B.

SECTION 3. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 8th day of August 2023.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

1 **14-18-107 PARKING SPACES REQUIRED**

2
3 A. Except as otherwise provided in this Chapter, the number of off-street parking spaces for
4 various uses will be as follows:

- 5
6 1. Automobile Service and Repair Center. Three (3) exterior parking spaces for
7 each stall, service bay or work station. Such spaces shall be for customer
8 parking only and are not intended for storage or parking of vehicles under repair.
9 Adequate parking for vehicles under repair or impound must be provided in
10 addition to the required customer parking spaces.
11
12 2. Banks, Business Offices or Professional Offices Providing Customer Services or
13 Sales (Excluding Medical and Dental Offices). One (1) space for each two
14 hundred (200) square feet of floor area.
15
16 3. Bowling Alleys. Four (4) spaces for each alley plus parking space for all
17 accessory uses (i.e., coffee shop, restaurant, bar) as herein defined.
18
19 4. Car Wash. Three (3) spaces in approach lane to each hand wash bay, or 6
20 stacking spaces for each automated wash facility.
21
22 5. Churches. One (1) parking space for every four (4) seats for fixed, individual
23 seating; one parking space for each six (6) feet of linear pew; or one (1) parking
24 space for every twenty (20) square feet of floor area where temporary seating
25 can be located.
26
27 6. Dwellings, Multiple Family.

28
29 **a.** Parking for multiple family developments shall be based on the following
30 standards:
31

Bedrooms	Required Spaces	Visitor Spaces
1	1.5/Unit	.25/unit
2	2.0/Unit	.25/unit
3 or more	2.5/ Unit	.25/unit

32
33 At least one (1) of the required parking spaces above shall be a designated,
34 covered parking stall for each dwelling unit. Visitor parking spaces shall be
35 distributed throughout the project for convenient access from all units.
36

37 **b.** **Downtown Mixed-Use Zone parking for multiple family developments shall be**
38 **based on the following standards:**
39

Bedrooms	Required Spaces
Studio Apartment	1.0 / Unit
1	1.0 / Unit
2	1.75 / Unit
3 or more	2.0 / Unit

40

- 41 7. Dwellings, Single Family. Four (4) parking spaces for each single family dwelling
 42 unit. At least two (2) spaces shall be in a garage.
 43
 44 8. Funeral Homes, Mortuaries. One (1) parking space for each forty (40) square
 45 feet of floor area located in the assembly chapel and viewing room(s).
 46
 47 9. Furniture and Appliance Stores, Hardware Stores or Other Similar Uses Which
 48 Require Large Display Areas But Generate Light Traffic Demands. One (1)
 49 parking space for each five hundred (500) square feet of floor area.
 50
 51 10. General Business/Retail Not Specifically Described. One (1) parking space for
 52 each two hundred (200) square feet of floor area.
 53
 54 11. Handicapped/Disabled Persons Parking. Parking spaces shall be provided in
 55 conformance with the following:
 56

Handicap Stall Calculation Table

Number of Spaces in Lot	Minimum # of Spaces for Disabled
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent (2%) of total plus 1 for each 100 over 1,000 spaces

57
 58 In addition, one (1) in every eight (8) spaces for the disabled, but not less than
 59 one (1) shall be made accessible for vans. See Section 14-18-108 for special
 60 space requirements.
 61

62 All parking spaces for the disabled shall be designated as reserved by a sign
 63 showing the symbol of accessibility for the disabled. Spaces designated for
 64 accessibility for vans shall have an additional sign reading "Van Accessible"
 65 mounted below the symbol sign.
 66

- 67 12. Hospitals. One (1) parking space for each four hundred (400) square feet of floor
 68 area.
 69
 70 13. Hotels, Motels and Motor Hotels. One (1) parking space for each living or
 71 sleeping unit, plus one (1) parking space for every two hundred (200) square feet
 72 of assembly, banquet or restaurant area, and one (1) space for each employee
 73 on the highest employment shift.
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14. Libraries. One (1) parking space for each three hundred (300) square feet of floor area.
 15. Manufacturing/Industrial Uses, Research and Testing Laboratories, Bottling Plants. One (1) parking space for every one thousand (1,000) square feet of floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
 16. Medical/Dental Clinics. One (1) parking space for each two hundred fifty (250) square feet of floor area or five (5) spaces for each practitioner, whichever is greater.
 17. Nursing, Convalescent and Other Similar Type Facilities. One (1) parking space for every three (3) persons the home is licensed or designed to care for, plus .25 stalls guest parking per bed or unit.
 18. Offices not Providing Customer Services or Sales on the Premises. One (1) parking space for every three hundred (300) square feet of floor area.
 19. Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. One (1) parking space for every three hundred (300) square feet of floor area.
 20. Retirement Facility/Assisted Living Center (where occupants do not drive). Off-street parking shall be provided at the rate of .50 parking stalls per living unit or per occupant at maximum occupancy, whichever is greater.
 21. Retirement Facility/Independent Living Center (where some occupants may still drive). Off-street parking shall be provided at the rate of one (1) parking stall per living unit, plus .25 stalls guest parking per unit. Common use facility areas will not be used in calculating parking requirements. At least half of the off-street parking stalls must be covered.
 22. Restaurants. One (1) parking space for each two and one half (2.5) seats.
 23. Restaurants, Fast Food. One (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.
 24. Schools. One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
 25. Shopping Centers. One (1) parking space for every two hundred (200) square feet of net floor area or as determined by the approving authority.
 26. Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly. One (1) parking space for each four (4) seats of maximum of seating capacity.
 27. Taverns, Private Clubs, Lodges, Fraternal Organizations and All Other Similar Dining and/or Drinking Establishments. As determined by Conditional Use Permit procedure by the Planning Commission, but not less than one (1) parking space

- 125 for each two (2) seats or one (1) parking space for each one hundred (100)
126 square feet of floor area when the number of seats is unknown.
127
128 28. Wholesale Establishments and Warehouses. One (1) parking space for every
129 one thousand (1,000) square feet of gross floor area or one (1) space for each
130 person employed on the highest employment shift, whichever is greater.
131
132 29. All Other Uses Not Listed Above. As determined by the approving authority
133 based on the recommendation of the City Planner, City Engineer, and/or nearest
134 comparable use standards.
135
136 B. In calculating the requirements of this Section, any fractional parking spaces shall be
137 rounded up to the next whole number.
138
139 C. Parking Spaces for the Disabled. All spaces for the disabled shall be located as near as
140 possible to the main public or primary entrance of a single building. In parking lots that
141 do not serve a single building, parking for the disabled shall be located on the shortest
142 accessible route of travel to an entrance designed for the disabled. In building with
143 multiple entrances for the disabled, such parking spaces shall be dispersed and located
144 closest to those entrances. Said parking stalls shall be designated as reserved by a sign
145 showing the symbol designating them for disabled persons. Such signs shall be located
146 so they cannot be obscured by a vehicle parking in the space.

1 **14-7-105 YARD REQUIREMENTS**
2

3 A lot or parcel with a single family or two family dwelling shall conform to the minimum setbacks
4 of the R-4 subzone. All other uses, including multi-family and mixed-use, shall meet the
5 following requirements:
6

7 A. Front and Street Setbacks.
8

- 9 1. Along 100 West and 100 East any building shall have a minimum building setback of 20
10 feet and a maximum setback of twenty-five (25) feet from any front property line and/or
11 any property line abutting a public street.
12
13 2. Along Main Street any building shall be located within ten (10) feet of the street property
14 line. Plazas, outdoor eating areas, and other pedestrian oriented site amenities,
15 including but not limited to, seating, drinking and ornamental fountains, art, trees, and
16 landscaping, for use by pedestrians, shall be considered part of the building for setback
17 purposes, as determined by the approving Land Use Authority.
18
19 3. Along 500 South, 400 South, 300 South, 200 South, 100 South, 100 North, 200 North, or
20 300 North and 400 North any building shall be setback at least ten (10) feet and not
21 more than twenty (20) feet from the street property line.
22
23 4. Along Center Street, any building shall be setback at least five (5) feet and not more
24 than ten (10) feet from the street property line.
25

26 B. Side Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a
27 minimum building setback of ten (10) feet from an interior side property line. Any lot or
28 parcel that fronts onto Main Street shall have no interior side yard setback except as
29 required by the International Building Code.
30

31 C. Rear Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a
32 minimum building setback of ten (10) feet from a rear property line.
33

34 D. Yard Abutting Residential Lots. Where property abuts an existing single family
35 residential zone, the minimum building setback shall be ten (10) feet on the abutting
36 side.
37

38 E. Accessory Structures. An accessory structure shall meet all of the setback requirements
39 of a principal structure. An accessory structure that does not require a building permit,
40 according to the International Building Code (IBC), may be located in a side or rear
41 setback area only if all of the following conditions are met:
42

- 43 1. The accessory structure is not within a front or street yard setback and is located
44 more than ten (10) feet from any main building on the same or adjacent property.
45
46 2. The accessory structure has no openings on the side which is contiguous with
47 the property line, and the walls of said building which are adjacent to the property
48 line have a fire retardant rating as specified by the IBC.

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3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.

4. A non-flammable carport, open on all sides with a roof structure, shall have a minimum rear and side yard setback of five feet (5') from structural posts and one foot (1') from the roof to the property line, and shall not be placed in the front yard setback of the main structure.

F. Residential Uses. It is the requirement of Bountiful City that multiple family developments reflect a sense of proportion. Proportion requires that the development be designed in such a manner that each unit receives a reasonable and approximately proportionate share of the open space, landscaping, and other benefits of the site. Locating units in such a way that benefits of the site fall primarily to one unit or a few units, and not to others, is prohibited. Depending upon topography, property dimensions and site configuration, it is possible that this requirement may affect the number of units that can be physically located on a lot or parcel. The Planning Commission and City Council are granted reasonable discretion in administering the proportionality requirement, and may modify yard setback requirements by up to twenty (20) percent subject to a finding that such modification will benefit all units more equally than would be possible if the standard requirement was applied.

Surrounding City's Parking Requirements for Multi-Family Development

RESIDENTIAL PARKING REQUIREMENTS													
	Bountiful	Centerville	Farmington	N. Salt Lake	W. Bountiful	Woods Cross	Layton	Murray	Draper	Logan*5*	Salt Lake	Park City	Ogden
Single Family	4/unit	2/unit	2/unit	2/unit	2/unit**	2/unit	2/unit***	2/unit	2/unit	2/unit	2/unit	2/unit	2/unit (Sidebyside)
Two -Family	None listed	2/unit	2/unit	2/unit*	-----	-----	2.25****	-----	-----	-----	2/unit	-----	2/unit (Sidebyside)
Three-Family	-----	-----	2/unit	2/unit*	-----	-----	-----	-----	-----	-----	-----	-----	2/unit (Sidebyside)
Four-Family	-----	-----	2/unit	2/unit*	-----	-----	-----	-----	-----	-----	-----	-----	2/unit (Sidebyside)
Multi-Family	1 Bedroom 1.2/unit*	Studio/1 bedroom 1.5/unit	1.6/unit	2/unit*	2/unit**	1 bedroom 1.5/unit	Studio 1.25/unit*	2.5/unit*	2.25/unit	2/unit	1 bedroom 1/unit	1000 sf 1/unit	2/unit
	2 Bedroom 2/unit*	2+ bedroom 2/unit	-----	-----	-----	2 bedroom 2.0/unit	1 bedroom 1.5/unit*	-----	2.25/unit	-----	2+ bedroom 2/unit	1000 - 2000 sf 1.5/unit	2/unit
	3+ bedroom 2.5/unit*	-----	-----	-----	-----	3 bedroom 2.5/unit	2 bedroom 1.75/unit*	-----	2.25/unit	-----	-----	2000+ 2/unit	2/unit
	-----	-----	-----	-----	-----	4+ bedroom 2.5+/unit	3 bedroom 1.9/unit*	-----	-----	-----	-----	-----	-----
Mult-Fam Visitor	0.25		0.25	0.25			0		X				
Downtown											1 bedroom .5/unit; 2+ bedrooms 1/unit		1.5 min – 2 max /unit
Region	South Davis County	South Davis County	South Davis County	South Davis County	South Davis County	South Davis County	Biggest city in Davis County	Similar	Similar		State Capital		
Population	45,762	16,884	24,531	21,907	5,917	11,410	81,773	50,637	51,017	52,778	199,723	8,396	

* One covered space required

** Garage and driveway combined

*** Space required in carport or garage

**** Townhouse/ side-by-side : May be reduced around public transit

5 Requires Bike Parking

Amber Corbridge

From: Ed Biehler
Sent: Wednesday, July 12, 2023 4:44 PM
To: Amber Corbridge
Subject: Re: Parking Standards Ordinance Amendment

I am very concerned about parking enforcement. Reducing the parking availability will inevitably cause parking problems. In my opinion residents will need to park either on Main St. itself and take up potential parking spots for business on Main Street or they will be parking on the side streets. In my experience there is already parking problems at businesses on Main. I rarely get a spot to park when I go to the barber on 100 S Main or Sweet Cakes on the same block. The ice cream store or the dance studio is always busy. There are apartments that follow the current parking standard (not reduced) that don't have enough parking (Windgate has cars parked on 500 W all the time. Pages Place/Call Meadows 1700 N 200 W. Apartments on 195 N Main park on the street all the time.... to name a few) and then park on the street and cause parking problems.

Winter parking enforcement will also be a potential problem. The code already exempts cars on main between 500 S and 400 N so we don't currently enforce it. But I would assume more cars on Main would be problematic for plowing that Streets can address.

I think the idea that if we reduce the number of parking spots then people will just move in and sell cars, or not buy cars and just use public transit is not realistic. Our state and/or local community is not set up for what I view as having real transit options.

Hopefully none of that is offensive but I see businesses upset that they don't have customer parking, side neighbors upset because people are parking in front of their house, others upset because the roads can't get plowed, etc.

Let me know if you need anything else.

On Jul 12, 2023, at 4:00 PM, Amber Corbridge <amber@bountiful.gov> wrote:

Hey Ed and Charles,

Thank you for meeting with me last week to discuss the parking standards and ordinance amendment memo which was sent by Francisco. Will you please email me your comments in writing? I am finishing up my Planning Commission Report and want to attach your review comments of the proposed ordinance amendment. Thank you so much!

Respectfully,

AMBER CORBRIDGE | SENIOR PLANNER
amber@bountiful.gov | 801.298.6190 | Bountiful By Design
795 S MAIN ST | 84010 | bountifulutah.gov

Amber Corbridge

From: Charles Benson
Sent: Thursday, July 13, 2023 1:03 PM
To: Amber Corbridge
Cc: Ed Biehler
Subject: RE: Parking Standards Ordinance Amendment

Amber,

Reducing the off-street parking requirements in the downtown area is not supported by the Streets Director.

The Street and Storm Water departments have a difficult time right now trying to maintain the roads with residential over night parking on Main Street. We have several places on Main St. vehicles are parked 24 hours a day.

We would like to add to the Parking limitations 13-1-103 a 2 "During business hours" that the downtown area would be exempt from the snow parking restrictions.

We do not want to turn into the parking mess like the avenues of Salt Lake City.

It is nice to think that mass transit will be used but most people still have a car that needs a parking place to go where mass transit will not take them.

In my experience as a landlord each resident over 18 years old had access to a vehicle that needs a parking place and also needs parking places for visitors.

Pushing parking requirements from private property to public property is not the best answer for the residents or business owners of Bountiful.

Charles



Charles Benson | Director

Streets, Sanitation, Storm Water, Landfill, and Recycling

Bountiful City | 950 South 200 West, Bountiful, Utah 84010

O: 801-298-6175 | Email: cbenson@bountiful.gov

From: Amber Corbridge <amber@bountiful.gov>
Sent: Wednesday, July 12, 2023 4:01 PM
To: Ed Biehler <biehler@bountiful.gov>; Charles Benson <cbenson@bountiful.gov>
Subject: Parking Standards Ordinance Amendment

Hey Ed and Charles,

City Council Staff Report



Subject: Lot Line Adjustment for Lot 39 Amended Sunset Hollow Plat B
Author: Lloyd Cheney, City Engineer
Department: Engineering, Planning
Date: August 8, 2023

Background

Boyd and Janelle Bischke, applicants, are requesting approval of a lot line adjustment to the property located at 3269 S Sunset Hollow Dr. The request comes as a prerequisite to receive a building permit for construction of a detached garage on the lot. The Planning Commission has forwarded a recommendation for approval to the City Council after considering this item at their meeting on August 1, 2023.

Analysis

General: Lot 39 of the Amended Sunset Hollow Plat B was created in 1985 as a 0.635 ac lot. Since that time, subsequent property transactions have been recorded which have maintained the general “pie shape” of the existing lot, slightly reduced its size, and left the remnants of un-released utility easements. Past property exchanges are shown in Figure 1 (in red), with the resulting final parcel configuration shown in yellow. As proposed, the resulting lot will be 0.61ac (26,658.7 sq ft). Given the current configuration of the property ownership, the existing utility easement is not necessary.

Utilities: No additional utilities are required. No additional utility easements are necessary.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, Planning Director and the Assistant City Manager.

Significant Impacts

None

Recommendation

Staff recommends approval of the Lot Line Adjustment at 3269 S Sunset Hollow Dr to the City Council with the following conditions:

1. Prepare a final plat after making any minor corrections identified during the review process.
2. Provide a current title report.

Attachments

1. Lovely aerial photo.
2. A copy of the preliminary plat.



